2014-2021 Housing Element
City of Garden Grove



Adopted May 28, 2013

GARDEN GROVE

City of Garden Grove

2014-2021
Housing Element

City of Garden Grove
11222 Acacia Parkway
Garden Grove, CA 92840

Adopted May 28, 2013

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Chapter 1: INTRODUCTION

This Housing Element provides the City of Garden Grove with a coordinated and comprehensive strategy for promoting the production and maintenance of safe, decent, and affordable housing for all persons in the community.

Role and Organization of the Housing Element

The Housing Element is one of the seven mandatory elements of the General Plan. It specifies ways in which the housing needs of existing and future residents can be met. Consistent with State Housing Element laws, it must be updated on a regular basis. This Housing Element covers the period extending from January 1, 2014 to December 30, 2021.

The Housing Element identifies strategies and programs to: 1) conserve and improve the existing affordable housing stock; 2) assist in the development of affordable housing; 3) identify adequate sites to achieve a variety of housing; 4) remove governmental constraints on housing development; and 5) promote equal housing opportunity. Toward these ends, the Housing Element consists of:

- An introduction of the purpose and organization of the Housing Element (Chapter 1)
- An analysis of the City's demographic and housing characteristics and trends (Chapter 2)
- A review of potential market, governmental, and environmental constraints to meeting the City's identified housing needs (Chapter 3)
- An evaluation of land, administrative, and financial resources available to address the housing goals (Chapter 4)
- A review of past accomplishments under the previous Housing Element (Chapter 5)
- A Housing Plan to address the identified housing needs, including housing goals, policies, and programs (Chapter 6)

State Requirements and Legislative Changes

The California Legislature states that a primary housing goal for the State is ensuring that every resident has a decent home and suitable living environment. Section 65580 of the California Government Codes describes the goal in detail:

"The legislature finds and declares as follows:

a. The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every Californian, including farm-workers, is a priority of the highest order.

b. The early attainment of this goal requires cooperative participation of government and the private sector in an effort to expand housing opportunities and accommodate the housing needs of Californians of all economic levels.

c. The provision of housing affordable to low- and moderate-income households requires the cooperation of all levels of the government.

d. Local and State governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for housing needs of all economic segments of the community.

e. The Legislature recognizes that in carrying out this responsibility, each local government also has the responsibility to consider economic, environmental, and fiscal factors and community goals set forth in the general plan and to cooperate with other local governments and the state in addressing regional housing needs."

Section 65581 of the California Government Code reflects the legislative intent for mandating that each city and county prepare a Housing Element:
"It is the intent of the legislature in enacting this article:

a. To assure that counties and cities recognize their responsibilities in contributing to the attainment of the state housing goal.

b. To assure that counties and cities will prepare and implement housing elements which, along with federal and State programs, will move toward attainment of the state housing goals.

c. To recognize that each locality is best capable of determining what efforts are required by it to contribute to the attainment of the State housing goal, provided such a determination is compatible with the State housing goal and regional housing needs.

d. To ensure that each local government cooperates with other local governments in order to address regional housing needs."

State law requires housing elements to be updated on a regular basis to reflect a community's changing housing needs. For the cities and counties within the Southern California Association of Governments (SCAG) region, that period is every eight years for jurisdictions with a certified housing element. The Government Code also requires that each draft Housing Element be reviewed by the California Department of Housing and Community Development (HCD), and that the HCD's findings be incorporated prior to adoption, or that specified findings be made in response to the HCD's comments.

In response to recent State law related to housing elements, this 2014-2021 Housing Element addresses SB 812 that requires the housing element to assess the housing needs of developmentally disabled persons.

Relationship to Other General Plan Elements

The Garden Grove General Plan consists of the following elements: Land Use, Housing, Circulation, Infrastructure, Safety, Noise, Open Space and Recreation, Conservation, Economic Development, Community Design, and an Implementation Program. The Housing Element contains policies and programs that are consistent with policy directives in all other General Plan elements. The Housing Element draws upon the development capacity levels set forth in the Land Use Element to determine the appropriate locations for new housing development. When any element of the General Plan is amended, the City will review the Housing Element and if necessary, amend it to ensure continued consistency among elements.

Public Participation

The Housing Element must reflect the values and preferences of Garden Grove residents; therefore, public participation played an important role in the development of this Element. Section 65583(c)(6)(B) of the Government Code states: "The local government shall make 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." This process not only includes residents of the community, but also coordinates participation among local agencies and housing groups, community organizations, and housing sponsors.

All segments of the Garden Grove community were encouraged by the City to participate in the preparation of the Housing Element through a combination of general public notices and direct contacts with organizations serving low-income and special needs groups. They were invited to two public workshops on the Housing Element with the Planning Commission and Neighborhood Improvement and Conservation Commission, on October 18, 2012 and April 4, 2013, at the Community Meeting Center, 11300 Stanford Avenue, Garden Grove. As appropriate, their comments and concerns have been integrated into the Housing Element as policies and programs.

The following organizations were contacted during preparation of the Housing Element:

- Fair Housing Council of Orange County
- Fair Housing Foundation
- Garden Grove Police Department
- H. Louis Lake Senior Center
- Community SeniorServ
- Garden Grove Public Works Department
- Garden Grove Community Services Department
- Garden Grove Community Development Department
- Community Health Care Centers
- International Crusade of the Penny
- Breast Cancer Angels
- American Family Housing
- Assistance League of Garden Grove
- Boat People SOS
- Interval House
- College of Optometry
- Veterans First
- Orange County Community Resources
- Vietnamese Community of Orange County
- Fletcher House DBA Halfway Homes
- St. Anselm Cross Cultural Community Center
- College of Optometry
- Lutheran Social Services of So. Cal.

- Legal Aid Society of Orange County
- Acacia Adult Day Services
- 211 Orange County
- Orange County Superior Court, Central Justice Center
- Illumination Foundation
- Salvation Renovation
- AIDS Services Foundation
- Mercy House
- MOMS Orange County
- Family Support Network
- Dayle McIntosh Center
- Thomas House
- Women's Transitional Living Center
- Illumination Foundation
- Public Law Center
- Mental Health Assoc. of Orange County
- H.O.P.E.
- Colette's Children's Home
- Jamboree Housing
- Hospital Association of Southern California
- Orange County Housing Providers
- Garden Grove Unified School District
- Kennedy Commission
- Home Aid of Orange County
- Orange County Rescue Mission
- Garden Grove Housing Authority

At the workshops, Planning Commission members and Neighborhood Improvement and Conservation Commission members fostered a discussion about housing policy and Housing Element law. Comments included questions regarding State law requirements for housing elements, potential funding sources that the City may apply for after obtaining State certification on the Housing Element, benefits of a local housing authority, and code enforcement issues. Participants also discussed how to encourage housing for disabled persons. Maximum allowable densities were also discussed, and examples of recently completed projects around the City were provided.

The City's Neighborhood Improvement and Conservation Commission also offers regularly scheduled opportunities for residents to discuss housing issues. This seven-member commission recommends programs to improve and preserve neighborhoods through zoning enforcement, housing rehabilitation, street improvement and other programs. The commission also recommends projects to be funded by the federal Community Development Block Grant Program and oversees the program. The City is committed to ongoing public engagement throughout the adoption and implementation of the housing element. As indicated in Program 15 of the Housing Plan, the City will provide the opportunity for public engagement and discussion in conjunction with the State requirement for written review of the General Plan (per Government Code Section 65400).

The draft Housing Element was made available to the public at the following locations:

- Garden Grove City Hall
- Garden Grove Public Library
- City website

Public hearings before the Planning Commission and City Council were conducted in May, 2013.

Data Sources

Data from a variety of resources inform the crafting of the Housing Element. One of the most cited sources is the 2010 Census. The 2010 Census provides consistent demographic characteristics that are widely accepted. California Department of Finance 2011 Population and Housing Estimates supplement the Census data. Additional information has been drawn from the 2012 Comprehensive Housing Affordability Strategy (CHAS) data. CHAS data are based on special tabulations for the U.S. Department of Housing and Urban Development (HUD) from sample Census data.

Chapter 2:
HOUSING ELEMENT NEEDS ASSESSMENT

Introduction

Garden Grove, like many communities in Southern California, has experienced significant changes in its population and housing market over the past two decades. The population has become more diverse, and has grown at a faster rate than the housing stock. In 2012, Garden Grove residents faced palpable concerns about housing availability and affordability that similarly impacted residents throughout the State. Prior to the beginning of the national recession that began in 2007, the housing market had been very tight, with home prices skyrocketing and rents increasing dramatically. The market dampened significantly during the 2007-2011 recession, with prices falling and many homeowners facing "underwater" mortgages, where they owned more on their homes that the homes' value. Increasing foreclosure rates nationwide created a tight rental market and in some areas, resulted in declining neighborhood conditions. All of this occurred in the face of continuing population pressures for decent, affordable housing.

In Garden Grove, the effects were not as marked as they were in newer suburban communities, such as those in the Inland Empire. Long-time homeowners were able to provide market and neighborhood stability. Also, an increasing Asian population with access to overseas money helped maintain good housing conditions in the community. More recently, very low interest rates and the attractiveness of Garden Grove helped home values slowly creep back up. Increasing land prices continue to create a high demand among homebuyer for small-lot single-family homes and condominiums. These housing types are also popular with developers who can achieve a larger profit margin with these development types. Concerns about cost and availability are magnified for special needs groups such as seniors, large families, disabled residents, and homeless persons who face severe limitations in their ability to find decent housing due to physical or economic constraints.

To understand how housing needs of the current population and set the foundation for crafting policies and programs, this Housing Needs Assessment section addresses population characteristics, employment patterns, and income levels in Garden Grove. The information illustrates how the City Garden Grove has grown and changed, and identifies patterns and trends that serve as the basis for defining the City's housing policies and programs. Projections show how the community is expected to change over the next two decades. To provide a regional context, conditions in Garden Grove are compared with surrounding communities and Orange County in general.

The data used in this needs assessment has been collected from a variety of sources, including the U.S. Census Bureau (1990 and 2000 Census, 2010 Census, 2006-2010 American Community Survey Estimates), California Department of Finance, and SCAG. In comparison to the 2000 Census, the data provided by 2010 Census are limited and in most instances, instead of providing 100% population data for demographic factors, provide estimates. Many of these estimates (such as the 2006-2010 American Community Survey and California Department of Finance data) are shown solely as percentages, as the raw numbers carry a significant margin of error, especially for smaller geographies such as cities and Census-designated places. Nonetheless, the percentages give a general indication of population and employment trends. The information contained in the City's 2012 Comprehensive Housing Affordability Strategy (CHAS) data is drawn from Census 2010 data. CHAS data are based on special tabulations from sample Census data. Thus, the number of households in each category often deviates slightly from 100% due to extrapolations to the total household level. Because of this, interpretations of CHAS data should focus on proportions and percentages, rather than on precise numbers.

Population and Employment in Garden Grove

Garden Grove is similar to many northern Orange County cities in that the City has reached full build-out. Its central location, proximity to regional freeways, and stable residential neighborhoods make the City a prime destination for homebuyers. As demand for housing grows in this built-out City, housing need must be met through private redevelopment efforts, infill development, and neighborhood revitalization.

To clarify the type of housing that will be needed to meet future demand, Housing Element law requires an assessment of population and employment trends. Population and employment characteristics presented in this section will provide insight regarding housing need in Garden Grove. Characteristics such as age, ethnicity, and employment influence the type and cost of housing needed or in high demand in the City. Tracking changes in the City's demographics can also help City leaders better respond to or anticipate changing housing demand.

Population and Growth Trends

Founded in the late 1800s and incorporated in 1956, Garden Grove has experienced growth curves that mirror those of centrally located Orange and Los Angeles county communities. The largest population surge occurred in the 1950s, spurred largely by the arrival of World War II veterans looking to establish a home. By 1960, Garden Grove had almost 85,000 residents; by 1970, the population crested 120,000. The 2000 Census indicated that the City had attained a population of 165,196. Based on data collected for the 2010 Census, the City's population is now estimated at 170,883, with slightly more women (51%) than men (49%). Based on 2010 population estimates, Garden Grove is the twenty-sixth largest city in California and the fifth largest city in Orange County, trailing Santa Ana, Anaheim, Huntington Beach, and Irvine.

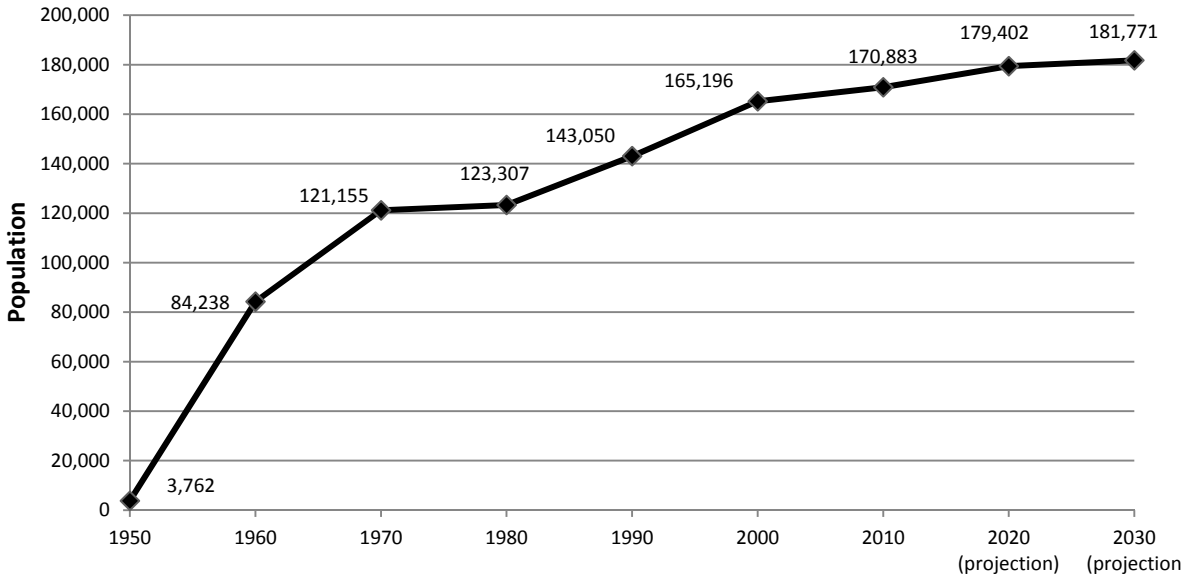
As **Table 1** indicates, the 19% population growth since 1990 was lower than growth at the County level. Population growth since 2000 was similar to that of surrounding cities and lower than that within the County. Center for Demographic Research growth forecasts predict a steady increase in population through 2030 (**Figure 1**). 2010 projections from the Center for Demographic Research indicate a 5% growth in population from 2010 to 2020 and an additional 1% growth between 2020 and 2030.

Table 1: Population Growth: Garden Grove and Surrounding Cities, 1990-2010

Jurisdiction	1990	2000	2010	% Change 1990-2010	% Change 2000-2010
Garden Grove	143,050	165,196	170,883	19%	3%
Anaheim	266,406	328,014	336,265	26%	3%
Cypress	42,655	46,229	47,802	12%	3%
Fountain Valley	53,691	54,978	55,313	3%	1%
Los Alamitos	11,676	11,536	11,449	-2%	-1%
Santa Ana	293,742	337,977	324,528	10%	-4%
Seal Beach	25,098	24,157	24,168	-4%	0%
Stanton	30,491	37,403	38,186	25%	2%
Westminster	78,118	88,207	89,701	15%	2%
Orange County	2,410,556	2,846,289	3,010,232	25%	6%

Source: U.S. Census 1990, 2000 and 2010

Figure 1: Garden Grove Population 1950-2030



Source: California Department of Finance Historical Census Populations of Places, Towns, and Cities in California, 1850-2000, Census 2010; Orange County Projections 2010, Center for Demographic Research.

Age

Age distribution is an important indicator of housing needs, as housing needs and preferences change as individuals and households age. Housing needs for young families may focus more on cost and the ability to become first-time homebuyers. For seniors, cost and access to services are important, as seniors may be on fixed incomes and have mobility limitations. **Table 2** shows the age distribution of Garden Grove residents. In 2012, young adults (25-44 years) constitute the largest age group, at 29%, followed by the middle age group (45-64 years), at 25%. Since 1990, the proportion of residents within the college and young adult age groups has been declining, a trend

seen nationwide[1]. The middle age group, on the other hand, has increased consistently. This trend shows that the City's residents are becoming older in general, as evidenced by the growing median age in the City. An aging population indicates that in the future demand will be higher for smaller housing units and housing programs such as housing repair services for seniors.

Table 2: Age Distribution

Age Group	1990		2000		2010	
	Number	Percent	Number	Percent	Number	Percent
Preschool (0-4 years)	12,197	9%	13,109	8%	11,420	7%
School Age (5-17 years)	25,417	18%	33,909	21%	32,343	19%
College Age (18-24 years)	17,201	12%	15,270	9%	17,883	10%
Young Adult (25-44 years)	50,394	35%	55,232	33%	49,105	29%
Middle Age (45-64 years)	25,329	18%	31,911	19%	42,106	25%
Senior Adults (65+ years)	12,512	9%	15,765	10%	18,526	10%
Total	**143,050**	**100%**	**165,196**	**100%**	**170,883**	**100%**
Median	32.1		32.3		35.6	

Source: U.S. Census 1990, 2000 and 2010.

Households Trends

Household characteristics and types can impact the type of housing needed. For instance, single-person households often occupy smaller apartment units or condominiums, such as studio and one-bedroom units. Married couples often prefer larger single-family homes, particularly if they have children. This underscores the need to provide a diversity of housing opportunities to provide households of different ages and types the opportunity to live in Garden Grove.

The U.S. Census Bureau defines a household as all of the people who occupy a housing unit. A household is different than a housing unit, as a housing unit is a house, an apartment, a mobile home, a group of rooms, or a single room occupied (or if vacant, intended for occupancy) as separate living quarters. A household is an occupied housing unit.

In 2010, there were 46,037 households in the City. The 2010 Census reports that the number of households has increased by 0.5% since 2000. Based on **Table 3**, Garden Grove appears to be a stable family-oriented community, with 81% of all households classified as families. The City has a higher proportion of family households as compared with the County (71%), the State (69%), and the nation (66%). This proportion has remained relatively stable since 1990, with a 5% increase in the proportion of family households. The proportion of families with no children increased slightly, possibly indicating an aging population where family members have left to form their own households. This trend parallels the increasing median age in the City. In 2010, 14% of all households were comprised of single persons. In general, the distribution of household types in the City has remained constant.

[1] Profile of the California Young Population (Age 16-24). California State Library. Rosa Maria Moller Ph.D. 2004

Table 3: Household Characteristics

Household Type	1990		2000		2010	
	Number	Percent of Total	Number	Percent of Total	Percent of Total	
Total Households	44,538	100%	45,791	100%	46,037	100%
Families	33,965	76%	36,460	80%	37,113	81%
with children	18,242	41%	19,486	43%	20,958	57%
with no children	15,723	35%	16,974	37%	16,155	43%
Non-Families	10,573	24%	9,331	20%	8,924	19%
Singles	7,442	17%	6,977	15%	6,491	14%
Others	3,131	7%	2,354	5%	2,433	5%
Average Household Size		3.17		3.56		3.67
Average Family Size		3.51		3.90		3.94
Renter-Occupied		40.4%		40.4%		43.0%
Owner-Occupied		59.6%		59.6%		57.0%

Source: U.S. Census 1990, 2000.

While the proportion of families has increased slightly, the average family size has increased considerably since 1990, reaching an estimated 3.94 persons per family in 2010. Increasing family size may be correlated to a rise in housing costs and to an increase in the proportion of ethnic families. Housing costs may compel people to share housing or for younger family members to delay household formation. Non-White families—including Hispanic, Asian, and Black families—tend to have large average sizes. In the 2010 Census, the average Hispanic household size (4.75 persons) was significantly larger than the average size of all households (3.67 persons) and White (non-Hispanic) households (2.6 persons).

Race/Ethnicity

Different racial and ethnic groups often have different household characteristics and cultural backgrounds that may affect their housing needs and preferences. **Table 4** shows the racial/ethnic distribution of population in Garden Grove. The City has become more culturally diverse since 1990, a trend throughout California. The City is also more diverse than the County as a whole. In 2010, Hispanics were the most prevalent group in the City at 38%, followed by Asian/Pacific Islanders at 36%. The consistent increase of Hispanics and Asians in Garden Grove since 1990 has been accompanied by a considerable decrease in the White population.

Ethnic diversity also influences other demographic characteristics such as age, family, and household size, and income. For example, 2010 Census data show that Hispanic workers living in Garden Grove had lower median earnings than Asians, Whites, and the population as a whole.

Table 4: Race and Ethnicity by Person

Racial/Ethnic Group	1990		2000		2010	
	Garden Grove	Orange County	Garden Grove	Orange County	Garden Grove	Orange County
White	55%	65%	33%	51%	22%	44%
Hispanic	24%	23%	33%	31%	38%	34%
Black	1%	2%	1%	2%	1%	1%
Asian/Pacific Islander	20%	10%	31%	14%	36%	18%
Other	1%	1%	3%	3%	3%	3%
Total	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**

Source: U.S. Census 1990, 2000 and 2010.

Income and Employment

Income profile

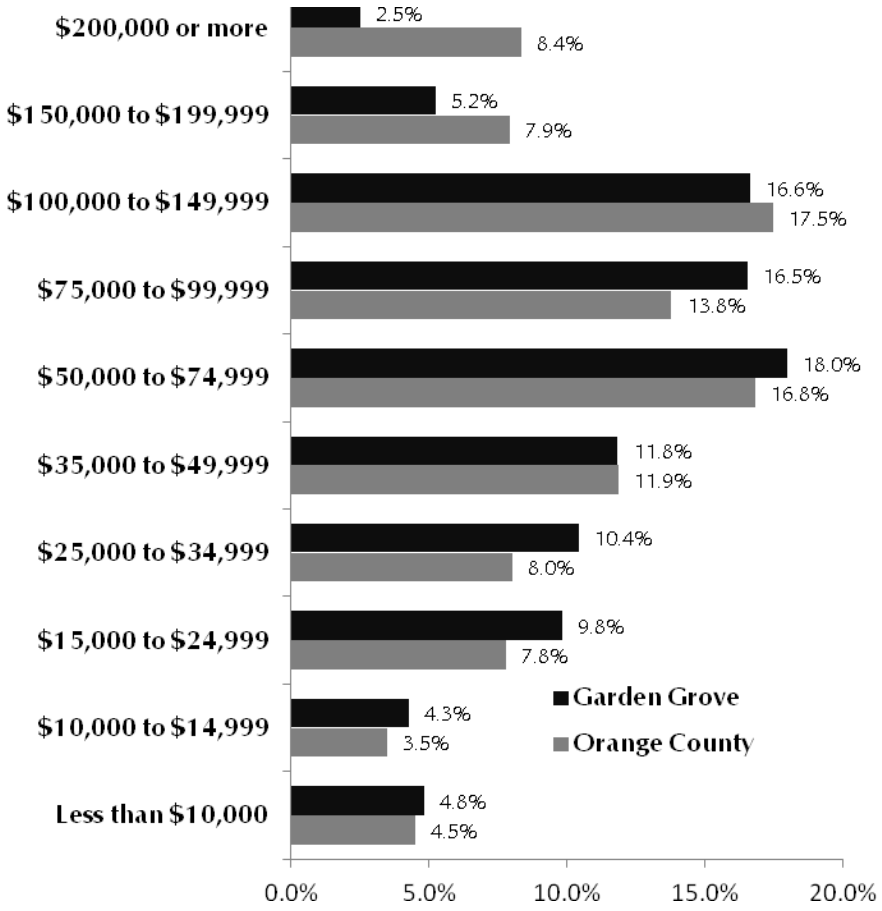
Household income is the most important, although not the only factor, affecting housing opportunity because it determines a household's ability to purchase or rent housing and balance housing costs with other necessities. Income levels can vary considerably among households, affecting preferences for tenure, location, and housing type. While higher-income households have more discretionary income to spend on housing, low- and moderate-income households have a more limited choice in the housing they can afford.

Garden Grove's median household income was $61,026 according to the 2010 Census, only 78 percent of the County median of $74,344. **Figure 2** shows that overall, the City has a higher proportion of residents earning under $99,999 and a lower proportion of residents earning over $100,000 as compared with County-wide medians.

For housing planning and funding purposes, the HCD uses five income categories to evaluate housing need based on the Area Median Income (AMI) for the metropolitan area:

- Extremely Low-Income Households earn between 0 and 30% of AMI
- Very Low-Income Households earn between 31 and 50% of AMI
- Low-Income Households earn between 51 and 80% of AMI
- Moderate-Income Households earn between 81 and 120% of AMI
- Above Moderate-Income Households earn over 120% of AMI

Figure 2: Household Income Distribution, 2010



Source: U.S. Census 2010

In the Comprehensive Housing Affordability Strategy (CHAS), special Census tabulations developed by HUD provide a specific breakdown of household income adjusted for family size. As shown in **Table 5**, in Garden Grove moderate/above moderate-income households comprise the largest share of all households, and low-income households comprise the second largest category. According to the 2009 CHAS, 18% of the City's total households were classified as extremely low income (0-30% of AMI), 17% were classified as very low income (31-50% of AMI), and 21% were classified as low income (51-80% AMI). Forty-four percent of the City's households had incomes above 80% of the median household income in 2010. Total renters earned lower incomes overall with only about a quarter of renters earning more than 80% of the median income compared to more than half for owner households. Elderly renters are shown to be in the most precarious financial situation, with 66% earning less than 30% of the median income.

Table 5: Households by Income Category

Household Type	Extremely Low Income (0-30%)	Very Low Income (31-50%)	Low Income (51-80%)	Moderate/ Above Moderate (81% +)
Garden Grove, 2009	**18.2%**	**17.3%**	**20.9%**	**43.6%**
Garden Grove, 2004	**14.3%**	**14.7%**	**20.9%**	**50.1%**

Source: HUD Comprehensive Housing Affordability Strategy (CHAS), 2005-2009, 2004.

Table 6: Tenure by Income by Household Type

Household Type	Extremely Low Income (0-30%)	Very Low Income (31-50%)	Low Income (51-80%)	Moderate/ Above Moderate (81% +)
Renter-Occupied Households				
Elderly (62+ years)	66%	16%	11%	8%
Small Families (2-4 persons)	30%	21%	21%	28%
Large Families (5+ persons)	24%	31%	22%	22%
Total Renters	*33%*	*22%*	*20%*	*25%*
Owner-Occupied Households				
Elderly (62+ years)	16%	19%	24%	42%
Small Families (2-4 persons)	6%	11%	18%	65%
Large Families (5+ persons)	5%	14%	31%	50%
Total Owners	*9%*	*14%*	*22%*	*56%*
Total Households	**18%**	**17%**	**21%**	**44%**

Source: HUD Comprehensive Housing Affordability Strategy (CHAS), 2005-2009.

Employment Trends

Located in a strong and diversified employment market, Garden Grove benefits from access to jobs and for a high demand in occupations that serve the City's residents. In June 2012, The County had the fifth lowest unemployment rate in the State (7.9%)[2]. While unemployment rate in Garden Grove was slightly higher (9.9%), it was lower than the State as a whole (10.7%). In 2012, the State Employment Development Department estimated that Garden Grove had a labor force of approximately 86,000 persons[3], or 5% of the County's total labor force.

Table 7 shows the type of occupations held by Garden Grove residents. Between 2000 and 2012, there was an increase in the proportion of residents with managerial/professional, sales, and office jobs, and those in service occupations. This is an important trend, as managerial jobs have the highest earnings in the City and service occupations have the lowest (**Table 8**). The job distribution in Garden Grove may cause the overall median income to level off or decline as income gains made by residents with managerial occupation may be offset by residents with service occupations. Compared with residents in the County as a whole, Garden Grove residents hold fewer managerial/professional jobs.

[2] Labor Force Data for Sub County Areas. May (Preliminary)2012. California Employment Development Department
[3] Labor Force Data for Sub County Areas. May (Preliminary)2012. California Employment Development Department

Table 7: Employment by Occupation

Occupation	Garden Grove			Orange County
	2000	2000	2012	2012
	Employees	% of All Jobs	% of All Jobs	% of All Jobs
Managerial/Professional	17,354	25%	27%	39%
Sales and Office	18,359	26%	27%	27%
Service Occupations	10,873	16%	19%	16%
Production/Transportation	15,334	22%	18%	10%
Construction/Maintenance*	7,225	10%	10%	7%
Farming, Forestry, Fishery	211	0%	See note	See note
Total Jobs	**69,356**	**100%**	**100%**	**100%**

Source: U.S. Census 2010 ACS 5-Year Estimates
*Note: In the Census 2010 data, natural resources occupations are included in the Construction/Maintenance category.

Table 8 shows that overall median earnings for Garden Grove residents were lower than in the County as a whole. In particular, residents with managerial/professional and sales and office jobs made considerably less than all workers in the County in those occupations.

Table 8: Median Earnings by Occupation

	Garden Grove	Orange County
All Jobs	$30,208	$38,487
Managerial/Professional	$50,011	$65,386
Sales and Office	$26,511	$32,780
Service Occupations	$17,069	$18,438
Production/Transportation	$26,272	$25,883
Natural Resources/ Construction/Maintenance	$32,842	$33,390

Source: Census 2010 ACS 5-Year Estimates; Median earnings in the 12 months prior to the survey.

In terms of jobs that are and will be available in the City of Garden Grove, estimates from the Center for Demographic Research (2010) show that between 2010 and 2030, a 3% growth in jobs is expected.

Table 9: Employment Projections 2010-2030

Year	Total Jobs
2010	48,288
2020	49,740
2030	49,819
% change 2010-2020	3%
% change 2020-2030	0.2%
% change 2010-2030	3%

Source: Orange County Projections 2010. Center for Demographic Research

Table 10 identifies a number of major employers that are located in the City.

Table 10: Major Employers

Business Name	Description	Employees
Air Industries Corp.	Aircraft Fastener Manufacturing	662
Prime Healthcare Services	General Hospital	516
Driessen Aircraft Interior Systems, Inc.	Commercial Aircraft Interiors/ Manufacturing	370
Saint Gobain Performance Plastics	Polymer Components Manufacturer/ Wholesale	363
Office Max, Inc.	Office Products Distribution	360
Hyatt Regency Orange County	Hotel	350
GKN Aerospace Transparency Systems, Inc.	Plastics Manufacturing	331
Crystal Cathedral	Church	290
C&D Zodiac	Manufacturing and Sale of Aircraft Interiors	286
Money Mailer LLC	Advertising Services	270

Source: City of Garden Grove, 2011

Special Needs

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. As a result, certain groups typically earn lower incomes and have higher rates of overpayment for housing, or they live in overcrowd residences. A central goal of the Housing Element is to assist persons with special needs in meeting their housing needs.

Seniors

In 2010, there were 18,526 senior persons in Garden Grove. Of the 8,785 senior households in the City, three-quarters were owners (6,482 households) and only one quarter were renters (2,303 households). Between 2000 and 2010, the senior population in Garden Grove grew by approximately 17%.

The housing needs of seniors (over 65 years of age) are diverse. Senior homeowners often have limited retirement income and/or increasing physical limitations, and could benefit from homeowner assistance. In addition to disabilities, seniors who rent housing have greater needs, in that rental assistance may be required to continue affording housing. CHAS data in **Table 6** indicates that senior households comprise a disproportionately high proportion of all low-income households (0-80% median income).

There are six affordable senior apartment developments in Garden Grove that are made affordable by HUD Section 8 and/or Section 202 programs. The following affordable senior apartments are located in Garden Grove, and all have long waiting lists:

- Garden Grove Manor, 10200 Chapman Avenue, 117 units
- Acacia Villa, 10931 Acacia Avenue, 160 units
- Jordan Manor, 11441 Acacia Avenue, 65 units
- Valley View Senior Villas, 12220 Valley View Street, 36 units

- Sungrove Senior Apartments 12811 Garden Grove Boulevard,, 82 units
- Harbor Grove Apartments, 12777 Garden Grove Boulevard, 93 units

The City has several programs and resources in place to address the housing needs of seniors. Most elderly in Garden Grove have access to the programs that operate in the City. The H. Louis Lake Senior Center offers seniors 50 years and older a multitude of services and activities. In addition to the H. Louis Lake Senior Center, two privately run senior centers also serve Garden Grove residents: Orange County Korean American Senior Center and St. Anselm's Cross Cultural Community Center. The senior population has higher incidences of disabilities and benefit from the City's reasonable accommodation policy which was adopted in 2012.

As indicated in Program 1 of the Housing Plan, the City allocates part of its annual federal Community Development Block Grant (CDBG) allocation to the Senior Home Improvement Grant Program. In FY2010-2011 the City allocated $335,000 to various senior programs which fund senior home improvement grants, meals for seniors, and the H. Louis Lake Senior Center.

Program 4 of the Housing Plan indicates that The City will encourage the new construction of senior housing in areas designated for Community Residential, which allows higher densities and development standards reflective of the senior population.

Disabled

Many Garden Grove residents have personal disabilities that prevent them from working, restrict their mobility, or make it difficult to care for themselves. In 2010, 10% of the population reported a disability. A significant proportion of the senior population (40%) reported a disability. Previous data (2005) indicated a similar proportion of residents with a disability (10%).

Table 11: Disability by Age

	2010
Age Group	% Disabled Compared with Total Age Group
5 to 17 Years	3%
18 to 64 Years	6%
Over 65 Years	40%
Total	10%

Source: Census 2010 ACS 3-Year Estimates

A number of agencies in Orange County and Garden Grove provide services to meet the needs of disabled persons, including:

- *Regional Center of Orange County* is one of 21 private, non-profit organizations contracted by California to coordinate services and support for individuals with developmental disabilities and their families.

- *Dayle McIntosh Center* provides homeless prevention assistance to households and essential services for persons with disabilities who are in housing crisis.

- *Alzheimer's Family Services Center (AFSC)* provides programs to help improve the quality of life for families challenged by Alzheimer's disease or another dementia through services tailored to meet individual needs.

- *Acacia Adult Day Services, Garden Grove* serves older adults and persons with disabilities with a variety of services including socialization, exercise, education classes, nutritional programs, respite and support programs, physical, occupational and speech therapy, psychological counseling, nursing and personal care, and dietary counseling.

- *Helping Hands for a Better Living, Garden Grove* provides programs and transportation for individuals with developmental disabilities.

- *Elwyn California* is located in Fountain Valley and is a non-profit community rehabilitation program that provides vocational rehabilitation, employment services, and employment support services for people with disabilities.

- *Project Independence* has offices in three locations throughout Orange County and provides adults with developmental disabilities with supportive services for independent living, behavioral support, employment development, placement and training services, and recreational programs.

The needs of the disabled are also addressed through the provision of affordable, barrier-free housing. Rehabilitation assistance can be targeted toward disabled renters and homeowners for unit modifications to improve accessibility. The City allocates part of its annual CDBG allocation to housing rehabilitation and assistance programs.

As a significant proportion of the disabled population (40%) is over the age of 65 years, they can also benefit from the various senior programs and resources available in Garden Grove. This includes the Senior Home Improvement Grant Program, funding of the H. Louis Lake Senior Center and the use of HUD funds to construct new senior units.

Developmentally Disabled

According to Section 4512 of the Welfare and Institutions Code, a "developmental disability" means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual which includes mental retardation, cerebral palsy, epilepsy, and autism. This term also includes disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation, but does not include other handicapping conditions that are solely physical in nature.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person’s living situation as a child to an appropriate level of independence as an adult.

The State Department of Developmental Services (DDS) currently provides community-based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The Regional Center of Orange County (RCOC) is one of 21 regional centers in California that provides point of entry to services for people with developmental disabilities. RCOC has three locations to serve clients throughout the County. 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.

Table 12: Garden Grove Developmental Disabilities

ZIP Code	Early Start (Under 3 years)	Other Active	Total
Garden Grove - 92840	50	271	321
Garden Grove - 92841	41	262	303
Garden Grove - 92843	42	225	267
Garden Grove - 92844	32	198	230
Garden Grove - 92845	17	65	82
Total	182	1,021	1,203

Source: California Department of Developmental Services, 2012

According to the ARC of United States (formerly known as the Association of Retarded Citizens), the nationally accepted percentage of the population that can be categorized as developmentally disabled is one to three percent.

A number of housing types are appropriate for people living with a development disability: rent subsidized homes, licensed and unlicensed single-family homes, Section 8 vouchers, special programs for home purchase, HUD housing, and SB 962 homes. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving this need group. Incorporating barrier-free design in all, new multifamily housing (as required by California and Federal Fair Housing laws) is especially important to provide the widest range of choices for disabled residents. Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income.

Families

State law identifies two specific family groups as having special housing needs: large families/households and families with female heads of households. The reasons for their special need status varies and may include the lower income status, the presence of children, and the need for financial assistance, as well as the available of suitably sized housing.

The 2010 Census reported approximately 13,000 large households with five or more members in Garden Grove, of which more than half (56%) owned a home. These households are usually families with two or more children or families with extended family members such as in-laws or grandparents. Large families faced housing problems and cost burden more often than other households. According to CHAS data, 86% of large renter families experienced housing problems, compared to 67% of all renter households. Housing problems include overcrowding, cost burden, and substandard conditions. In addition, more than half (55%) percent of large renter families earned below 50% of the County median family income. Thus, there is a need for affordable units with three or more bedrooms in Garden Grove. To provide affordable home ownership

opportunities for low-income families, the City uses HUD and State funds to provide first-time homebuyer assistance to qualified families.

Female-headed households are more likely to need assistance, as women's wages continue to be less than men's in comparable employment positions, and their single income may be a hurdle to finding decent housing in Orange County's housing market with consistently escalating housing costs. Single-parent families with children often require special attention due to their needs for affordable childcare, health care, and housing assistance. These families are vulnerable since they must also balance the needs of children with work responsibilities. As a result, most female-headed households rent as homeownership may be out of their reach. In 2010, approximately 7,400 female-headed households lived in Garden Grove, representing 16% of all households. Female-headed households with children made up 7% of all households. 2010 data indicate that the proportion of female-headed households has increased slightly since 2000.

Table 13: Special Needs Households

Data Year	Characteristics	Large Households	Female-Headed Households	Female-Headed Households with Children
2000	Total Households	12,371	5,675	2,784
	% of all households	27%	12%	6%
	Renters	5,678 (46%)	3,047 (54%)	2,014 (72%)
	Owners	6,693 (54%)	2,628 (46%)	770 (28%)
2010	% of all households	29%	16%	7%
	Renters	44%	52%	71%
	Owners	56%	48%	29%

Source: U.S. Census 2000 and 2010 and Census 2010 ACS5-Year Estimates

To provide affordable home ownership opportunities for low-income families, the City uses HUD funds to assist in the construction of family housing (Program 4 in the Housing Plan) and provide first-time homebuyer assistance to qualified families (Program 6 in the Housing Plan). Creating opportunities for homeownership can assist large families in moving to a home from traditionally smaller rental housing.

To assist families facing a housing crisis, the City also uses part of its federal HUD funds (ESG) to fund Thomas House Temporary Shelter, which provides food, shelter, and a full spectrum of life skill resources to homeless families. Domestic violence resources for women with children are also funded at Interval House Crisis Shelter and Women's Transitional Living Center. Both provide domestic violence shelter support services in confidential locations.

Farm Workers

Only 229 Garden Grove residents have "Farming, Forestry, and Fishing" occupations, according to the Census 2010 ACS5-Year Estimates. City records indicate that 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. Thus, there is no need in Garden Grove to address employee/farmworker housing. 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.

Many residents in "Farming, Forestry, and Fishing" occupations earn low wages. As the number of residents in these occupations is very low, their housing needs can be met through a variety of the City's programs related to affordable housing construction (Program 4 in the Housing Plan), rental assistance (Program 5), special needs housing (Program 10), multi-family acquisition and rehabilitation programs (Program 3), and homeownership assistance programs (Program 6).

Homeless

The Orange County homeless population includes families and individuals representing every race, age group, and community in the County. As the cost of housing in the County and all of Southern California continues to rise, homelessness has become more prevalent.

Because of the transient nature of homelessness, gauging an estimate of homeless persons in Garden Grove is difficult. In January 2009, Orange County conducted a "point in time" count of homeless persons. The count indicated that there were 8,333 homeless individuals in the County, of whom 6,956 were individuals and 1,377 were homeless families with children. The count reported that 2,509 of the homeless persons were sheltered homeless (in emergency and transitional shelters), and 5,724 were homeless and unsheltered. Using survey data on the length and recurrence of homelessness, the 8,333 point in time count represents an annual estimate of 21,479 unduplicated persons who experience homelessness in Orange County over a year.

Given the City's proportion of population compared with the whole County, it can be estimated that at any point in time there may be approximately 460 homeless persons in Garden Grove. An unsheltered homeless person is a homeless individual who does not reside in an emergency shelter or transitional housing for homeless persons.

The Garden Grove Police Department indicates that managing homeless persons in the City is an ongoing issue. During day shifts police officers have a mental health clinician from the Orange County Mental Health program available to them when they receive a call related to a homeless person. The clinician refers homeless persons to services in the area including the Rescue Mission or Salvation Army, both located in Santa Ana[4].

In addition to the homeless population living in shelters or on the streets, many residents, due to high housing cost, economic hardships, or physical limitations, live on the brink of homelessness yet are housed temporarily through friends or families. Experts estimate that two to three families are on the verge of homelessness for every family staying in a homeless shelter. The "at-risk" population is comprised of families and individuals living in poverty, who, upon loss of employment or other emergency requiring financial reserves, would lose their housing and become homeless. These families are generally experiencing a housing cost burden, paying more than 30% of their income for housing. According to the 2010 CHAS data, 83% of the City's extremely low-income renter-households (0-30% AMI) and 82% of the City's very low-income owner-households(31-50% AMI) were paying more than 30% of their income on housing. These households are considered most vulnerable and at risk of becoming homeless.

The County of Orange Department of Housing and Community Services (HCS) coordinates a countywide Continuum of Care (CoC) system in response to the rising homeless needs in the region. The City of Garden Grove uses its Emergency Shelter Grants (ESG) to address the homeless

[4] City of Garden Grove, 2012

needs in the City in a manner that supports the countywide CoC system. ESG funds for the City are used to fund Women's Transitional Living Center, Thomas House Temporary Shelter, and Interval House. The City's Housing Authority also has Memorandums of Understanding with Thomas House and Interval House that give preference to homeless families referred by the shelters to assist in their transition from emergency/transitional shelter to permanent, stable housing.

The City of Garden Grove's Neighborhood Improvement Committee is working on developing strategies to address the homelessness issue. Some of the tasks the committee has been working on include; assisting with the Point in Time Survey, creating an inventory of local community resources, meeting with local Homeless Committee activists, exploring day center options, providing storage space for homeless belongings and addressing potential crime concerns within the homeless population.

To provide opportunities for establishment of emergency homeless shelters, in 2010 the City amended the Land Use Code to provide for emergency homeless shelters as a permitted use in the Emergency Shelter Overlay zone of the M-1 zone. The ordinance also included objective standards to regulate emergency shelters and added supportive housing and transitional housing to the matrix of permitted uses, consistent with State law. In practice, transitional and supportive housing are treated the same as any other residential use of property in the zones in which they are located, with no restrictions on tenancy other than what is imposed by building codes.

Housing Profile

This section addresses characteristics of the housing supply in Garden Grove, including type, age, condition, costs, and availability.

Housing Stock

Garden Grove is a built-out city and as expected has seen only a modest growth in its housing stock. The 2010 Census reported 47,755 housing units in Garden Grove, representing an increase of approximately 2% since 2000 and 4% since 1990 (**Table 14**). Housing growth in the City has been significantly less than Orange County figures.

Table 14: Housing Unit Growth 1990-2010

	1990	2000	2010	% Change 2000-2010	% Change 1990-2010
Jurisdiction					
Garden Grove	45,984	46,703	47,755	2%	4%
Cypress	14,715	16,028	16,068	0.2%	9%
Fountain Valley	18,019	18,477	19,164	4%	6%
Los Alamitos	4,279	4,329	4,355	1%	2%
Orange	38,018	41,904	45,111	8%	19%
Santa Ana	74,973	74,475	76,896	3%	3%
Seal Beach	14,407	14,267	14,558	2%	1%
Stanton	10,755	11,011	11,283	2%	5%
Westminster	25,852	26,940	27,650	3%	7%
Orange County	875,072	969,484	1,046,118	8%	20%

Source: U.S. Census 1990, 2000 and 2010

Based on population growth trends and estimates, population has outpaced housing unit production tremendously (**Table 15**). Population growth in Garden Grove was almost five times higher than housing unit growth between 1990 and 2010, although population and housing growth was more closely aligned between 2000 and 2010. This has contributed to a higher average household size, as well as a tighter market for rentals and homes. Overcrowding and overpayment are the consequences of these growth patterns.

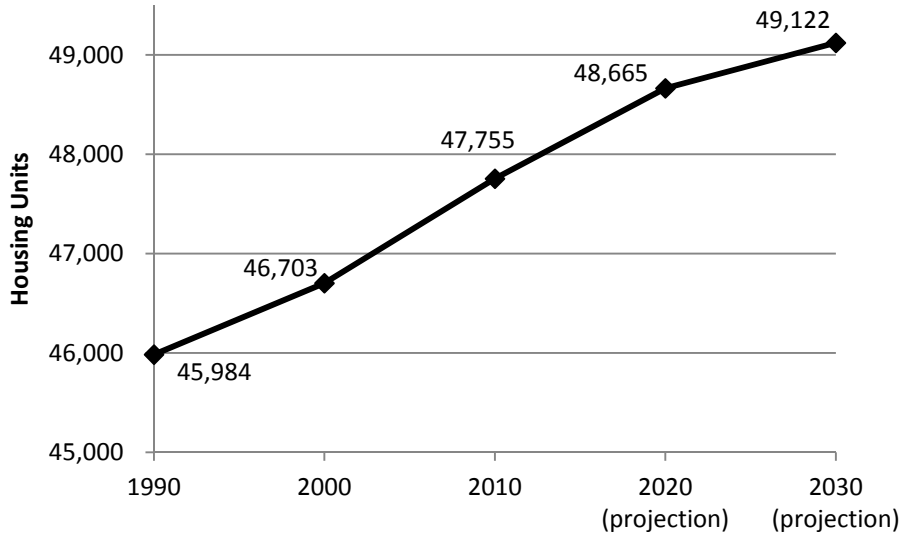
Table 15: Population and Housing Growth Comparison

	1990-2010	2000-2010
Population Growth	19%	3%
Housing Unit Growth	4%	2%

Source: U .S. Census 1990, 2000 and 2010.

The Center for Demographic Research projects that in 2030, the City's housing stock will have grown to 49,122 housing units (**Figure 3**). Between 2010 and 2030, there is expected to be a growth of about 1% to 2% every 10 years.

Figure 3: Housing Unit Growth Projections



Source: U.S. Census 1990, 2000 and Orange County Projections 2010. Center for Demographic Research

Housing Type

In 2010, the majority of housing units in Garden Grove were single-family homes, comprising approximately 65% of all units. Multi-family units comprised less than one-third of all homes. According to Census 2000 and 2010 data, the City's housing stock has grown by 2% since 2000. The largest growth in the proportion of housing unit type has been for multiple-family units (6%). Since 2000, the proportion of single-family homes has increased by only 1% and the proportion of mobile home units has dropped by 10%[5].

[5] California Department of Finance, Population and Housing Statistics 2010,2011

Table 16: Housing Type, 2010

Jurisdiction	Total Housing Units	Single Family Units	Multi-Family Units	Mobile Home Units
Garden Grove	47,755	65%	31%	3%
Cypress	16,068	77%	20%	3%
Fountain Valley	19,164	76%	22%	2%
Los Alamitos	4,355	56%	42%	2%
Orange	45,111	68%	29%	3%
Santa Ana	76,896	53%	41%	5%
Seal Beach	14,558	43%	56%	1%
Stanton	11,283	43%	45%	13%
Westminster	27,650	61%	27%	11%
Orange County	1,046,118	63%	34%	3%

Source: Census 2010

Tenure

Housing tenure refers to whether a unit is owned or rented. The changes in the distribution of owner- versus renter-occupied units and the vacancy rates of the housing stock between 2000 and 2010 are presented in **Table 17**. In 2000 and 2010, 60% of the occupied housing units in Garden Grove were owner occupied. Countywide, 59% of all housing units were owner occupied[6]. That the City's tenure distribution has remained at levels seen in 2000 speaks to the stability of the City's residential neighborhoods.

Vacancy

Vacancy rates often influence the cost of housing. In general, vacancy rates of 5% to 6% for rental housing and 2% to 3% for ownership housing are considered healthy and suggest a balance between housing supply and demand. With a housing stock of 65% single-family and 31% multi-family units, the weighted optimum vacancy rate should be between 3% and 4%. In 2010 the vacancy rate was 3.6% (**Table 17**).

Table 17: Tenure and Vacancy

	2000	2010
Total Housing Units	46,703	47,755
Vacancy Rate	1.95%	3.6%
Median Year Units Built	1964	1964
Renter-Occupied	40.4%	40.6%
Owner-Occupied	59.6%	59.4%

Census 2000 and Census 2010 ACS5-Year Estimates

[6] Census 2010 ACS5-Year Estimates

Housing Issues

Housing Condition

The age and condition of Garden Grove's housing stock is an important indicator of potential rehabilitation needs. Commonly, housing over 30 years of age needs some form of major rehabilitation, such as a new roof, foundation work, plumbing, etc.

Garden Grove's housing stock is aging. The age of the housing stock as defined by the year the units were built is shown in **Table 18**. As of 2010, approximately 82% of all housing units in the City were built prior to 1979, making many of these close to or over 30 years old. Only about 8% of the units in Garden Grove were built between since1990.

Table 18: Age of Housing Stock, 2010

Age	Year Built	% of All Housing Units
10 years or less	2000 or later	3%
11-20 years	1990 to 1999	5%
21-30 years	1980 to 1989	10%
31-50 years	1960 to 1979	42%
51-70 years	1940 to 1959	38%
71 years or more	1939 or earlier	2%

Source: Census 2010 ACS5-Year Estimates

One of the primary objectives of the City of Garden Grove's Building Abatement Unit is to bring substandard housing into compliance with State and City codes, to reduce unsafe housing conditions, and to preserve the high quality of life in Garden Grove's neighborhoods. To this end, the Building Services Division, Building Abatement Unit, is strengthening efforts to encourage the community to take a more active role in reducing substandard housing in the City. The City provides phone access to code enforcement during and after business hours, and provides an email address for the public to provide information on substandard housing conditions.

Activities of the Building Abatement Division are based on the definition of substandard housing as included in the State Health and Safety Code. By this definition, a building is considered substandard even if it has any one violation such as an excess of weeds. According to City staff, only about 12 housing units in the City are considered to be in severe need of demolition or substantial rehabilitation due to housing conditions. The City allocates over $1 million of its annual federal HUD funding to support neighborhood preservation and housing rehabilitation activities. In FY2010-2011, the City allocated $300,000 to substandard housing code abatement activities.

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. Residents may accept smaller-sized housing or double up with other families to afford the housing costs. The federal government defines overcrowding as a situation where a household has more members than habitable rooms in a unit. An overcrowded household is defined as one with more than one person per room, excluding bathrooms, kitchens, hallways, and porches. Severely

overcrowded households are households with more than 1.5 persons per room. Overcrowding contributes to increases in traffic within a neighborhood, accelerates deterioration of homes and infrastructure, can overburden utilities and services such as sewers, and results in a shortage of on-site parking.

Table 19 displays the prevalence of overcrowding in Garden Grove. As indicated by the 2010 Census, close to 16% of households in Garden Grove were overcrowded. The incidence of overcrowding was close to twice as high as the County (9%). The percentage of severely overcrowded households in Garden Grove was 5.2% in 2010, more than the County percentage of 3%.

Table 19: Overcrowding by Tenure

	2010		
	% of All Units	% of All Renter-Occupied Units	% of All Owner-Occupied Units
Overcrowded (1-1.5 persons/room)	10.7%	15.2%	7.6%
Severely Overcrowded (>1.5 persons/room)	5.2%	8.7%	2.9%
Total Overcrowded (>1 persons/room)	15.9%	23.9%	10.5%

Source: U.S. Census 2000 and Census 2010 ACS5-Year Estimates

The prevalence of overcrowding varies significantly by income, type, and size of household. Generally, very low- and low-income households and large families are disproportionately affected by overcrowding. However, cultural differences also contribute to overcrowding conditions since some cultures tend to have larger household sizes. Overcrowding is typically more prevalent among renters than among owners. Close to 24% of renter households experienced overcrowding in 2010 compared to 11% for owner households.

Housing Costs

The cost of housing in a community is directly correlated to the number of 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.

Ownership Housing

The median Garden Grove home price in May 2012 was $323,500. This was slightly lower than the median home price in May 2011. The median home price for Orange County at large in May 2012 was higher than in Garden Grove, at $435,000. Orange County median home prices have remained relatively steady since May 2011, and actually increased 1.4%. Dataquick estimated a June 2012 median condominium sales price of $295,000 at the County level[7]. The Great Recession has significantly diminished home values throughout Southern California, with a 31% reduction for Orange County at large and a 38% reduction in Garden Grove.

[7] Southern California Home Resale Activity, Los Angeles Times Chart - Data for June 2012. DQnews.com

Table 20: Orange County Home Prices, 2012

Jurisdiction	Median Price May 2011	Median Price May 2012	% Change
Garden Grove	$325,000	$323,500	-0.46%
Cypress	$400,000	$375,000	-6.25%
Fountain Valley	$552,500	$531,000	-3.89%
Los Alamitos	$802,000	$709,500	-11.53%
Orange	$398,250	$420,000	5.46%
Santa Ana	$265,000	$300,000	13.21%
Seal Beach	$660,000	$502,000	-23.94%
Stanton	$249,000	$235,000	-5.62%
Westminster	$405,500	$371,000	-8.51%
Orange County	$429,000	$435,000	1.40%

Source: Dataquick, 2012

Although home prices have dropped substantially since the mid-2000s, affordability is still out of reach for many. The California Building Industry Association publishes a quarterly housing affordability index. The index calculates the percentage of homes that were sold during a three-month period that would be affordable to a family earning the region's median income. During the second quarter of 2011, the Santa Ana-Anaheim-Irvine metropolitan area ranked third in a listing of the least affordable metro areas in the country.

Rental Housing

According to the Census, 41% of Garden Grove households live in rental housing. During July 2012, rents in Garden Grove averaged about $675 for a studio apartment, ranged between $850 to $1,000 for a one-bedroom unit, between $1,300 and $1,600 for a two-bedroom unit, and between $1,800 and $2,300 for a three-bedroom unit[8]. The majority of three-bedroom units available are single-family homes for rent. These rents generally fall within the range for rents specified by the HUD fair market rent for the County of Orange.

Table 21: 2012 Orange County Fair Market Rents

Efficiency	One-Bed	Two-Bed	Three-Bed	Four-Bed
$1,226	$1,384	$1,652	$2,338	$2,691

Source: HUD User 2012

Due to the large number of single-family residences in Garden Grove, a number are for rent. A survey of homes for rent on craigslist.com reveals that home rental prices vary by size of the home, number of bedrooms, and location, but that predominantly three- and four-bedroom home rents range from $2,200 and $3,000 per month. Because four-bedroom apartments are rare, many large families would need to rent a home to avoid overcrowded conditions.

[8] Search conducted on July 25, 2012 on orangecounty.craigslist.org

Overpayment and Affordability

State and federal standards specify that households spending more than 30% 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% of its income on housing costs, it has less disposable income for other necessities such as health care. In the event of unexpected circumstances such as loss of employment and health problems, lower-income households with a burdensome housing cost are more likely to become homeless. Homeowners with a housing cost burden have the option of selling the homes and become renters. Renters, on the other hand, are vulnerable and subject to constant changes in the housing market.

Table 22 demonstrates the extent of cost burden (overpaying for housing costs) by household type (elderly households, large households, all households), and income. In summary, renters and lower income households experienced cost burden more than homeowners and higher income households. For example, 77 percent of very low income, elderly households who rent are overpaying for housing costs (cost burden), while only 38 percent of very low income, elderly households who own their home are overpaying for housing costs. This example demonstrates that elderly, renter households are spending more of their income on housing. **Table 22** also shows that the proportion of households experiencing cost burden declined significantly as income increased. So while 59 percent of very low income homeowners experienced cost burden, that figure was much lower (25%) for moderate income homeowners. Overall, renter households in all income categories experienced cost burden at a higher levels than their homeowner households.

Table 22: Households Experiencing Cost Burden

Household Type	Extremely Low Income (0-30%)	Very Low Income (31-50%)	Low Income (51-80%)	Moderate/ Above Moderate (81% +)	All Income Categories
Renter-Occupied Households					
Elderly (62+ years)	78%	77%	47%	8%	69%
Large Families (5+ persons)	95%	80%	29%	2%	55%
Total Renters	83%	82%	44%	8%	56%
Owner-Occupied Households					
Elderly (62+ years)	60%	38%	27%	15%	29%
Large Families (5+ persons)	84%	78%	63%	26%	47%
Total Owners	71%	59%	58%	25%	41%
Total Households	**80%**	**71%**	**53%**	**21%**	**47%**

Source: HUD Comprehensive Housing Affordability Strategy (CHAS), 2005-2009.

Affordability

Affordability is determined by comparing the cost of housing to the income of local households. If costs are high relative to income, housing problems such as overcrowding and cost burden are more likely to occur. Orange County's high costs of housing impact communities far beyond the affordability problem. The lack of affordable housing contributes to cost burden, overcrowding, and even homelessness. In assessing housing affordability, the California Health and Safety Code Section 50052.5 provides the following definition of affordable housing cost based on the area median income level (AMI) adjusted by family size and income level:

	Calculation of Affordable Housing Cost for Owner	Calculation of Affordable Housing Cost for Renters
Extremely Low (0-30% AMI)	30% of 30% AMI	30% of 30% AMI
Very Low (0-50% AMI)	30% of 50% AMI	30% of 50% AMI
Lower (51-80% AMI)	30% of 70% AMI	30% of 60% AMI
Moderate Income (81-120% AMI)	35% of 110% AMI	30% of 110% AMI

As defined by the Health and Safety Code, "adjusted by family size appropriate to the unit" means a household of one person in the case of a studio unit, two persons in the case of a one-bedroom unit, three persons in the case of a two-bedroom unit, four persons in the case of a three-bedroom unit, and five persons in the case of a four-bedroom unit. Using these updated affordability thresholds, current housing affordability can be estimated for the various income groups (**Table 23**).

Table 23: Housing Affordability for Low Income Residents, Orange County 2012

Income Group	AMI adjusted by size		Affordable Monthly Payment		Maximum Affordable Price	
			Renter	Owner	Home	Rental
Extremely Low (0-30% MFI)	**30% AMI**					
One Person	$17,910		$448	$448	$65,768	$398
Two Person	$20,475		$512	$512	$79,040	$462
Three Person	$23,025		$576	$576	$79,816	$476
Four Person	$25,590		$640	$640	$86,880	$515
Five Person	$27,630		$691	$691	$86,052	$516
Very Low (30-50% MFI)	**50% AMI**					
One Person	$29,850		$746	$746	$120,307	$696
Two Person	$34,125		$853	$853	$142,428	$803
Three Person	$38,375		$959	$959	$150,966	$859
Four Person	$42,650		$1,066	$1,066	$165,842	$941
Five Person	$46,050		$1,151	$1,151	$172,052	$976
Lower (50-80% MFI)	**60%AMI**	**70%AMI**				
One Person	$35,820	$41,790	$1,045	$1,045	$175,363	$997
Two Person	$40,950	$47,775	$1,194	$1,194	$195,466	$1,109
Three Person	$46,050	$53,725	$1,343	$1,343	$212,801	$1,218
Four Person	$51,180	$59,710	$1,493	$1,493	$229,282	$1,318
Five Person	$55,260	$64,470	$1,612	$1,612	$246,668	$1,412
Moderate (81-120% MFI)	**110% AMI**					
One Person	$65,670		$1,642	$1,915	$284,675	$1,507
Two Person	$75,075		$1,877	$2,190	$341,452	$1,742
Three Person	$84,425		$2,111	$2,462	$378,855	$1,954
Four Person	$93,830		$2,346	$2,737	$404,585	$2,135
Five Person	$101,310		$2,533	$2,955	$432,354	$2,295

Source: CA Housing and Community Development Department, 2012; Hogle-Ireland, Inc., 2012

Notations:

1. Small Family = 3 persons; Large Families = 5 persons
2. Property taxes and insurance based on averages for the region
3. Calculation of affordable home sales prices based on a down payment of 10%, annual interest rate of 6.5%, 30-year mortgage, and monthly payment 30% of gross household income
4. Based on Orange County MFI $85,300 and 2012 HCD State Income Limits
5. Monthly affordable rent based on payments of no more than 30% of household income
6. Maximum affordable price also takes into consideration the cost of utilities, taxes, and insurance.

Comparing housing costs and maximum affordable prices for low-income households shows that low-income households are being priced out of the Orange County rental and ownership market. Given the median home prices presented in **Table 23**, single-family home ownership is beyond the reach of most low-income households. For home ownership, most moderate-income households and low-income large families may be able to afford a condominium. In the rental market, very low-income households generally cannot afford the market rents in Garden Grove unless they find a very modestly priced studio apartment. While low- and moderate-income households may be able to afford one- or two-bedroom units in the City, such units are too small for large households. Moderate-income four person and large families may also be able to afford reasonable priced rental homes.

Affordable Housing in Garden Grove

Housing Authority

The Garden Grove Housing Authority is a Section 8 only Housing Authority (HA). It does not own or operate public housing units. In 2012, the Garden Grove HA provided Section 8 rental assistance to 2,337 households. As of July 2012, there were 16,250 applicants on the waiting list, of which 41% were families with children, 26% were elderly families, and 19% were families with a disabled family member. The waiting list opened up to new applicants in July 2010 and received 17,000 applications in one month. The list is currently closed. To improve housing choices for low-income renters, the Housing Authority has mobility agreements with the two other housing authorities in the County (Orange County and Anaheim) to facilitate voucher usage throughout the County.

Assisted Housing

The City uses various funding sources, including HOME, CDBG, and Section 8 rental assistance to preserve and increase the supply of affordable housing through the acquisition and/or rehabilitation of renter-occupied units and the rehabilitation of owner-occupied units. Financial assistance is provided to both non-profit and for-profit housing developers. **Table 24** presents the inventory of affordable housing developments in Garden Grove. In 2012, 40 affordable rental housing projects were located in Garden Grove, providing approximately 1,321 affordable units to lower-income households. Those marked with an asterisk (*) received support from the City or its former Redevelopment Agency.

Table 24: Affordable Housing Units

Project	Total Units	Total Affordable Units
Acacia Villa Senior Housing 10931 Acacia	161	161
Arroyo Vista Development Partners LLC (Rehab) 12242-12352 Haster Street *	148	10
Aslam 11211 Steele Drive (Rehab) *	10	10
Crystal View Apartments (Rehab) 12091 Bayport	402	80
Cal-Malabar Apts. (Rehab) 9777 Bixby Ave. *	126	51
12632 Dale Street *	25	6
Framingham Investment - Ed Kuo 14072 Buena Street (Rehab) *	4	4
Framingham Investment - Ed Kuo	4	4

Table 24: Affordable Housing Units

Project	Total Units	Total Affordable Units
14112 Buena Street (Rehab) *		
Framingham Investment - Ed Kuo 12681 Morningside (Rehab) *	8	8
Garden Grove Senior Apartments 12811 Garden Grove Blvd.	82	80
Grove Park 12622-12682 Keel and 1272-12692 Morningside *	104	104
Jamboree - Rose Crest 11762 Stuart Drive (Rehab) *	10	10
Jamboree 12682 Sunswept Avenue (Rehab) *	8	8
Jamboree 12692 Sunswept Avenue (Rehab) *	8	8
Jordan Manor Senior Housing 11441 Acacia	65	65
La Esperanza II & III/OCCHC 14024, 14021/41/61 Buena Street *	28	28
OCCHC/Emergency Shelter for the Homeless 12602 Keel Street (Rehab) *	8	8
Orange Tree Apartments 13902 Taft Street	80	80
Pat Stein Palma Vista 10772, 10781 and 10862 Palma Vista*	24	24
Rose Garden Apts. (Rehab) 8551 Westminster	144	144
Rose Garden Apartments (Rehab) 11602-11612, 11622-11632, 11661-11671, 11781, 11802, 11822, 11842, & 11851 Stuart Drive *	95	95
Sungrove Senior Apartments 12811 Garden Grove Blvd. *	82	80
12131 Tamerlane Drive *	4	4
12132 Tamerlane Drive *	4	4
12182 Tamerlane Drive *	6	4
12171 Tamerlane Drive *	4	4
12141 Tamerlane Drive *	4	4
12161 Tamerlane Drive *	4	4
12162 Tamerlane Drive *	4	4
12172 Tamerlane Drive *	6	6
12212 Tamerlane Drive *	8	3
12222 Tamerlane Drive *	9	4
12181 Tamerlane Drive *	6	4
12201 Tamerlane Drive *	6	4
12202 Tamerlane Drive *	6	4
12142 Tamerlane Drive *	4	4
Thomas House Temporary Shelter 12601 Morningside (Rehab) *	8	8
Tudor Grove * 12631 Sunswept Avenue	144	144
Valley View Senior Apartments 12220 Valley View	178	36
Total units	2,039	1,321

Source: City of Garden Grove, 2012
* indicates City or RDA assistance

At-Risk Units

Over the next 10 years (2014-2024), 21 assisted developments that provide 528 affordable units have expiring affordability covenants (**Table 25**). 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).

One of these federally assisted developments at risk of conversion, Jordan Manor Senior Housing, is owned and operated by a non-profit organization. The owners have expressed that long-term use of this development as affordable housing is fairly secure. The Crystal View Apartments have an affordability covenant that expires in 2013. The City will be entering into a new agreement that will extend covenants for another 15 years and increase the number of assisted units to 81 units. Jamboree Rose Crest also has an affordability covenant that expires in 2013 but is considered low-risk as it is owned and operated by a non-profit organization.

As rental rates and fair market rents in Garden Grove are comparable, the risk of conversion is lower because there is less incentive to convert to market rate because the gain will be nominal. However, several of the developments listed in **Table 25** are owned and managed by private companies, so the option to convert to market rate will continue to exist in the future. Furthermore, HUD offers funding priority for extending Section 8 assistance to housing for seniors and persons with disabilities. The City will continue to monitor the status of these at-risk units. Should a Notice of Intent to opt out of the Section 8 program be filed, the City will ensure that tenants are properly notified of their rights under California law.

Preservation and Replacement Options

Preservation of at-risk projects can be achieved in a variety of ways, with adequate funding availability. These include:

- Transfer of ownership to nonprofit developers and housing organizations
- Providing rental assistance to renters through other funding sources
- Purchase affordability covenants
- Refinance mortgage revenue bonds

Alternatively, units that are converted to market rate may be replaced with new assisted multi-family units with specified affordability timeframes.

Transfer of Ownership

Transferring ownership of the affordable units to a nonprofit housing organization is a viable way to preserve affordable housing for the long term and increases number of government resources available to the project. The feasibility of this option depends on the willingness of the owner to sell, funding sources to actually buy the property, and the existence of a nonprofit organization with sufficient administrative capacity to manage the property. The City can explore transfer of ownership options with potential agencies or organizations included in the State's Department of Housing and Community Development qualified entities list. The entities will be selected from the State's list of qualified entities to acquire/manage affordable housing. Additionally, projects in which all units are affordable, and not just a portion of units are affordable, can participate in ownership transfers more simply and are therefore more likely to be feasible.

Table 25: Affordable units At-Risk of Converting to Market Rate (2014-2024)

	Total Units	Affordable Units	Term of Affordability in Yrs.	Agreement Date	Termination of Covenant
Arroyo Vista Development Partners LLC (Rehab) 12242-12352 Haster Street	148	10	15	1999	2014
Crystal View Apartments (Rehab) 12091 Bayport	402	80	15	1998	2013
Framingham Investment - Ed Kuo 14072 Buena Street (Rehab)	4	4	15	2000	2015
Framingham Investment - Ed Kuo 14112 Buena Street (Rehab)	4	4	15	2000	2015
Framingham Investment - Ed Kuo 12681 Morningside (Rehab)	8	8	24	1996	2020
Grove Park 12622-12682 Keel and 1272-12692 Morningside	104	104	15	2009	2024
Jamboree - Rose Crest 11762 Stuart Drive (Rehab)	10	10	15	1998	2013
Jordan Manor Senior Housing 11441 Acacia	65	65	36	1985	2021
Pat Stein Palma Vista 10772, 10781 and 10862 Palma Vista	24	24	15	1997	2012
12131 Tamerlane Drive	4	4	15	2006	2021
12182 Tamerlane Drive	6	4	15	2005	2020
12171 Tamerlane Drive	4	4	15	2006	2021
12141 Tamerlane Drive	4	4	15	2005	2020
12161 Tamerlane Drive	4	4	15	2006	2021
12212 Tamerlane Drive	8	3	15	2004	2019
12222 Tamerlane Drive	9	4	15	2004	2019
12181 Tamerlane Drive	6	4	15	2004	2019
12201 Tamerlane Drive	6	4	15	2004	2019
12202 Tamerlane Drive	6	4	15	2004	2019
Tudor Grove 12631 Sunswept Avenue	144	144	30	1992	2022
Valley View Senior Apartments 12220 Valley View	178	36	30	1990	2020
Total	1148	528			

Source: City of Garden Grove, 2012

In Garden Grove the estimated market value for the 528 affordable units in the at-risk developments is evaluated in **Table 26**. The current market value for all affordable at-risk units is estimated to be about $57 million.

Table 26: Market Value of At-Risk Projects

Units	Total Units in At-Risk Rental Developments
0-bdrm	41
1-bdrm	266
2-bdrm	152
3-bdrm	69
Total units	528
Annual Operating Costs	($2,131,500)
Gross Annual Income	$7,321,824
Net Annual Income	$5,190,324
Market Value	$57,093,564

1. Median Rent: 0-bed = $675, 1-bed = $925, 2-bed = $1,450, 3-bed = $2,050
2. Average Size: Studio = 500 sqft, 1-bed = 650 sqft, 2-bed = 800 sqft, 3-bed = 900 sqft
3.4% vacancy rate and annual operating expenses per square foot = $5.00
4. Market value = Annual net project income * multiplication factor (ratio of the price of a real estate investment to its annual rental income)
5. Multiplication factor for a building in moderate condition = 11

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, the total annual subsidy to maintain the 528 at-risk units is estimated at over $5 million.

Table 27: Rent Subsidies Required to Preserve At-Risk Rental Units

Unit Size	Total Units	Fair Market Rents	Very Low Income (<50% AMI)	Affordable Monthly Cost (30% AMI)	Affordable Annual Cost (30% AMI)	Cost of Utilities	Per Unit Subsidy	Total Annual Subsidy
0-bdrm	41	$1,226	$ 29,850	$746	$8,955	$85	$6,777	$277,857
1-bdrm	266	$1,384	$ 34,125	$853	$10,238	$125	$7,871	$2,093,553
2-bdrm	152	$1,652	$ 38,375	$959	$11,513	$175	$10,412	$1,582,548
3-bdrm	69	$2,338	$ 42,650	$1,066	$12,795	$200	$17,661	$1,218,609
Total	**528**							$5,172,567

Incentives to Purchase Affordability Covenants

Another option to preserve the affordability of at-risk projects is to provide an incentive package to the owners to maintain the projects as low-income housing. Incentives could include writing down the interest rate on the remaining loan balance and/or supplementing the Section 8 subsidy received to market levels. The feasibility of this option depends on whether the complexes require rehabilitation or are too highly leveraged. By providing lump-sum financial incentives or on-going subsidies in rents or reduced mortgage interest rates to the owner, the City can ensure that some or all of the units remain affordable.

Refinance County Mortgage Revenue Bonds

When County Mortgage Revenue Bonds are refinanced, projects are required by the 1986 Tax Reform Act to commit their 20% low-income units for 15 years or as long as the bonds are outstanding, whichever is greater. Because these bonds are County-managed bonds, the City is somewhat limited in its ability to effect this option. However, the City can encourage the County to negotiate with the project owners to refinance the bonds. The cost to the County to negotiate the bond include the difference in interest rates on the remaining debt between the previous and re-negotiated bonds, an issuance cost of 3% of the bond to be paid by the County up front, and administrative costs.

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 $200,000 for a multi-family rental unit, the cost of replacing all 528 affordable at-risk units would be approximately $106 million.

Estimates of Housing Need

Several factors influence the degree of demand, or "need," for housing in Garden Grove. The four major needs categories considered in this element include:

- Housing needs resulting from the overcrowding of units
- Housing needs that result when households pay more than they can afford for housing
- Housing needs of "special needs groups" such as elderly, large families, female-headed households, households with a disabled person, farmworkers, and the homeless

State law requires that Cities quantify existing housing need in their Housing Element. This chapter of the Housing Element has presented the existing housing need in the previous sections and **Table 28** summarizes those findings.

Table 28: Summary of Existing Housing Need

Overpaying Households 2000		**Special Needs Group 2000**	
Renter	56%	Elderly Households	8,785
Owner	41%	Disabled Persons	10%
		Developmentally Disabled Persons	1%-3%
Overpaying Households by Income:		Large Households	29%
Extremely Low Income (0-30% AMI)	80%	Female Headed Households	16%
Very Low Income (31-50% AMI)	71%	Female Headed Households with Children	7%
Low Income (51-80% AMI)	53%	Farmworkers	229
		Homeless	460
Overcrowding 2000			
Renter	24%	**Units At-Risk**	
Owner	11%	Units At-Risk	528
Total	*16%*		

Source: Census 2010, Census 2010 ACS5-Year Estimates, HUD Comprehensive Housing Affordability Strategy (CHAS), 2005-2009
Note: Percentages represent percent of the total population.

CHAS data, developed by the Census for HUD, provides detailed information on housing needs (e.g., housing cost burden) by income level for different types of households in Garden Grove. **Table 29** shows the percentage of households who experience cost burden and other "housing problems". For the CHAS data, HUD defines housing problems to include:

- Units with physical defects (lacking complete kitchen or bathroom)
- Households living in overcrowded conditions (housing units with more than one person per room)
- Households experiencing housing cost burden, including utilities, exceeding 30% of gross income
- Households experiencing severe housing cost burden, including utilities, exceeding 50% of gross income

Specific households in Garden Grove had disproportionate housing needs. In general, renter-households had a higher level of housing problems (67%) compared to owner households (55%). Among elderly renter-households in the City, 71% experienced one or more housing problems. Most large renter families (86%) experienced one or more housing problems, the highest rate among all other groups.

Table 29: Housing Assistance Needs of Low and Moderate Income Households

Household by Type, Income, and Housing Problem	Renters				Owners				Total Hhlds.
	Elderly	Small Families	Large Families	Total Renters	Elderly	Small Families	Large Families	Total Owners	
Extremely Low-Income (0-30% MFI)	**1,380**	**2,660**	**930**	**5,715**	**890**	**815**	**280**	**2,290**	**8,005**
with any housing problems	78%	89%	99%	85%	61%	84%	84%	74%	82%
with cost burden > 30%	78%	86%	95%	83%	60%	75%	84%	71%	80%
with cost burden > 50%	64%	75%	79%	71%	46%	71%	63%	59%	67%
Very Low-Income (31-50% MFI)	**325**	**1,805**	**1,225**	**3,930**	**1,045**	**1,370**	**810**	**3,725**	**7,655**
with any housing problems	82%	94%	96%	90%	38%	81%	93%	64%	78%
with cost burden > 30%	77%	88%	80%	82%	38%	78%	78%	59%	71%
with cost burden > 50%	32%	28%	17%	26%	23%	59%	53%	43%	35%
Low-Income (51-80% MFI)	**220**	**1,855**	**875**	**3,445**	**1,310**	**2,285**	**1,735**	**5,795**	**9,240**
with any housing problems	57%	57%	89%	66%	27%	71%	82%	64%	65%
with cost burden > 30%	47%	46%	29%	44%	27%	71%	63%	58%	53%
with cost burden > 50%	2%	5%	0%	3%	8%	31%	28%	26%	18%
Moderate-Income (81% + MFI)	**165**	**2,450**	**870**	**4,465**	**2,305**	**8,205**	**2,845**	**14,805**	**19,270**
with any housing problems	8%	19%	53%	25%	15%	28%	59%	32%	31%
with cost burden > 30%	8%	9%	2%	8%	15%	27%	26%	25%	21%
with cost burden > 50%	0%	0%	0%	1%	2%	3%	4%	4%	3%
Total Households	**2,090**	**8,770**	**3,900**	**17,555**	**5,550**	**12,675**	**5,670**	**26,615**	**44,170**
with any housing problems	71%	64%	86%	67%	30%	45%	72%	47%	55%
with cost burden > 30%	69%	56%	55%	56%	29%	43%	47%	41%	47%
with cost burden > 50%	47%	29%	24%	30%	15%	19%	21%	19%	23%

Source: HUD Comprehensive Housing Affordability Strategy (CHAS), 2005-2009.
Abbreviation: Hhds = Households.
Note: Data presented in this table is based on special tabulations from sample Census data. The number of households in each category usually deviates slightly from the 100% count due to the need to extrapolate sample data out to total households. Interpretations of this data should focus on the proportion of households in need of assistance rather than on precise numbers.

Regional Housing Needs Allocation (RHNA)

California General Plan law requires each city and county to have land zoned to accommodate its fair share of the regional housing need. This share for the SCAG region is known as the Regional Housing Needs Allocation, or RHNA. HCD determined that the projected housing need for the Southern California region (including the counties of Los Angeles, Orange, Riverside, San Bernardino, Ventura, and Imperial) is 412,721 new housing units for the 2014-2021 planning period. SCAG allocated this projected growth to the various cities and unincorporated county areas within the SCAG region, creating the RHNA. The RHNA is divided into four categories: very low, low, moderate, and above moderate income. As determined by SCAG, the City of Garden Grove's fair share allocation is 747 new housing units during this planning cycle, with the units divided among the four income categories as shown in **Table 30**.

Table 30: RHNA 2014-2021

Income Group	% of County AMI	2013 Total Housing Units Allocated	Percentage of Units
Extremely/Very Low	0-50%	164	22%
Low	51-80%	120	16%
Moderate	81-120%	135	18%
Above moderate	120%+	328	44%
Total		**747**	**100%**

Source: Southern California Association of Governments
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. As shown in Table 29, extremely low- and very low-income households total 15,660 households, with extremely low-income households comprising 51% of the total. Therefore, the City's very low-income RHNA of 164 units can be split into 84 extremely low-income and 80 very low-income units.

Chapter 3: HOUSING ELEMENT CONSTRAINTS ANALYSIS

State law requires every jurisdiction to be responsible for a share of the region's projected housing needs. To meet these needs, the jurisdiction must ensure that it addresses local constraints that may impede the development, improvement, and conservation of housing for persons of all income levels and for persons with special needs (such as the homeless, disabled, and elderly). Should constraints be identified, a jurisdiction must demonstrate its efforts in removing or mitigating the constraints, where appropriate and legally possible.

Governmental Constraints

Local policies and regulations can affect the price and availability of housing and in particular, the provision of affordable housing. Land use controls, site improvement requirements, fees and exactions, permit processing procedures, and other factors can constrain the maintenance, development, and improvement of housing.

State and federal regulations, which the City has no control over, also affect the availability of land for housing and the cost of producing housing. Regulations related to environmental protection, building codes, and other topics have significant, often adverse, impacts on housing cost and availability. While constraints exist at other levels of government, this section emphasizes policies and regulations that can be mitigated by the City.

Land Use Controls

The Garden Grove General Plan guides residential development through its goals and policies. The Land Use Element has the most direct influence on residential development by specifying the location, type, density, and overall yield of residential development. The Land Use Code of the Municipal Code reinforces the objectives of the Land Use Element by regulating development densities, housing types, and development standards in specific residential and mixed-use zones.

Table 31: General Plan Land Use Designations

General Plan Designation	Zoning District	Typical Residential Types
LDR – Low Density Residential 1-9 dwelling units/acre	R-l (Single-Family Residential Zone) R-2 (Limited Multiple Residential zone)	Single-Family Residential Zone Detached single-family homes on a single lot
LMR – Low Medium Density Residential 9.1-18 dwelling units/acre	R-2 (Limited Multiple Residential zone) R-3 (Multiple-Family Residential Zone)	Single-family, duplexes, triplexes, detached condos. small-lot subdivisions
MDR - Medium Density Residential 18.1-32 dwelling units/acre	R-2 (Limited Multiple Residential zone) R-3 (Multiple-Family Residential Zone)	Traditional Multiple-family residences, apartments, condos, townhouses, small-lot subdivisions
MHR - Medium High Density Residential 32.1-48 dwelling units/acre 60 dwelling units/acre	R-3 (Multiple-Family Residential Zone) PUD	Traditional Multiple-family residences, apartments, condos, townhouses A density of 60 dwelling units per acre is available if a development is adjacent and has access to an arterial roadway and has an innovative design plan
Civic Center Mixed Use (CC)	Civic Center Mixed Use (CC)	Intended to provide for a mix of civic, institutional, commercial, residential (up to 42 du/ac), and open space.
Residential Commercial Mixed Use 1, 2,3 (RC1, RC2, RC3)	Garden Grove Boulevard Mixed Use (GGMU), Neighborhood Mixed Use (NMU)	Intended to provide for a mix of residential and commercial uses: RC1: up to 42 du/ac RC2: up to 21 du/ac RC3: up to 32 du/ac
Industrial Residential Mixed Use	Adaptive Reuse (AR)	Intended to provide for a mix of industrial, commercial, and residential uses up to 32 du/ac.
CR-Community Residential 48.1-60 dwelling units/acre	PUD	Senior housing, convalescent homes, congregate housing, institutional quarters
PUD-Planned Unit Development Up to 60 dwelling units/ acre	Zoning district for the land contained within the Planned Unit Development	A density of 60 dwelling units per acre is available if a development is adjacent and has access to an arterial roadway and has an innovative design plan

Source: Garden Grove General Plan and Land Use Code.

The City's Land Use Code (Title 9 of the Municipal Code) also provides for residential projects to be approved and constructed as Planned Unit Developments (PUDs), which are intended to provide for a diversity of uses, relationships, and open spaces in an innovative land plan and design while ensuring compliance with the provisions of the Municipal Code. The PUD is governed by both zoning regulations that are contained within the ordinance that ultimately adopts the Planned Unit Development and the base zone (zoning district for the land contained within the PUD). In 2006, a General Plan amendment allowed for higher density in the MHR Designation raising the density limit to 60 dwelling units per acre if a development is adjacent and has access to an arterial roadway and has an innovative design plan.

Development Standards

The Garden Grove Land Use Code sets forth regulations that determine the type, location, density, and scale of residential development. Such regulations are designed to promote the health, safety, and general welfare of residents, preserve the character and integrity of neighborhoods, and implement General Plan goals and policies. State law has also focused increasingly on how residential development standards affect the feasibility of building market rate and affordable housing. **Table 32** describes the established standards for developing new housing, including density ranges, building heights, yards, and open space.

Table 32: Development Standards

Development Standards	R-1 (Single-Family Residential Zone)	R-2 (Limited Multiple Residential zone)	R-3 (Multiple-Family Residential Zone)	Duplexes and Triplexes (R-2 and R-3)
Setbacks				
Front Yard	20′	20′	20′	20′
Side Yard (interior)	5′	varies	varies	5′-10′
Side Yard (street side)	10′	15′	15′	10′-15′
Rear Yard	20% of lot depth, not to exceed 25 feet	varies	varies	10′-15′
Building Height				
Main Structure	35′	35′	35′	30′
Accessory Structure	17′	17′	17′	17′
Lot Coverage	50%	50%	50%	50%
Minimum Lot Area	5,000-15,000 s.f.	7200 s.f.	7200 s.f.	7200 s.f. -12,599 s.f.
Lot Widths (interior)	55-100′	60-65′	60-65′	60′
Lot Widths (corner	55-100′	65′	65′	60′
Minimum Parking Spaces	4-8 spaces	2.5–3.5 spaces per dwelling unit	2.5–3.5 spaces per dwelling unit	2.5–3.5 spaces per dwelling unit

Source: City of Garden Grove Municipal Code

The City of Garden Grove received interest from property owners to build small-scaled multi-family residential developments in the R-2 and R-3 zones. These developments range in size from duplex and triplex to small-lot subdivisions. In 2008, the City adopted two amendments to the Municipal Code: one created for the first time developments standards for duplexes and triplexes; the second reduced the required lot area from three acres to one acre for small-lot subdivisions along with creating development standards. The amendments facilitated the construction of these residential developments with the benefits to the City of fulfilling goals of the General Plan that include recycling underutilized and blighted properties, providing a diverse mix of housing types, and creating new housing opportunities.

No specific standards have been established for residential PUD developments, as development standards are typically established during the application process and are specific to each development. PUD developments are not subject to the 35-foot building height limit in place in other residential zones.

The Land Use Code's development standards are considered standard for suburban communities in Orange County and Southern California and do not impede the ability to develop housing at appropriate densities.

Table 33 lists the allowed location of specific uses. Key provisions include:

- Single-family homes are permitted by right in all zones.
- Limited multiple-family dwellings such as multiple attached or detached dwellings (e.g. condominiums, townhomes) are allowed by right in the R-2 and R-3 zones.
- Multiple-family dwellings such as apartments are allowed in the R-3 zone.
- Mobile homes and manufactured homes that include architectural details (e.g. porches, etc.) to fit into the surrounding neighborhood are allowed by right in all residential zones. They are subject to the same development standards to which a conventional single-family residential dwelling would be subject.
- Residential care facilities serving six or fewer persons are considered a regular residential use and are permitted in all residential districts pursuant to State law.
- Mobile home parks are allowed in the R-3 zone with a minimum three-acre lot size.

Table 33: Permitted Uses in Land Use Code

Uses	R-1	R-2	R-3	O-P Office Professional	C-1 Neighborhood Commercial	C-2 Community Commercial	O-S Open Space
Accessory Buildings and Structures	I*	I*	I*	-	-	-	-
Agricultural Growing and Produce Stand	P	P	P	-	-	-	-
Boarding/Lodging	-	C	C	-	-	-	-
Community Residential Care Facility							
6 Persons or Less	P	P	P	-	-	-	-
7 Persons or More	-	-	C	C	C	-	-
Family Day Care Home	P	P	P				
Skilled Nursing Facility	-	-	C	C	C	-	-
Congregate Care Facility	-	C	C	-	-	-	-
Foster Home	P*	P*	P*	-	-	-	-
Limited Multiple Family Dwelling	-	P	P	-	-	-	-
Mobile Home Park	-	-	P*	-	-	-	-
Duplex or Triplex		P	P				
Multiple Family Dwelling	-	P	P	-	-	-	-
Second Unit	P*	-	-	-	-	-	-
Single Family Dwelling	P	P	P	-	-	-	-
Group Shelter	-	-	C	-	-	-	C
Half-way House	-	-	C	-	-	-	-

P = Permitted use
I = Incidental Use. Use permitted only if incidental to another primary use on the same site
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.
* = Use shall be subject to special conditions or specific restrictions as listed in the Land Use Code.
- = Not a permitted use.
Source: Garden Grove Municipal Code

Mixed Use

The predominant constraint to residential development in Garden Grove is the lack of vacant land. With the introduction of mixed use designations and development standards, the City has expanded opportunities for different types of housing at higher densities. The intent of the mixed use zones was to bring energy and vitality to the City, facilitate pedestrian scaled environments, allow for combining of complimentary uses, encourage commerce, enhance the City's image, and provide for flexibility in design and use of properties.

Table 34 identifies the development standards for mixed use area. To encourage the development of housing, several mixed use zones do not require non-residential components:

- Garden Grove Mixed Use 2 and 3 zones and the Civic Center Mixed Use 1 zone do not have a commercial component requirement.
- Garden Grove Mixed Use 1 zone requires an on-site commercial component unless all units in the project are affordable.
- Civic Center Mixed Use 2 and 3 require a residential component.
- The Neighborhood Mixed Use zone requires an on-site commercial component of a minimum 0.2 FAR.

Parking in Mixed Use zones ranges from 2 to 3.5 spaces per unit, depending on the size of the development and the size of the unit. Parking standards in Mixed Use developments are covered in **Table 35**.

Table 34: Mixed Use Development Standards

Zone	Maximum Density	Maximum FAR	Height	Minimum Area
Garden Grove Mixed Use 1	42 du/ac	1.0	110 ft. or 10 stories	22,500 sq. ft.
Garden Grove Mixed Use 2	21 du/ac	0.5	50 ft. or 5 stories	15,000 sq. ft.
Garden Grove Mixed Use 3	32 du/ac	0.5	75 ft. or 7 stories	15,000 sq. ft.
Civic Center Mixed Use 1	21 du/ac	0.5	35 - 75 ft.	10,000 sq. ft
Civic Center Mixed Use 2	32 du/ac	0.5		5,000 sq. ft
Civic Center Mixed Use 3	42 du/ac	0.5		15,000 sq. ft
Neighborhood Mixed Use	21 du/ac	0.5	50 ft. or 4 stories	15,000 sq. ft

Source: Garden Grove Municipal Code

Second Units

The City also has an ordinance allowing the construction of accessory second units in the R-1 zone and has adopted conditions under which second dwelling units may be permitted. These conditions are consistent with State law and include:

- Minimum lot size of 9,000 square feet
- Unit size not less than 500 square feet but no more than 700 square feet
- No more than two bedrooms
- One enclosed off-street space for a unit with one bedroom or no bedroom, and one enclosed space and one uncovered space for a two-bedroom second unit

Multiple Family Units

Lower-density residential developments are allowed in all residential districts. However, due to the high cost and demand for residential land and the overall stability of the City's residential neighborhoods, requests to develop single-family homes on multi-family properties have not occurred. Residential neighborhoods in Garden Grove are very well established, and development activity is expected to occur outside of the low-density residential neighborhoods. In particular, the City has rezoned traditional commercial areas to mixed use along major commercial corridors. The City's strategy is to intensify and promote residential opportunities along corridors to leverage access to transportation and encourage higher-density development in a mixed use setting

The City has also adopted a multi-family conversion ordinance that establishes criteria for the conversion of rental units to ownership units, with the intent to:

- Provide opportunities for individual ownership of 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 and Housing Element
- Reduce the impact of conversion on residents in rental housing who may be required to relocate
- Ensure that purchasers of converted housing have been properly informed as to the conditions of the unit
- Ensure that converted housing achieves high quality appearance and safety and is consistent with the goals and objectives of the General Plan and applicable building codes

As a condition for approval, the Community Development Department, Building Official, or City Engineer will use information provided by the developer in determining whether the proposed project will be consistent with the intent of ordinance and ensure rental residents have not been coerced.

Emergency and Housing

An emergency shelter is a facility that provides temporary shelter for the homeless, usually for up to six months of stay. Transitional housing facilitates the movement of homeless individuals and families to permanent housing. Typically, transitional housing provides for up to two years of stay and is combined with supportive services that help the residents gain independent living skills.

To facilitate the development of emergency housing and comply with State law, the City amended the Land Use Code in 2010 to address emergency shelters and transitional and supportive housing. Consistent with State law, supportive and transitional housing serving six or fewer people is considered a regular residential use and is permitted in all zones where residential uses are permitted, with no regulations on tenancy other than those imposed by building codes. Supportive and transitional housing for more than seven people and operated as a licensed residential care facility is conditionally permitted in all multi-family zones in the City. Emergency homeless shelters are designated as a permitted use in the Emergency Shelter Overlay zone in the M-1(limited industrial) zone. The ordinance includes emergency shelter development standards and operational regulations consistent with state law.

Single Room Occupancy Units (SRO)

SROs or single-room occupancy buildings house people in single rooms with tenants sharing bathrooms and kitchens. SROs are not specifically identified in the Land Use Code but are conditionally permitted as a boarding or lodging facility in the R-2 and R-3 zone consistent with established development standards. The Conditional Use Permit (CUP) criteria for the review of SROs pertain to performance standards[9] such as hours of operation, security, and parking, etc.

Community Residential Care Facilities and Housing with Supportive Services

Residential care facilities serving six or fewer persons (group homes) are considered a regular residential use and are permitted in all residential districts pursuant to State law. Residential care facilities serving seven or more persons and operated as a residential care facility is conditionally permitted in all multi-family zones in the City.

Supportive housing is permanent housing with a service component. Supportive housing can be configured in different ways–either as regular multi-family housing, or as group quarters. In a supportive housing development, housing can be coupled with social services such as job training, alcohol and drug abuse programs, and case management for populations in need of assistance, such as the homeless, those suffering from mental illness or substance abuse problems, and the elderly or medically frail. Supportive housing that functions as a regular multi-family use (such as apartments) is permitted where multi-family uses are permitted are subject only to those restrictions that apply to other residential uses of the same type in the same zone. A supportive housing development that is configured as a group residence should be regulated pursuant to the City's provisions for residential care facilities.

Farmworker Housing

As indicated in the Community Needs Assessment (Section 2), only 229 Garden Grove residents held "Farming, Forestry, and Fishing" occupations, according to the 2010 Census. City records indicate that there are no agricultural operations in the City. The City does not have an agricultural zone but permits non-commercial agricultural growing in residential zones. Because these uses are non-commercial, no farmworker housing needs to be accommodated.

Parking

The City's parking standards for residential developments are tailored to the vehicle ownership patterns associated with different residential uses and range from one to eight spaces per unit. The Land Use Code requires parking provision based on number of bedrooms (single-family) and number of units and location in relation to major transportation corridors (multi-family) (see **Table 35**). For single-family developments, parking requirements range from two enclosed and two open parking spaces (for homes with one to four bedrooms) to four enclosed and four open parking spaces (for homes with over seven bedrooms). Mobile home parks require two open spaces per site and one guest site for each four units. Parking standards for multi-family developments are comparable to other cities (as shown by a 2005 City traffic study).

[9] Performance standards establish minimum criteria for assessing whether a particular project is appropriate for a certain area in terms of its impact upon surrounding land uses. For example, performance standards might seek to impacts instead of restricting the type of land use for a particular site.

Parking standards for multi-family areas and growth areas where new residential development is expected to occur, such as along major commercial corridors and in the Downtown area, do not pose a constraint to development. Development projects on Main Street that use the shared parking districts are not required to provide individual parking lots. A 2011 parking study of the Downtown area concluded that the public parking currently provided was sufficient to meet demand. The findings are important, as new residential development would not bear the burden of correcting any parking deficiencies in the area. In acknowledgment that smaller multi-family developments do not necessitate the same level of parking as do larger projects, duplex and triplex projects in the R-2 and R-3 districts are allowed to develop parking with the allowance that guest parking may be provided at the front of enclosed garages (similar to single-family development requirements).

Table 35: Parking Spaces Required in Residential Development

Development Type	Enclosed/Covered Spaces	Open Spaces	Total Spaces
Single Family Units:			
1-4 bedrooms	2	2	4
5-7 bedrooms	3	3	6
> 7 bedrooms	4	4	8
Multi-Family Units (per dwelling unit):			
Development with <50 units			
<3 bedrooms in unit			2.5-2.75
3+ bedrooms in unit			3.25-3.5
Development with 50+ units			
<3 bedrooms in unit			2.5-2.75
3+ bedrooms in unit			2.75-3
Mobile Home Park (per mobile home site)	2	.25*	2.25
Senior Apartments (per unit)			1/unit
Residential Multiple Family (part of Mixed Use Development)			
Development with <50 units			
<1 sleeping rooms			2/unit
1 sleeping rooms			2.25/unit
2 sleeping rooms			2.75/unit
3+ sleeping rooms			3.5/unit
Development with 50+ units			
<1 sleeping rooms			2/unit
1 sleeping rooms			2.25/unit
2 sleeping rooms			2.75/unit
3+ sleeping rooms			3/unit

Source: Garden Grove Municipal Code
*1 guest space for every 4 units
Higher end of parking space requirement for multi-family developments is for developments adjacent to any principal, major, primary or secondary arterial street.

In 2010, the City established parking standards for mixed use developments, including allowing for off-site and shared parking as a means to reduce the overall number of parking spaces required per unit. In mixed use developments, the City has the discretion to reduce the total number of parking spaces by up to 10% in recognition of the shared nature of the parking facilities and in particular, by allowing commercial parking spaces to satisfy guest parking needs. In addition, the City takes into consideration characteristics of a development related to size, location, and amenities to reduce

parking required (discussed below). These measures by the City show commitment to encouraging development of different housing types by reducing the land resources required to build new residential units.

Parking Considerations

In the Land Use Code, the number of spaces for multi-family developments diminishes with an increase in the number of units and location of such project. Larger multi-family 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. In addition, in certain areas such as the Harbor Corridor Specific Plan area, the City has considered and allowed a flat ratio of 2.25 spaces per dwelling unit (in the Chapman Commons and Lotus Walk developments).

These factors coupled with the following location and unit composition characteristics could allow other projects in the City to be granted a significant reduction in required parking:

- close proximity to more than one transit line
- large number of dwelling units within project such as more than 50 units
- type of project with on-site amenities
- location of project with other external amenities such as proximity to shopping, parks, schools, and businesses
- mix of one- and two-bedroom units within the complex
- senior, disabled, or affordable (density bonus) developments

For multi-family developments, the high end of the parking requirements (3.5 parking spaces per unit) is only required specifically for a multi-family development with fewer than 50 units, on a major or secondary arterial, and for those units with three or more bedrooms**.** For similar developments with 0-2 bedrooms, the parking requirement would be 2.75. As a comparison, a larger project (with more than 50 units) on the same major arterial and with three-bedroom units would require three parking spaces per unit and 2.75 parking spaces for 0-2 bedroom units. As most developments include a mix of unit types (number of bedrooms), parking would be calculated separately for the one- to two-bedroom units and the three-bedroom units, and may also be reduced when the project is located on a street that is not a major or secondary arterial.

Recent developments and parking requirements include:

- Garden Grove Senior Apartments #2: 1.0 parking space per unit
- Chapman Commons (MF condominium project): 2.25 parking space per unit
- Harbor Grove Senior Apartments: 1.0 parking space per unit
- Lotus Walk (MF condominium project): 2.3 parking space per unit
- Grove Street Condominiums: 2.0 parking space per unit plus shared parking areas for residential visitors and commercial customers visiting the live/work units and the businesses on Main Street

The City also considers additional factors in the reduction of parking on a case-by-case basis. City staff meets with developers per individual requests to discuss modification of parking requirements when development applications are received. If the City finds that a number of developers are consistently asking for similar modifications, Planning staff has internal discussions to ensure a

consistent approach to allowing for modifications and to consider whether future code amendments may be appropriate.

The City's current parking standards have been in place since 2005, with the addition of mixed use parking standards in 2010. Since adoption of these standards, the City continued to experience similar trends of residential permitting activities. Furthermore, Garden Grove continued to remain as one of the more affordable communities in Orange County. Therefore, these standards, while a perceived constraint to housing development, have not actually constrained housing development in the community. The parking standards are also a reflection of the demand for parking spaces by Garden Grove households. Given the City's demographic characteristics, average household size in Garden Grove is substantially larger than other communities in Orange County. (The State Department of Finance indicates that Garden Grove has the second largest household size in the County at 3.702 persons per households, only the City of Santa Ana has higher household size.) In addition, the Census indicates significantly higher household sizes for Asian and Hispanic households (3.86 and 4.75 respectively), who comprise almost three-quarters of all households in the City. Associated with this average household size is the number of adults in working age and number of vehicles available. According to the Census, Garden Grove has a significantly higher proportion of households with five persons or more (29%), which translates into a higher proportion of housing units with three or more cars (33% compared with the 25% countywide).

Affordable and Special Needs Housing Parking

Development projects that meet the State's density bonus requirements can use the parking standards established by the State. According to Government Code section 65915(p) for a project that qualifies for a density bonus because it is a senior project or provides affordable housing, a city or county, at the request of the developer, must reduce the required parking for the entire project—including the market-rate units—to the following:

- zero to one bedroom – one on-site parking space
- two to three bedrooms – two on-site parking spaces
- four or more bedrooms – two and one-half on-site parking spaces

Most recently, a 25-unit residential development on Dale Street that includes six units affordable to low-income households has been approved with a density bonus.

The City also encourages the development of and equal access to housing for special needs groups, 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. To encourage affordable housing, reduced parking requirements consistent with State law can be achieved through the density bonus process. According to State law, if a project qualifies for a density bonus because it is a senior project or provides affordable housing, a local jurisdiction, at the request of the developer, must reduce the required parking for the entire project—including the market-rate units—to the following:

- zero to one bedroom – one on-site parking space
- two to three bedrooms – two on-site parking spaces
- four or more bedrooms – two and one-half on-site parking spaces.

Bathroom Ordinance

The City's regulations concerning the number of bathrooms allowed in residential units aims to curb the conversion of single-family dwellings to boarding houses (used for paid lodging). These developments are intended for paying boarders or short-term tenants and do not provide adequate levels of parking or contribute adequate fees or taxes for the number of tenants they house. While providing low-cost housing options, they do so at the expense of neighborhood maintenance and infrastructure provision. Curbing illegal boarding houses provides residents a decent environment with adequate habitable space requirements and adequate emergency escapes. Legitimate boarding and lodging facilities are conditionally allowed in the R-2 and R-3 zones.

Table 36 shows the maximum number of bathrooms allowed in residential developments by bedrooms.

Table 36: Maximum Number of Bathrooms Per Number of Bedrooms

Bedrooms	Maximum Number of Bathrooms Allowed
1	1
2	2
3	3
4	4
5 or more	4

Source: Garden Grove Municipal Code

Open Space Requirements

To improve the living environment of residential neighborhoods, communities typically require housing to have a certain amount of open space, such as yards, common space, and landscaping. For single-family homes, open space is reflected in setbacks, yard sizes, and lot coverage requirements. Multi-family projects (apartments and condominiums) are also required to have dedicated open space in lieu of private yards.

Multiple family developments (on lots containing less than 14,400 square feet) must provide private recreational and leisure areas that equal at least 300 square feet per unit. Private open space in the form of a patio, yard, balcony, or combination shall contribute to the required recreational and leisure areas and shall meet the following dimensions:

- A minimum of 100 square feet for the first level with a minimum dimension of 9 feet
- A minimum of 90 square feet for the second level with a minimum dimension of 9 feet

Multiple family developments (on lots of or over 14,400 square feet) must provide private recreational and leisure areas that equal at least 300 square feet per unit and an active recreation component ranging from 30 feet to 95 feet based on the size of the development. Active recreation components must include at least one or more of the following: spa, pool, tennis, volleyball, racquetball court(s), basketball half court, or other similar usable recreational activities. The required active recreational amenities are based on a needs assessment evaluation of the proposed project that takes into consideration the following criteria:

- Size and shape of active recreation area
- Location and placement of buildings
- Diversity of recreational amenities
- Number of units and/or lot size

For mixed use developments with property lines adjacent to the Garden Grove Boulevard right-of-way, enhanced landscaping is required and may consist of canopy or columnar trees or a garden plaza. Developments in the Neighborhood Mixed Use zone will include a pedestrian plaza to enhance the appearance and function of the development and integrate multiple uses on a site. Residential components of integrated mixed use developments must provide open space, recreation, and leisure area of at least 300 square feet per unit. These requirements will help maintain a pedestrian-friendly and visually appealing environment along this corridor and ensure enhanced living environments for the City's residents.

The City's open space requirements are considered standard for suburban communities in Orange County and Southern California, and do not act as a constraint to housing development.

Site Improvements

Site improvements and property dedications are important components of new development and contribute to the creation of decent housing. These may include: reservation of sites for parks, recreation facilities, fire stations, libraries, or other public uses, dedication for streets, highways, alleys, access rights, bikeways, walkways, equestrian trails, rights-of-way for drainage and erosion control facilities, open space and other public easements, and public utility easements

In Garden Grove, improvements required of new subdivisions are mostly off-site improvements related to public works and these include:

- Separate and adequate distribution lines for domestic water supply to each lot
- Sewage collecting system where main lines of an adequate disposal system are available
- Adequate drainage of the subdivision streets, highways, ways and alleys
- Adequate grading and surfacing of streets, highways, ways and alleys
- Concrete curbs, gutters and cross gutters
- Concrete sidewalks
- Survey monuments
- Fire hydrants at locations designated by the city engineer
- Street name signs, two to each intersection;
- Traffic control devices
- Necessary barricades and safety devices
- Fee for the planting of parkway trees
- Ornamental street signs
- Street, vehicular and pedestrian ways within a condominium project that are the same as city standards required for public streets
- Utility facilities including, but not limited to all facilities, wires, cables and ducts for supplying and distributing electrical energy and service, street lighting, communication, and cable television shall be required to be placed underground in any new tract or in any revised or reactivated tract;
- Fees for, or dedication of, park and recreation facilities
- Intersection widening
- Highway safety lighting

- Turnout bays
- Median islands

In the case of a request for a modification of the required site improvements, the applicant works with City Staff, starting with the City Engineer, to address any issues pertaining to a modification. Subsequently, as all requests for a subdivision map must have approval from the Planning Commission, the applicant could request a waiver of these Public Works requirements from the Planning Commission. An apartment project (with no subdivision required) would need Site Plan approval and would be subject to the same type of public works improvements. Requests for public work improvements would also be handled in the pre-application process.

Developments using the State density bonus provisions may benefit from the concession/incentive requirements of SB 1818 that requires localities to offer up to three concessions/incentives (including incentive or concession proposed by either party that results in an "identifiable, financially sufficient, and actual cost reductions"[10]) based on the percentage of targeted units.

Density Bonus

Consistent with State law, developers in Garden Grove can receive density bonuses of 20 to 35 percent, depending on the amount and type of affordable housing provided, and "concessions," or exceptions from normally applicable zoning and other development standards. Since 1998, only two projects have used the City's density bonus provision. One 25-unit development provided 30% of units for low-income households. The project was entitled in 2006 and has been constructed. The second is also a 25-unit development providing 20% of the units for low-income households and is in the entitlement process.

Table 37: Density Bonus Opportunities

Group	Minimum % of Affordable Units	Bonus Granted	Additional Bonus for Each 1% Increase in Target Units	% Target Units Required For Maximum 35% Bonus
Very Low-Income	5%	20%	2.5%	11%
Low-Income	10%	20%	1.5%	20%
Moderate Income (Condo or PUD Only)	10%	5%	1%	40%
Senior Citizen Housing Development	100%	20%	–	–

Developers may seek a waiver or modification of development standards that have the effect of precluding the construction of a housing development meeting the density bonus criteria. The developer must show that the waiver or modification is necessary to make the housing units economically feasible.

The City's density bonus regulations also include incentives and concessions. A developer can receive an incentive or concession based on the proportion of affordable units for target groups. Incentives or concessions may include, but are not limited to, a reduction in setback requirements and a reduction in the ratio of vehicular parking spaces that would otherwise be required that results in identifiable, financially sufficient, and actual cost reductions.

[10] Gov. Code § 65915

Development Fees and Exactions

Garden Grove charges planning fees to process and review plans for residential projects and also charges impact fees to ensure that infrastructure and facilities are in place to serve the projects. The City has designed its fees to recoup City costs associated with review and approval of proposed projects while not unduly constraining the financial feasibility and development of market rate and affordable housing. In addition to City development fees, the Garden Grove Unified School District requires the payment of a development fee. The fees are used for construction and/or reconstruction of school facilities. For residential development in excess of 500 square feet, the fee is $2.15 per square foot.

A 2011 National Impact Fee Survey surveyed 37 California jurisdictions and estimated an average total impact fee of $32,531 for single-family residences and $20,198 for multi-family units within the state. The survey included the City of Brea and estimated impact fee of $28,242 for single-family residences and $12,389 for multi-family units.

Table 38: Planning and Development Fees

Planning and Processing Fees		Neighboring Jurisdictions
General Plan Amendment	$1,950	$3,204-$9,265
Zone Change	$1,800	$3,475-$5,090
Tentative Tract map	$2,525 plus $15 per lot	$2,720 - $4,580
Conditional Use Permit	$2,100	$1,630-$5,410
Variance	Existing SF: $500; other: $1,675	$2,960-$4,751
Plan Check- Single Family up to 3 homes	20% of building permit fee, not to exceed $50	$30-$1,362
Plan Check- Other Residential	10% of building permit fee, not to exceed $500	
Planned Unit Development Review	$3,150	n/a
Site Plan Review	$2,250	$2,250-$3,867
Building Permit	Building valuation ≤ $100,000: $40 - $996 Building valuation > $100,000: $3,146 - $5,576 (plus 2.85 for additional $1,000	$1,089-$2,096 per unit
Permit Issuance	$35	$34-$468
Traffic Mitigation	$564	$880-$4,500
Park In-Lieu Fees	$5,500/unit Mobile Home Park: $2,750/ unit	$580-5557 per unit
School District Fees	$2.15 /square foot for all over 500 square feet	$2.24/sq. ft. - $3.56/sq. ft.

Sources:
City of Garden Grove 2011; City of Fountain Valley, City of Westminster, City of Santa Ana, 2011

The affordable costs of development fees in the City are an incentive to development, as they are lower than most Cities in the region. A comparative analysis of building fees by the Building Industry

Association of Orange County[11] shows that Garden Grove has fees comparable to and in some cases lower than neighboring jurisdictions (Fountain Valley, Santa Ana, Stanton, and Westminster). In the comparison, the City of Stanton most frequently had lower fees. Garden Grove's planning and development fee schedule for residential projects as of 2012 is summarized in **Table 38**.

Development Review and Permit Processing

Development review and permit processing are necessary steps to ensure that residential construction proceeds in an orderly manner. However, the time and cost of permit processing and review can be a constraint to housing development if they place an undue burden on the developer. In Garden Grove, the review process takes approximately two to four weeks for a typical single-family project, six to eight weeks for a typical multi-family project, approximately 10 to 12 weeks for a planned unit development, and 10 to 12 weeks for a State-licensed residential care facility serving seven or more persons. 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 City's Municipal Code also requires that land use permits and conditional use permits be issued within a reasonable time, not to exceed 90 days. The City will continue to assess policies, procedures, and fees to remove unnecessary delays or expenses to projects that may help lowering housing costs.

Land Use Review

Projects such as a General Plan Amendment, Zone Change, specific plan, and Planned Unit Development require a public hearing and review by the Planning Commission and a public hearing and review by the City Council (in conformance with State law).

Planned Unit Development Review

Before filing any application for a Planned Unit Development, the prospective applicant must submit to the City preliminary plans and sketches and basic site information. Staff evaluates the information submitted for relation of the proposal to general development objectives for the area. The Planning Commission reviews P.U.D. applications and recommends approval to the City Council if the proposal is in conformance with the following findings:

1. That the location, design and proposed uses are compatible with the character of existing development in the vicinity and will be well integrated into its setting;
2. That the plan will produce a stable and desirable environment and will not cause undue traffic congestion on surrounding or access streets;
3. That the provision is made for both public and private open spaces;
4. That provision is made for the protection and maintenance of private areas reserved for common use; and
5. That the quality of the project achieved through the Planned Unit Development zoning is greater than could be achieved through traditional zoning.

[11] 2006-2007 Land Development Fee Survey for Orange County. Building Industry Association of Southern California Orange County Chapter

The timeline for approval includes 10 to 12 weeks from determination of complete application to a Planning Commission hearing. Larger projects will require a City Council hearing four to six weeks subsequent to the Planning Commission hearing.

Conditional Use Permits

Uses requiring a conditional use permit (CUP) such as group shelters or halfway homes (terms used in the Land Use Code) are required to substantiate the following findings:

1. That the proposed use will be consistent with the City's adopted General Plan and redevelopment plan;
2. That the requested use at the location proposed will not:
   a. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
   b. Unreasonably interfere with the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
   c. Jeopardize, endanger or otherwise constitute a menace to public health, safety or general welfare;
3. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this title or as is otherwise required in order to integrate such use with the uses in the surrounding area;
4. That the proposed site is adequately served:
   a. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such as to be generated, and
   b. By other public or private service facilities as required.

These requirements are the same for all uses requiring a CUP, with the exception of uses that require special conditions. Residential uses requiring special conditions include adult day care residential facilities, family day care homes, and foster homes.

Site Plan Review

For many residential projects, a site plan entitlement is required. Site plan approval is required whenever a new residential structure is proposed, except for a proposed addition of less than 50% of the area of an existing residential structure or development of three or fewer contiguous, residentially zoned, unimproved legal lots with single family dwellings. Prior to submittal of a site plan application, preliminary plans are reviewed by the Planning Division to determine the necessary discretionary actions and compliance with the provisions of the Municipal Code. Preliminary plans are also reviewed by other City departments, (for such things as on-and-off site improvements); and their comments are provided to the developer. Once the applicant submits a complete application, the finalized proposal is reviewed and taken to the decision making body for approval.

Building Code and Enforcement

The City of Garden Grove uses several uniform codes as the basis of its building standards, including the 2010 California Building Code, the 2010 Fire Code, and the 2010 Electrical Code. No restrictions or amendments have been adopted that would constrain the development of housing.

Enforcement of building code standards does not constrain the production or improvement of housing in Garden Grove but instead serves to maintain the condition of the City's neighborhoods.

Housing for Disabled Persons

State law requires localities to analyze potential and actual constraints upon housing for persons with disabilities, demonstrate efforts to remove governmental constraints, and include programs to accommodate housing designed for people with disabilities.

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 and 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 by right. 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) districts
- Congregate Care Facilities are conditionally permitted in the R-2 and R-3 zones

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. Conditions are written for all uses requiring a CUP on a case-by-case basis, which takes into account factors such as the site, the neighborhood, and the specific business operations.

A CUP (similar to all other planning permits) requires six to eight weeks to process. A request for a CUP requires a public hearing either by the Planning Commission or the Zoning Administrator. Selecting a final hearing body for the CUP is decided by City staff and based on the complexity of a proposal.

The Garden Grove Municipal Code does not include a 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. To accommodate disabled persons in public facilities, the City defers to Title 24 of the California Handicap Accessibility Code.

The City's housing rehabilitation programs are designed to meet the needs of persons with disabilities as wheelchair ramps, wider doors, grab bars, and lower counter tops are eligible improvements under the City's housing rehabilitation programs. As stated previously, the City has adopted the 2010 California Building Code. Standards within the Code include provisions to ensure

accessibility for persons with disabilities. These standards are consistent with the Americans with Disabilities Act. No local amendments that would constrain accessibility or increase the cost of housing for persons with disabilities have been adopted.

Reasonable Accommodation

The Fair Housing Act requires that cities and counties provide reasonable accommodation to rules, policies, practices, and procedures where such accommodation may be necessary to afford individuals with disabilities equal opportunity to housing. In October 2012, the City adopted a reasonable accommodation policy to provide reasonable adjustments to its rules, policies, practices, and procedures to enable residents with a disability or developers of housing for people with disabilities to have an equal opportunity to access housing in the City. Additionally, the City's Municipal Code makes special provisions for the disabled through reduced parking requirements for senior housing and community residential care facilities. The Garden Grove Housing Authority also has a policy to make reasonable adjustments to their rules, policies, practices, and procedures to enable an applicant or participant with a disability to have an equal opportunity to access the Section 8 Housing Choice Voucher Program. The purpose of the Housing Authority's reasonable accommodation policy is to comply with and implement pertinent laws and regulations, which provide for non-discrimination and accessibility in federally funded housing programs for persons with disabilities.

Non-Governmental Constraints

The production and availability of housing may be constrained both by government regulations and by non-governmental factors, such as the costs of construction and interest rates on home mortgages.

Market Constraints

Recognizing that increasing development costs are precluding many families from owning homes, the City of Garden Grove has a First Time Homebuyers Program to assist low-income households to purchase their first home. This program also includes an eight-hour Homebuyer Education Program. To assist with rental costs, the Garden Grove Housing Authority provides rental subsidies to very low-income families. The program assists over 2,300 families with their monthly rent.

Development Costs

High development costs in Orange County can stifle potential affordable housing developments. Limited supply combined with a high demand keeps land costs relatively high throughout Orange County. The demand for housing in the County has increased due to its thriving economy, desirable location, and availability of major employers. High and rapidly rising land costs in the County have already caused homebuilders to construct increasingly expensive houses to preserve profits. Beside construction costs, the price of land is also one of the largest components of housing development costs. Land costs may vary depending on whether the site is vacant or has an existing use that must be removed. Similarly, site constraints such as environmental issues (e.g. steep slopes, soil stability, seismic hazards or flooding) can also be factored into the cost of land.

Construction costs for housing can vary significantly, depending on the type of housing, such as single-family, townhomes, and apartments. However, even within a particular building type,

construction costs vary by unit size and amenities. Furthermore, neighborhood resistance to some developments lengthens development time, driving up the holding costs. The difficulty of developing awkward infill sites can also add to costs.

Availability of Financing

The availability of financing affects a person's ability to purchase or improve a home and the cost of borrowing money for residential development is incorporated directly into the sales price or rent. Interest rates are determined by national policies and economic conditions and there is very little a local government can do to affect these rates. Some local jurisdictions, such as Garden Grove, offer assistance to residents to make home buying more affordable.

Under the Home Mortgage Disclosure Act (HMDA), lending institutions must disclose information on the disposition of loan applications by the income, gender, and race of the applicants. This applies to all loan applications for home purchases and improvements, whether financed at market rate or through government assistance. HMDA data can be used to evaluate lender compliance with anti-discrimination laws and other consumer protection laws. The anti-discrimination laws include the Equal Credit Opportunity Act (ECOA) and the Fair Housing Act (FHA). These laws prohibit discrimination in home mortgage lending, among other things, on several bases such as race, national origin, sex, and, age.

Table 39 presents the disposition of home purchase loan applications in 2010 by income of the applicants from HMDA data. The data is for the Santa Ana-Anaheim-Irvine Metropolitan Statistical Area and for the purchase of single-family, duplexes, triplexes, and manufactured homes. Over half of the loan applicants were from above moderate-income households (greater than 120% Median Family Income). Moderate-income households (80 to 120% of AMI) and lower-income households (less than 80% AMI) accounted for 24% and 23% of the applicants, respectively. Origination refers to loans approved by the lender and accepted by the applicant. The overall loan origination rate was 64 percent. This rate decreased as income decreased.

Table 39: Disposition of Conventional Home Purchase Loan Applications for the Santa Ana-Anaheim-Irvine MSA

Applicant Income	Total Apps.	% Orig.	% Denied	% Other
Lower Income (<80% AMI)	6,005	3,490 (58%)	1,103 (18 %)	1,412 (24 %)
Moderate Income (80 to 120% AMI)	6238	4,084 (65 %)	812 (13 %)	1,342 (22 %)
Above Moderate Income (>120% AMI)	13,503	8,923 (66 %)	1,568 (12 %)	3,012 (22 %)
All	26,228	16,703 (64 %)	3,578 (14 %)	5,947 (23 %)

Source: Home Mortgage Disclosure Act (HMDA), 2011.
Note:"Other" includes applications approved but not accepted, files closed for incompleteness, and applications withdrawn.
Totals do not match up based on the unavailability of data for applicants whose income was not available

According to Dataquick, the number of California homes entering the formal foreclosure process dropped in the second quarter of 2012 to its lowest level since early 2007. The decline stems from a combination of factors, including an improving housing market, the gradual burning off of the

most egregious mortgages originated from 2005 through 2007, and the growing use of short sales. Most of the loans going into default are still from the 2005-2007 period. The median origination quarter for defaulted loans is still third-quarter 2006, indicating that weak underwriting standards peaked then. In the second quarter of 2012, 3,599 homes in Orange County were foreclosed, a 3% reduction from the same quarter of 2011(Dataquick). Among Southern California counties, Orange County had a lower level of foreclosure activity compared with Los Angeles, Riverside, San Bernardino, and San Diego counties.

Infrastructure Constraints

The lack of necessary infrastructure or public services can constrain residential development in a community by increasing costs and reducing the amount of land suitable for housing. The Garden Grove Sanitary District provides wastewater collection services in the City. Taking into consideration near term development projects, the District has identified deficiencies in sewer capacity in the City and is aggressively addressing these deficiencies through its capital improvement program.

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 to residential development typically relate to the presences of sensitive biological resource habitat or geological hazards.

There are no known natural resources within Garden Grove (i.e., significant areas of plant and animal life, habitat for fish and wildlife species, areas of ecological or scientific value, rivers, stream, bays, or watershed lands)[12].

The Alquist-Priolo Earthquake Fault Zoning Act of 1972 is used in California to prevent the construction of buildings used for human occupancy on the surface trace of active faults. The Act prohibits new construction of houses within these zones unless a comprehensive geologic investigation shows that the fault does not pose a hazard to the proposed structure. While the City of Garden Grove is affected overall by being located in a region with seismic activity, the City is not located within an Alquist-Priolo Special Study Zone that would affect housing production[13.]

The Federal Emergency Management Agency (FEMA) categorizes land areas into flood zones based on the area's risk of flooding. With this information, FEMA is able to provide the City of Garden Grove, as well as other cities, with Flood Insurance Rate Maps (FIRMs) that identify "100-year" and "500-year" flood zone areas. According to FEMA, the term "100-year flood" refers to the flood elevation level that has a 1% chance of being equaled or exceeded each year. Similar to a 100-year flood, a 500-year flood refers to a flood elevation level that has a 0.2% chance of being equaled or exceeded each year. According to FEMA maps, the occurrence of a 100-year flood would affect the southern part of the City of Garden Grove and a 500-year flood would cover the entire City. Construction and improvements of storm drain structures in the City's Master Plan of Drainage have and will continue to help prevent future flooding. In addition, the City has adopted a flood plain ordinance to require 100-year flood protection level for new construction, consistent with FEMA

[12] City of Garden Grove 2008 General Plan
[13] California Geological Survey, 2012

policies and guidelines. For potential dam failure at the Prado Dam and Carbon Canyon Dam, the City has prepared contingency plans, response checklists, and evacuation routes.

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Chapter 4:
HOUSING ELEMENT RESOURCES

The resources available for the development, rehabilitation, and preservation of housing in Garden Grove are addressed here. This section provides an overview of available land resources and residential sites for future housing development, and evaluates how these resources can work toward satisfying future housing needs. Also discussed are the financial and administrative resources available to support affordable housing and energy conservation opportunities.

Availability of Sites for Housing

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, that 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. According to SCAG, Garden Grove has a regional housing need allocation (RHNA) of **747 units** for the 2014-2021 planning period. This total includes 164 units for very low-income households, 120 units for low-income households, 135 units for moderate-income households, and 328 units for upper-income households.

A subsequent State law requires that the jurisdiction also address housing for extremely low-income households (up to 30% AMI), an income group previously subsumed under the very low-income category (up to 50% AMI). Specifically, the law requires the splitting of the RHNA for the very low-income group into these two categories either evenly (50%) or using Census data. Garden Grove's very low-income RHNA is 164; therefore, the projection for extremely low-income housing need is 82 new units.[14] However, State law does not require the separate accounting of residential sites for extremely low-income units.

[14] State law allows local jurisdictions to use 50% of the very low-income category to represent households of extremely low-income (less than 30 percent of the MFI).

Progress toward the RHNA

Since the RHNA uses January 1, 2014 as the baseline for growth projections for the Housing Element planning period of 2014-2021, jurisdictions may not count units built or issued certificates of occupancy in 2012 or 2013; these units are counted toward fulfilling the previous RHNA.

Residential Sites Inventory

State law requires jurisdictions to demonstrate in the Housing Element that the land inventory is adequate to accommodate that jurisdiction's share of the region's projected growth. A variety of residential and mixed use opportunity sites are available in Garden Grove that meet and exceed the identified housing need. This section of the Housing Element presents the eight candidate sites that have been chosen due to the high likelihood that residential development will occur during the planning period. Garden Grove meets (and in fact exceeds) the 2014-2021 RHNA obligation with the candidate sites identified. There are no identified constraints on these sites that would prevent their being developed or redeveloped during the Housing Element period.

RHNA Candidate Sites

The RHNA candidate sites for Garden Grove include vacant residential sites, recyclable residential sites, potential development of second units, and mixed use sites. These sites are expected to be developed during the planning period and have the size and density (per zoning) that are appropriate to facilitate development of affordable housing. **Figure 4** indicates the location of all sites described in detail in this Housing Element, and a comprehensive listing of parcels is included in the Appendix as **Table A-1**. (Table A-2 in Appendix A identifies sites in addition to the eight examined in detail, as these additional potential sites, which were included in the 2009-2014 Housing Element, could be developed during this planning period. However, the eight sites described below provide sufficient capacity to meet the RHNA.)

A realistic density calculation of 80% of the maximum density has been applied to the sites. Achievable density on a property is often influenced by how much a developer is willing to spend on a development, which is beyond the discretion of the local agency. In a tight housing market, achieving maximum density is financially feasible because the developer is able to recuperate the investment even at high density products that do not usually command the highest market value. The 80% realistic capacity figure is also consistent with development standards in urbanized areas such as Garden Grove where required site improvements and standards are conducive to achieving higher densities. The City, in recognition of the high demand for housing in the community, expects higher densities. These densities can also increase with the addition of a density bonus.

In addition to the sites described below, in 2012 the City of Garden Grove began processing two projects applications that include a total of 14 affordable units under the City's density bonus program:

- **12662 Dale Street**
  25 total units; 6 affordable
  Units are 2 and 3 bedrooms and range in size from 906 to 1,226 square feet
  0.87 acres

- **14051 – 14061 Hope Street**
  34 total units; 8 affordable
  Units are a mix of 1, 2, and 3 bedrooms and range in size from 771 to 1,225 square
  1.09 acres

Furthermore, these sites evidence the feasibility of small site developments within Garden Grove, as each property is just under or slightly over one acre size.

Garden Grove has historically facilitated the development of affordable housing within its jurisdiction by entering into agreements with developers and providing financial and technical assistance, where such resources are available, to assist such developments. Table 24 indicates affordable housing developments that have been assisted by the City of Garden Grove or the former redevelopment agency**.** Garden Grove anticipates that it will enter into similar agreements with future developers to achieve similar successful results

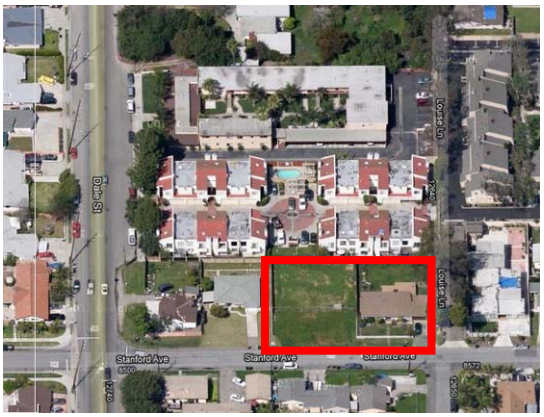
Residential Sites

Residential Site #1
Residential Site #1 is vacant and offers the opportunity for development of 16 units on a 0.6-acre parcel. The site is located on Stanford Avenue just west of Euclid Street. Designated in the General Plan as Medium Density Residential, the site is zoned Civic Center Specific Plan, which allows a density of up to 23 units per acre. Due to the high demand for residential development in Garden Grove and the lack of vacant and appropriately sized lots, the City anticipates that the density on this site will be near the maximum allowed.



Residential Site #1

Residential Site #2
Residential Site #2 consists of one parcel located on Stanford Avenue, near Dale Street, where multiple recent developments have included affordable housing. This property is occupied by a single-family home with a significant portion of the lot vacant and available for development. This parcel is surrounded by predominantly higher-density residential housing, and has the potential for redevelopment beyond the existing use. Designated in the General Plan as Medium Density Residential and zoned R-3, this property has a permitted maximum density of 32 units per acre. Based on the density, the potential units are counted toward the lower-income category for the RHNA consistent with State law (AB 2348).



Residential Site #2

Because the site is privately owned, development of new housing will be at the discretion of the property owner. As is the case for any property with existing structures on which reuse/redevelopment is proposed, the owner/developer will clear this site prior to development of new uses.

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Figure 4: Sites Inventory Map

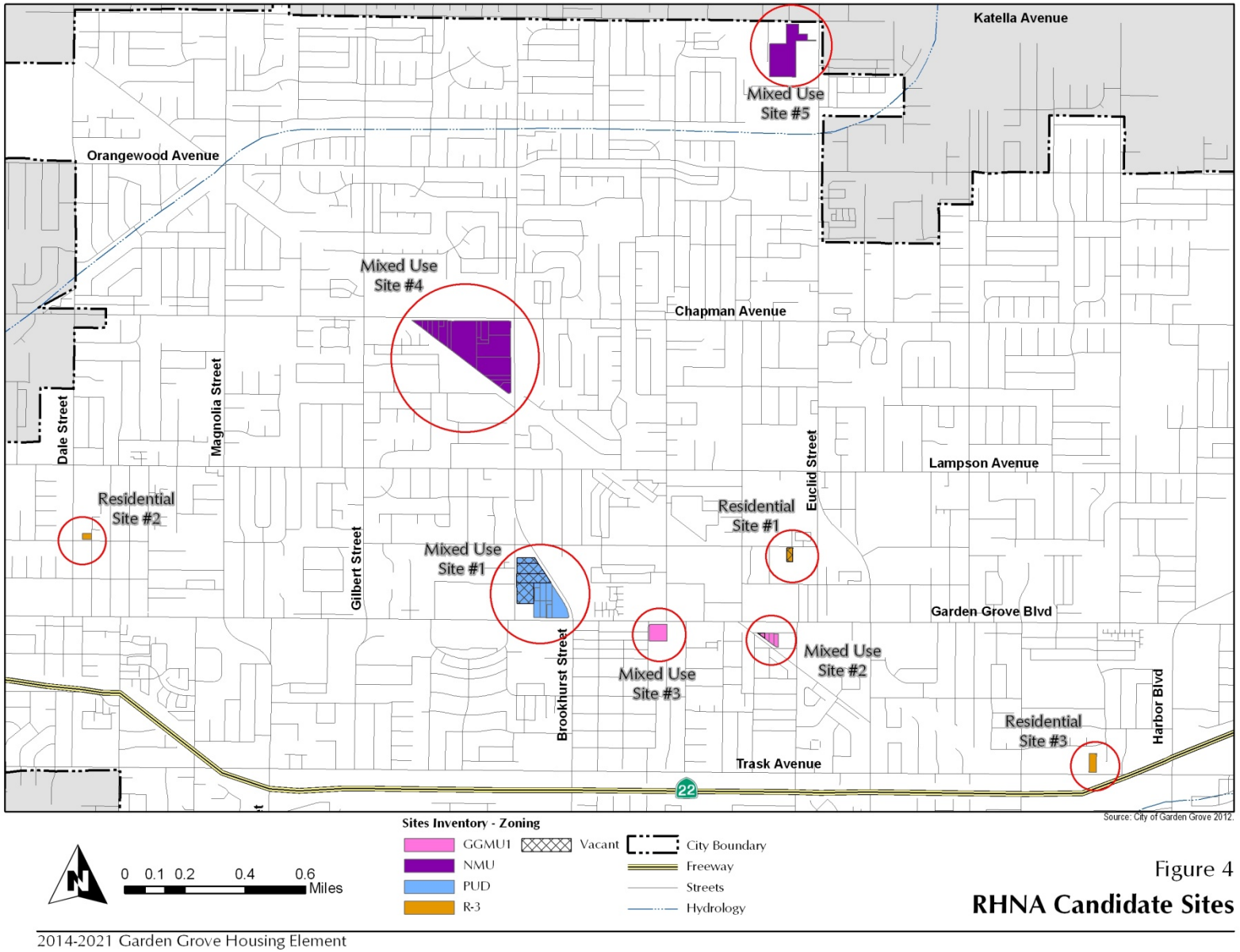


Figure 4
RHNA Candidate Sites

2014-2021 Garden Grove Housing Element

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Residential Site #3

Residential Site #3 consists of one parcel located on Trask Avenue, near the SR-22 freeway. The parcel is located next to residential uses, is significantly underutilized with only one single-family house on the lot, and is large (one acre in size). On three nearby similar, underutilized parcels, a developer has proposed consolidation for a new residential development. Designated in the General Plan as Medium Density Residential and zoned R-3, this property has a permitted density of 32 units per acre. Based on the density, the potential units are counted toward the lower-income category for the RHNA consistent with State law (AB 2348).



Residential Site #3

Because the site is privately owned, development of new housing will be at the discretion of the property owner. As is the case for any property with existing structures on which reuse/redevelopment is proposed, the owner/developer will clear this site prior to development of new uses.

Table 40: RHNA Candidate Sites: Residential Sites

Site	General Plan /Zoning	Maximum Residential Density Allowed	Acres	Capacity (80% of allowed density)	Affordability Level
Residential Site #1 (1 parcel)	Medium Density Residential/CCSP-CCR20	23 du/ac	0.61	11 units	Moderate/Above Moderate
Residential Site #2 (1 parcel)	Medium Density Residential/R-3	32 du/ac	0.39	10 units	Lower
Residential Site #3 (1 parcel)	Medium Density Residential/R-3	32 du/ac	1.00	26 units	Lower
			Total	**47 units**	

(du/ac) = dwelling units per acre.
A realistic density calculation of 80 percent of maximum density has been applied to the sites.
** Due to the density at which the recyclable residential acreage is available, the potential units are counted toward the lower-income category for the RHNA consistent with State law.

Second Unit Residential Potential

The City projects that during the planning period, approximately 40 second units will be developed (five per year), as 28 second units were approved between 2006 and mid-2012. These 28 second units are included as credits consistent with HCD guidelines. New second units are anticipated to be affordable to moderate-income households given their comparable size and rent relative to small rental units in Garden Grove (studio and one-bedroom units).[15] During July 2012, rents in Garden

[15] Second unit is a technical planning term and therefore not normally used in rental listings. More importantly, pursuant to State law, second units must be permitted via a ministerial procedure. Neither State law nor the City's second unit ordinance requires the second units to be rented. Therefore, the City has no authority to collect information on potential rents when such information is not relevant to the approval of the second units. Furthermore, most second units are

Grove averaged about $675 for a studio apartment and from $850 to $1,000 for a one-bedroom unit, which meets the affordability criteria for low- and moderate-income persons (one-person households) set forth in **Table 23** of the Community Needs Assessment

Mixed Use Sites

Mixed Use development will be a key tool the City will use to encourage and facilitate new residential development. A key focus of the General Plan 2030 is to expand mixed use. The City intends for mixed use to provide developments that blend residential, commercial, industrial, or civic/institutional uses. By combining complementary uses, mixed use projects bring energy and vitality to areas during both daytime and after-work hours. Mixed use areas offer the opportunity for symbiotic developments that benefit both residents and the businesses operating within them. In addition, mixed use provides flexibility of design to take full advantage of market shifts and land use trends. The General Plan 2030 allows both vertical and horizontal mixed use. Mixed use also offers the opportunity for higher-density development that is appropriate to facilitate housing affordable for lower-income residents consistent with State law (AB 2348).

The General Plan includes multiple Mixed Use land use designations, including three residential/commercial mixed use designations and two industrial/residential mixed use designations.

- Residential/Commercial Mixed Use 1 (RCMU1), which is the designation of three mixed use sites in this Housing Element, is intended to provide for a mix of higher-density residential and commercial uses. The character of the area will include tall, urban, mixed use development. The Residential/Commercial Mixed Use designation allows residential densities up to 42 dwelling units per acre. Based on the density, these units are counted toward the lower-income category for the RHNA consistent with State law (AB 2348).

- Residential/Commercial Mixed Use 2 (RCMU2) is intended to provide for a mix of residential and commercial uses mostly around older underutilized, multi-tenant commercial developments. This mixed use development will add residential to encourage revitalization of these sites, with building heights of three to four stories. Two sites identified in this Housing Element have RCMU2 General Plan designations, permitting up to 21 units per acre. Based on the density, these units are counted toward the moderate-income and above moderate-income categories for the RHNA consistent with State law (AB 2348).

Predominantly residential developments are allowed with the inclusion of a small neighborhood-serving commercial component in the mixed use areas. City staff has indicated that commercial stand-alone is unlikely since historically the City has not attracted significant commercial development. The City has, on the other hand, seen a very high demand for residential development products. The City expects construction of predominantly residential developments that include small neighborhood-serving commercial components.

The Garden Grove Land Use Code provides five mixed use zones to facilitate this type of development and implement General Plan designations. The mixed use development standards are tailored to unique areas of the City consistent with the General Plan land use designations. Permitted densities range from 21 to 42 units per acre (depending on the zone). The development

occupied by family members at no or low costs. As such, obtaining actual rents for second units from rental listings is not feasible, and using rents for similar units is an appropriate and only feasible approach.

standards encourage shared parking arrangements to reduce development costs and multi-story developments to both achieve a more urban "feel" and facilitate affordable housing production.

The five identified mixed use candidate sites offer ideal opportunities for residential development for the 2014-2021 Housing Element cycle, as they consist of vacant and/or underutilized properties and many are located adjacent to or near recent large-scale completed residential or mixed use projects. Mixed Use Site #1 represents the most significant opportunity and is the City's prime mixed use candidate site due to the size, location, proactive planning approach by the City, and recent infrastructure upgrades.

Mixed Use Site #1

Mixed Use Site #1 is known as the Brookhurst Triangle property. The City initiated establishment of Mixed Use Planned Unit Development zoning for the explicit purpose of providing approximately 200,000 square feet of commercial/office space and up to 700 residential dwelling units, as well as open space and an urban trail (approved in 2009). Four vacant parcels (totaling 7.04 acres) comprise the larger 14-acre property currently owned by the successor agency to the Garden Grove Agency for Community Development. The site is located along Garden Grove Boulevard, a major focus area where intensification and high-rise residential development is envisioned in the General Plan. The site's prominent location along a major corridor, the City's proactive support for the project through preliminary entitlements at high densities, and the site's proximity to new development projects means that the area has a high potential for development during the planning period. (For example, south of the site, the Garden Grove Galleria, a mixed use project for which construction was started then halted with the economic downturn of 2007-2011, has new developer interest and a revised application. Originally approved for 66 condominiums and two floors of commercial development, the new application now calls for 152 apartment units and one floor of commercial uses.)

To facilitate development of the Brookhurst Triangle property, the City completed a significant infrastructure project related to sewer upgrade and street median improvements. The Brookhurst Triangle Sewer and Street Median Improvement Projects included construction of new sewer lines in Garden Grove Boulevard and Brookhurst Street, 21 new manholes, and modification of four existing manholes. Reconstruction of the existing sewer line in Nelson Street (south of Garden Grove Boulevard) and reconstruction of storm drain connector pipes in three different locations were also included in this project. Reconstruction of existing median islands included concrete curb hardscape, irrigation, street light relocation, and landscaping.



Mixed Use Site #1

The City anticipates construction of the Brookhurst Triangle mixed use development during the Housing Element planning period. Development proposals will be reviewed by the City to ensure that development meets the intent stated in the General Plan.

Mixed Use Site #2

Mixed Use Site #2 is located in the heart of Garden Grove and is surrounded by residential uses. The site is comprised of four parcels; one parcel is vacant with no improvements on the land. The other three parcels are occupied by automotive service uses and have limited improvement values to land costs. This site is zoned Garden Grove Mixed Use 1, which permits up to 42 units per acre. Mixed Use Site #2 is located adjacent to Century Village, which was completed in 2011 and includes 53 three- and four-bedroom townhomes.[16] Mixed Use Site #2 represents a very realistic development opportunity during the planning period, especially given the site's size (over 1.1 acres on four lots) and density allowed (42 units per acre). Based on the density, these units are counted toward the lower-income category for the RHNA consistent with State law (AB 2348).



Mixed Use Site #2

Because the site is privately owned, development of new housing as part of a mixed-use project or stand-alone use will be at the discretion of the property owner. As is the case for any property with existing structures on which reuse/redevelopment is proposed, the owner/developer will clear this site prior to development of new uses.

Mixed Use Site #3

Mixed Use Site #3 is a single parcel, 2.12 acres in size. The site is currently occupied by a bank building, with substantial surface parking. The property owners have approached the City regarding moving the bank to another property in Garden Grove (on Harbor Boulevard), and constructing a high-density residential project at this site. The RC Mixed Use 1 General Plan designation and the applicable Garden Grove Mixed Use 1 zone allow residential densities up to 42 dwelling units per acre on this site. Based on the density, these units are counted toward the lower-income category for the RHNA consistent with State law (AB 2348).



Mixed Use Site #3

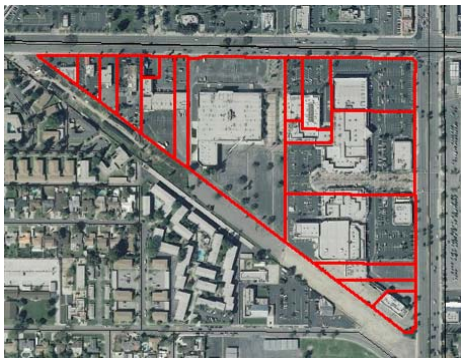
Because the site is privately owned, development of new housing as part of a mixed-use project or stand-alone use will be at the discretion of the property owner. As is the case for any property with existing structures on which reuse/redevelopment is proposed, the owner/developer will clear this site prior to development of new uses.

Mixed Use Site #4

Mixed Use Site #4 contains 17 parcels that total over 26 acres. The site is zoned Neighborhood Mixed Use, consistent with General Plan policy facilitating mixed use development on this site. The triangle-shaped site is located along the Pacific Electric right-of-way, which is under consideration by regional agencies for future transit options. In December 2010, the Urban Land Institute (ULI) conducted a Technical Assistance Panel (TAP) to explore the opportunity for transit-oriented development. The commercial spaces are currently occupied by a mix of office, financial,

[16] Century Village is not indicated in the aerial provided as the aerial pre-dates the project's construction. Century Village is today located on the vacant sites east of the parcels identified as Mixed Use Site #2.

restaurants, retail uses, and vacant storefronts. The ULI TAP recommended a mixed use, multi-generational, multi-modal development for this area. Despite constraints such as multiple owners and existing easement agreements, this site is identified as a significantly underutilized site with clear interest from the development community. The Neighborhood Mixed Use zone allows residential densities up to 21 dwelling units per acre. Based on the density, these units are counted toward the moderate- and above moderate-income category for the RHNA consistent with State law (AB 2348).



Mixed Use Site #4

Because the site is privately owned, development of new housing as part of a mixed-use project or stand-alone use will be at the discretion of the property owner. As is the case for any property with existing structures on which reuse/redevelopment is proposed, the owner/developer will clear this site prior to development of new uses.

Mixed Use Site #5

Mixed Use Site #5 contains one parcel, occupied by a Kmart store that is currently underperforming. The site is dominated by surface parking and is considered substantially underutilized. The property owners have expressed interest in redeveloping the property with residential uses. The adjacent property to the east is occupied by a Pep Boys Automotive store, which is planned for redevelopment as a grocery store. Residential uses at this location would be complementary to surrounding uses and offer new opportunities to revitalize an underperforming center. The Neighborhood Mixed Use zone allows residential densities up to 21 dwelling units per acre. Based on the density, these units are counted toward the moderate- and above moderate-income category for the RHNA consistent with State law (AB 2348).



Mixed Use Site #5

Because the site is privately owned, development of new housing as part of a mixed-use project or stand-alone use will be at the discretion of the property owner. As is the case for any property with existing structures on which reuse/redevelopment is proposed, the owner/developer will clear this site prior to development of new uses.

Table 41: RHNA Candidate Sites: Mixed Use Sites

Site	General Plan /Zoning	Maximum Residential Density Allowed	Acres	Capacity (80% of allowed density)	Affordability Level
Mixed Use Site #1 (12 parcels)*	RC Mixed Use 1/PUD	700 units	13.85	560 units	Lower
Mixed Use Site #2 (4 parcels)	RC Mixed Use 1/GGMU-1	42 du/ac	1.13	36 units	Lower
Mixed Use Site #3 (1 parcel)	RC Mixed Use 1/GGMU-1	42 du/ac	2.12	71 units	Lower
Mixed Use Site #4 (17 parcels)	RC Mixed Use 2/NMU	21 du/ac	26.04	431 units	Moderate/Above Moderate
Mixed Use Site #5 (1 parcel)	RC Mixed Use 2/NMU	21 du/ac	8.31	139 units	Moderate/Above Moderate
			Total	**1,237 units**	

(du/ac) = dwelling units per acre.
*This site has been entitled to permit up to 700 units. To provide a realistic capacity for the current planning period, the calculation utilizes 80 percent of this maximum, consistent with all sites assumptions.
Due to the density at which the sites are available, potential units are counted toward the lower-income category or moderate/above moderate-income category for the RHNA consistent with State law.

Comparison of Sites Inventory and RHNA

Candidate sites identified in this inventory have the capacity for residential development of 1,324 housing units on residential and mixed use properties (**Table 42).** These candidate sites provide sufficient capacity to meet the RHNA for the 2014-2021 planning period. **Table 42** also shows a surplus of 651 units, which ensures that even if a portion of the identified sites are developed, adequate opportunities are available to accommodate the identified need for the planning period.

Table 42: Comparison of RHNA Candidate Sites and RHNA

Income Category	Unit Capacity Residential Sites	Unit Capacity on Second Unit Potential	Unit Capacity on Mixed Use Sites	Total Unit Capacity on All Sites	RHNA	Remainder to Be Accommodated
Extremely Low and Very Low	18	–	333	351	164	0
Low	18	–	334	352	120	0
Moderate	5	40	285	330	135	0
Above Moderate	6	–	285	291	328	0
Total	**47**	**40**	**1,237**	**1,324**	**747**	**0**

Availability of Infrastructure for Identified Sites

Currently, infrastructure is in place to accommodate all development identified in the site inventory. The City's sewer system is undergoing maintenance upgrades consistent with the 2006 System Evaluation and Capacity Assurance Plan prepared by the Garden Grove Sanitary District. The Plan established a Sewer Capital Improvements Plan that spans from 2006 to 2016. Based on a 2011

Garden Grove Sanitary District Sewer deficiency map, only Mixed Use sites #4 and #5 are located within a sewer capacity deficiency zone. This will not constrain development of the site, 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 (and reflected in Program 8).

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 12 wells strategically located throughout the City, with a pumping capacity of over 35,000 gallons per minute. In 1993, the sale of water bonds allowed the City to take on many capital improvement projects to provide a safe and abundant water supply for the community. The improvements include the building of a new water supply well, two new reservoirs, and upgrades to the City's imported water connections and water distribution system. As the City ages, the Water Services Division will continue replacing aging infrastructure in certain areas of Garden Grove. To this end, the City is currently updating its Water Systems Master 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.

Financial Resources

The City currently utilizes several sources of funding to assist in the provision of quality housing to lower-income residents. The following section describes the available funding sources: Community Development Block Grant (CDBG funds), HOME Investment Partnership Program Funds (HOME), and the Section 8 rental assistance program operated by the Garden Grove Housing Authority.

Department of Housing and Urban Development (HUD) Grants

Several funding programs from the federal Department of Housing and Urban Development (HUD) allow the City to fund community development and housing activities. These programs include the CDBG, HOME Investment Partnership Program Funds, and Emergency Shelter Grants (ESG).

The CDBG program provides funds to local governments to fund a wide range of housing and community development activities for lower-income persons. Garden Grove receives approximately $1.9 million in CDBG funds annually, which is a substantial decrease from previous years. In 2010-2011 through CDBG-funded public services, the City assisted 950 individuals directly through the City's Senior Center and the senior home meal delivery program, and enhanced the safety of low- and moderate-income neighborhoods through the gang suppression unit. CDBG expenditures also include a Senior Home Improvement Grant program and annual repayment towards a Section 108 loan, which has generated a significant number of jobs through economic development. Section 108 is the loan guarantee provision of the CDBG program that provides communities with a source of financing for economic development, housing rehabilitation, public facilities, and large-scale physical development projects.

HOME funds are used—often in partnership with local nonprofit groups—to build, buy, and/or rehabilitate affordable housing for rent or homeownership or provide direct rental assistance to low-income people. HOME funds are used to address housing needs priority from the 5-Year Consolidated Plan, namely to increase and preserve the supply of affordable housing through

acquisition and/or rehabilitation of single-family and multi-family residences. As a recipient of HOME funds, Garden Grove is required to match each HOME dollar spent with non-federal funds at a rate of 25 percent. The City has met and exceeded these match requirements through a combination of bond financing resources. Garden Grove receives approximately $500,000 annually in HOME funds, which is a substantial decrease from previous years.

The ESG program provides homeless persons with basic shelter and essential supportive services. Grantees such as Garden Grove receive ESG grants and make these funds available to eligible recipients, which can be either local government agencies or private nonprofit organizations. Through the ESG program, the City funds non-profit organizations that work to address the needs of homeless persons and those threatened with homelessness. The City's ESG program funds several non-profit organizations: Thomas House Temporary Shelter, Women's Transitional Living Center, and Interval House.

The City has assumed consistent funding of HUD programs. However, funding and appropriations of HUD programs is uncertain and subject to change from year to year. Therefore, should funding for these programs be reduced in the future, the City's accomplishment projections and planned activities would be affected.

Federal funds have facilitated the acquisition and rehabilitation of units. In conjunction with private developers, the City has utilized HOME funds to facilitate the upgrade of the Tamerlane Drive neighborhood, a low-income neighborhood with deteriorating housing and property management, apartment overcrowding, graffiti, and emerging violent gang activity.

Section 8 Rental Assistance Program

The Garden Grove Housing Authority is funded by HUD grants to provide rental subsidies to low-income families through the Section 8 Rental Assistance Program. The Section 8 program assists low-income families by paying the difference between 30 percent of the tenant's adjusted income and the fair market rent standard for the area. The program assists over 2,300 income-qualified families.

CalHome Grants

CalHome Grants are given to local public agencies and nonprofit developers to assist individual households through deferred-payment loans. The grants are given to local public agencies or nonprofit corporations for first-time homebuyer down payment assistance, home rehabilitation, acquisition and rehabilitation, homebuyer counseling, self-help mortgage assistance programs, or technical assistance for self-help homeownership. In 2010, the City was awarded a $1 million CalHome grant to fund the first-time homebuyer and residential rehab programs. It is uncertain when CalHome funds will be available again.

Administrative Resources

The City of Garden Grove Community Development Department takes the lead in implementing Housing Element programs and policies. The City also works closely with non-profit developers to expand affordable housing opportunities in Garden Grove.

Community Development Department

The Community Development Department manages, reviews, and approves development plans for all properties. There are four divisions in the department: Building Services Division, Planning Services Division, Neighborhood Improvement Division and the Housing Authority. The Planning Division is responsible for administering planning and land use codes. The land use regulations are intended to create a positive business and living environment while preserving and enhancing the appearance of the City. The Building Services Division is responsible for the application and administration of State and local building regulations. The Neighborhood Improvement Division is involved with redeveloping blighted areas by preserving existing neighborhoods and developing new neighborhoods and facilities. The housing Authority is responsible of administering all Section 8 Housing Choice Vouchers. Staff within the Community Development Department manages the CDBG and HOME funds, including the filing of grant applications and administration of funds made available for City programs. The Department is also responsible for projects involving affordable housing development through new construction and acquisition/rehabilitation.

Non-Profit Developers

An alternative to providing subsidies to existing property owners to keep units available as low-income housing is for public or non-profit agencies to acquire or construct housing units to replace affordable units at risk of converting to market-rate rents. Non-profit ownership assures the future availability of purchased units as low-income housing. Several public and nonprofit agencies have worked to provide affordable housing in Garden Grove. Jamboree Housing Corporation and the Orange County Community Housing Corporation are included in the State's list of entities with the legal and managerial capacity to acquire and manage at-risk projects.

Jamboree Housing Corporation (JHC) is involved in the development, rehabilitation, and management of housing units, as well as providing technical assistance to other affordable housing providers. JHC, in partnership with the City of Garden Grove, acquired and renovated units in serious disrepair in the Briar Crest, Sunswept, Rose Crest Apartments, and Grove Park.

The Orange County Community Housing Corporation (OCCHC) is the oldest and largest non-profit affordable housing developer in Orange County. OCCHA works with the County of Orange and many of the cities in Orange County to create, develop, and manage affordable housing. OCCHA developments in Garden Grove include the Buena Street Apartments.

Energy Conservation Opportunities

As residential energy costs rise, increasing utility costs reduce the affordability of housing. Title 24 of the California Administrative Code sets forth mandatory energy standards for new development and requires the adoption of an "energy budget". The home building industry must comply with these standards while localities are responsible for enforcing the energy conservation requirements. To address increasing energy demand, and lower energy consumption as a means to reduce housing costs, the City's Senior Home Improvement Grant program helps fund energy efficiency upgrades for lower income households. The program includes weatherization and energy conservation items such as insulation, caulking, and weather stripping as part of the permitted improvements.

The City's commitment to energy conservation and to address climate change is reflected in the City's most recent (2008) General Plan. The Land Use, Circulation, Air Quality, and Conservation Elements of the General Plan contain various programs related to energy conservation and reduction of greenhouse gases. Because reduction in vehicle trips is the most effective strategy to reduction of greenhouse gases, land use and circulation policies encourage alternatives to the automobile through more compact and pedestrian friendly development. Policies in the Air Quality Element will require sidewalks through parking lots, bicycle racks near building entrances and other provisions to encourage walking and cycling at all mixed use facilities. The Air Quality Element also encourages vehicle trip reduction as a way to work towards clean air while still permitting reasonable planned growth. Specific policies include encouraging infill development projects within urbanized areas that include jobs centers and transportation nodes and increased residential densities around bus and/or rail transit stations. Program 9 of the Housing Element encourages mixed use development in the City to significantly reduce vehicle miles traveled. Mixed use developments will be able to achieve higher densities than the residential designations in the City. The Mixed Use designations are intended to provide for a mix of residential and commercial uses at up to 42 units per acre density. This designation is expected to create more compact and walkable developments near major transit routes.

Southern California Edison (SCE) offers a variety of energy conservation services as part of its Energy Savings Assistance Program. The Energy Assistance Fund helps income-qualified residential customers facing financial hardship manage their electricity bills. These services are designed to help low-income households, senior citizens, permanently disabled, and non-English speaking customers control their energy use. The Residential Multifamily Energy Efficiency Rebate Program offers property owners and managers incentives on a broad list of energy efficiency improvements in lighting, HVAC, insulation and window categories. These improvements are to be used to retrofit existing multifamily properties of two or more units.

Additionally, the Southern California Gas Company offers various rebate programs for energy efficient appliances and makes available to residents energy efficient kits at no cost. The Gas Company also offers no-cost weatherization and furnace repair or replacement services for qualified limited-income customers. The Comprehensive Mobile Home Program provides qualifying mobile home customers with no-cost energy conservation evaluations, installations of low-flow showerheads and faucet aerators, and gas energy efficiency improvements, such as duct test and seal of HVAC systems. The Designed for Comfort program provides energy efficiency design assistance, training and incentives for housing authorities, owners of multifamily affordable and supportive housing projects (which offer homes to persons with special needs)

Chapter 5:
HOUSING ELEMENT
REVIEW OF ACCOMPLISHMENTS

The provision of housing that fulfills the diverse needs of the community is a priority for the City of Garden Grove. The Housing Plan provides a statement of the community's goals and objectives relative to housing production, opportunities, and maintenance. The goals, policies, and programs in the Plan build upon identified housing needs, constraints, and resources to address housing needs in the community, and will guide City housing policy through the 2014-2021 planning period. Prior to presenting the goals, policies, and programs, an evaluation of the programs in the previous Housing Element (2008) is presented as a foundation for 2014-2021 Housing Element Plan.

Evaluation of Previous Accomplishments

State law (California Government Code Section 65588[a]) requires each jurisdiction to review its housing element as frequently as appropriate and evaluate:

- The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal;
- The effectiveness of the housing element in attainment of the community's housing goals and objectives; and
- The progress in implementation of the housing element.

The evaluation provides valuable information on the extent to which programs have been successful in achieving stated objectives and addressing local needs, and to which 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.

Table43 shows the progress the City made toward implementing the 2008 housing programs. Based on this information, an analysis of the effectiveness and continued appropriateness of these programs is provided, and the goals, policies, and programs of this Housing Element have been updated to reflect this evaluation.

Table 43: Previous Program Accomplishments (2008-2014 Housing Element)

Name of Program	Objective/Timeframe	Accomplishments and Continued Appropriateness
Housing Rehabilitation Grant Program	Provide 30 Senior Home Improvement and 10 Mobile Home Improvement Grants annually. Timeframe: 2008-2014	This program has been successful in assisting seniors and mobile home residents. In 2008-2012 the City provided 192 Home Improvement Grants (senior and mobile home). Due to the loss of Redevelopment and Set-Aside funding no Mobile Home Improvement Grants are currently available. The City will continue the senior home improvement program and reapply for funding as available. The program has been revised to reflect expected funding levels.
Code Enforcement	Continued application of the Property Maintenance Ordinance. Preserve the quality of housing in the City's target areas. Use the Land Use Code enforcements activities to reduce zoning violations. Prevent violations through education and outreach of home improvement assistance. Timeframe: 2008-2014	Since 2008, the City has addressed over 28,000 code enforcement cases. Neighborhood maintenance is an important component of providing decent housing in Garden Grove. This program is included in the 2014-2021 Housing Element.
Multi-Family Acquisition and Rehabilitation	Acquisition and rehabilitation of 40 aging and/or deteriorating residential units annually. Identify potential acquisition and rehabilitation units for interested non-profit housing organizations. Timeframe: 2008-2014	While the City fell short of its 240 unit goal, the program was successful in creating 117 affordable units through acquisition/rehabilitation including: 12162 Tamerlane-4 units total/all affordable - 2009, RDA funding 12172 Tamerlane-6 units total/all affordable - 2009, RDA funding Grove Park-104 units total/103 affordable - 2010, HOME/CHDO funding 12142 Tamerlane-4 units total/all affordable- 2012 General Fund In addition, there is three-unit project pending. The developer is in escrow and an Affordable Housing Agreement was approved on in May, 2012 for three units. The developer is in the process of obtaining financing. This program is included in the 2014-2021 Housing Element and updated to reflect expected funding levels.
Affordable Housing Construction	Provide technical and financial assistance for the construction of 15 affordable units annually and the development of one senior apartment development. Establish marketing materials. Encourage lower housing costs through reduced energy consumption. Timeframe: Development Assistance: 2008-2014. Marketing Materials: June 2009	The City has been successful in meeting the Housing Element goal. In 2008, the Garden Grove Senior Housing development was completed with 84 affordable units. In 2009, the City completed the Dale Street Apartments with a total of 25 units (6 affordable). In addition, two apartment complexes (25 and 34 units) are in the early stages of preliminary review and include a 20% density bonus for low- to moderate income housing units. Non-profit and for-

Table 43: Previous Program Accomplishments (2008-2014 Housing Element)

Name of Program	Objective/Timeframe	Accomplishments and Continued Appropriateness
		profit developers are informed about the density bonuses. All developers are required to meet the Building Code requirements for energy consumption. This program is included in the 2014-2021 Housing Element as the provision of affordable housing is important to the City.
Rental Assistance	Provide rental assistance to 2,337 very low income persons/households. Pursue additional funding for the Section 8 Program. Timeframe: 2008-2014	The City met the Housing Element goal of providing rental assistance to 2,337 very low-income persons through the Section 8 Housing Choice Voucher program. Additional Section 8 funding was not available. This program is included in the 2014-2021 Housing Element.
Home Ownership Assistance	Provide first time homebuyer assistance to 5 households annually. Continue to market the First Time Homebuyer Assistance Program through telephone hotlines and a program website. Timeframe: Assistance 2008-2014; Website: Jan. 2009; Distribute Info: June 2009	In 2008-2012 the City provided first time homebuyers assistance to 38 low- and moderate-income buyers. Marketing for the First Time Homebuyer Assistance Program has continued. While the City was successful in meeting its goal due to the extremely competitive and expensive local housing market, the City and local aspiring homeowners, like most metropolitan areas in California, have faced many challenges in implementing a homebuyer assistance program. In addition, the City's funding for the project is nearly exhausted. While nearly all of the City's current allocation has been spent, any program income received from the sale of previously acquired and rehabilitated foreclosed homes will be recycled back into the City's homebuyer program. This program is included in the 2014-2021 Housing Element and has been revised to reflect expected funding levels.
Preservation of Affordable Rental Housing	Annual monitoring of the 110 affordable housing units that are at risk of converting to market rate during the planning period; for converting properties, the City will contact qualified entitles to explore transfer of ownership options; Make State's list of qualified entities available to interested parties Inform residents in converting units of affordable housing programs available in the City. Timeframe: begin Monitoring Jan. 2009. Resident & Property Owner Asst.: 2008-2014	Of the 446 units identified as being at-risk of converting to market rate housing in the 2008 Housing Element, 80 percent remain affordable. No property owner's have indicated plans to convert affordable housing units to market rate rents. Sites available list is available for any interested parties. This program is included in the 2014-2021 Housing Element and has been revised to reflect updated at-risk information.
Sites Inventory	Maintain an inventory of suitable sites for residential and mixed use development. Provide technical assistance/information on available sites for lower-income housing developments. Update the vacant/underutilized residential sites inventory biennially. Complete sewer upgrades to the sewer capacity deficiency zone in which Vacant Residential Site #2 is	Planning staff continuously meet with developers to discuss housing opportunities and provide technical assistance. At this time, there is no scheduled development for 2008 Vacant Residential Site #2. Sewer upgrades will be completed at the time the site is developed. An inventory list of suitable sites for residential and mixed use development was updated December 2011.

Table 43: Previous Program Accomplishments (2008-2014 Housing Element)

Name of Program	Objective/Timeframe	Accomplishments and Continued Appropriateness
	located and reimburse developers for sewer upgrades that are consistent with the Sewer Capital Improvement Plan. Timeframe: 2008-2014. Release inventory Info: Jan. 2009. Begin Inventory Update 2010	Providing adequate sites to meet the City's RHNA is a central goal of the Housing element. This program is included in the 2014-2021 Housing Element.
Mixed Use Development	Establish mixed use development zone and development standards to implement the General Plan mixed use designations. Establish development standards that facilitate high density mixed use developments. Facilitate the development of residential units in mixed use areas by pursuing partnerships with developers, lenders and property owners. Annually monitor development interest. Report on mixed use residential development progress. Allow input from development community during drafting and adoption of mixed use standards in the Land Use Code. Timeframe: Begin Monitoring 2009. Establish Mixed Use Standards 2010. Mixed use incentives 2012	The City met the objectives of this program. Mixed Use Zoning Code was approved by the City Council in March 2012. Input on the Code update was obtained through stakeholder meetings with developers, business owners, and residents. Four new mixed use zones were created. The City has also approved entitlements for the Brookhurst Triangle (2008 HE Site #1) for up to 700 units with a mix of retail. Economic Development Division actively marketing the project to various developers. This program is included in the 2014-2021 Housing Element and has been update to reflect the City's accomplishments. The intent of the program is updated to focus on encouraging and facilitating mixed use development.
Extremely Low Income Housing	Amend the Land Use Code to provide for emergency homeless shelters as a permitted use in at least one zone, and develop objective standards to regulate emergency shelters without discretionary review as required by SB 2. Timeline: SB2 Amendment within one year of adoption of Element	The City's Municipal Code has been amended to provide for emergency homeless shelters as a permitted use in the M-1 zone as required by Senate Bill 2 (SB 2). The amendment has established development standards for Emergency Shelters, Transitional Housing, and Supportive Housing. The program has been removed but a special needs program has been added and includes a provision for periodically evaluating emergency shelter development and siting standards.
Parking Standards	Assess parking requirements to insure they facilitate the development of mixed use and multi-family developments. Modify parking regulations or standards as needed. Continuing ministerial procedures for reducing parking based on proximity to transit lines, and projects. Conduct periodic traffic and parking studies. Establish mixed use parking standards. Timeframe: Annual staff evaluations 2010	Parking requirements were evaluated during the amendment of Title 9 of the Garden Grove Municipal Code to provide emergency homeless shelters per SB 2 requirements. Parking standards and requirements were assessed within the Mixed Use Zoning Code update that was completed in March 2012. Parking study update was conducted for the public parking facilities serving downtown Garden Grove. Program is included in the 2014-2021 Housing Element and has been amended to reflect these accomplishments and to continue evaluation of the effectiveness and appropriateness of the City's parking regulations.
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 services within the City of Garden Grove. Timeframe: Within 30 days of Adoption of the Housing Element	The Garden Grove Housing Element was provided to all providers of sewer and water services within the City of Garden Grove. The program is included in the 2014-2021 Housing Element.

Table 43: Previous Program Accomplishments (2008-2014 Housing Element)

Name of Program	Objective/Timeframe	Accomplishments and Continued Appropriateness
Fair Housing Services	Consistent with the Consolidated Plan, serve 700 persons annually with general housing/fair housing issues. Require all recipients of federal funds that 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. Advertise the availability of fair housing services though, flyers at public counters, and posting of available fair housing services on the City's website. Timeframe: Advertising Jan. 2009. Fair Housing Services 2008-2014	The City provided fair housing services to approximately 3,700 Garden Grove residents. All City contracts and agreements contain required language regarding fair housing: "to assist in affirmatively furthering fair housing." Fair housing services have been advertised at the City's public counter and on the City's website. The City also conducted over 200 community education activities and distributed 200 information packets. The program is included in the 2014-2021 Housing Element.
Reasonable Accommodation	Adopt written procedures for making request for reasonable accommodation to land use and zoning decisions and regulating the siting, funding, development and use of housing for people with disabilities. Provide information to residents on reasonable accommodation procedures via public counters and the City website. Timeframe: Dec. 2010	The City adopted a Reasonable Accommodation policy in October 2012. As this objective is accomplished, the program has been removed.
Homeless Housing Needs	Provide emergency/transitional housing or homeless services to 250 extremely low-income or at-risk clients annually. Timeframe: 2008-2014	The City exceeded the program goals by providing 7,400 extremely low-income or at-risk clients emergency/transitional housing or homeless services. The program is included in the 2014-2021 Housing Element and has been updated to reflect expected funding levels.
Implementation and Community Engagement	Conduct Housing Element Review. Provide opportunities for public engagement and discussion through the use of the Neighborhood Improvement and Conservation Commission and allow for public input on housing issues and housing element implementation. Timeframe: annually	The City has conducted annual Housing Element reviews and uses the Neighborhood Improvement and Conservation Commission as the venue for public input on housing issues and housing element implementation. Public engagement is critical to ensuring residents' housing needs are addressed. The Program is included in the 2014-2021 Housing Element.

Table 44 summarizes the quantified objectives contained in the City's 2008 Housing Element, and compares the City's progress in fulfilling these objectives.

Table 44: Summary of 2008 Quantified Objectives and Progress

Objectives	Income Levels				Total
	Very Low	Low	Moderate	Above Moderate	
Construction Objectives					
Goal(a)	45	66	67	--	178
Progress	0 (0%)	118 (179%)	0(0%)	390	508
Rehabilitation Objectives					
Goal(b)	240		--	--	240
Progress	192 (80%)				192
Conservation Objectives					
Goal(c)	2,337		--	--	2,337
Progress	2337 (100%)		--	--	2337 (100%)
Preservation Objectives					
Goal(d)	446			--	446
Progress	357 (80%)				357

Notes:
a: Represents the City's remaining RHNA for the 2008-2014 planning period.
b: Represents objectives for Senior Home Improvement Grants and Mobile Home Improvement Grants
c: Refers to maintenance of existing affordable housing through rental subsidies (Section 8)
d: Refers to maintaining affordability of affordable housing units at risk of converting to market-rate.

As the City had achieved a significant portion of its RHNA with housing units constructed, under construction, or approved, in 2008 the City of Garden Grove had a remaining RHNA of just 178 units. City records indicate that, between 2008 and 2012 the City exceeded its remaining regional housing construction needs. By income level, development of very low-income housing units fell short of the stated objective, while 179 percent of low-income construction activity was achieved. Likewise, development of moderate housing units fell short of the stated objective, while above moderate-income housing was produced in excess of the stated need. The shortfall in production of very low–income housing in comparison with the stated objective is not unexpected, as the scarcity and high cost of suitable properties require that affordable housing projects receive significant subsidies or development incentives.

In addition to construction activity, the City was active in undertaking various acquisition and rehabilitation projects. Since 2008, the City was successful in creating 117 affordable units through acquisition/rehabilitation.

Of the 446 units identified as being at-risk of converting to market rate housing, 80 percent remain affordable.

Chapter 6:
HOUSING ELEMENT PLAN

To make adequate provision for the housing needs of all economic segments of the community, the programs in the Housing Plan aim to:

- Conserve and improve the condition of the existing affordable housing stock
- Assist in the development of housing for low- and moderate-income households
- Identify adequate sites to encourage the development of a variety of types of housing for all income levels
- Address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing
- Promote equal opportunities for all persons

The goals and policies represent the Plan's foundation. Further articulation of how the City will achieve the stated goals and policies is found in the programs. Programs identify specific actions the City will undertake toward putting each goal and policy into action. Quantified objectives identified in particular programs are estimates of assistance the City can offer based on funding and staff resources.

Housing Maintenance and Preservation

The City of Garden Grove has made a concerted effort to encourage the maintenance, rehabilitation, and improvement of housing. The City has developed the Neighborhood Improvement Committee, which is made up of representatives of each of our City departments. The goal of the committee is to assess our neighborhoods and coordinate 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 through acquisition and rehabilitation of multi-family 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 upgrade the Tamerlane Drive neighborhood, a low-income neighborhood with deteriorating housing and property management, apartment overcrowding, graffiti, and emerging violent gang activity.

The City allocates a significant portion of its annual CDBG allocation to support neighborhood preservation and housing rehabilitation activities. In FY2012-2013 the City allocated $50,000 to the Senior Home Improvement Grant Program, $339,714 to substandard housing code abatement activities, $146,460 To Code Enforcement and $2,079,855 to the Multi-Family Acquisition and Rehabilitation program.

GOAL 1: Preservation, maintenance, and improvement of the existing housing stock

Policy 1.1: Continue programs directed at preserving the physical quality of housing and neighborhood environments.

Policy 1.2: Promote the rehabilitation of substandard and deteriorating housing, with a particular focus on improvement programs in neighborhoods with the greatest need.

Policy 1.3: Encourage homeowners who cannot afford to rehabilitate their homes to participate in neighborhood improvement programs.

Policy 1.4: Continue to enforce building, land use, and property maintenance codes.

Policy 1.5: Support neighborhood efforts to eliminate crime, graffiti, and deferred maintenance practices.

Policy 1.6: Work towards reduction of overcrowded housing units.

Policy 1.7: Pursue public/private partnerships to implement rehabilitation and maintenance activities in older neighborhoods.

Policy 1.8: Reduce lead-based paint hazard in the housing stock.

Program 1: Housing Rehabilitation Grants

The City of Garden Grove Neighborhood Improvement Division offers a Senior Home Improvement Grant for senior citizens 62 years of age or older to make exterior home improvements, interior repairs to address safety issues, and mobility and accessibility improvements.

Objective:

- *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.

Timeframe: 2014-2021
Responsible Agency: Neighborhood Improvement Division of the Community Development Department
Funding Source: CDBG funds

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. The housing code requires residential property owners to keep their housing units in a decent, safe, and sanitary condition. 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 enforcements activities to reduce the incidences of zoning violations. Proactively prevent violations through education and outreach of home improvement assistance.

Timeframe: 2014-2021
Responsible Agency: Community Development Department, Neighborhood Improvement Division of the Community Development Department, Code Enforcement Division, and Building Division
Funding Source: CDBG funds

Program 3: Multi-Family Acquisition and Rehabilitation

The City has traditionally 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 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.

Timeframe: 2014-2021
Responsible Agency: Neighborhood Improvement Division of the Community Development Department
Funding Source: CDBG, HOME, Non-Profit Housing Organizations

Affordable Housing

The provision of affordable housing for lower-income households is a key concern due to the high cost of housing in Garden Grove. Encouraging and facilitating the production of affordable housing allows persons of all economic segments to live in the community. The City's has taken an active role in the production of affordable housing through rental assistance, homeownership programs, and through the acquisition/rehabilitation of rental units as a means to augmenting the City's affordable housing stock.

GOAL 2: Adequate provision of affordable housing to accommodate the City's housing needs

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

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

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

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

Policy 2.5: 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 2.6: Preserve the City's supply of affordable rental housing units.

Policy 2.7: 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.

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. The City has been effective in using a combination of HUD funds and redevelopment set-aside funds to construct new units. 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*
  Provide technical and financial (as available) assistance for the construction of 15 affordable units annually (90 units total) using a combination of HUD and City funds to provide land cost write-downs and other construction assistance. Offer priority processing for projects that include affordable housing units.

- *Senior Housing*
  Encourage the new construction of senior housing in areas designated for Community Residential, which allows higher densities and development standards reflective of the senior population.

- *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.

Timeframe: 2014-2021
Responsible Agency: Planning Division and Neighborhood Improvement Division of the Community Development Department
Funding Source: General Fund

Program 5: Rental Assistance

The Section 8 Housing Choice Voucher Program provides rental subsidies to lower-income families that spend more than 30% of their income on rent. The subsidy represents the difference between the excess of 30% of the monthly income and permits tenants to locate their own housing. As of July 2012, there were 16,250 applicants on the Section 8 waiting list. The waiting list has been closed since 2010. The City recognizes the continuing demand for affordable housing and will continue to seek additional funds to help meet the needs of residents on the Section 8 waitlist.

Objectives:

- Provide rental assistance to 2,337 very low-income persons or households.
- Pursue additional funding for the Section 8 program.

Timeframe: 2014-2021
Responsible Agency: Garden Grove Housing Authority
Funding Source: HUD Section 8

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.

Objectives:

- Provide assistance to potential lower-income homeowners through the First Time Homebuyer Assistance program. Provide first time homebuyer assistance to 1 household, subject to availability of funding.

Timeframe: 2014-2021
Responsible Agency: Neighborhood Improvement Division of the Community Development Department
Funding Source: CalHOME and Neighborhood Stabilization Program (NSP)

Program 7: Preservation of Affordable Rental Housing

Over the next 10 years (2014-2024), 21 assisted developments that provide 528 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 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.

Timeframe: 2014-2021
Responsible Agency: Neighborhood Improvement Division of the Community Development Department, Garden Grove Housing Authority
Funding Source: General Fund

Adequate Housing Sites

Providing adequate sites for housing is the primary objective of the Housing Element. 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.

GOAL 3: Adequate sites to accommodate the City's housing need

Policy 3.1: Provide adequate sites to encourage housing development that will meet the needs of all income groups.

Policy 3.2: Promote a balance of housing types, including mixed use development, to meet the needs of the community.

Policy 3.3: Maintain an inventory of vacant and underutilized land and make available to the development community.

Policy 3.4: Promote the provision of housing for households with special needs, including but not limited to large families, persons with disabilities, families with children, the elderly, and the homeless.

Policy 3.5: Continue to facilitate the development of second units.

Policy 3.6: Ensure that land use and zoning standards provide sufficient flexibility to promote a wide range of housing types and densities.

Policy 3.7: Continue ongoing infrastructure maintenance and upgrades as identified in the City's infrastructure plans to provide sewer and water services that are sufficient to accommodate projected growth.

Program 8: Sites Inventory

According to SCAG, Garden Grove has a regional housing need allocation (RHNA) of **747 units** for the 2014-2021 planning period. This total includes 164 units for very low-income households, 120 units for low-income households, 135 units for moderate-income households, and 328 units for upper-income households. A variety of residential and mixed use opportunity sites are available in Garden Grove that meet and exceed the identified housing need. The RHNA candidate sites for Garden Grove include vacant residential sites, recyclable residential sites, potential development of second units, and mixed use sites. These sites are expected to be developed during the planning period and have the size and density (per zoning) that are appropriate to facilitate development of affordable housing.

Objectives:

- 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.

Timeframe: 2014-2021
Responsible Agency: Planning Division of the Community Development Department
Funding Sources: Departmental Budget

Program 9: Mixed Use Development

Mixed use development will add residential units along major corridors and can provide significant opportunities for affordable housing development. The City has implemented the adoption of new Mixed Use Zoning code and created seven mixed use zones with densities up to 42 units per acre. In addition to providing for expanded residential development in higher density setting, mixed use development 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:

- 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).

Timeframe: 2014-2021
Responsible Agency: Planning Division of the Community Development Department
Funding Source: Departmental Budget

Remove Constraints to Housing Production

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, and offers a "one-stop" streamlined permitting process to facilitate efficient entitlement and building permit processing.

GOAL 4: Remove governmental constraints to the maintenance, improvement, and development of housing.

Policy 4.1: Periodically review residential development standards and regulations, ordinances, processing procedures, and fees to identify and mitigate constraints that may impede the development, improvement, and conservation of housing.

Policy 4.2: Provide avenues for the development of housing for extremely low-income and special needs persons.

Program 10: 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 or 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:

- Periodically evaluate emergency shelter development and siting standards and 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.

Timeframe: 2014-2021
Responsible Agency: Planning Division of the Community Development Department
Funding Source: General Fund

Program 11: Parking Standards

The City's current parking standards have been in place since 2005, with the addition of mixed use parking standards in 2010. Since adoption of these standards, the City continued to experience similar trends of residential permitting activities. Furthermore, Garden Grove continued to remain as one of the more affordable communities in Orange County. Therefore, these standards, while a perceived constraint to housing development, have not actually constrained housing development in the community.

Parking standards for multi-family developments are comparable to other cities (as shown by a 2005 City traffic study). In 2010, the City established parking standards for mixed use developments, including allowing for off-site and shared parking as a means to reduce the overall number of parking spaces required per unit.

Objectives:

- 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.

Timeframe: 2014-2021
Responsible Agency: Planning Division of the Community Development Department
Funding Source: General Fund

Program 12: 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 2014 Housing Element.

Objective:

- 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.

Timeframe: Within 30 days of adoption of the Housing Element
Responsible Agency: Public Works Department
Funding Source: General Fund

Equal 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 FHCOC 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.

GOAL 5: Equal access to housing for all residents

Policy 5.1: Support equal opportunity practices in the sale or rental of housing without regard to race, ethnicity, religion, disability, sexual orientation, age, gender, and family status.

Policy 5.2: Ensure equal housing opportunities by taking appropriate actions, when necessary, to prevent housing discrimination in the local market.

Policy 5.3: 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.

Program 13: Fair Housing Services

The City's commitment to equal access to housing is implemented through a continuing contract with a fair housing service provider for public awareness education, landlord/tenant counseling and dispute resolution, discrimination complaint investigations and referrals, and institutional capacity building. Approximately $35,000 dollars of the City's annual CDBG allocation is used to fund fair housing services through a fair housing service provider. The role of the fair housing service

provider is to provide services to jurisdictions, agencies, and the general public to further fair housing practices in the sale or rental of housing.

Objective:

- 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).
- Require all recipients of federal funds that 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.
- Advertise the availability of fair housing services through: flyers at public counters. Posting of available fair housing services will also be made available on the City's website.

Timeframe: 2014-2021
Responsible Agency: Neighborhood Improvement Division of the Community Development Department
Funding Source: CDBG funds

Program 14: Homeless Housing Needs

To address homelessness in the community, the City of Garden Grove supports several homeless services providers in the community 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 a 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.

Timeframe: 2014-2021
Responsible Agency: Neighborhood Improvement Division of the Community Development Department, Housing Authority
Funding Source: ESG funds, Section 8 Program

Community Engagement

The City will take a proactive approach to engaging the public throughout the adoption and implementation of the housing element. Through regular review of the housing element and public outreach, the City can respond to changing conditions and changing needs of the population. In

addition, the City's Neighborhood Improvement and Conservation Commission offers regularly scheduled opportunities for residents to discuss housing issues. This seven-member commission recommends programs to improve and preserve neighborhoods through zoning enforcement, housing rehabilitation, street improvement and other programs. The commission also recommends projects to be funded by the federal Community Development Block Grant Program and oversees the program. The committee is also developing strategies to address homelessness in Garden Grove.

Program 15: Implementation and Community Engagement

Objective:

- 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.

Timeframe: Annually (April 1 of each year)
Responsible Agency: Planning Division and Neighborhood Improvement Division of the Community Development Department
Funding Source: General Fund

Quantified Objectives by Income Group

Table 45 summarizes the City's quantified objectives for the 2014-2021 planning period by income group.

- Construction of 747 new housing units, representing the City's RHNA of 164 units for extremely/very low-income households, 120 units for low-income households, 135 units for moderate-income households, and 328 units for above moderate income households.
- Rehabilitation of 210 existing units (70 units through the senior Home Improvement Grant, and 140 units through acquisition and rehabilitation programs)
- Conservation of 2,865 units (528 units at risk of converting to market rate and of conservation of 2,337 Section 8 Housing Choice Vouchers)

Additional objectives for the 2014 planning period not shown in Table 45 include:

- Affordable housing construction assistance for 90 units
- First-time homebuyer assistance to one household
- Fair housing services to 3,500 Garden Grove residents
- Homeless services to 1,750 extremely low-income persons

Table 45: Summary of 2014-2021 Quantified Objectives

	Income Level					
	Extremely Low[17]	Very Low	Low	Moderate	Above Moderate	Total
Construction Objectives	84	80	120	135	328	747
Rehabilitation Objectives			210	--	--	210
Conservation/Preservation Objectives			2,865	--	--	2,865

[17] 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.

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Appendix A:
SITES INVENTORY TABLES

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Table A-1: Garden Grove 2014-2021 Housing Element - RHNA Candidate Sites

APN	Site #	General Plan	Zone	Allowable Density du/ac	Acres	Current Use	Realistic Capacity Units (80%)
08966105	MU Site 1	RCMU1	PUD	700 units allowed on site (approx 50.5 du/ac)	1.98	vacant	560
08966104	MU Site 1	RCMU1	PUD		1.78	vacant	
08966103	MU Site 1	RCMU1	PUD		0.77	vacant	
08907125	MU Site 1	RCMU1	PUD		2.33	auto sales and repair	
08907124	MU Site 1	RCMU1	PUD		2.46	vacant	
08907114	MU Site 1	RCMU1	PUD		0.76	auto sales and repair	
08907113	MU Site 1	RCMU1	PUD		0.76	auto sales and repair	
08907112	MU Site 1	RCMU1	PUD		0.20	auto sales and repair	
08907111	MU Site 1	RCMU1	PUD		0.50	auto sales and repair	
08907108	MU Site 1	RCMU1	PUD		0.73	auto sales and repair	
08907107	MU Site 1	RCMU1	PUD		0.79	auto sales and repair	
08907106	MU Site 1	RCMU1	PUD		0.50	auto sales and repair	
08907105	MU Site 1	RCMU1	PUD		0.29	auto sales and repair	
09909136	MU Site 2	RCMU1	GGMU1	42	0.41	auto repair	14
09909116	MU Site 2	RCMU1	GGMU1	42	0.35	auto repair	11
09909115	MU Site 2	RCMU1	GGMU1	42	0.23	auto repair	7
09909114	MU Site 2	RCMU1	GGMU1	42	0.14	vacant	4
09905151	MU Site 3	RCMU1	GGMU1	42	2.12	Bank	71
13311152	MU Site 4	RCMU2	NMU	21	0.38	strip commercial	6
13311151	MU Site 4	RCMU2	NMU	21	4.58	strip commercial	77
13311150	MU Site 4	RCMU2	NMU	21	0.54	strip commercial	9
13311147	MU Site 4	RCMU2	NMU	21	1.00	strip commercial	17
13311135	MU Site 4	RCMU2	NMU	21	1.26	strip commercial	21
13311154	MU Site 4	RCMU2	NMU	21	0.54	strip commercial	9
13311132	MU Site 4	RCMU2	NMU	21	0.61	strip commercial	10
13311129	MU Site 4	RCMU2	NMU	21	0.68	strip commercial	11
13311127	MU Site 4	RCMU2	NMU	21	0.20	restaurant	3
13311124	MU Site 4	RCMU2	NMU	21	0.75	strip commercial	12
13311120	MU Site 4	RCMU2	NMU	21	7.08	vacant storefront	118
13311106	MU Site 4	RCMU2	NMU	21	4.26	strip commercial	71
13311104	MU Site 4	RCMU2	NMU	21	2.19	strip commercial	36
13309149	MU Site 4	RCMU2	NMU	21	0.81	car wash	14
13309148	MU Site 4	RCMU2	NMU	21	0.45	strip commercial	7
13309147	MU Site 4	RCMU2	NMU	21	0.41	strip commercial	6
13309146	MU Site 4	RCMU2	NMU	21	0.30	strip commercial	5
08901057	MU Site 5	RCMU2	NMU	21	8.31	Kmart	139
08920228	Residential Site 1	MDR	CCSP	23	0.61	vacant	11
21509121	Residential Site 2	MDR	R-3	32	0.39	one residential unit	10
10036233	Residential Site 3	MDR	R-3	32	1.00	one residential unit	26

Table A-2: Garden Grove 2008-2014 Housing Element - Housing Opportunity List							
Site#	**Parcel Number (APN)**	**General Plan**	**Zoning**	**Allowable Density (du/ac)**	**Acres**	**Current Use**	**Realistic Capacity (units)**
Vacant Residential Site #2	099-162-26	MDR	R-3	32	0.99	vacant	25
Recyclable Residential	133-421-24	MDR	R-3	32	0.09	commercial	2
Recyclable Residential	133-421-25	MDR	R-3	32	0.36	commercial	9
Recyclable Residential	133-421-43	MDR	R-3	32	0.30	commercial	8
Recyclable Residential	133-421-27	MDR	R-3	32	0.34	commercial	9
Recyclable Residential	133-381-25	MDR	R-3	32	0.14	commercial	4
Recyclable Residential	133-381-24	MDR	R-3	32	0.15	commercial	4
Recyclable Residential	133-381-26	MDR	R-3	32	0.21	commercial	5
Recyclable Residential	133-381-27	MDR	R-3	32	0.28	commercial	7
Recyclable Residential	133-381-28	MDR	R-3	32	0.30	commercial	8
Vacant Mixed-Use	090-153-21	Mixed-Use	CCSP-CCR25	42	0.3	vacant	10
Vacant Mixed-Use	090-172-07	Mixed-Use	CCSP-CCR35	42	0.2	vacant	6
Vacant Mixed-Use	090-172-08	Mixed-Use	CCSP-CCR35	42	0.2	vacant	6
Vacant Mixed-Use	090-172-15	Mixed-Use	CCSP-CCR35	42	0.2	vacant	6
Vacant Mixed-Use	090-172-31	Mixed-Use	CCSP-CCR35	42	0.16	vacant	5
Vacant Mixed-Use	090-174-07	Mixed-Use	CCSP-CCR35	42	0.27	vacant	9
Vacant Mixed-Use	090-174-19	Mixed-Use	CCSP-PR36	42	0.19	vacant	6
Vacant Residential	090-272-25	LDR	R-1-7	9	0.24	vacant	2
Vacant Residential	097-024-01	LDR	R-1-7	9	0.37	vacant	3
Vacant Residential	097-024-02	LDR	R-1-7	9	0.25	vacant	2
Vacant Residential	097-024-03	LDR	R-1-7	9	0.25	vacant	2
Vacant Residential	097-024-04	LDR	R-1-7	9	0.22	vacant	2
Vacant Residential	097-024-05	LDR	R-1-7	9	0.22	vacant	2
Vacant Residential	097-024-06	LDR	R-1-7	9	0.19	vacant	1
Vacant Residential	097-024-07	LDR	R-1-7	9	0.20	vacant	1

Table A-2: Garden Grove 2008-2014 Housing Element - Housing Opportunity List							
Site#	**Parcel Number (APN)**	**General Plan**	**Zoning**	**Allowable Density (du/ac)**	**Acres**	**Current Use**	**Realistic Capacity (units)**
Vacant Residential	097-024-08	LDR	R-1-7	9	0.19	vacant	1
Vacant Residential	097-024-09	LDR	R-1-7	9	0.19	vacant	1
Vacant Residential	097-024-10	LDR	R-1-7	9	0.17	vacant	1
Vacant Mixed-Use	099-081-28	Mixed-Use	CCSP-PR41	32	0.1	vacant	2
Vacant Mixed-Use	099-091-04	Mixed-Use	CCSP-CC43	42	0.17	vacant	5
Vacant Mixed-Use	099-091-05	Mixed-Use	CCSP-CC43	42	0.15	vacant	5
Vacant Mixed-Use	099-091-27	Mixed-Use	CCSP-CC43	42	0.08	vacant	2
Vacant Residential	099-173-20	MDR	R-3	32	0.26	vacant	7
Vacant Mixed-Use	099-273-17	Mixed-Use	PUD-108-05	24	0.16	vacant	3
Vacant Mixed-Use	099-273-18	Mixed-Use	PUD-108-05	24	0.16	vacant	3
Vacant Mixed-Use	100-101-25	Mixed-Use	CCSP-OP56	42	0.15	vacant	5
Vacant Mixed-Use	100-101-40	Mixed-Use	CCSP-OP56	42	0.14	vacant	4
Vacant Mixed-Use	100-101-41	Mixed-Use	CCSP-OP56	42	0.14	vacant	4
Vacant Mixed-Use	100-101-42	Mixed-Use	CCSP-OP56	42	0.14	vacant	4
Vacant Mixed-Use	100-504-32	Mixed-Use	PUD-113-96	21	0.77	vacant	12
Vacant Residential	133-122-15	LDR	R-1-7	9	0.18	vacant	1
Recyclable Residential	133-381-09	MDR	C-2	32	0.33	commercial	8
Recyclable Residential	133-381-10	MDR	C-2	32	0.18	commercial	4
Recyclable Residential	133-381-11	MDR	C-2	32	0.17	commercial	4
Recyclable Residential	133-382-08	MDR	C-2	32	0.30	commercial	8
Recyclable Residential	133-421-41	MDR	C-1	32	0.41	commercial	11
Vacant Mixed-Use	133-464-08	Mixed-Use	PUD-112-06	24	0.63	vacant	12
Vacant Residential	231-404-01	LDR	R-1-7	9	0.14	vacant	1
Vacant Mixed-Use	231-451-36	Mixed-Use	PUD-121-98	42	0.14	vacant	4

Table A-2: Garden Grove 2008-2014 Housing Element - Housing Opportunity List							
Site#	**Parcel Number (APN)**	**General Plan**	**Zoning**	**Allowable Density (du/ac)**	**Acres**	**Current Use**	**Realistic Capacity (units)**
Vacant Mixed-Use	231-451-37	Mixed-Use	PUD-121-98	42	0.14	vacant	4
Vacant Mixed-Use	231-471-11	Mixed-Use	PUD-141-01	42	0.15	vacant	5
Vacant Mixed-Use	231-471-12	Mixed-Use	PUD-141-01	42	0.18	vacant	6
Vacant Mixed-Use	231-491-20	Mixed-Use	HCSP-TZN	42	0.8	vacant	26

GARDEN GROVE CITY COUNCIL

RESOLUTION NO. 9186-13

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE ADOPTING A MITIGATED NEGATIVE DECLARATION AND APPROVING GENERAL PLAN AMENDMENT NO. GPA-1-13(A) AMENDING THE GENERAL PLAN HOUSING ELEMENT FOR THE 2014-2021 PLANNING PERIOD

WHEREAS, the City of Garden Grove has initiated a review and update of the City of Garden Grove General Plan Housing Element (GPA-1-13(A)) pursuant to the periodic review requirements for housing elements required under Government Code Section 65588;

WHEREAS, a draft Housing Element, attached as "Exhibit A", has been prepared for the planning period of 2014-2021 and submitted to the Planning Commission for review and recommendation;

WHEREAS, the Planning Commission has recommended to the City Council, approval of the draft Housing Element for the 2014-2021 planning period and certification of the Mitigated Negative Declaration following a Public Hearing on May 2, 2013;

WHEREAS, the City has retained a consultant to assist in the preparation of the draft Housing Element;

WHEREAS, the draft Housing Element consists of an extensive analysis comprising 93 pages, with supporting appendix, and comprehensively addresses the statutory requirements of Government Code Section 65583 relating to housing element requirements;

WHEREAS, City staff has been in consultation with the State of California Department of Housing and Community Development (HCD) regarding compliance with Government Code Section 65583, including City consideration of HCD guidelines;

WHEREAS, the Southern California Association of Governments adopted and released a Final Report on its Regional Housing Needs Assessment establishing regional fair share housing allocations for each city in Orange County on October 4, 2012;

WHEREAS, the City has submitted a draft of the City's proposed Housing Element to HCD on November 6, 2012 for comment and revision;

WHEREAS, HCD suggested revisions to the draft Housing Element that have been incorporated into the draft Housing Element as submitted to the Planning Commission;

WHEREAS, HCD in a letter to the City dated January 4, 2013, has made findings pursuant to Government Code section 65585(b) that the draft Housing Element in its current form is in substantial compliance with housing element statutory requirements;

WHEREAS, pursuant to the California Environmental Quality Act, California Public Resources Code Section 21000 *et seq.* (CEQA) and CEQA's implementing guidelines, California Code of Regulations, Title 14, Section 15000 *et seq.* (CEQA Guidelines), an Initial Study was prepared for the Housing Element update, which is based in part on the Program Environmental Impact Report for the City of Garden Grove General Plan update, State Clearinghouse No. 2008041079 certified by the City Council on August 26, 2008 (General Plan EIR), and it has been determined that the proposed Project qualifies for a Mitigated Negative Declaration as the proposed Project cannot, or will not, have a significant effect on the environment with implementation of the mitigation measures identified in the General Plan EIR;

WHEREAS, the Mitigated Negative Declaration was prepared and circulated in accordance with CEQA and CEQA's implementing guidelines;

WHEREAS, pursuant to a legal notice, a Public Hearing was held by the City Council on May 28, 2013, and all interested parties were given an opportunity to be heard; and

WHEREAS, the City Council gave due and careful consideration to the matter during its meeting of May 28, 2013.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GARDEN GROVE FINDS AND DETERMINES AS FOLLOWS:

SECTION 1. Adoption of Mitigated Negative Declaration and revised Housing Element.

The City Council does hereby adopt the Mitigated Negative Declaration and draft General Plan Housing Element for the 2014-2021 planning period, attached as "Exhibit A" hereto.

SECTION 2. Findings.

(a) The City Council finds that the Housing Element addresses all of the statutory requirements relating to the Housing Element General Plan requirements set forth in Government Code Section 65583.

(b) The Department of Housing and Community Development, State of California has made a written finding as of January 4, 2013, that the draft Housing

Element in the form of "Exhibit A" is in substantial compliance with State statutory requirements.

(c) The Housing Element extensively addresses the housing needs of the community and inventories resources and constraints relevant to meeting those needs. The Housing Element sets forth a comprehensive statement of City goals, quantified objectives and policies and action programs for those goals and objectives, which goals and objectives and action programs are set out in pages 81-93 of the Housing Element Plan.

(d) The Housing Element is otherwise consistent with the other elements of the City's General Plan.

Adopted this 28th day of May 2013.

ATTEST:

/s/ BRUCE A. BROADWATER
MAYOR

/s/ KATHLEEN BAILOR, CMC
CITY CLERK

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS:
CITY OF GARDEN GROVE)

I, KATHLEEN BAILOR, City Clerk of the City of Garden Grove, do hereby certify that the foregoing Resolution was duly adopted by the City Council of the City of Garden Grove, California, at a meeting held on the 28th day of May 2013, by the following vote:

AYES:	COUNCIL MEMBERS:	(5)	BEARD, JONES, NGUYEN, PHAN, BROADWATER
NOES:	COUNCIL MEMBERS:	(0)	NONE
ABSENT:	COUNCIL MEMBERS:	(0)	NONE

/s/ KATHLEEN BAILOR, CMC
CITY CLERK

Attached

Exhibit A

Draft Housing Element

I declare under penalty of perjury that the foregoing instrument is a full, true and correct copy of the original on file in this office.

ATTEST: Kathleen Bailor
KATHLEEN BAILOR, CMC
City Clerk
City of Garden Grove
DATED: June 3, 2013