



**City of Garden Grove**



**HOUSING, SAFETY, AND  
ENVIRONMENTAL JUSTICE ELEMENTS**

**PC/NICC Joint Study Session  
September 17, 2020**

# Agenda

- General Plan Overview
  - Housing Element
  - Environmental Justice Element
  - Safety Element
- Public Engagement
- Work Program and Next Steps
- Discussion



**City of Garden Grove**

# GENERAL PLAN OVERVIEW

# A General Plan...

- Belongs to the community and reflects local vision and values
- Long-term plan for maintenance and change
- A “living” document that can be adjusted over time
- Comprehensive
  - Required elements
  - Defined planning area and/or subareas
  - Planning horizon of 15 to 25 years



**City of Garden Grove**

# HOUSING ELEMENT



# Housing Element Basics

- A state-required element of the General Plan
- Only General Plan element that requires review and “certification” by a State agency, the Department of Housing & Community Development (HCD)
- 2021-2029 update due October 15, 2021

# Housing Element Legislative Intent

“The availability of housing is of **vital statewide importance**...[and] 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 the housing needs of **all economic segments** of the community.”

# Housing Element Content

## Constraints to Housing Development

- Governmental
- Nongovernmental
- Market
- Environmental
- Infrastructure

## Resources and Sites Inventory

- Housing Sites for all Income Levels
- Administrative Resources
- Financial Resources

## Housing Plan 2021-2029

## Needs Assessment

- Demographic Trends
- Housing Market Trends
- Special Needs Groups

## Progress

How City measures up in implementing previous Housing Element



# What is Affordable Housing?

- Affordable housing: a household paying no more than 30% of its annual income on housing
- Cost burden: When monthly housing costs (including utilities) exceed 30% of monthly income

**In Garden Grove, 44% of all households experience housing cost burden.**

# State Income Thresholds for Orange County

Income Level	1-Person	2-Person	3-Person	4-Person	5 Person
<b>Extremely Low (0-30% AMI)</b>	\$26,950	\$30,800	\$34,650	\$38,450	\$41,550
<b>Very Low (31-50% AMI)</b>	\$44,850	\$51,250	\$57,650	\$64,050	\$69,200
<b>Low (51-80% AMI)</b>	\$71,750	\$82,000	\$82,250	\$102,450	\$110,650
<b>Moderate (81-120% AMI)</b>	\$86,500	\$98,900	\$111,250	\$123,600	\$133,500

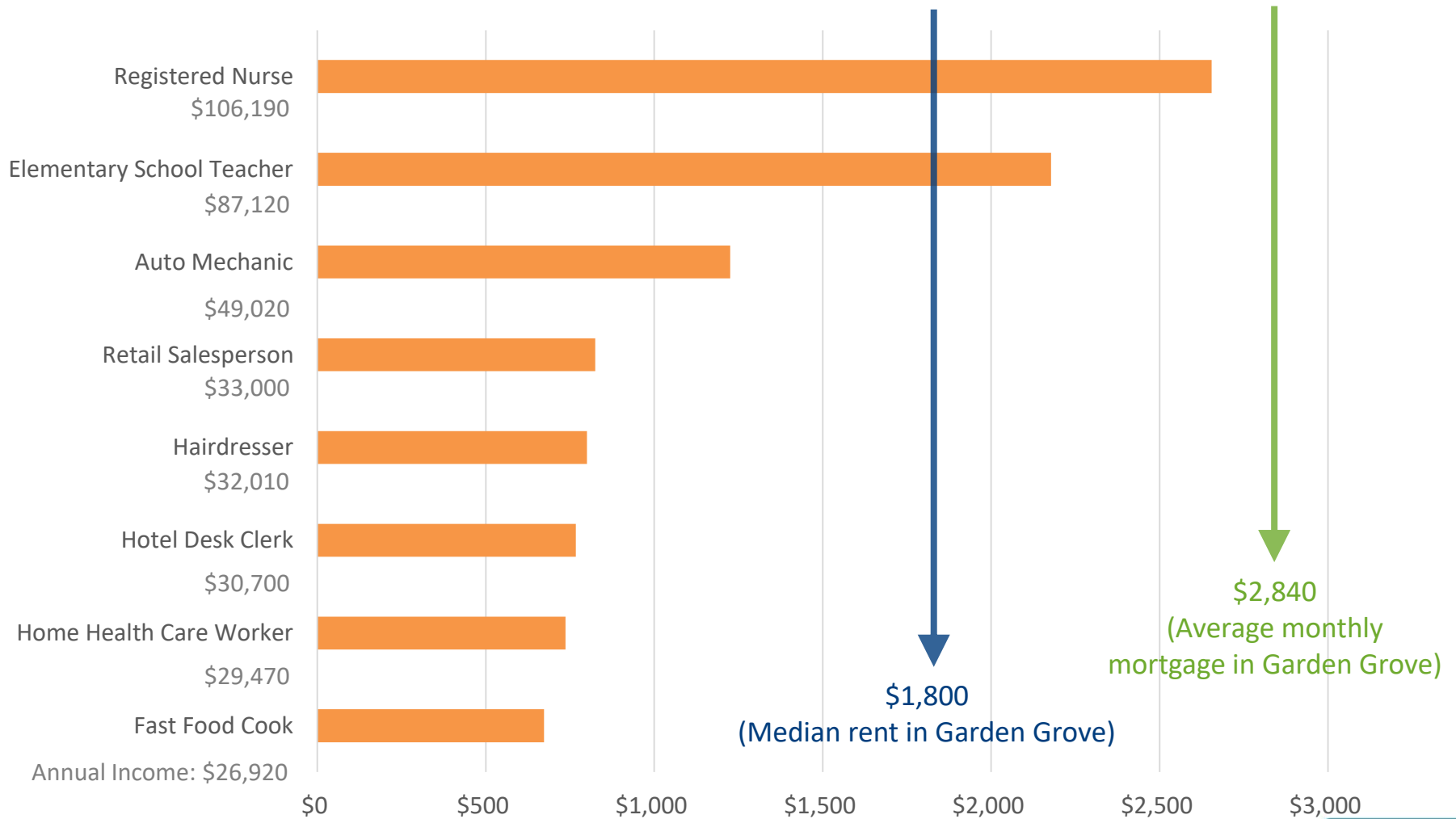
Affordable housing = 30% of household income

Example: \$102,450 x 30% = \$30,735/12 months -> \$2,560 per month

AMI = Area Median Income

Orange County AMI = \$103,000 (family of 4)

# Monthly Affordable Housing Cost



# Jobs:Housing Ratio

Jurisdiction	Jobs : Housing Ratio
<b>Garden Grove</b>	<b>1.2</b>
Stanton	0.8
Westminster	0.9
Orange County	1.5
Fountain Valley	1.6
Cypress	1.7
Anaheim	1.8
Orange	2.7
Los Alamitos	3.4

# What is the RHNA?

The Regional Housing Needs Allocation (RHNA) quantifies the housing need in each city



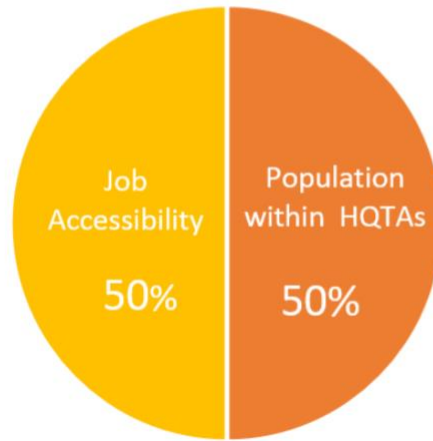
# What is the RHNA?

Jurisdiction	Population (2020 Estimate)	Housing Units (2020 Estimate)	Draft 2021 - 2029 RHNA
<b>Garden Grove</b>	<b>175,155</b>	<b>47,953</b>	<b>19,122</b>
Los Alamitos	11,567	4,414	767
Stanton	39,077	11,448	1,227
Santa Ana	335,052	78,761	3,087
Cypress	49,272	16,631	3,927
Orange	140,065	46,079	3,927
Fountain Valley	55,878	19,363	4,827
Westminster	92,421	28,002	9,737
Unincorporated Orange County	128,421	42,433	10,381
Anaheim	357,325	110,745	17,411



## Regional Existing Need

**Existing Housing Need:**  
837,000 units  
for the region



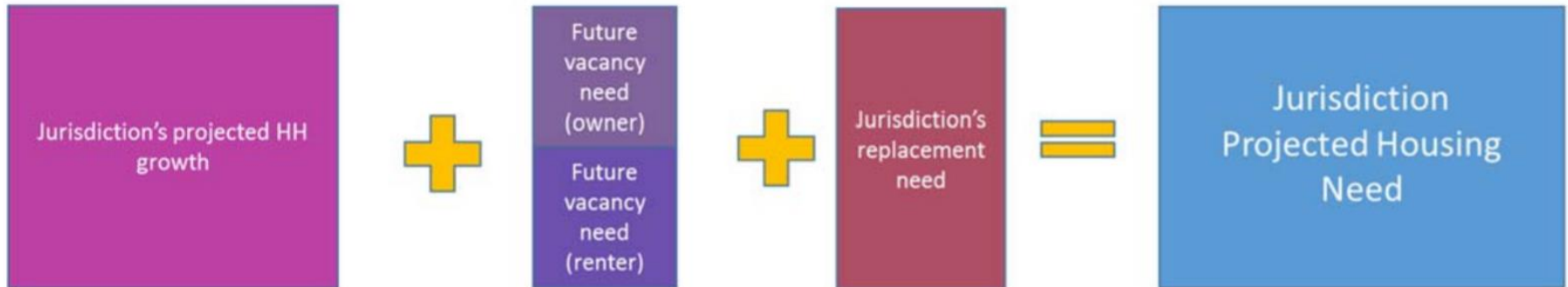
## Jurisdiction Existing Need



Modification for extremely disadvantaged communities: reallocation to non-disadvantaged communities (net residual factor)

## Future Housing Need:

505,000 units for the region



RHNA Allocation inputs for Garden grove city		
Forecasted household (HH) growth, RHNA period:	1,221	
Vacancy Adjustment	38	
Replacement Need	253	
<b>TOTAL PROJECTED NEED:</b>	<b>1,512</b>	
Existing need due to job accessibility (50%)	6,172	
Existing need due to HQTa pop. share (50%)	5,561	
Net residual factor for existing need^	5,877	
<b>TOTAL EXISTING NEED</b>	<b>17,611</b>	
<b>TOTAL RHNA FOR GARDEN GROVE CITY</b>	<b>19,122</b>	
		<i>Pct of total</i>
Very-low income (<50% of AMI)	4,155	21.7%
Low income (50-80% of AMI)	2,795	14.6%
Moderate income (80-120% of AMI)	3,204	16.8%
Above moderate income (>120% of AMI)	8,968	46.9%

# Garden Grove RHNA by Income Group

Income Group	% of Median Income	Garden Grove 2021 – 2029 RHNA	% Of Units
Very Low	31-50%	4,155	21.7%
Low	51-80%	2,795	14.6%
Moderate	81-120%	3,204	16.8%
Above Moderate	120% +	8,968	46.9%
Total		19,122	

6,949

Source: Southern California Association of Governments Draft Regional Housing Needs Allocation, 2020.

Goal for accommodating housing need through land use policies and planning (zoning)

- *Not a construction obligation!*

# 2014-2019 Housing Constructed

Income Level	2013	2014	2015	2016	2017	2018	2019	Total	2014 RHNA Target
Very Low					13			<b>13</b>	164
Low		14			33			<b>47</b>	120
Moderate	3	50	7	9	13			<b>82</b>	135
Above Moderate	38	37	46	10	9	274	125	<b>539</b>	328
Total	41	101	53	19	68	274	125	<b>681</b>	747

# Meeting the RHNA: the Next 8 Years

- Approved housing and mixed-use projects  
*Projects that will receive Certificate of Occupancy after June 30, 2021*
- Projects in the application pipeline
- Potential sites
  - Vacant sites
  - Underutilized sites that could redevelop
  - Accessory dwelling units (“granny flats”)

# 1,212 Projects in the Pipeline



Project/Address	Units	Status
10080 Garden Grove Blvd	394 senior units	Under construction
12901 Lewis St	70 single-family homes	Under construction
9681 11 <sup>th</sup> Street	31 townhomes	Under construction
8218 Garden Grove Blvd	46 units	Plan check
Brookhurst Triangle Phase 2	494 units	Phase 1 complete
10201 Garden Grove Blvd	54 units (mixed-use)	Preliminary review
14212 Brookhurst	72 units (mixed-use)	Preliminary review
9915 Garden Grove Blvd	51 units (mixed-use)	Preliminary review

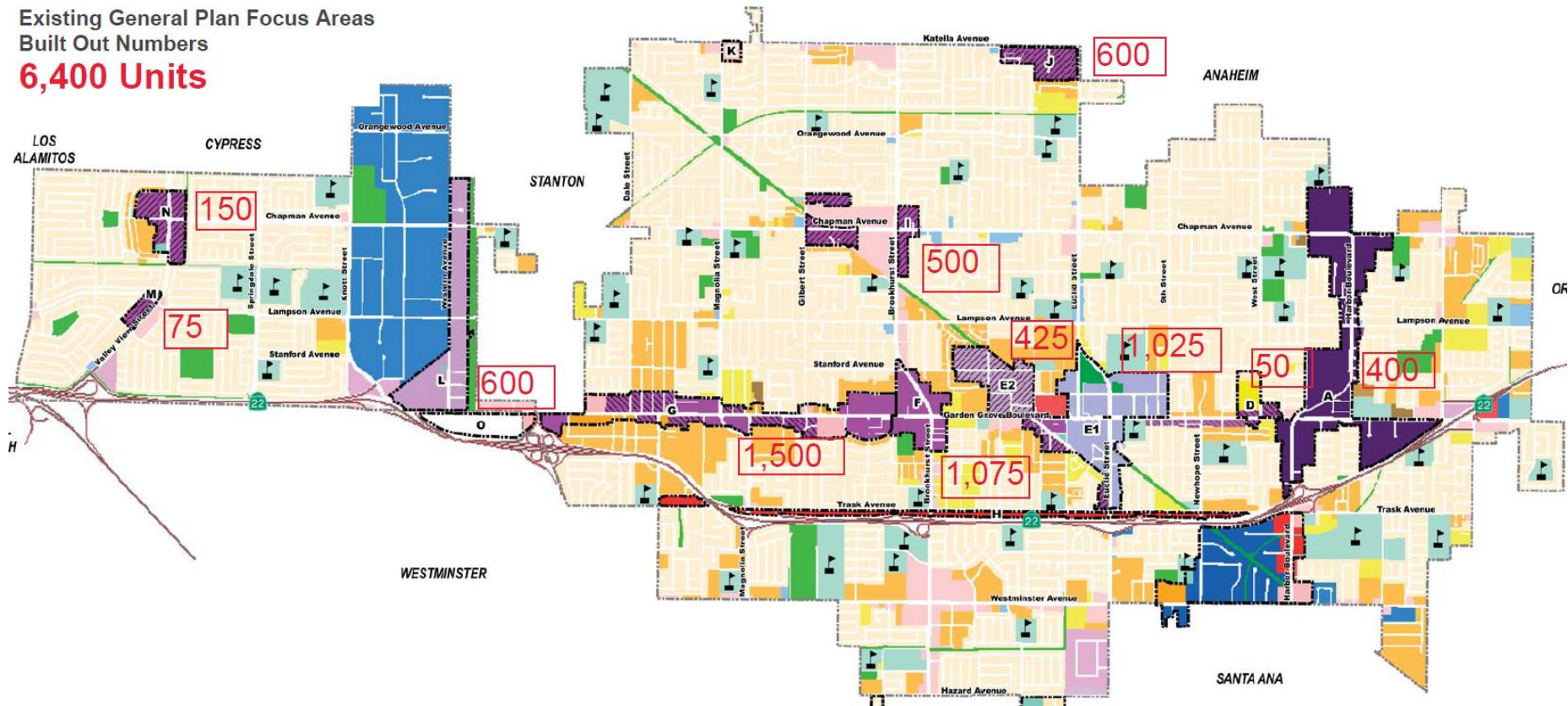


# Meeting the RHNA: Existing General Plan Assumptions

Existing General Plan Focus Areas

Built Out Numbers

**6,400 Units**



$$19,122 - 6,400 = 12,722?$$

- Allow higher residential densities
- Rezone underperforming commercial properties for mixed use
- Transition industrial lands
- Housing on church properties

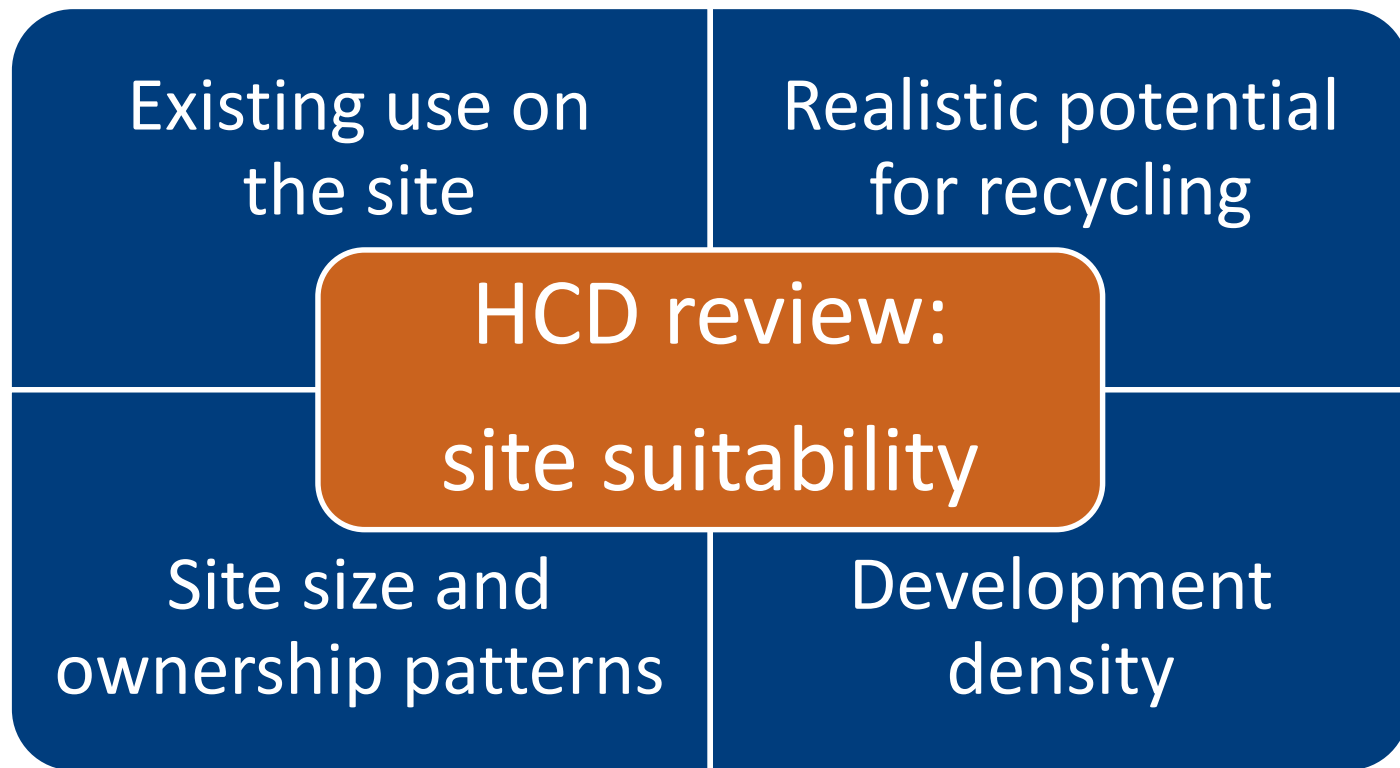


Brookhurst Triangle:  
50 units per acre



Garden Brook Senior Village:  
78 units per acre

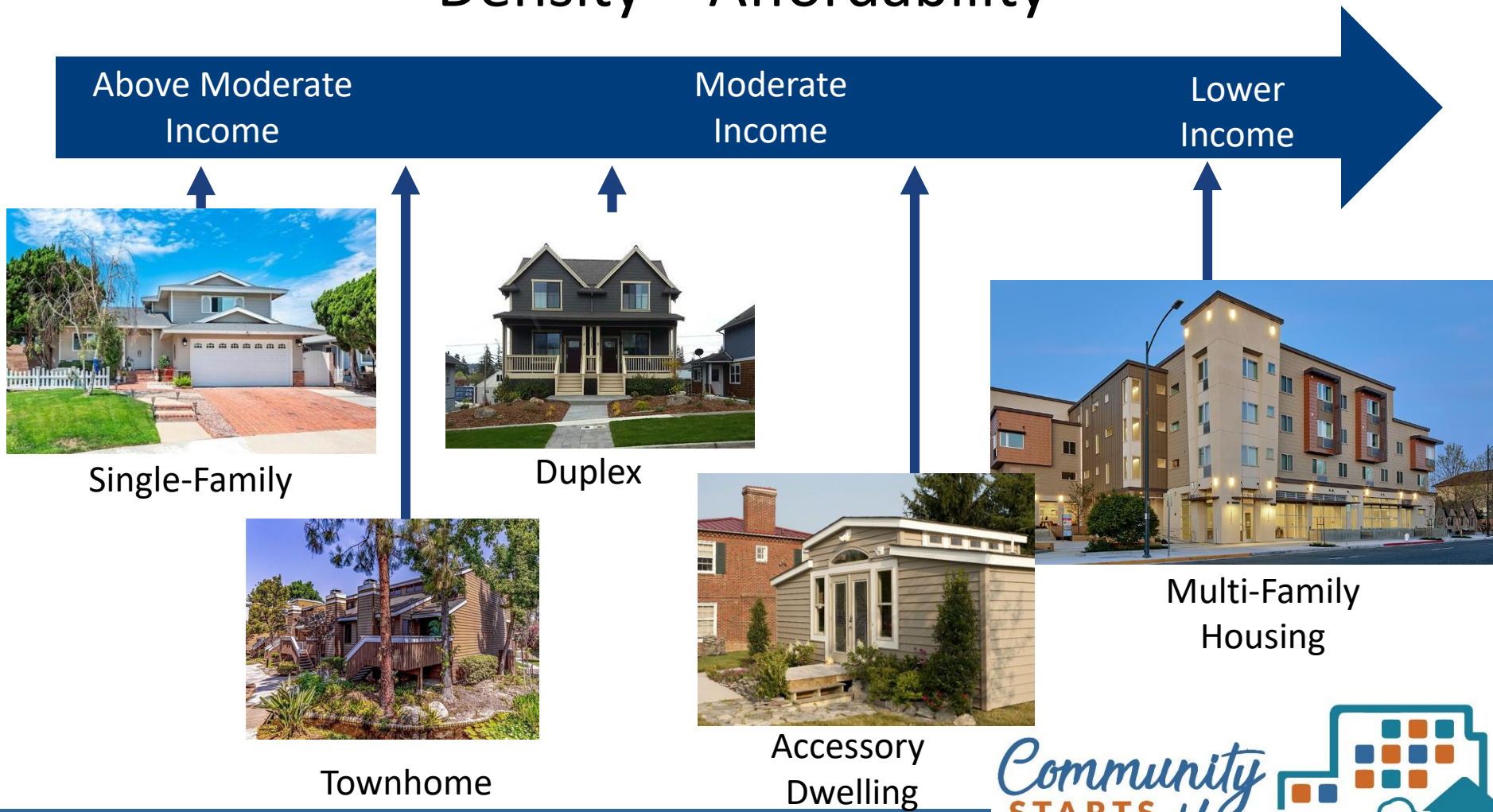
# CA HCD Review: Site Suitability Criteria





# Housing Element Sites Assumption

Density = Affordability



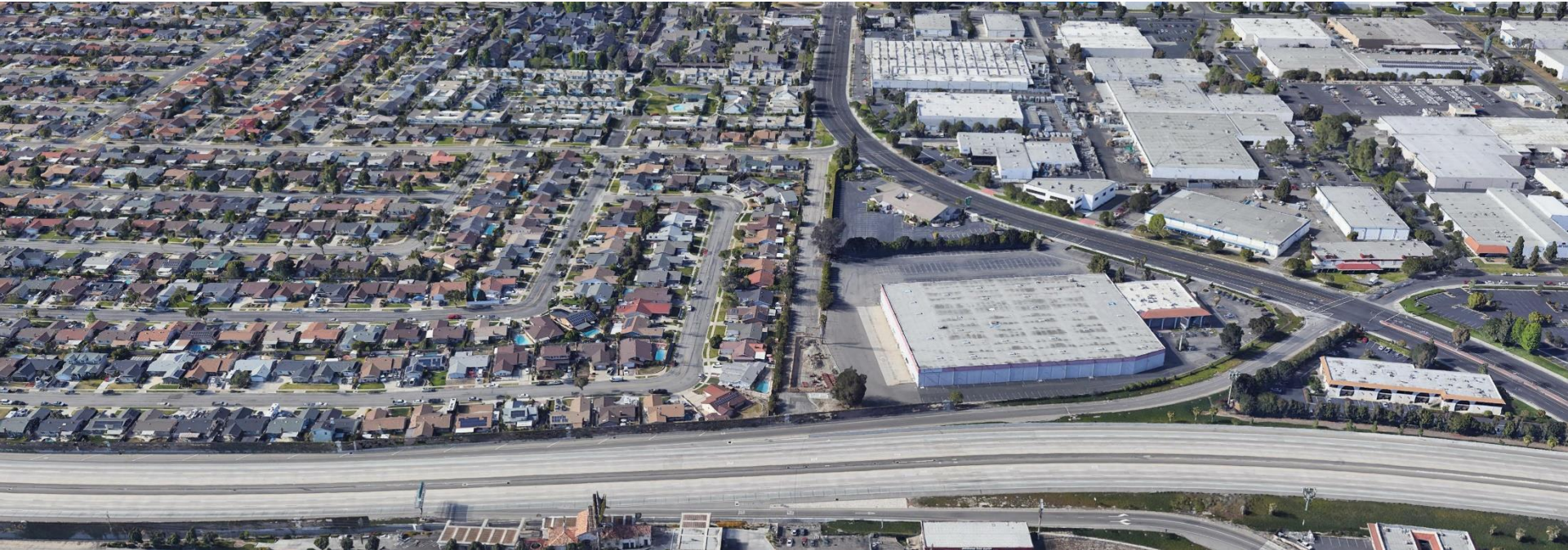


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# ENVIRONMENTAL JUSTICE



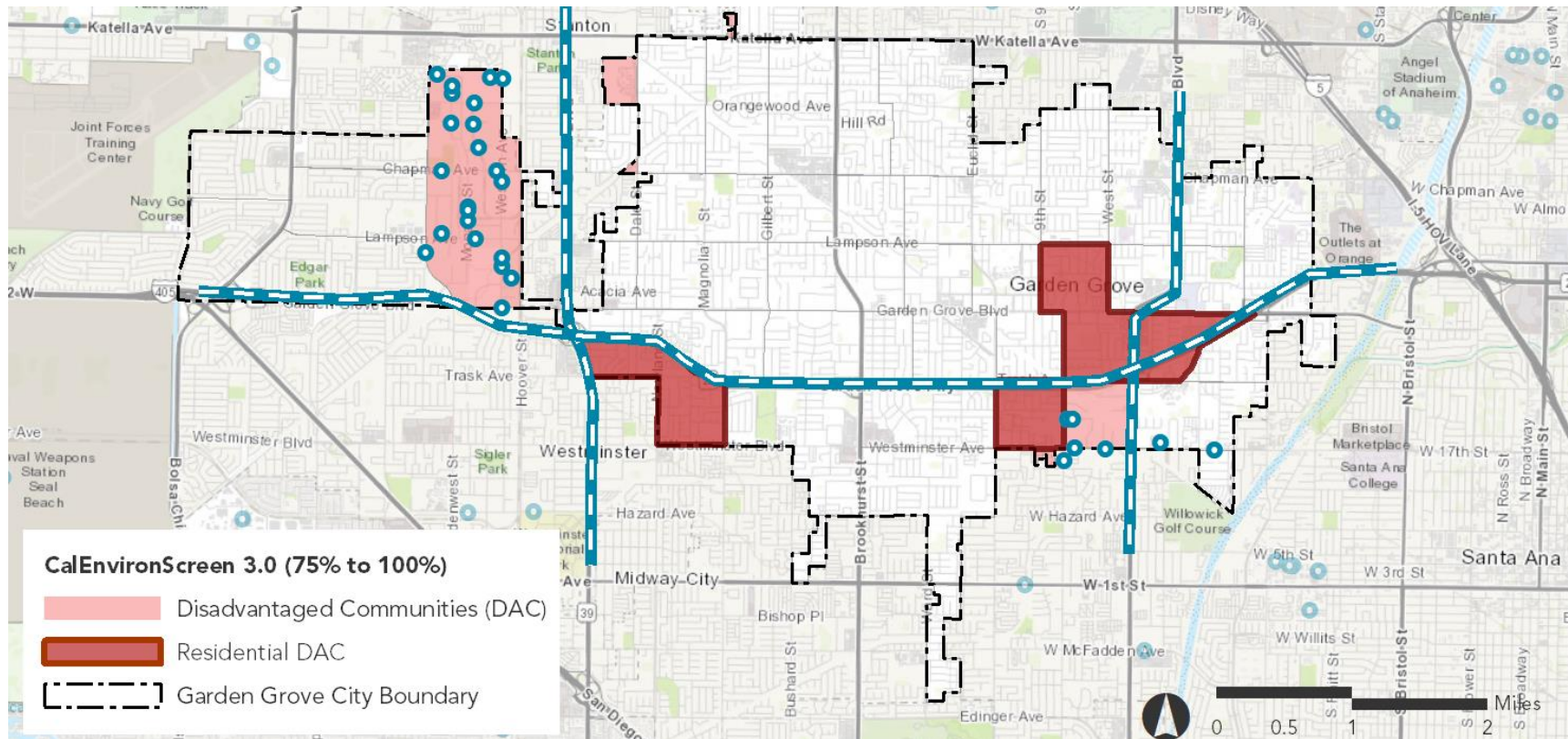
# Environmental Justice



Some communities bear a disproportionate burden of pollution and health risks. Environmental justice seeks to correct this inequality.



# Disadvantaged Community



High risk of exposure to pollution in the air, water, or soil. Located near freeways, major roads, and/or industrial uses.

# Pollution Burdens

Exposure Indicators	Disadvantaged Communities Average Percentile Scores
Toxic Releases From Facilities	98
Traffic Density	93
Air Quality (PM2.5)	66
Diesel Emissions PM	54
Ozone Concentration	53
Drinking Water	46
Groundwater Threats	44

Environmental Effects Indicators	Disadvantaged Communities Average Percentile Scores
Hazardous Waste Facilities	43
Pesticide Use	28
Cleanup Sites	0
Impaired Water Bodies	0
Solid Waste Sites/Facilities	0

**Linguistic Isolation**

9 - 26
27 - 56
57 - 79
80 - 89
90 - 97

--- Garden Grove City Boundary

The logo for "Community Starts with Housing" features the text "Community" in a large, blue, cursive font, "STARTS" in a bold, orange, sans-serif font, and "WITH Housing" in a smaller, blue, sans-serif font. To the right of the text is a stylized graphic of a house with a blue roof and a white body, containing a grid of orange and blue squares, and a small green tree in front.

# Population Characteristics

Sensitive Indicators	Disadvantaged Communities Average Percentile Scores
Cardiovascular Disease	72
Low Birth Weight Infants	69
Asthma	45

Socioeconomic Factor Indicators	Disadvantaged Communities Average Percentile Scores
Linguistic Isolation	88
Educational Attainment	79
Housing Burdened Low-Income Households	74
Poverty	72
Unemployment	49



# access to community resources





access to  
healthy foods







active community engagement







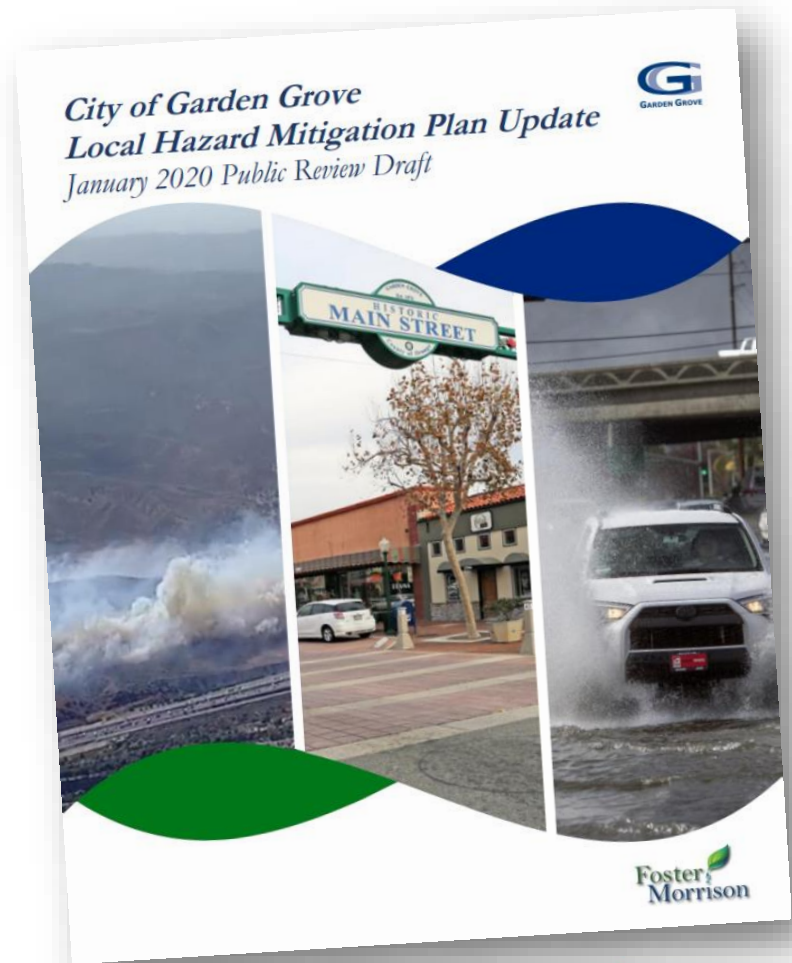


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# SAFETY ELEMENT

# Safety Element

- Adjustments to reflect State law (SB 379)
- Address climate adaptation and resiliency
- Incorporate measures from recently adopted Local Hazard Mitigation Plan



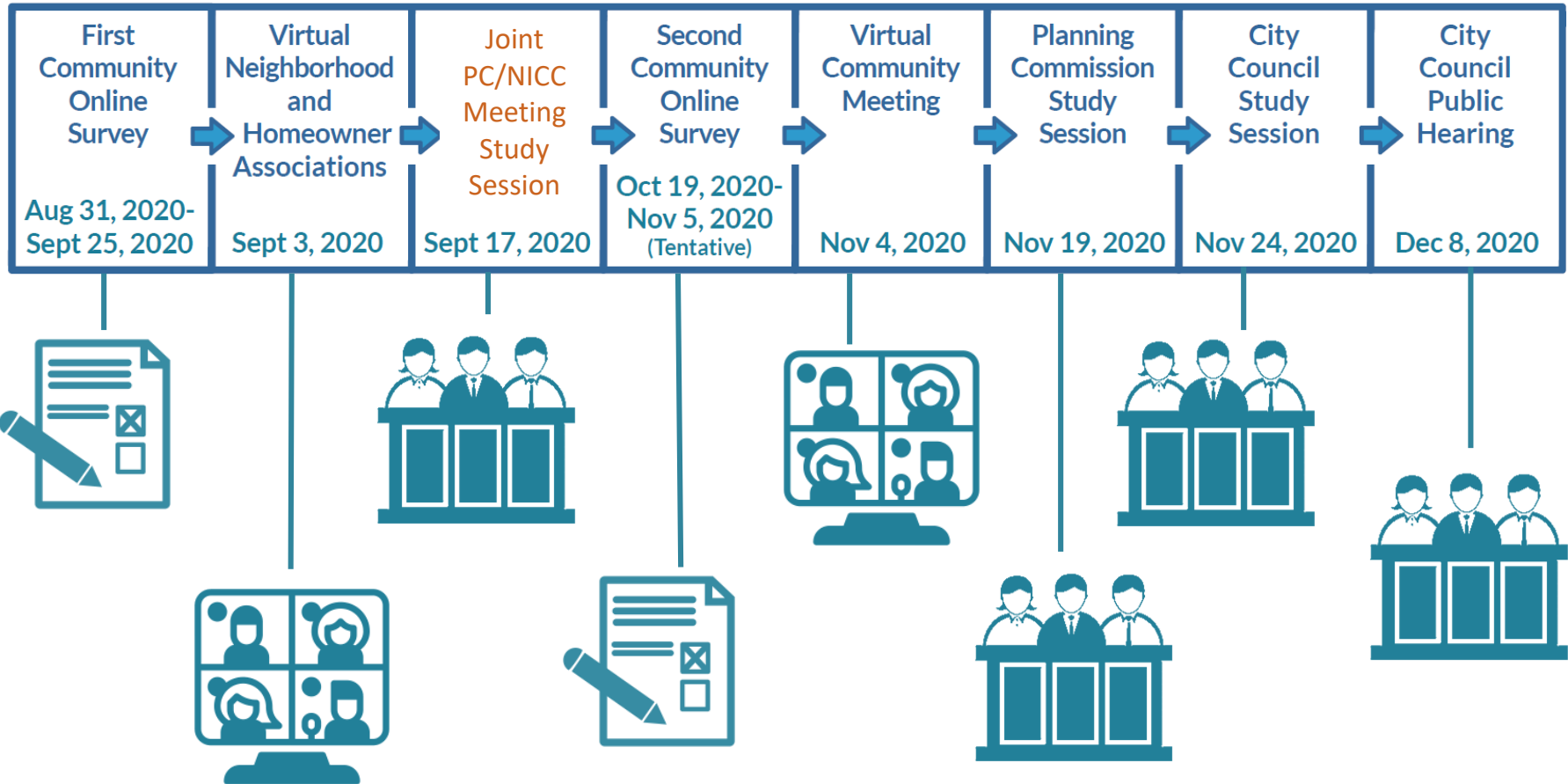


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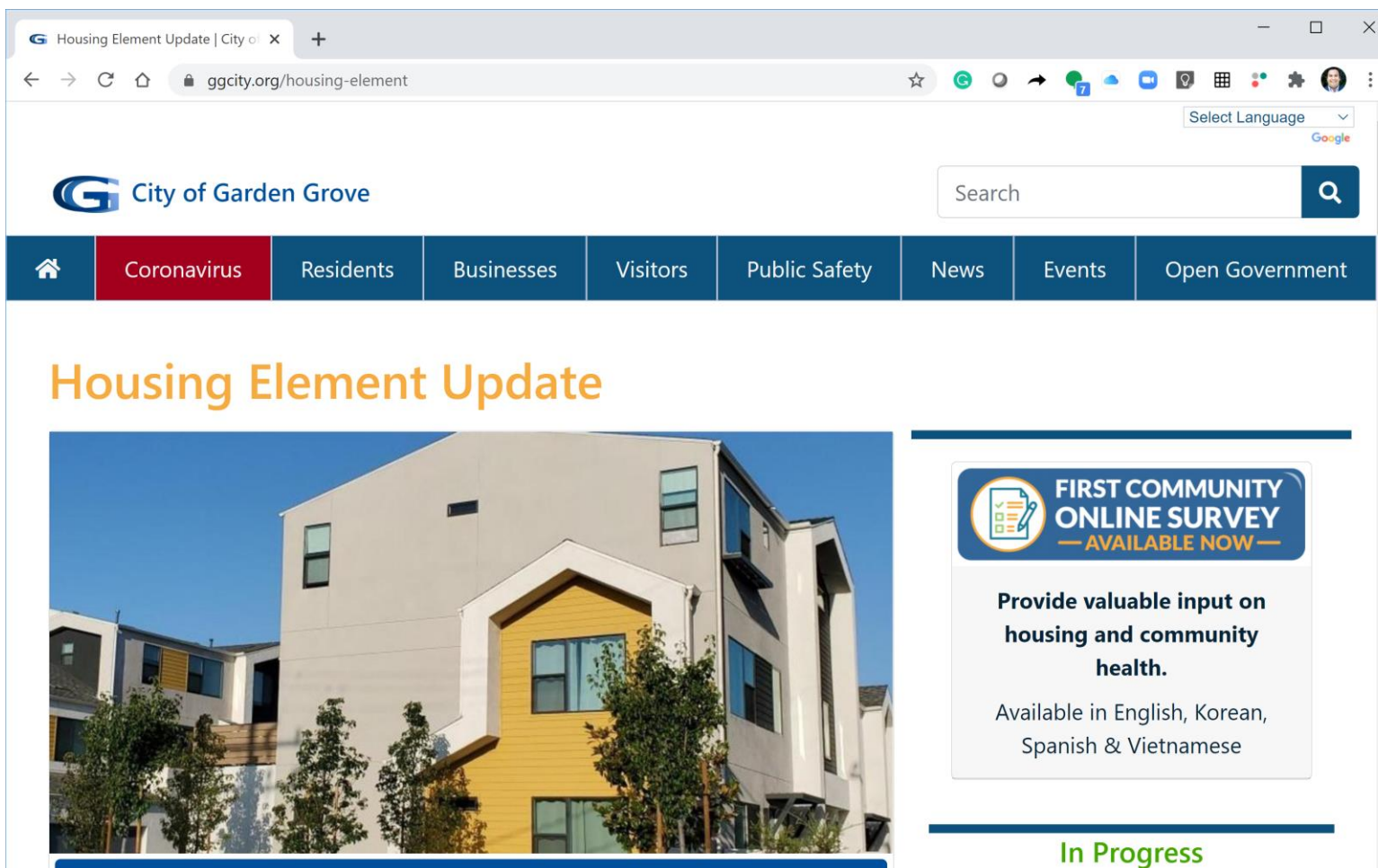
# PUBLIC ENGAGEMENT PROCESS



# First Round of Public Engagement



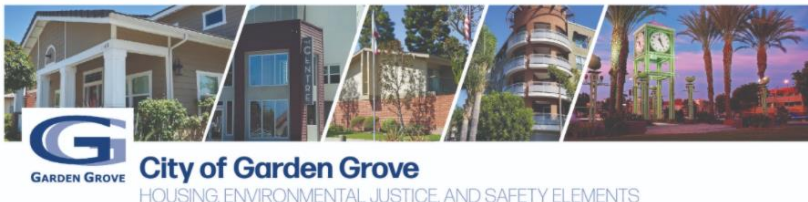
# City Website



# Online Community Survey

Bản Khảo Sát Cộng Đồng Garden Grove

Ngôn ngữ: Tiếng Việt Thay đổi ngôn ngữ



Vào năm 2008, Thành Phố Garden Grove đã thông qua một bản Quy Hoạch Chung (General Plan) để lên kế hoạch cho sự phát triển lâu dài của cộng đồng cùng với các dịch vụ công cộng. Thành phố hiện đang điều chỉnh hạng mục Gia Cư (Housing Element) của bản Quy Hoạch Chung, và chuẩn bị thêm vào một hạng mục mới, gọi là hạng mục Công Lý Môi Trường (Environmental Justice Element.) Hạng mục Gia Cư phân tích nhu cầu nhà ở của người dân ở mọi mức thu nhập, và đề ra các chiến lược và giải pháp thích hợp để giải quyết vấn đề nhà ở trong thành phố. <https://ggcity.org/housing-element>

Hạng mục về Công Lý Môi trường (Environmental Justice Element) tập trung vào việc cải thiện sức khỏe cộng đồng thông qua việc cải tạo chất lượng không khí, tăng cường khả năng tiếp cận công viên và các tiện ích công cộng, đa dạng hóa việc chọn lựa thực phẩm, bảo đảm điều kiện nhà ở và an toàn vệ sinh, và thúc đẩy khả năng tham gia các hoạt động thể dục thể thao lành mạnh cho tất cả cư dân.

Chúng tôi khuyến khích quý vị đề những vấn đề quý vị tin là cần phải được giải quyết trong vòng 5 đến 10 năm sắp tới. (Cảm ơn đã tham gia!) Cảm ơn sự tham gia của quý vị!

Tiếp theo

Bản Khảo Sát Cộng Đồng Garden Grove

Thoát Ngôn ngữ: Tiếng Việt

**Tình trạng gia cư hiện tại của quý vị như thế nào?**

☐ Thuê

☐ Sở hữu

☐ Sống với gia đình hoặc bạn bè, và không sở hữu hoặc trả tiền thuê nhà

☐ Hiện không có nhà cố định

☐ Ý kiến khác (vui lòng ghi rõ)

☒ Không có câu trả lời

**Garden Grove cần những kiểu nhà ở nào nhất.**

Kéo và thả ba lựa chọn hàng đầu của bạn từ danh sách "Lựa chọn" ở bên trái sang chỗ "Xếp hạng" ở bên phải, xếp theo thứ tự giảm dần. Điều quan trọng nhất ở trên và ít quan trọng hơn ở dưới cùng.

Các lựa chọn của bạn	Xếp hạng của Bạn
Nhà một căn	

- English
- Vietnamese
- Korean
- Spanish

# Stakeholder Interviews

## Advocacy Groups and Service Providers

### Focus Group Meetings

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

#### AGENDA:

Welcome and Introductions - 5 mins

Overview - 5 minutes

Discussion - 45 mins

Summary and Next Steps - 5 mins

### Key Themes



### Housing

#### Challenges

Affordable Housing: Residents looking to remain in Garden Grove - Housing with Subsidies	Subset: elderly	Permanent supportive housing - homeless	Costs Burden/Garden Grove/Anaheim - large service sector - for tourism
Eviction prevention, especially resort workers	Need for apartments with accessibility (universal access)	Market rate housing is not affordable to working families	Overcrowding/ doubling up
Need for policy to address affordable housing - not building lower income housing	Need for low and very low housing - missing housing segment	NIMBYism- Need elected officials to show courage	State deficit
Workforce housing, senior, affordable housing	Homeless housing - need to be creative	Housing discrimination of Asian community (COVID related)	Need for accessibility and modifications

#### Opportunities

Train volunteers to provide action/implement programming (housing and homeless)	Opportunity - need Garden Grove to be active in more vouchers	End racial segregation if planning and zoning is done well.	Use Zoning tools to help with affordability - opportunity or inclusionary ordinances	Grassroots effort - use volunteers - citizen working group working with consultants	Support ADUs (they are expensive to build)
Be familiar with non-profits housing organizations (Umbrose Housing, National Core)	Use local labor in housing development and to build economy	Learn from our past	Courage for elected officials and support from local advocates - host a Town Hall	Make sure community is involved and has access - in a systematic way	OC street car future lines along Harbor, senior housing, low-income housing to meet different housing needs - how to balance the area
Tom Cottle with CNC Development	Possible new federal administration to invest in Section 8 and affordable housing	Create incentives for affordable housing	Disperse affordable and multi-family housing throughout opportunity areas	Working group to meet regularly - come up with recommendations - true community engagement and partnership	Explore RHNA shoring with Santa Ana for Willowick
Build more ADU and mini/tiny homes to meet community need)	Housing Element turn into an Economic opportunities - encourage development in different areas	Disadvantaged Communities - how do we reach out - school districts	Need transit to support housing	Need for affordable housing with services and partnerships	Mixed use development - access to food and health centers

#### Potential Housing Locations

Near OC Streetcar - Station Terminus	Empty shopping centers in higher income neighborhoods - target affordable housing	Commercial corridors
At and near Willowick	Areas of opportunity	Transitioning industrial areas
Surplus land acts - make sure affordable housing is a part of the conversation	Upzoning will create value and higher land costs	Policy in place - miss match with higher land costs vs requesting for affordable housing
City - owned properties	School campuses - combining K-8 results in surplus land	Accessory Dwelling Units



# Community Workshops





# Program Timeline

Public Input



Surveys & Online  
Workshops to Receive  
Input and Prioritize  
Options

Fall 2020



Update Elements and  
Draft New  
Environmental Justice  
Element

Winter 2020



Workshop to Review  
Draft Elements

Spring 2021

State HCD Review

Summer 2021



Environmental  
Analysis

Summer 2021



Planning  
Commission and  
City Council  
Consideration

Fall 2021

Public Input





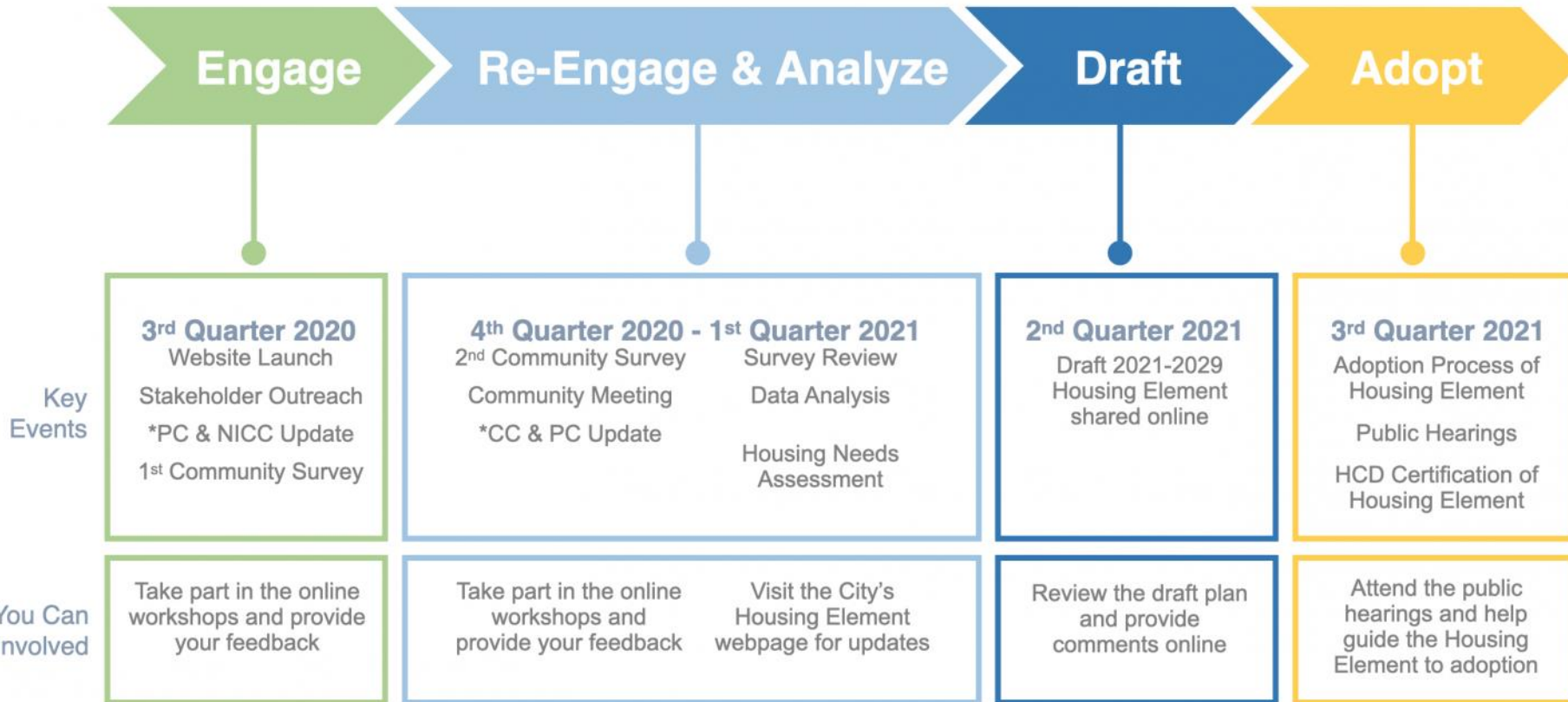
**City of Garden Grove**



**HOUSING, SAFETY, AND  
ENVIRONMENTAL JUSTICE ELEMENTS**

**PC/NICC Joint Study Session  
September 17, 2020**

# Project Overview



\* PC: Planning Commission  
 NICC: Neighborhood Improvement Conservation Commission  
 CC: City Council