



City of Garden Grove

HOUSING, ENVIRONMENTAL JUSTICE, AND SAFETY ELEMENTS

City Council Presentation December 8, 2020



Agenda

- Introductions
- Public Engagement Overview
- November 18, 2020 Community Workshop
- Approach to Address RHNA
- Housing Sites: Interactive Discussion
- RHNA Appeal
- Public Comments
- Next Steps



City of Garden Grove

HOUSING, ENVIRONMENTAL JUSTICE, AND SAFETY ELEMENTS

Public Engagement Overview



Public Engagement

- Stakeholder Interviews and Focus Groups Meetings (Aug/Sept 2020)
- PC/NICC Joint Study Session (Sept 17, 2020)
- Housing/Environmental Justice Community Survey (Sept 2020)
- Housing Sites/Land Use Mapping Survey (Nov/Dec 2020)
- Community Workshop (Nov 18, 2020)
- Planning Commission Study Session (Nov 19, 2020)
- Summary of public outreach

Stakeholder and Focus Groups

- City Councilmember Interviews
- Focus Groups
 - Housing and Affordable Housing Developers
 - Service Providers and Advocacy Groups
 - Neighborhood and Homeowner Associations
 - Business Community and Education Partners
 - Non-Housing Advocacy Groups

Stakeholder and Focus Groups

Advocacy Groups and Service Providers Focus Group Meetings
September 2, 2020, 10:30 a.m.

Key Themes: Address NIMBYism, Create More Accessible Housing, Create Healthy Communities and Complete Neighborhoods, Capture upside value to increase affordability and community benefits, Use Guest Approaches, Work with Advocates, Create Housing Barriers Working Group, Create More Affordable Housing, Provide Advocacy and Education on Affordable Housing and Homelessness, Address Community Needs Holistically.

Housing Developers Focus Group Meetings
September 2, 2020, 100 p.m.

Key Themes: Provide more housing, affordable and market rate, Create structured FLEXIBILITY, Develop clear and consistent standards, Encourage participation in the planning process, Develop quality, Develop clear affordable housing policies, Strike a balance (product vs financing), Implement collaborative solutions, Identify locations for pursue opportunities.

Non Housing Advocacy Groups Focus Group Meetings
September 3, 2020, 10:30 a.m.

Key Themes: Support Community Partnerships, Add Community Facilities and Green Space, Build Connections, Continuum of housing support, Economic Opportunities, Focus on youth and senior needs.

Public Stakeholders Focus Group Meetings
September 3, 2020, 6:00 p.m.

Key Themes: Need more affordable housing, Create housing that looks nice, Identify creative solutions, Develop housing in walkable areas, Support mixed-use projects, Maintain community, Access to healthy lifestyles for ALL, Address parking concerns, Identify funding sources for housing.

Environmental Justice and Community Health Focus Group Meetings
September 3, 2020, 6:00 p.m.

Key Themes: Provide more housing, affordable and market rate, Create structured FLEXIBILITY, Develop clear and consistent standards, Encourage participation in the planning process, Develop quality, Develop clear affordable housing policies, Strike a balance (product vs financing), Implement collaborative solutions, Identify locations for pursue opportunities.



Stakeholder and Focus Groups

Housing Advocates

- Address NIMBYism
- Create more accessible housing
- Complete neighborhoods
- Grassroots approach
- Equity
- More affordable housing
- Advocacy and education on affordable housing/homeless
- Community partnerships and participation
- Address community needs holistically

Stakeholder and Focus Groups

Housing Developers

- Need for more housing: affordable and market rate
- Zoning flexibility
- Clear and consistent development standards and objectives
- High quality/attractive housing
- Identify housing opportunities
- Collaborative solutions
- Support new housing types
- Balance: product vs. financing
- Clear affordable housing opportunities

Stakeholder and Focus Groups

Non-Housing Advocacy Groups

- Support community partnerships
- Add community facilities and green space
- Build connections
- Provide housing and services with mentors
- Continuum of housing support
- Economic opportunities
- Focus on youth and senior needs
- Help people navigate the system

Stakeholder and Focus Groups

Neighborhood and Homeowner Associations

- Need more affordable housing
- Attractive housing
- Identify creative solutions
- Develop housing in walkable areas
- Support mixed-use projects
- Maintain community
- Access to healthy lifestyles for everyone
- Address parking concerns
- Identify funding sources for housing

Community Survey

Housing and Environmental Justice Focus

- **622** completed responses
- Four languages: English, Spanish, Vietnamese, and Korean
- Available online
- Advertised online and through social media outlets
- Staff distributed printed copies at select apartment complexes
- In-person surveys conducted at community centers

Garden Grove Community Survey



In 2008, the City of Garden Grove adopted a general plan that outlines the community's long-term physical growth and public services. The City is now updating the Housing Element of that plan and preparing a new Environmental Justice Element. The Housing Element analyzes the community's housing needs at all income levels and identifies housing strategies and solutions. <https://ggcity.org/housing-element>

The Environmental Justice Element focuses on improving community health through better air quality, access to parks and public facilities, diversity of food choices, safe and equitable conditions, and the ability for all residents to engage in the community.

We encourage you to complete the survey in the next five to ten years.

Housing

Currently, do you

Please choose only one.

- Live in Garden Grove
- Work in Garden Grove
- Live and work in Garden Grove
- Do not live or work in Garden Grove

Bản Khảo Sát Cộng Đồng Garden Grove



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 hàng mục Gia Cư (Housing Element) của bản Quy Hoạch Chung, và bổ sung thêm vào một hàng mục mới, gọi là hàng mục Công Lý Môi Trường (Environmental Justice Element.) Hàng mục Gia Cư phân tích nhu cầu nhà ở của người dân ở mức thu nhập thấp 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>

Hàng 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 để 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!

Gia Cư

Hiện tại thì quý vị đang:

Vui lòng chọn chỉ một trong những cái sau:

- Sống tại thành phố Garden Grove
- Làm việc tại thành phố Garden Grove
- Sống và làm việc tại thành phố Garden Grove
- Không sống và làm việc tại thành phố Garden Grove

가든 그로브 지역사회(Garden Grove Community) 설문조사



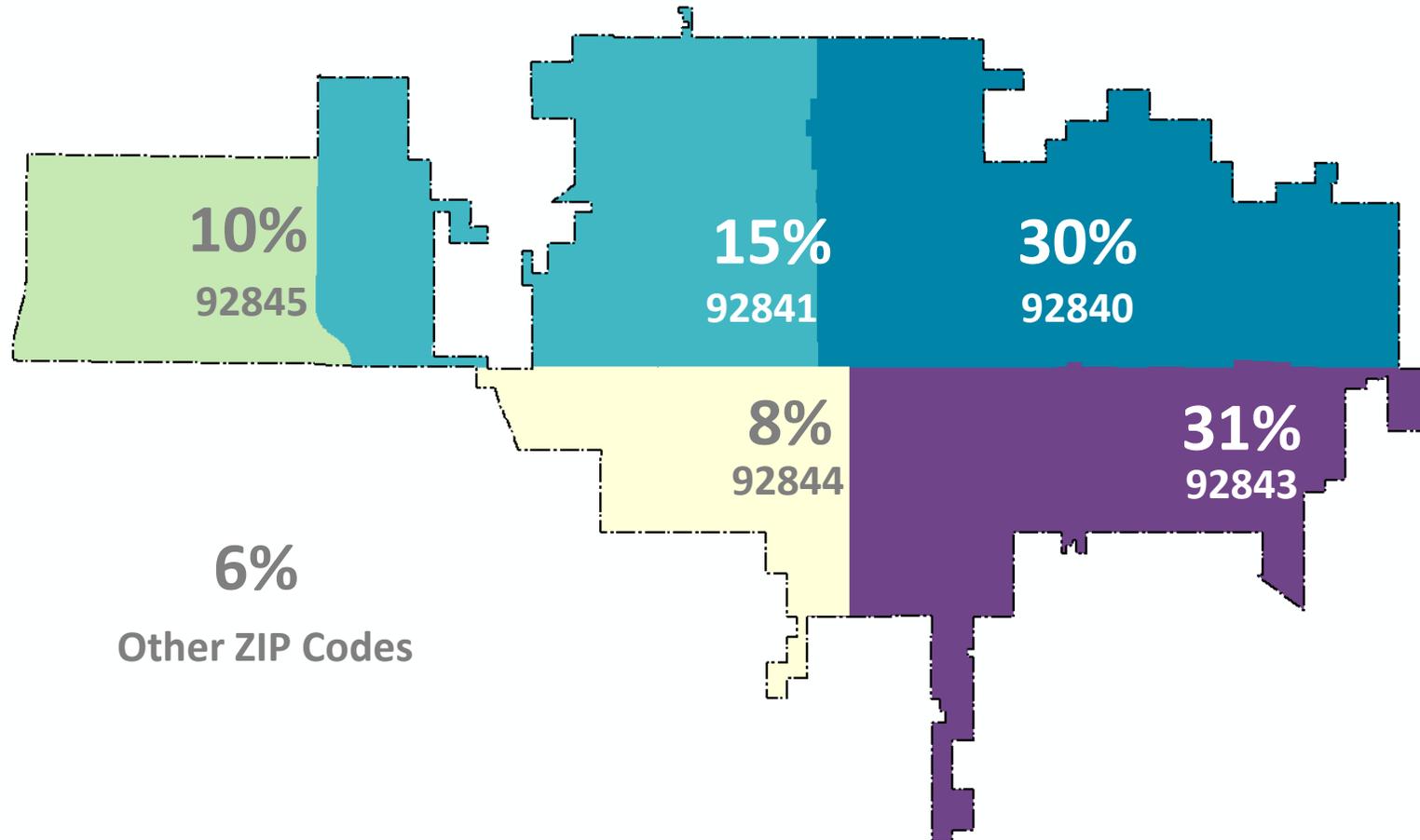
가든 그로브(Garden Grove)시는 지역사회의 장기적인 물리적 성장과 공공 서비스를 계획할 예정입니다. 시 당국은 현재 해당 계획의 주택 요소를 경신하고 새기고 있습니다. 주택 요소는 모든 소득수준에서 지역사회의 주택 수요를 파악할 수 있는 능력 등을 통한 지역사회 건강 증진에 중점을 둡니다. <https://ggcity.org/housing-element>

안전, 공원 및 공공시설 접근성, 음식 선택의 다양성, 안전하고 위생적인 주택 신체활동에 참여할 수 있는 능력 등을 통한 지역사회 건강 증진에 중점을 둡니다.

10년 동안 해결해야 할 가장 중요한 문제가 무엇이라고 생각하는지 파악하시어 감사합니다!

Community Survey Responses

What ZIP code do you reside in? (622 responses)



Community Survey Responses

What type of housing does Garden Grove need the most?

Answer Options	# of times selected in top three	Weighted score
Single-family homes	307	1.51
Senior housing	215	0.77
Condominiums/townhomes	186	0.68
Smaller scale apartments (4 units or less)	190	0.67
Special needs housing for families and individuals who need supportive services like jobs training and social services	148	0.56
Larger scale apartments (5 units or more)	140	0.50
Interim/transitional housing for people looking to transition from homelessness	118	0.40
Accessory dwelling units (granny flat/guest house)	70	0.21
Mobile home parks	46	0.14

Community Survey Responses

Rank the Importance of current housing challenges in Garden Grove

Answer Options	Very Important	Somewhat Important	Not Important	Don't Know	n = responses
Ensure that children who grow up in Garden Grove can afford to live in Garden Grove on their own.	72%	16%	7%	4%	570
Establish housing for seniors, large families, veterans, and/or persons with disabilities.	63%	27%	7%	2%	572
Targeted efforts to address long-term inequities in the housing market, including discrimination in renting.	60%	23%	11%	5%	550
Support programs to help homeowners at risk of mortgage default to keep their homes, including mortgage loan programs.	57%	30%	8%	5%	559
Encourage the rehabilitation of existing housing in older neighborhoods.	57%	31%	8%	4%	557
Provide shelters and transitional housing for homeless families and individuals, together along with services that help move people into permanent housing.	51%	26%	16%	6%	558

Community Survey Responses

Rank the ideas below based on what you think are the best housing locations

Answer Options	# of times selected in top three	Weighted score
Along Garden Grove Boulevard, Chapman Avenue, Euclid Street, Brookhurst Street, Lampson Avenue, and similar major streets.	271	1.27
Anywhere in Garden Grove as long as any impacts to single-family neighborhoods are minimal.	316	1.23
Within aging commercial centers.	291	1.18
In motels that can be converted to housing.	245	0.92
By increasing the number of housing units allowed on each piece of property within existing higher density residential areas.	134	0.44
Within industrial districts.	126	0.39

Community Survey Responses

Rank tradeoffs associated with approaches to providing more housing

Answer Options	# of times selected in top three	Weighted score
New housing should be concentrated near existing and planned public transit.	287	1.28
New housing should be located where it will have the least impact on traffic in Garden Grove.	302	1.20
New housing should be spread evenly across all parts of the city.	291	1.12
New housing should blend in with the character of surrounding neighborhoods.	260	1.06
New housing should be located within easy access of shops and services.	284	0.88

Sites Inventory and Housing Density Mapping Survey

Garden Grove Housing Element

new.maptionnaire.com/q/92c69e7zfm8v



City of Garden Grove
HOUSING, ENVIRONMENTAL, JURISDICTION, AND SAFETY ELEMENTS

Community Starts with Housing

The City of Garden Grove has started a process to address the community's housing needs for the next eight years and beyond. Throughout California, cities are required to plan where many new homes can be built to respond to the statewide housing crisis. In Garden Grove, this planning process may include rezoning properties primarily along major streets to increase the capacity where new housing could be built.

Integral to this planning process the City of Garden Grove is asking the community where they believe new housing can be accommodated—housing that will meet the needs of families, seniors, and young adults.

You are an important part of this planning process! This interactive mapping tool will help us hear from you.

Please view the short video below to learn the basics about the Housing Element. (Available in English, Spanish, Vietnamese, and Korean, see the language switch at the bottom of the page).

Housing Element 101 - Garden Grove

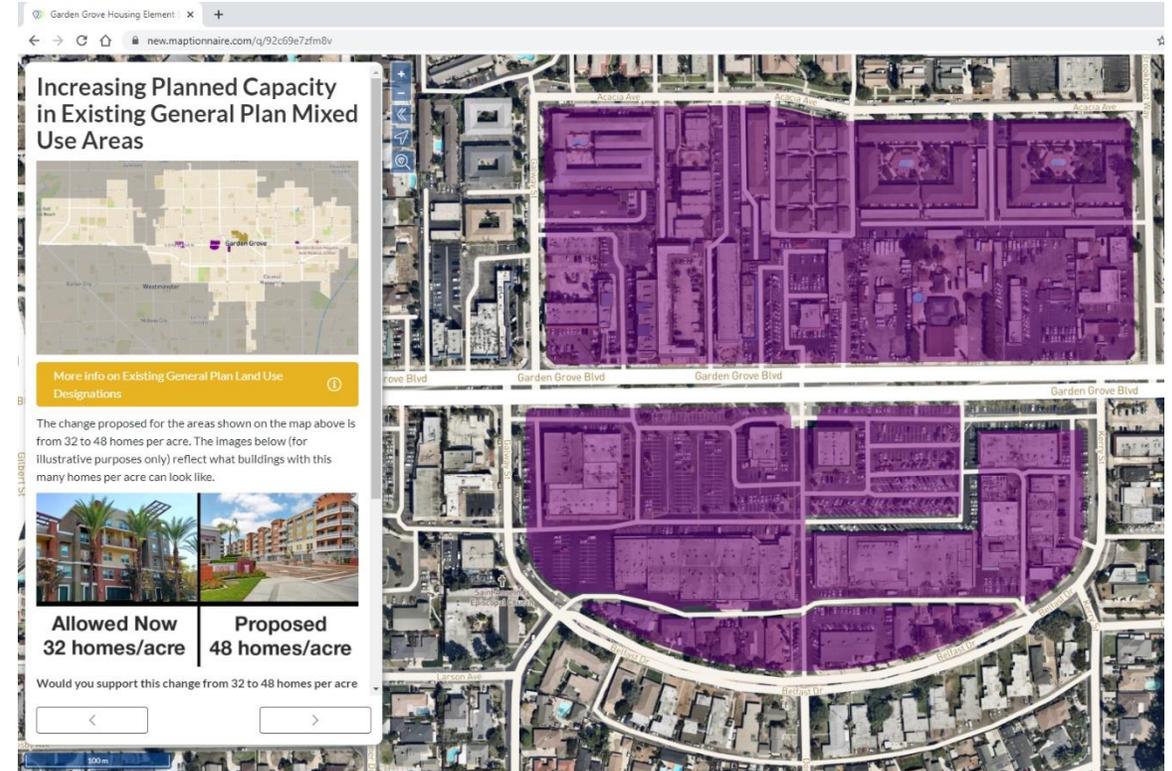
Community STARTS WITH Housing

English

Mapping Survey

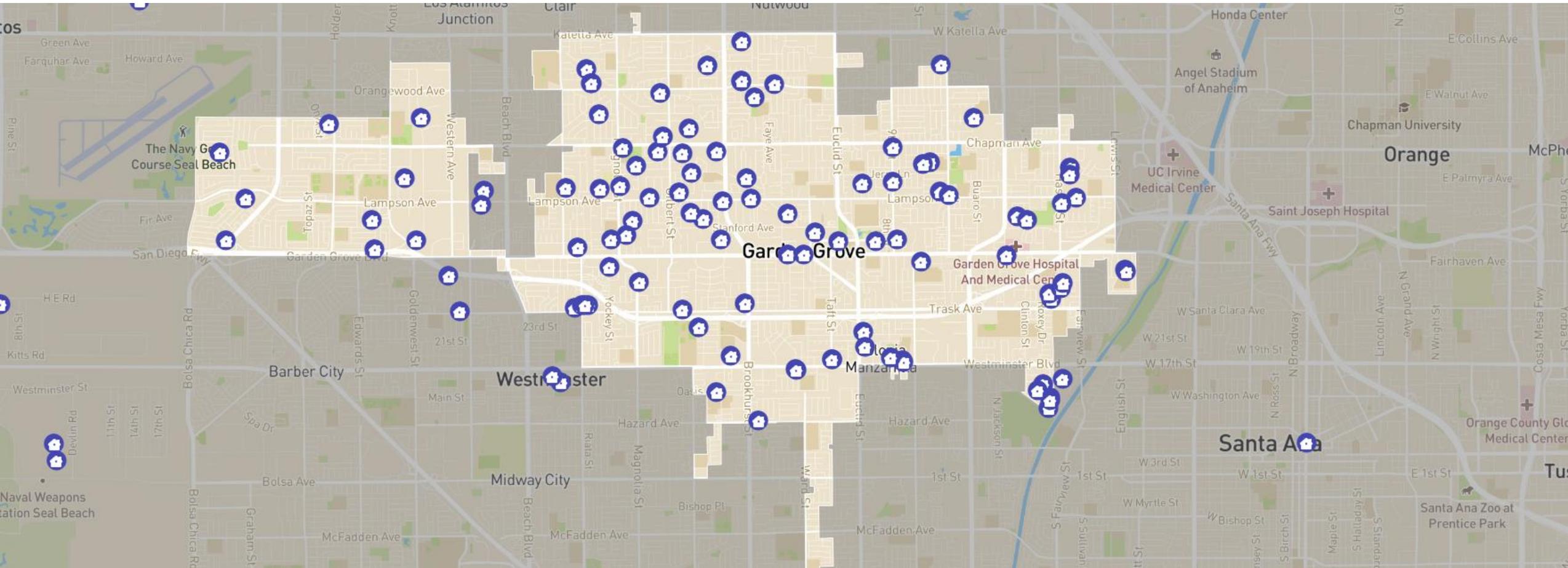
Housing Sites and Housing Density Focus

- Four languages: English, Spanish, Vietnamese, and Korean
- Available online
- Advertised online and through social media outlets
- Spatial and text survey results
- Flyers promoting the online community survey were distributed at select apartment complexes and community centers

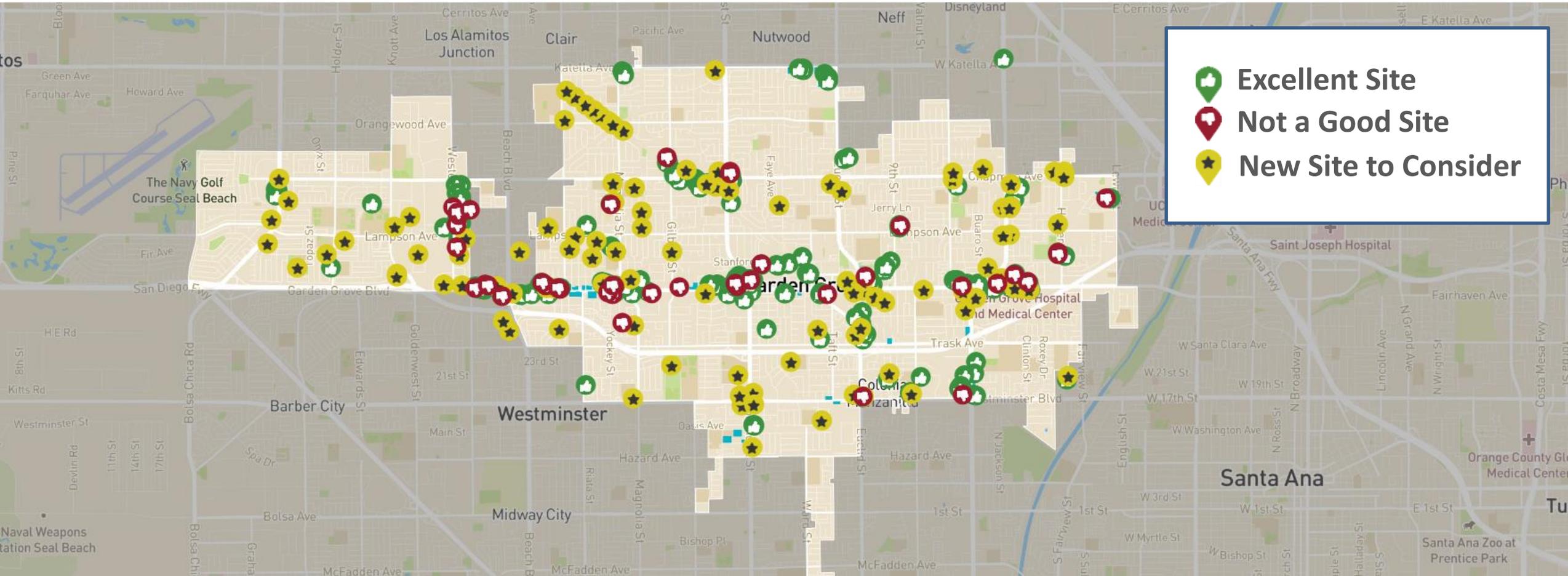


Where Respondents Live

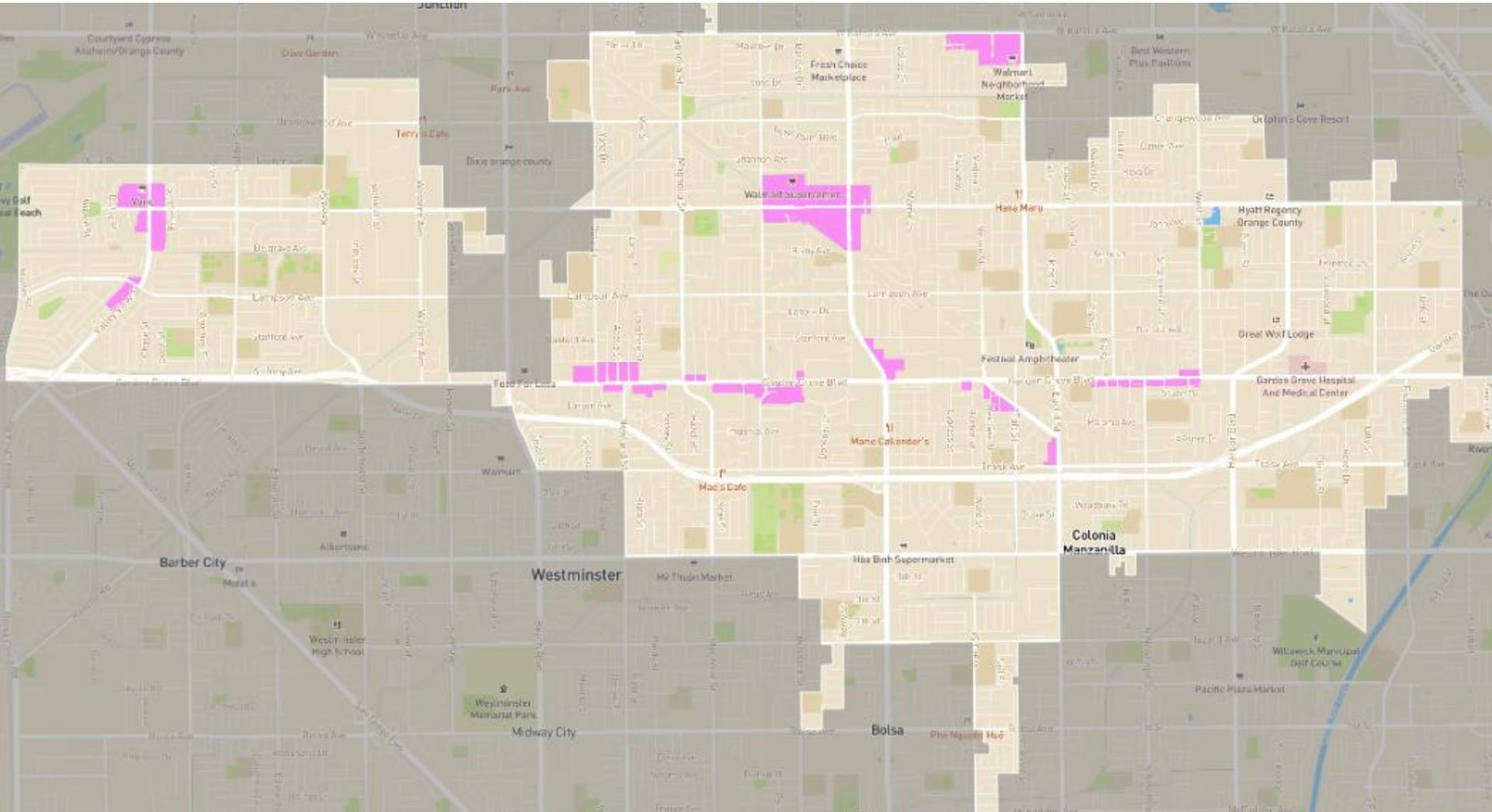
118 Respondents (as of 11/30/2020)



Sites Inventory Map



21 to 24 units/acre

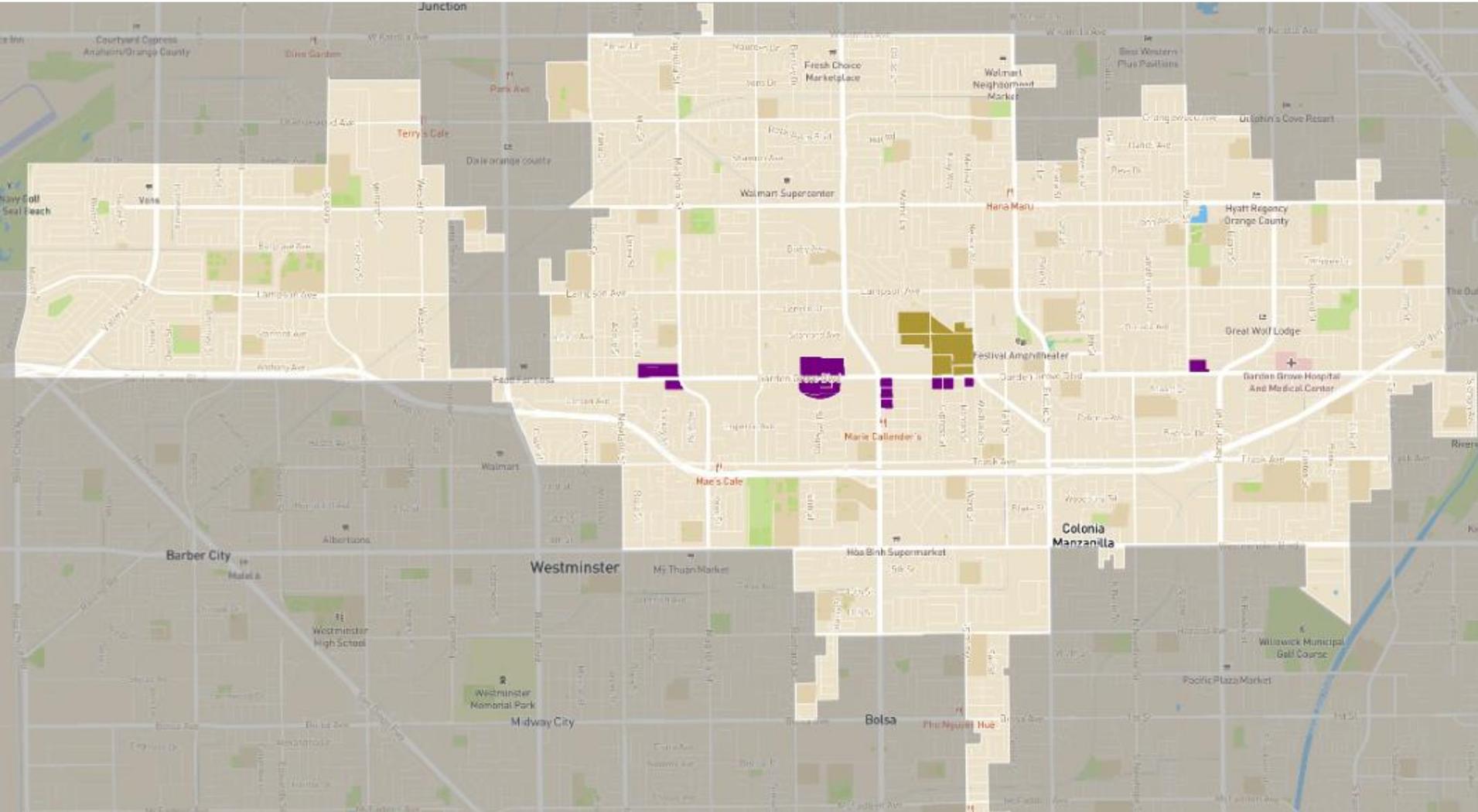


I Support **62%**

I Do NOT Support **21%**

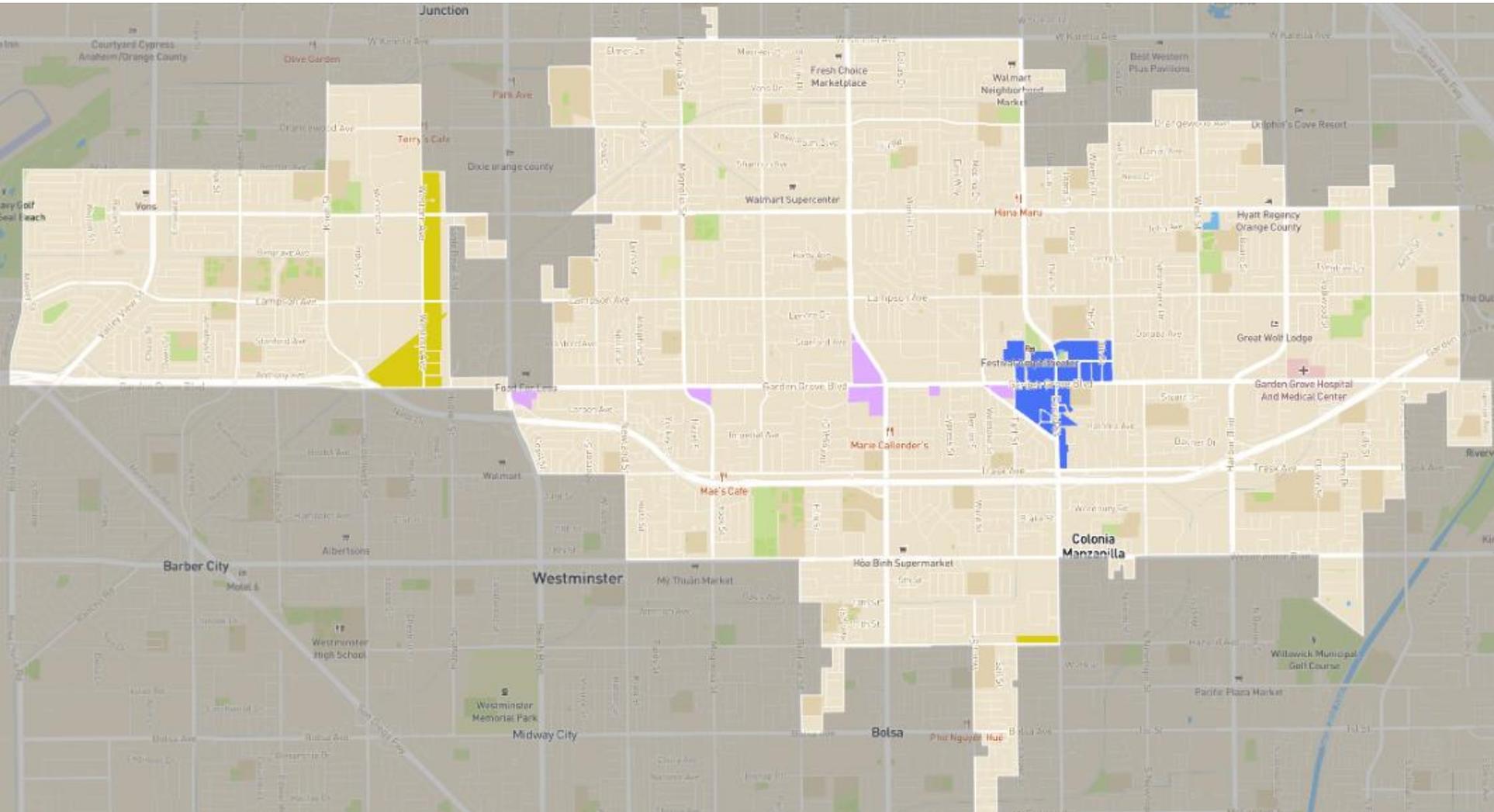
I Don't Know **17%**

32 to 48 units/acre



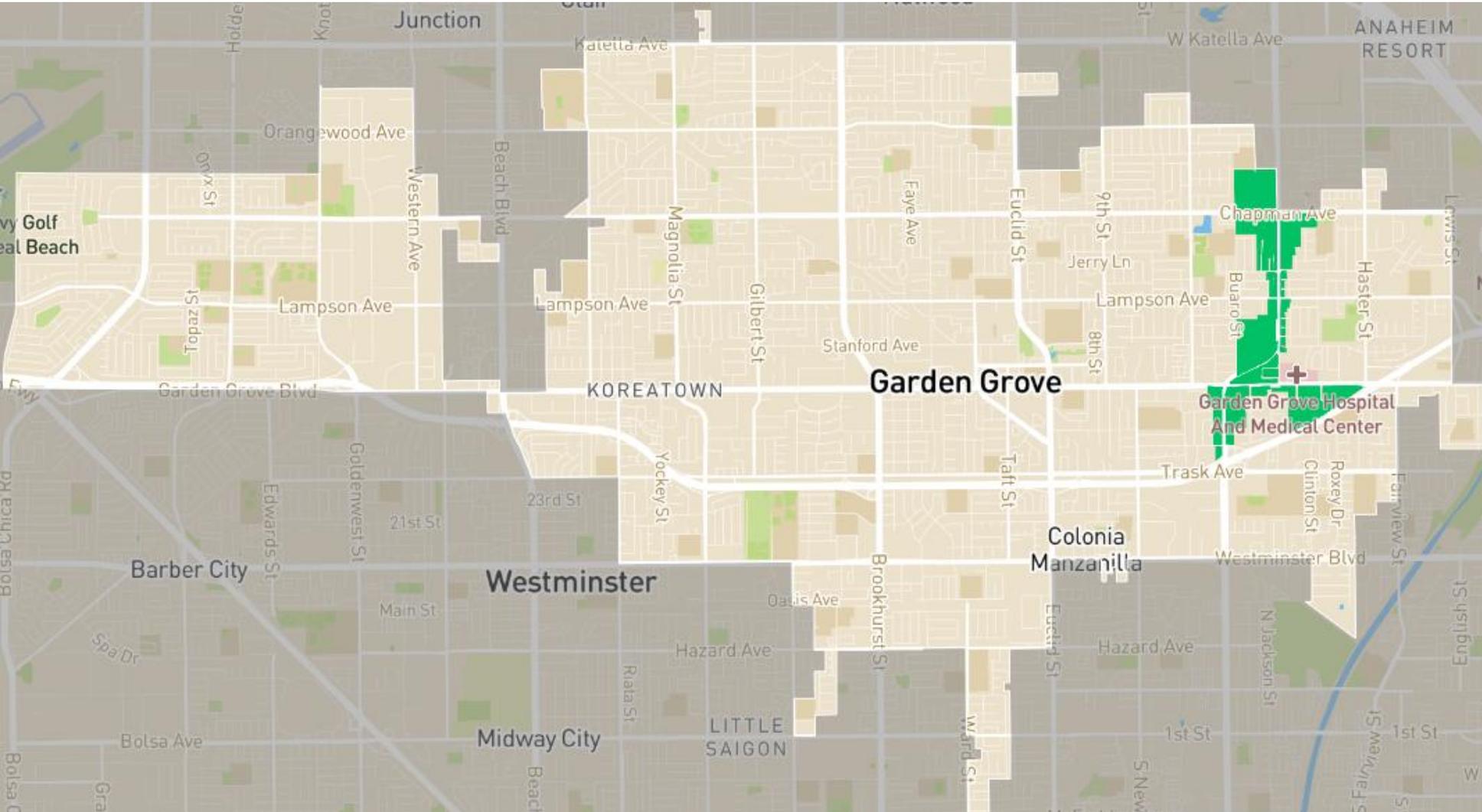
I Support **59%**
I Do NOT Support **23%**
I Don't Know **18%**

48 to 60 units/acre



I Support **56%**
I Do NOT Support **34%**
I Don't Know **10%**

60 to 70 units/acre



I Support **62%**
I Do NOT Support **27%**
I Don't Know **11%**



City of Garden Grove

HOUSING, ENVIRONMENTAL JUSTICE, AND SAFETY ELEMENTS

November 18, 2020 Virtual Community Workshop



Virtual Community Workshop Summary

- Meeting conducted on Zoom
- 32 participants signed up (17 residents of Garden Grove), 20+ attendees
- Housing Element scope and purpose, Regional Housing Needs Assessment (RHNA), and housing density examples
- Interactive discussion
 - Housing sites inventory map
 - Potential draft land use density increases for mixed-use designations

Virtual Community Workshop Summary

Housing Policies and Programs

- Policies needed to promote/build affordable housing
- Consider an inclusionary housing program
- Consider impacts to building housing: parking, traffic, services, parks

Virtual Community Workshop Summary

Draft Housing Sites Inventory Map

- Is there a penalty for not meeting 19,122 RHNA number?
- What are the criteria for selecting housing sites?
- Is the OC Streetcar driving residential density considerations around the planned transit station?
- Good idea to rezone most commercial areas for higher density

Virtual Community Workshop Summary

Land Use Changes

- Harbor Boulevard: can accommodate more housing, support workers
- Harbor Boulevard is already full; doubt housing will be affordable
- Housing not appropriate near SR-22 (air quality/noise impacts)
- Western Street may not be able to accommodate high-density housing
- Don't agree with adding housing/mixed use on Main Street and near City Hall
- Brookhurst and Chapman can accommodate higher residential densities



City of Garden Grove

HOUSING, ENVIRONMENTAL JUSTICE, AND SAFETY ELEMENTS

November 19, 2020 Planning Commission Study Session



Planning Commission Study Session

Comments/Questions

- 19,122 new units: an incredible number
- RHNA: criteria questions/comments
- Can RHNA numbers be accommodated in one area of the City only?
- Harbor Boulevard: An opportunity corridor
- Western Street industrial area: consider increasing densities (60 to 70 du/ac) to ensure housing can be built
- Have impacts on infrastructure and services been considered?
- What the scope and effectiveness was of the City's outreach efforts?
- Was engagement equally marketed to all neighborhoods?
- Status of RHNA appeal



City of Garden Grove

HOUSING, ENVIRONMENTAL JUSTICE, AND SAFETY ELEMENTS

Approach to Address RHNA



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
Below
Market
Rate

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!***



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
 - Along major corridors
 - Vacant sites
 - Underutilized sites that could redevelop
 - Accessory dwelling units (“granny flats”)

19,122 – 6,400 = 12,722?

- Allow higher residential densities
- Rezone underperforming commercial properties for mixed use
- Transition industrial lands
- Housing on properties owned by religious institutions

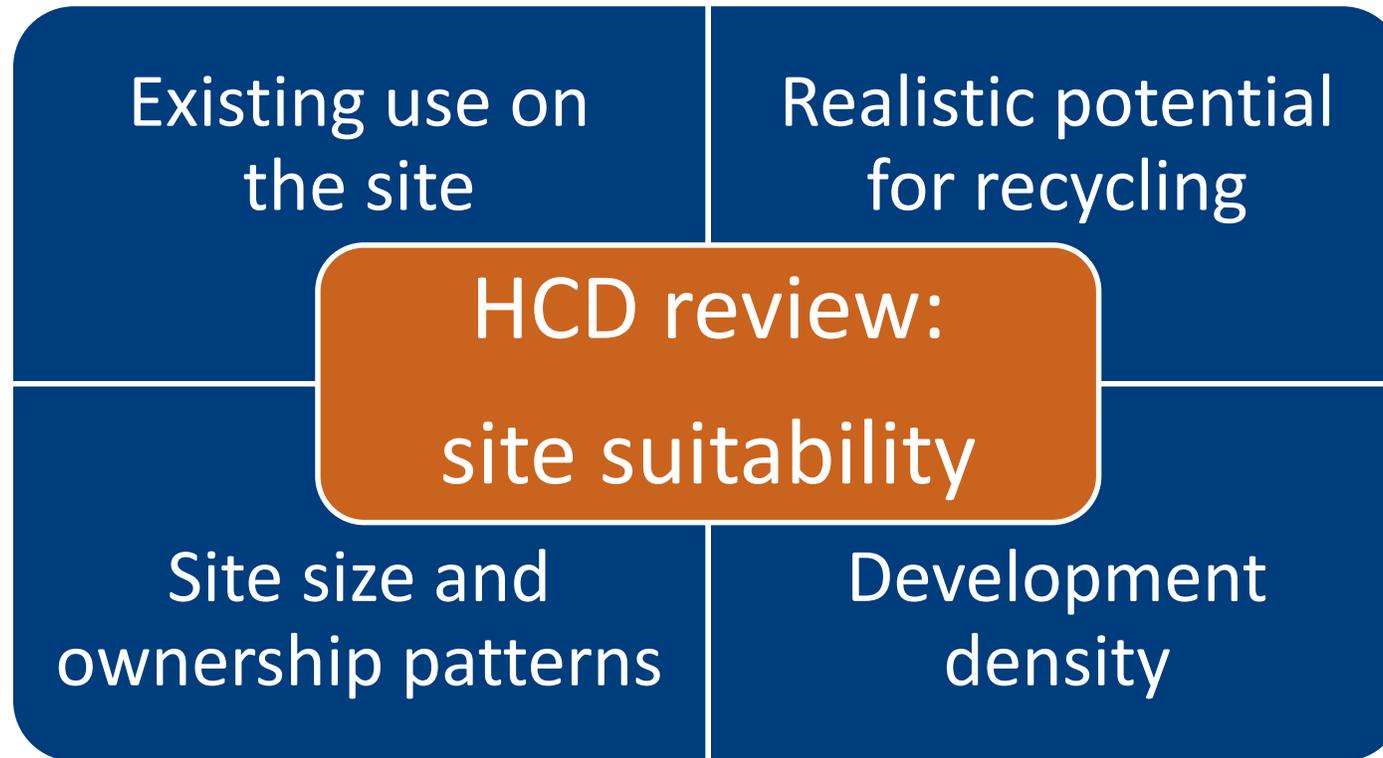


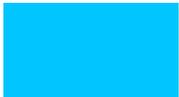
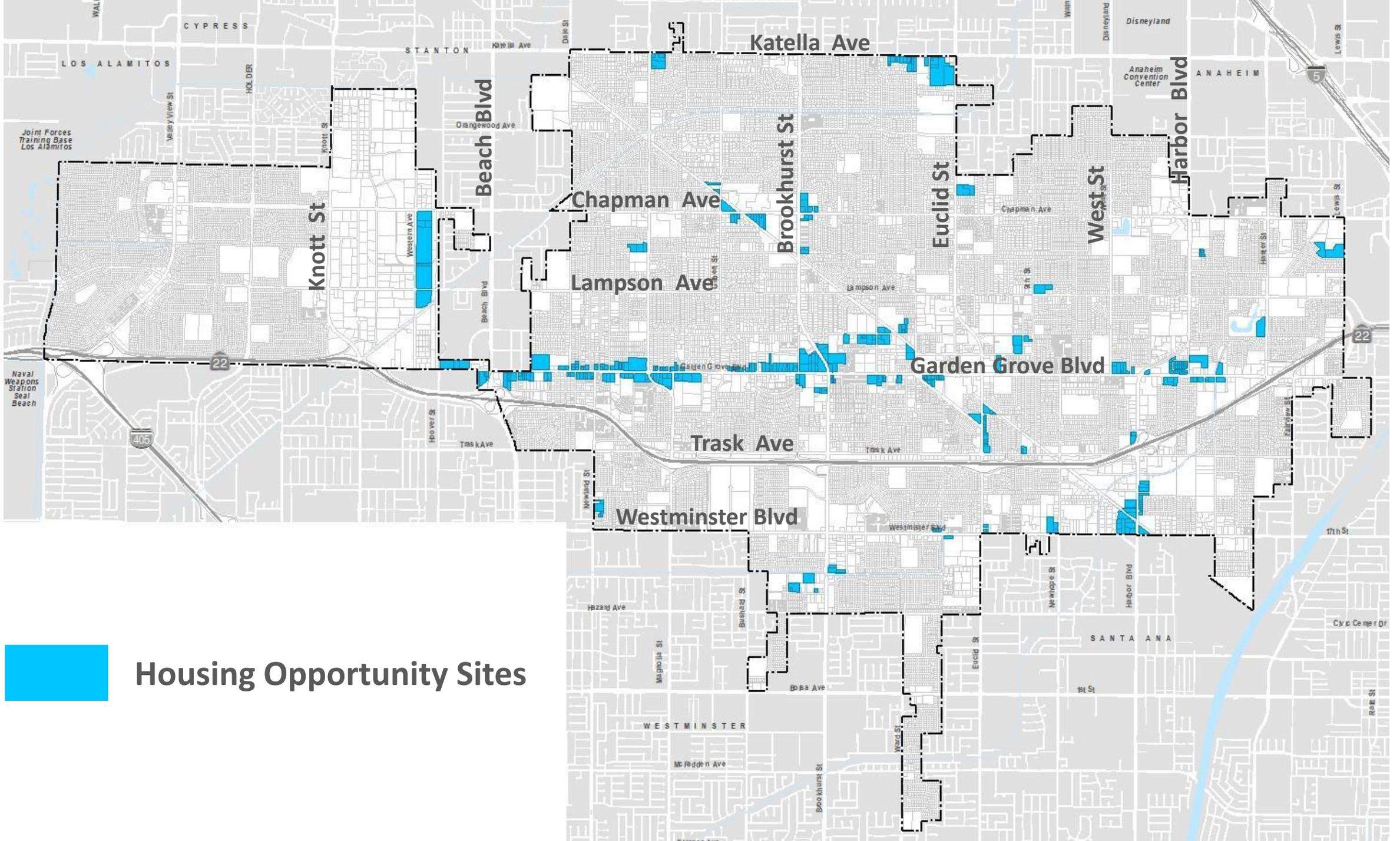
Brookhurst Triangle:
50 units per acre



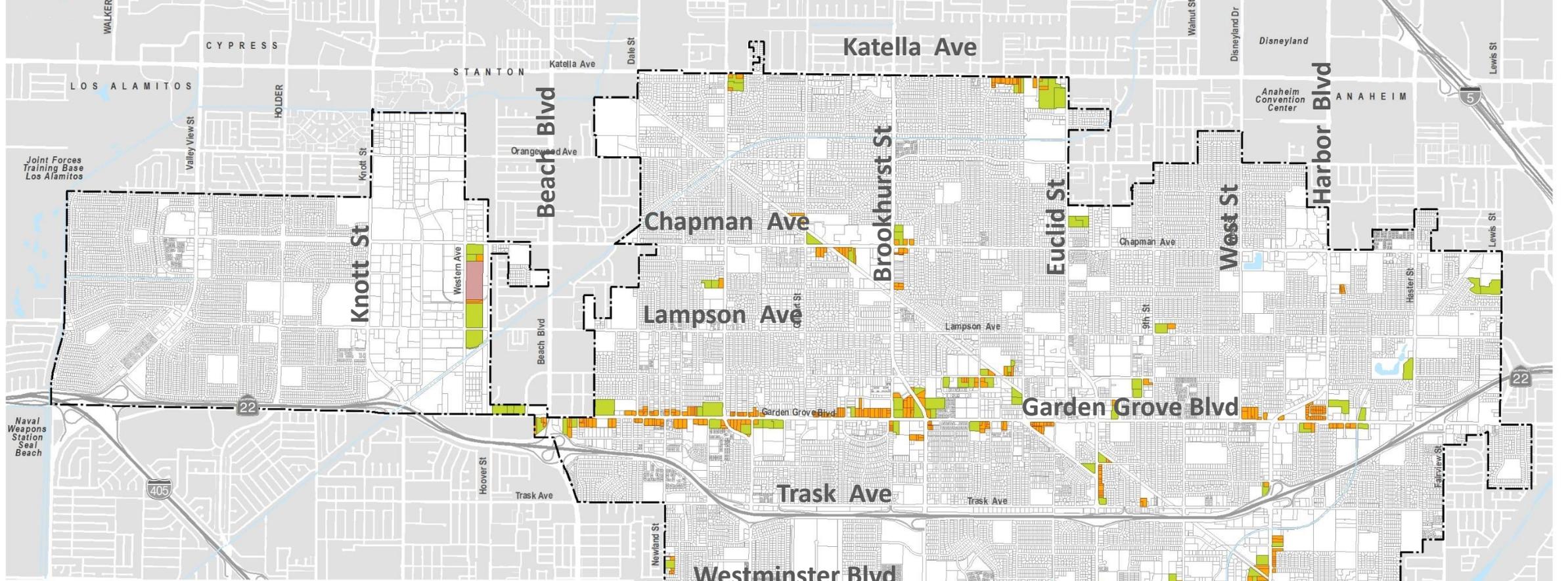
Garden Brook Senior Village:
78 units per acre

CA HCD Review: Site Suitability Criteria





Housing Opportunity Sites



Housing Opportunity Sites – Site Size



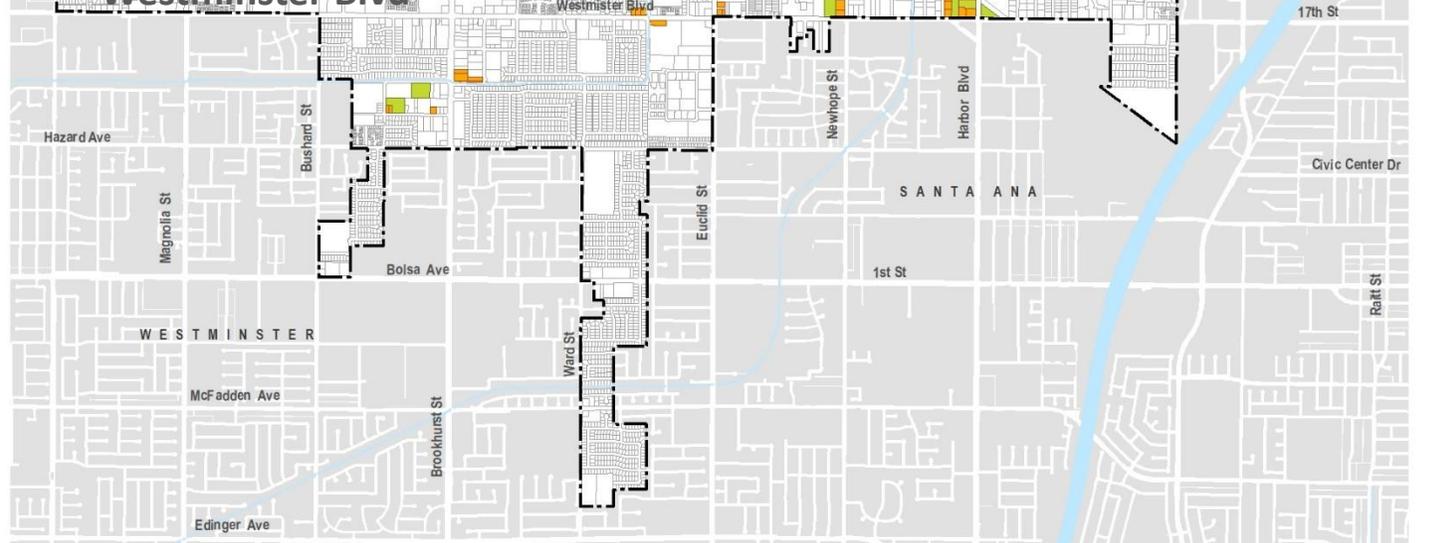
0.0 to 0.9 acre

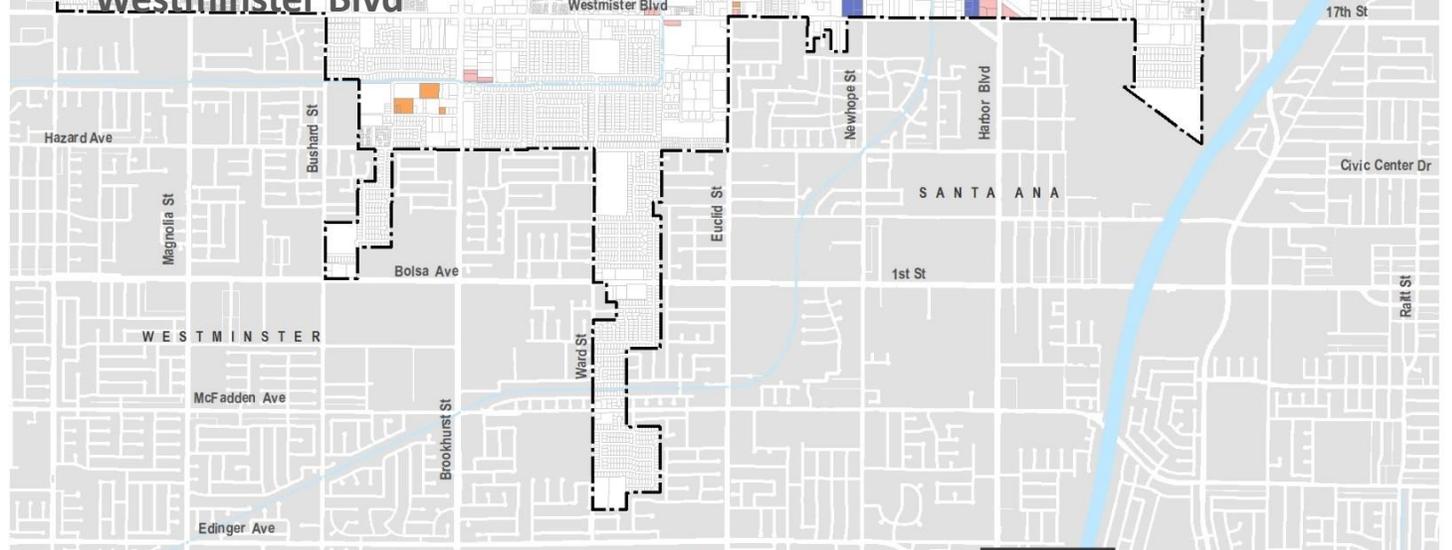
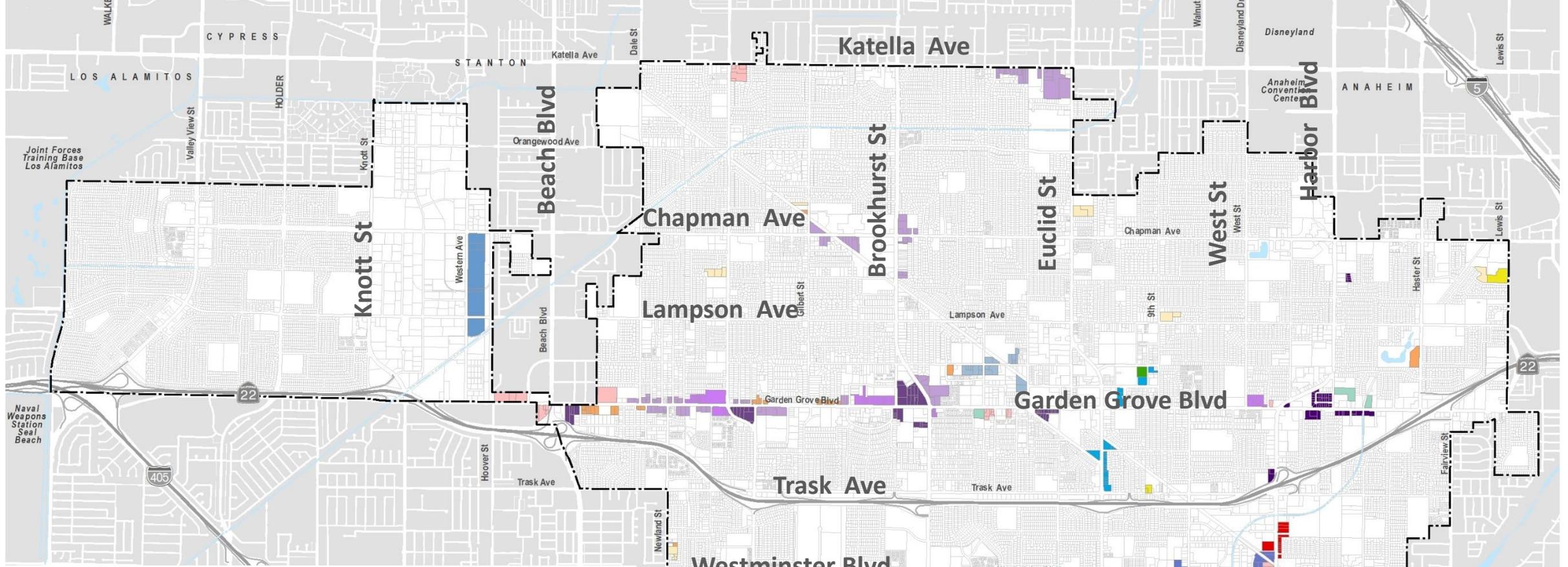


1.0 to 10.0 acres



10.1 acres and larger





Housing Opportunity Sites – Land Use

Land Use Designations

- | | |
|--|---|
|  Low Density Residential (1.0-11.0 du/ac) |  Civic Center Mixed Use (42 du/ac) |
|  Low Medium Density Residential (11.1-21.0 du/ac) |  Residential/Commercial Mixed Use 2 (21 du/ac) |
|  Medium Density Residential (21.1-32.0 du/ac) |  Residential/Commercial Mixed Use 3 (32 du/ac) |
|  Medium High Density Residential (32.1-42.0 du/ac) |  Residential/Commercial Mixed Use 1 (42 du/ac) |
|  Community Residential (42.1-60.0 du/ac) |  Industrial/Residential Mixed Use 2 (32 du/ac) |
|  Light Commercial |  Industrial/Residential Mixed Use 1 (42 du/ac) |
|  Heavy Commercial |  International West Mixed Use (42.1-60 du/ac) |
|  Industrial |  Civic/Institutional |
|  Office Professional |  Parks and Open Space |
|  Industrial/Commercial Mixed Use | |

Meeting the RHNA – Preliminary Numbers

Pipeline Sites and Projected ADUs		Housing Income Groups				Total	
		Very Low	Low	Moderate	Above Moderate	Number	%
Starting RHNA Number		4,155	2,795	3,204	8,968	19,122	100%
Pipeline Sites		394	121	72	593	1,180	6.1%
Accessory Dwelling Units (ADU)		537	924	645	43	2,149	11.1%
	Sub Total	931	1,045	717	636	3,329	17.1%
	Remaining RHNA	3,224	1,750	2,487	8,332	15,793	82.6%



Meeting the RHNA – Preliminary Numbers

Sites within Residential Designations	Maximum Density	Housing Income Groups				Total	
	Existing (No Change)	Very Low	Low	Moderate	Above Moderate	Number	%
Remaining RHNA		3,224	1,750	2,487	8,332	15,793	82.6%
Low Medium Density Residential	21	--	--	--	751	751	3.9%
Medium Density Residential	32	--	--	1,159	1,535	2,964	13.9%
	Sub Total	--	--	1,159	2,286	3,445	17.8%
	Remaining RHNA	3,224	1,750	1,328	6,046	12,348	64.6%

Meeting the RHNA – Preliminary Numbers

Mixed Use Density Increase	Maximum Density		Housing Income Groups				Total	
	Existing	Proposed	Very Low	Low	Moderate	Above Moderate	Number	%
Remaining RHNA			3,224	1,750	1,328	6,046	12,348	64.6%
Residential/Commercial Mixed Use 2	21	24	--	--	--	2,077	2,077	10.7%
Residential/Commercial Mixed Use 3	32	48	--	1,167	481	--	1,648	8.5%
Residential/Commercial Mixed Use 1	42	60	1,927	--	--	473	2,399	12.4%
Industrial/Residential Mixed Use 2	32	48	--	627	--	125	751	3.9%
Industrial/Residential Mixed Use 1	42	60	1,305	--	--	827	2,132	11.0%
Civic Center Mixed Use	42	60				908		4.7%
International West Mixed Use	60	70			841	615	1,456	7.5%
OC StreetCar	--	70			99	1,155	1,254	6.5%
		Sub Total	3,232	1,794	1,421	6,179	12,625	65.1%
		Remaining RHNA	+8	+44	+93	+133	+277	

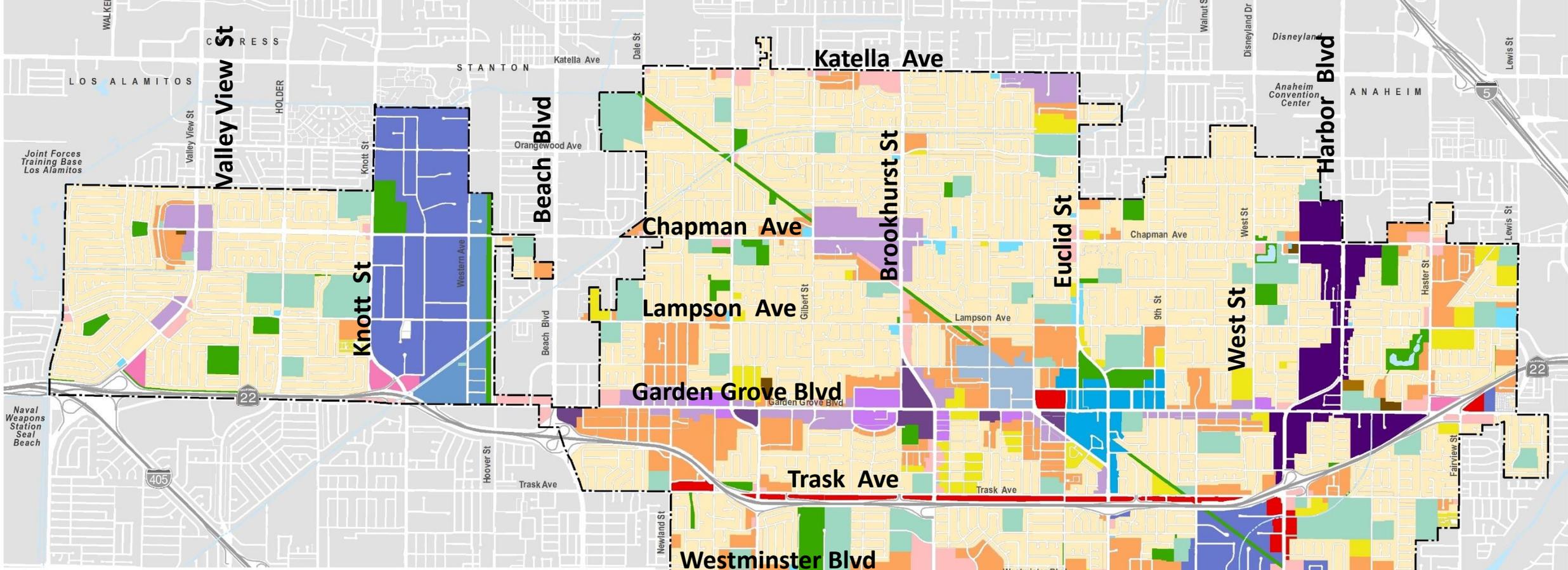


City of Garden Grove

HOUSING, ENVIRONMENTAL JUSTICE, AND SAFETY ELEMENTS

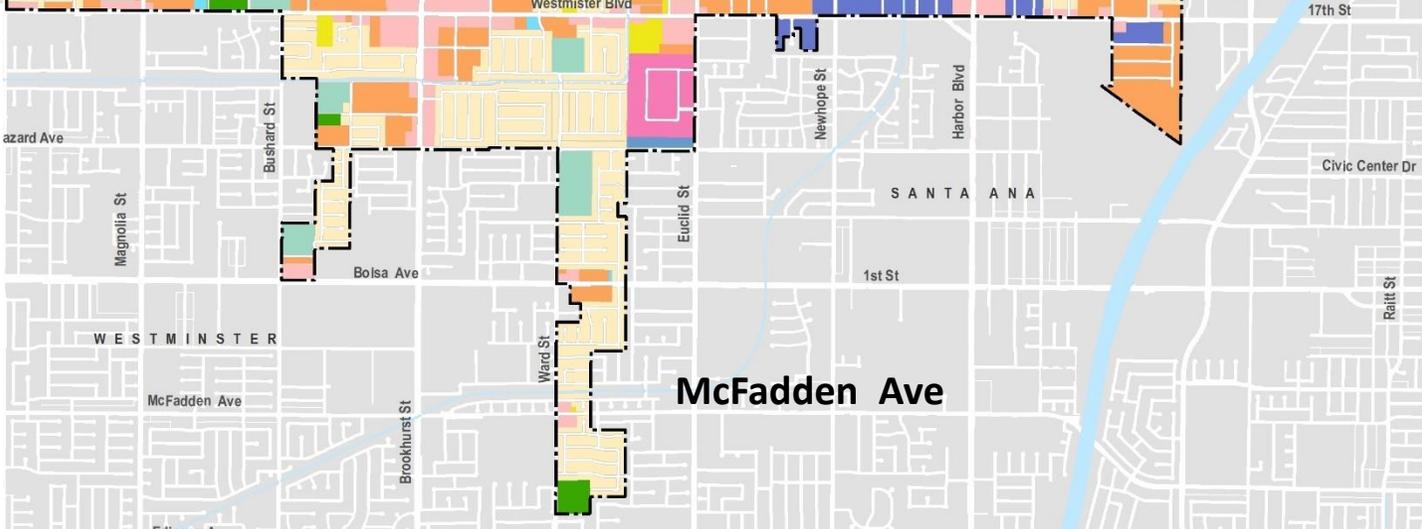
Housing Sites Interactive Discussion

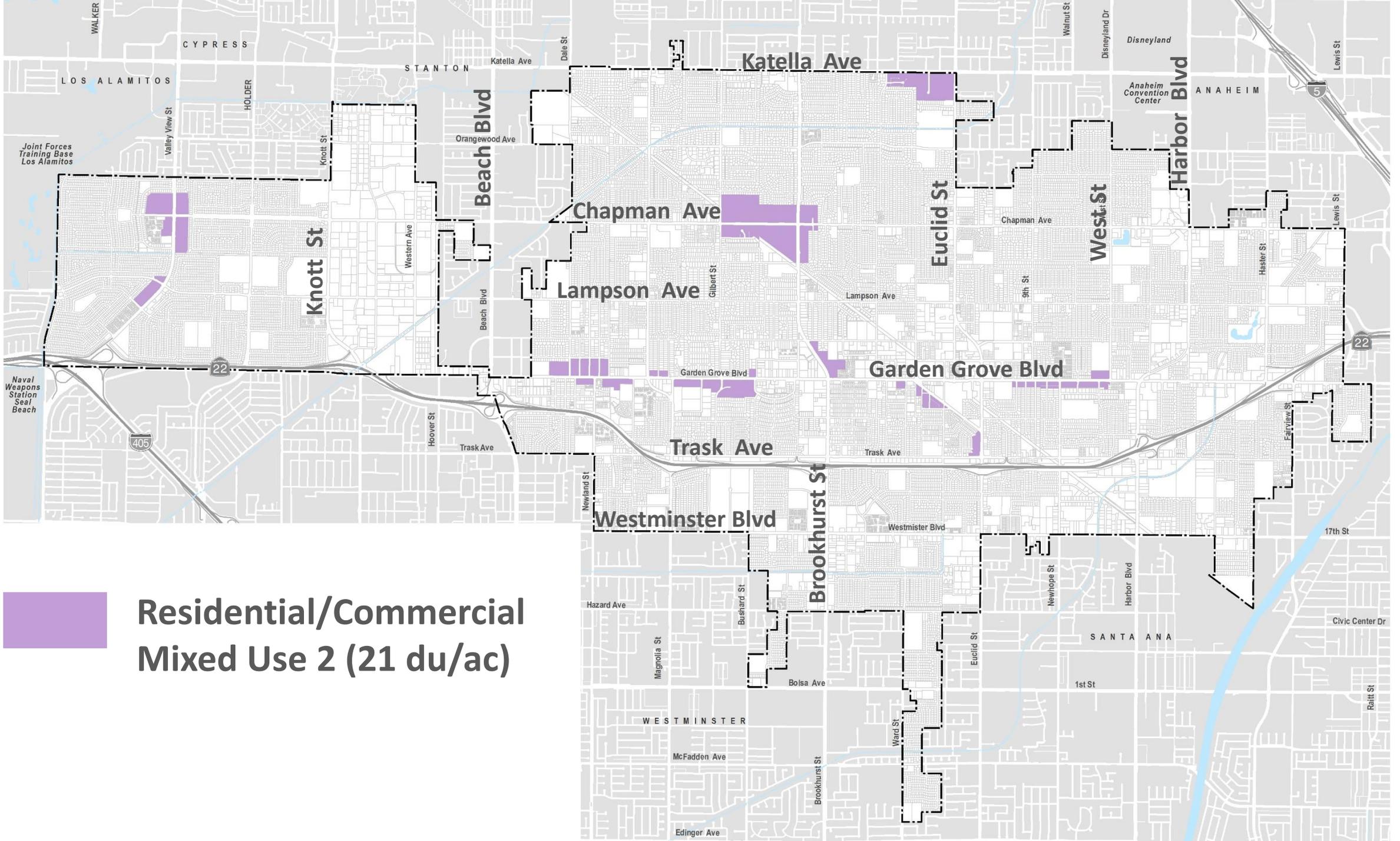




Existing Land Use Diagram

- Land Use Designations**
- Low Density Residential (1.0-11.0 du/ac)
 - Low Medium Density Residential (11.1-21.0 du/ac)
 - Medium Density Residential (21.1-32.0 du/ac)
 - Medium High Density Residential (32.1-42.0 du/ac)
 - Community Residential (42.1-60.0 du/ac)
 - Light Commercial
 - Heavy Commercial
 - Industrial
 - Office Professional
 - Industrial/Commercial Mixed Use
 - Civic Center Mixed Use (42 du/ac)
 - Residential/Commercial Mixed Use 2 (21 du/ac)
 - Residential/Commercial Mixed Use 3 (32 du/ac)
 - Residential/Commercial Mixed Use 1 (42 du/ac)
 - Industrial/Residential Mixed Use 2 (32 du/ac)
 - Industrial/Residential Mixed Use 1 (42 du/ac)
 - International West Mixed Use (42.1-60 du/ac)
 - Civic/Institutional
 - Parks and Open Space





**Residential/Commercial
Mixed Use 2 (21 du/ac)**

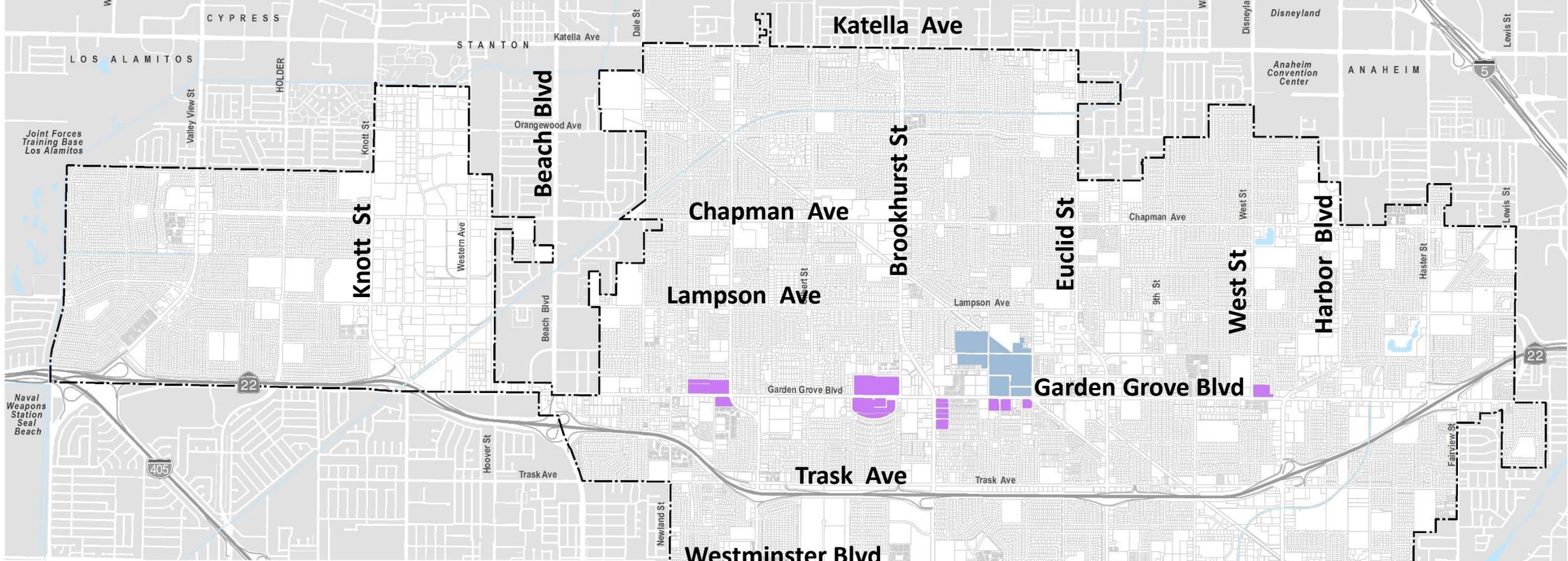
Residential/Commercial Mixed Use 2 (21 du/ac)



**Allowed Now
21 homes/acre**



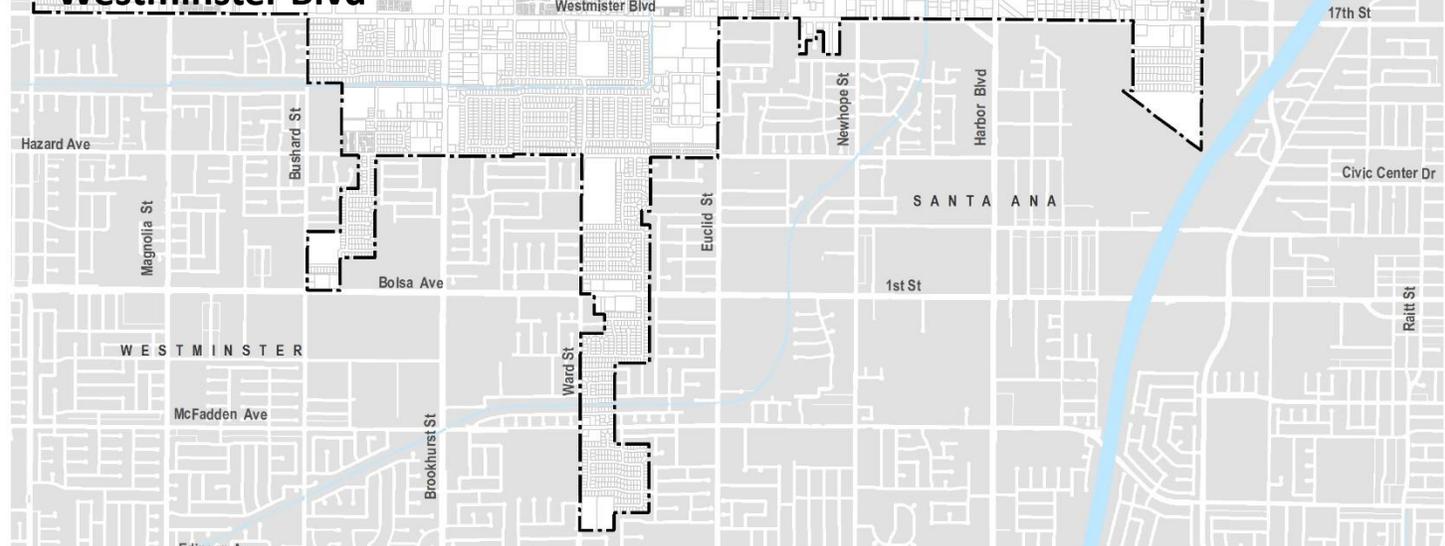
**Proposed
24 homes/acre**



**Residential/Commercial
Mixed Use 3 (32 du/ac)**



**Industrial/Residential
Mixed Use 2 (32 du/ac)**



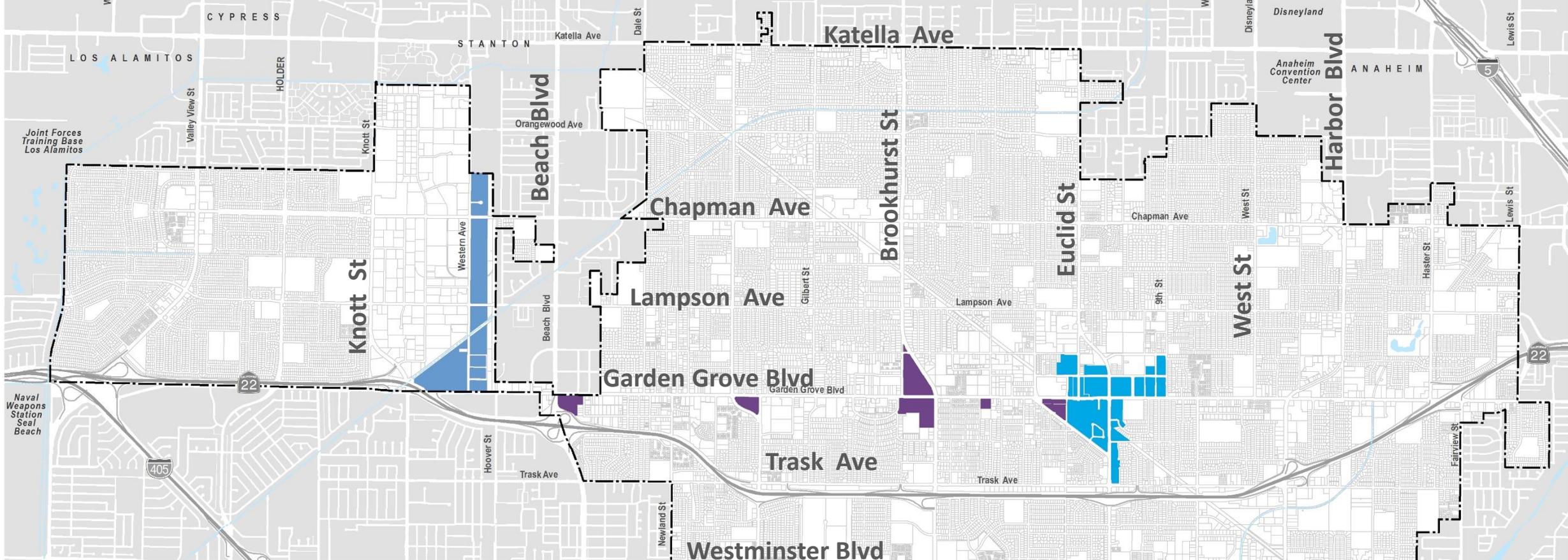
Residential/Commercial Mixed Use 3 (32 du/ac) Industrial/Residential Mixed Use 2 (32 du/ac)



**Allowed Now
32 homes/acre**



**Proposed
48 homes/acre**



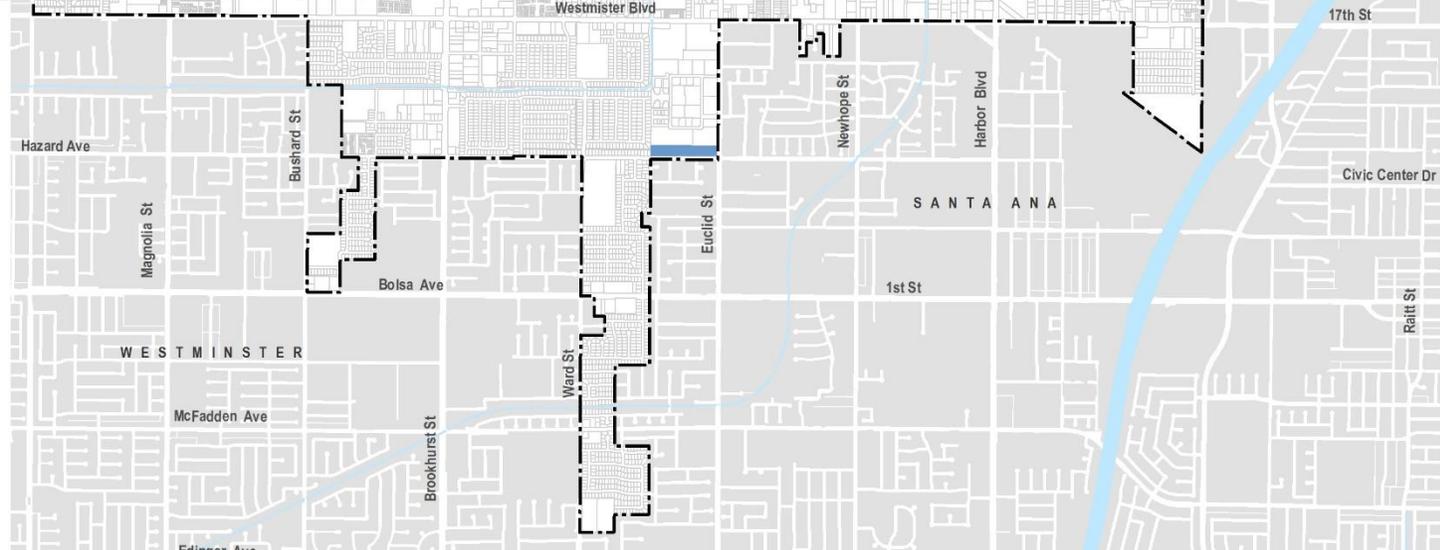
**Civic Center Mixed Use
(42 du/ac)**



**Residential/Commercial
Mixed Use 1 (42 du/ac)**



**Industrial/Residential
Mixed Use 1 (42 du/ac)**



Civic Center Mixed Use (42 du/ac)

Residential/Commercial Mixed Use 1 (42 du/ac)

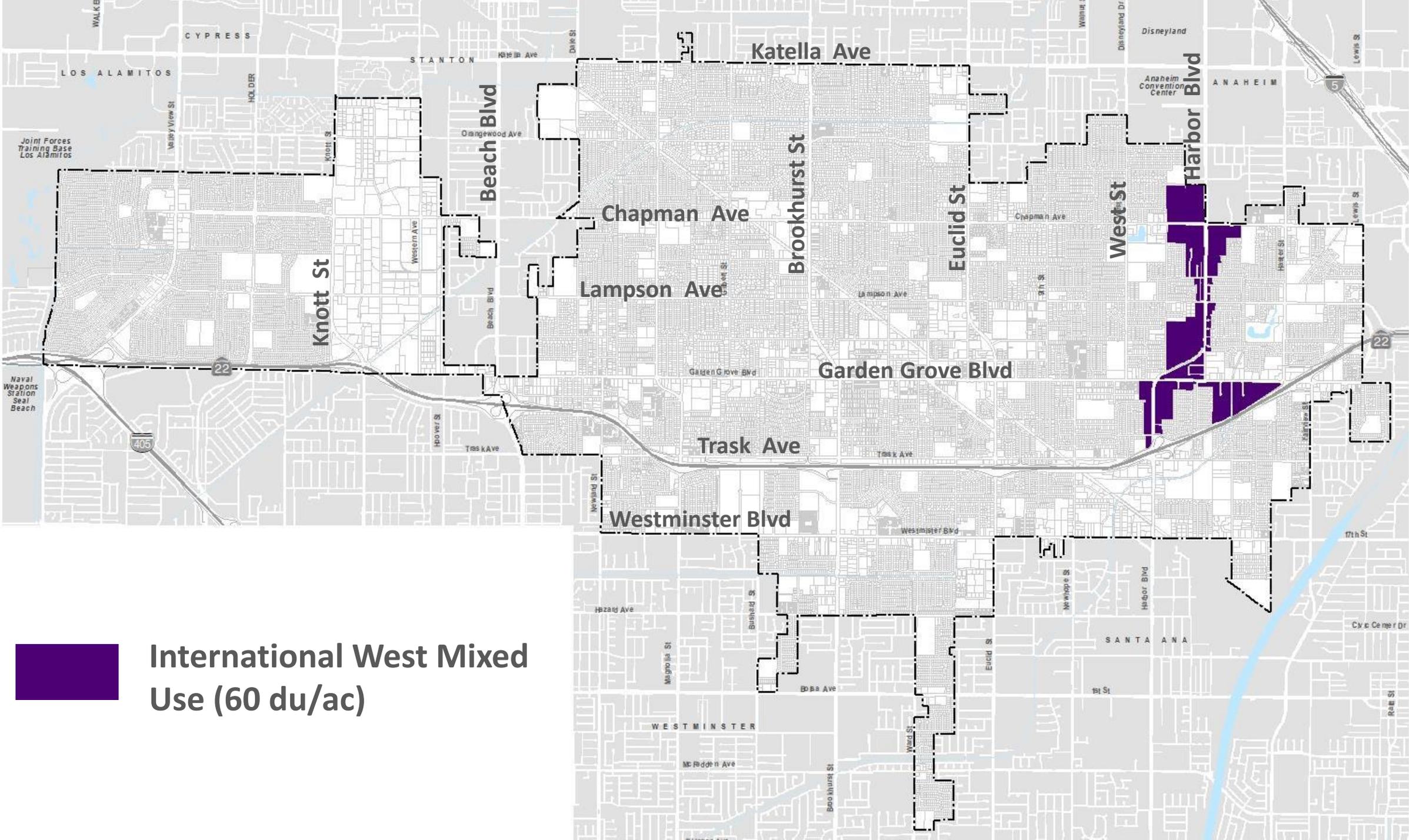
Industrial/Residential Mixed Use 1 (42 du/ac)



**Allowed Now
42 homes/acre**



**Proposed
60 homes/acre**



International West Mixed Use (60 du/ac)

International West Mixed Use (60 du/ac)



**Allowed Now
60 homes/acre**



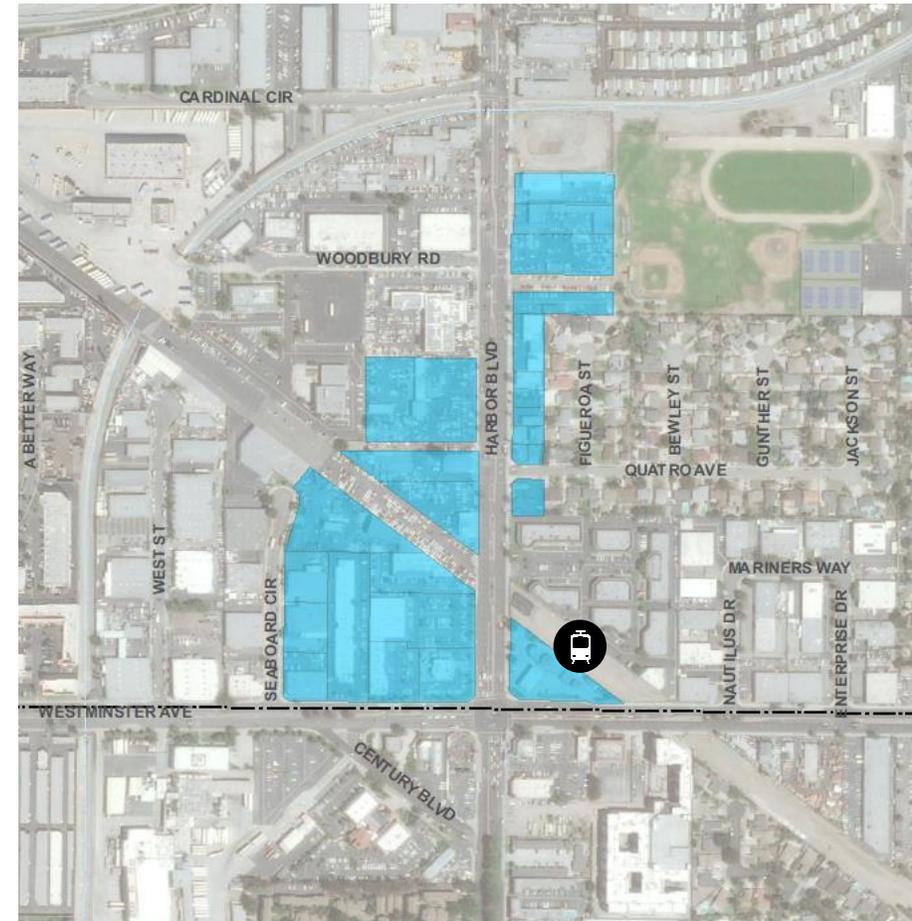
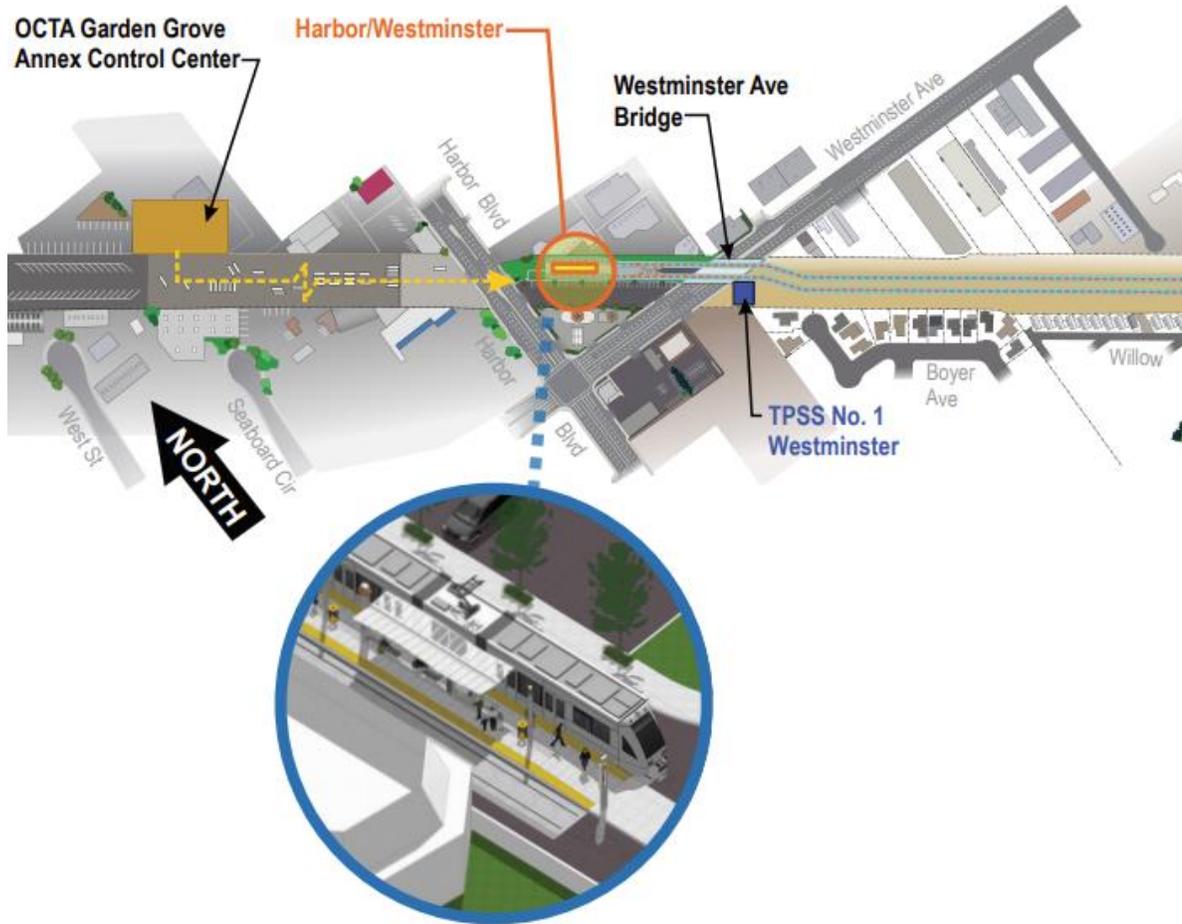
**Proposed
70 homes/acre**

OC StreetCar

OCTA OC STREETCAR PROJECT MAP



OC StreetCar



 Harbor Transit Center



City of Garden Grove

HOUSING, ENVIRONMENTAL JUSTICE, AND SAFETY ELEMENTS

RHNA Appeal

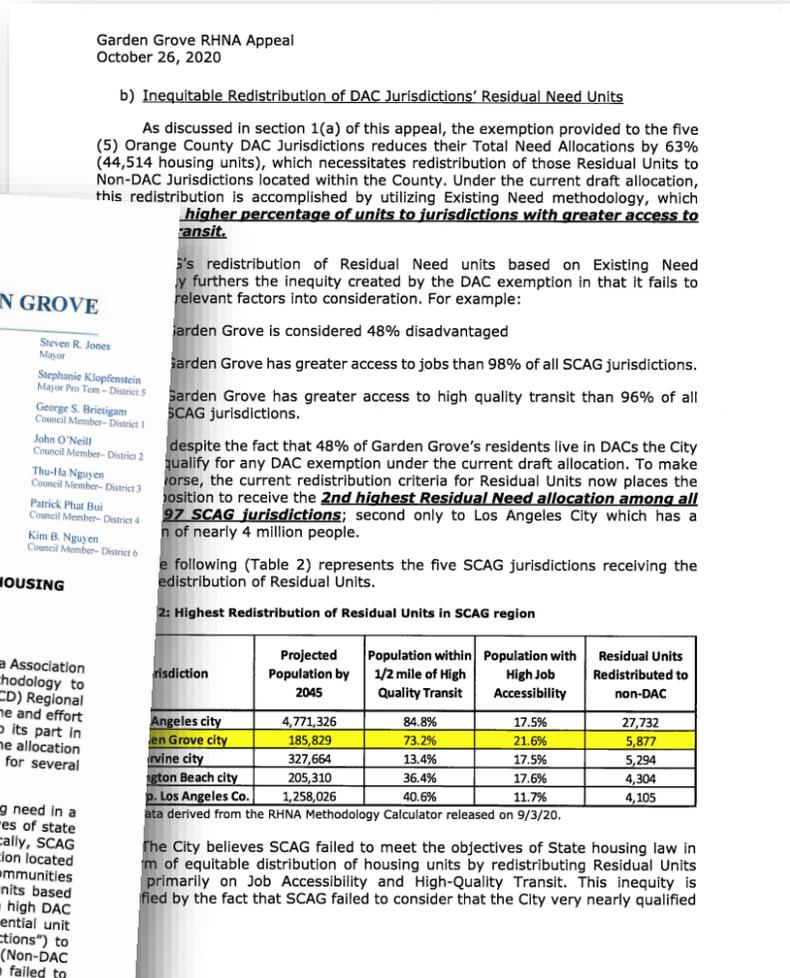
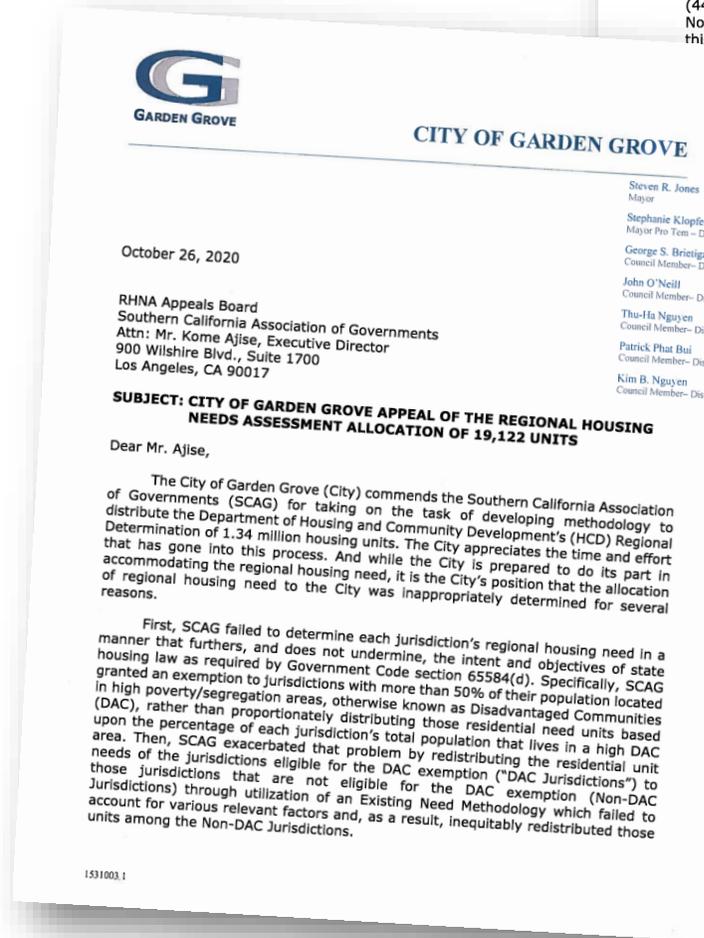


RHNA Appeal Request – Key Arguments

1. SCAG failed to determine each jurisdiction's RHNA in a manner that furthers, and does not undermine, state housing goals.
2. SCAG failed to adequately consider information submitted and available to SCAG prior to adoption of the RHNA allocation methodology.
3. Garden Grove has experienced changed circumstances which warrant revisions to the draft RHNA allocation.

RHNA Appeal Request

The City of Garden Grove has requested a reduction from 19,122 units to 16,309 units.





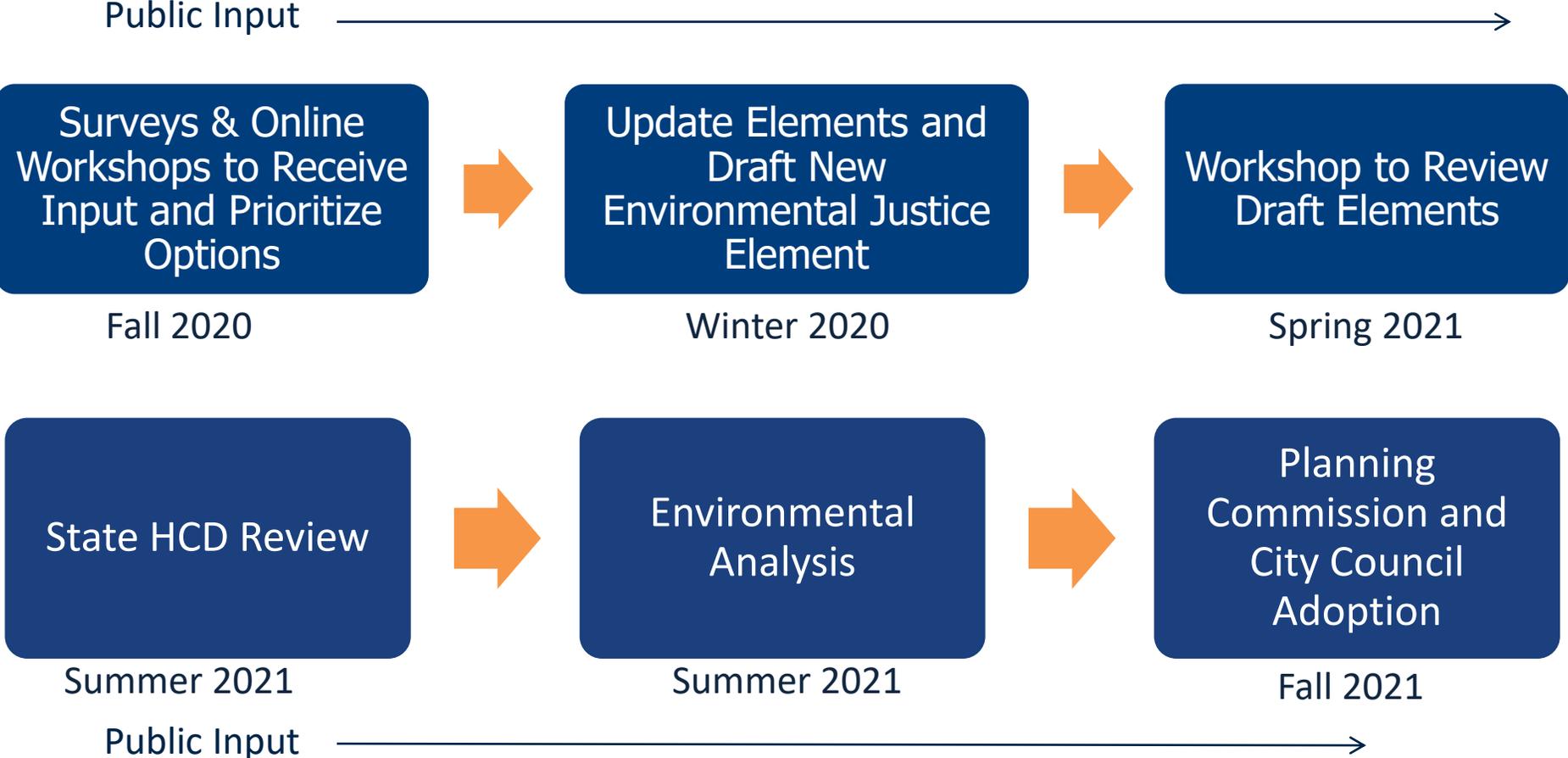
City of Garden Grove

HOUSING, ENVIRONMENTAL JUSTICE, AND SAFETY ELEMENTS

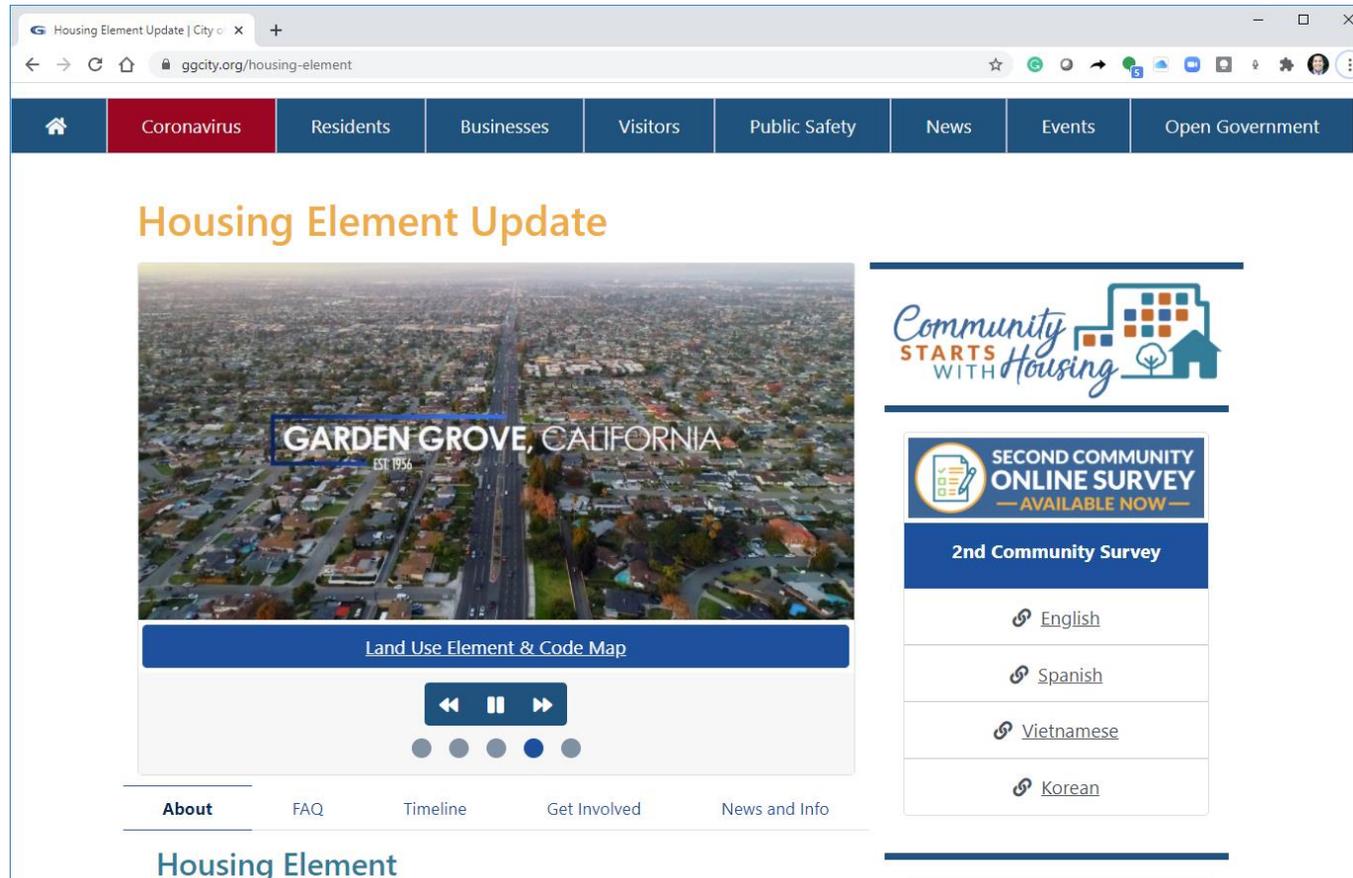
Next Steps



Program Timeline



City's Housing Element Webpage



<https://ggcity.org/housing-element>





City of Garden Grove

HOUSING, ENVIRONMENTAL JUSTICE, AND SAFETY ELEMENTS

Public Comments





City of Garden Grove

HOUSING, ENVIRONMENTAL JUSTICE, AND SAFETY ELEMENTS

City Council Presentation December 8, 2020

