

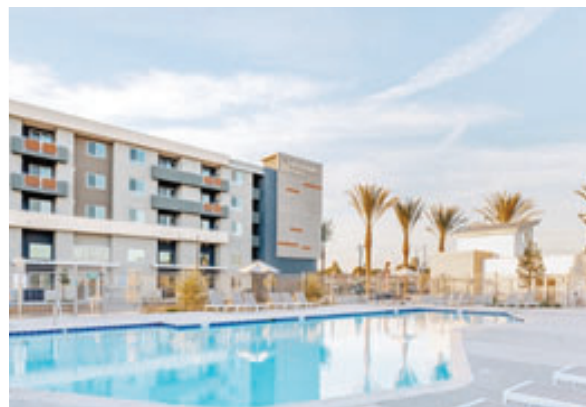


# Garden Grove General Plan

Public Hearing Draft - **Redline Version**

# 2021-2029 Housing Element

October 2021



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# CITY OF GARDEN GROVE

PUBLIC HEARING DRAFT

REDLINE VERSION

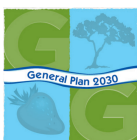
## 2021-2029 HOUSING ELEMENT

OCTOBER 14, 2021



**GARDEN GROVE**

City of Garden Grove  
11222 Acacia Parkway  
Garden Grove, CA 92840  
[www.ggcity.org](http://www.ggcity.org)





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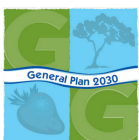


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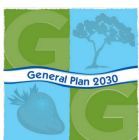
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# CHAPTER 12

## HOUSING ELEMENT

### 12.1 INTRODUCTION

#### 12.1.1 PURPOSE

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

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

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



*Brookhurst Place, opened in 2018 near the Brookhurst Street and Garden Grove Boulevard intersection, offers 180 apartments and numerous amenities.*

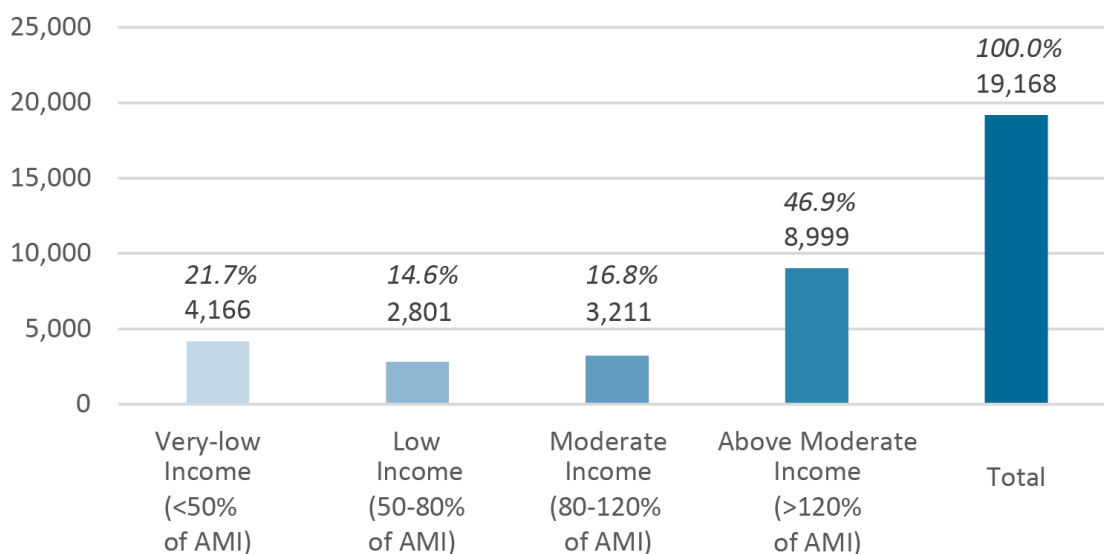


The City's overarching goal is to provide new housing in a tight regional housing market, where people can live closer to their work and near transit stations that connect residents to broader job markets. Garden Grove aims to accommodate new housing opportunities consistent with regional housing target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

## STATE HOUSING POLICY

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

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



**Source:** Regional Housing Needs Assessment, March 2021.

**Note:** AMI: Average Medium Income



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## COMMUNITY CONTEXT

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

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

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

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



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

## **12.1.2 SCOPE AND CONTENT OF THE HOUSING ELEMENT**

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

Toward these ends, the Housing Element consists of:

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

## **12.1.3 RELATION TO OTHER GENERAL PLAN ELEMENTS**

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

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

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

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

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

## 12.1.4 PUBLIC PARTICIPATION

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

### ENGAGEMENT TOOLS AND METHODS

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

The screenshot shows a virtual community forum interface. At the top left, it says "Environmental Justice Community Forum". The main content is a grid of six numbered cards, each with an image and a title:

- 1 Increase Affordable Housing Supply:** Requires affordable housing units as a percentage of new large residential projects.
- 2 Accessory Dwelling Units:** Actively encourage the development of accessory dwelling units.
- 3 Housing Assistance:** Housing assistance programs for first-time homeowners.
- 4 Homeless Services:** Provide more services for homeless population and those at-risk of becoming homeless.
- 5 Supportive Housing Services:** Supportive services to help people with chronic physical and mental health issues maintain stable housing and receive health care.
- 6 Equal Access to Housing:** Address housing discrimination issues.

On the right side of the forum, there is a house icon and the text: "Expanding Affordable Housing and Services". Below this, it says: "Choose your top strategy for expanding housing and services." At the bottom right, there is a logo for "Community STARTS Housing WITH US" and social media icons for YouTube and Facebook. The bottom left corner of the forum shows "CITY OF GARDEN GROVE 43".

Online Virtual Community Forums



## STAKEHOLDER INTERVIEWS AND FOCUS GROUPS MEETINGS

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



Focus Meeting Summary

**Table 12-1**  
**Focus Group Meeting Attendees**

Focus Groups	Attending Organizations
<b>Advocacy Groups and Service Providers</b>	<ul style="list-style-type: none"> <li>▪ Orange County Food Bank</li> <li>▪ Kennedy Commission</li> <li>▪ Lutheran Social Services</li> <li>▪ Dayle McIntosh Center</li> <li>▪ United Way</li> <li>▪ People for Housing OC</li> <li>▪ Fair Housing Foundation</li> <li>▪ Community Active Partnership Orange County</li> </ul>
<b>Housing Developers</b>	<ul style="list-style-type: none"> <li>▪ Olson Company</li> <li>▪ META Housing</li> <li>▪ SCG America</li> <li>▪ Cushman and Wakefield</li> </ul>
<b>Non-Housing</b>	<ul style="list-style-type: none"> <li>▪ Helping Others Prepare for Eternity</li> <li>▪ Acacia Day Services</li> <li>▪ Garden Grove Unified School District</li> <li>▪ Assistance League of Garden Grove</li> </ul>
<b>Public Stakeholders</b>	<ul style="list-style-type: none"> <li>▪ Public Law Center</li> <li>▪ SCG Partners</li> <li>▪ Residents</li> <li>▪ Garden Grove Neighborhood Association</li> </ul>

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## COMMUNITY SURVEYS

The City launched three surveys to gather public ideas on how to address the most challenging housing question: where to locate 19,168 new housing units. The first survey—Housing/Environmental Justice Community Survey—was a text survey available during September 2020 in four languages: English, Vietnamese, Spanish, and Korean. Respondents input basic demographic data and preferences regarding the location and type of new housing. City staff distributed printed surveys to residents at multiple apartment complexes, and at the City's three (3) resource centers: H. Louis Lake Senior Center, the Buena Clinton Youth and Family Center, and Magnolia Park Family Resource Center. City staff, including those who speak different languages, assisted with survey completion. Appendix A includes a summary of the first survey. A total of 622 people who live and/or work in Garden Grove participated. Renters comprised 49% percent of the respondents, and 40% percent were owners. Residents of single-family homes represented 49% percent versus 38% percent for apartment and condominiums residents. Participants who had an annual income of under \$24,999 represented 30 percent of survey respondents. Participants who had an annual income between \$25,000 and \$49,999 represented 24 percent. Over 50 percent of survey participants had an annual income of less than \$50,000, representing lower-income households in Garden Grove. Additionally, 41 percent of the participants had an annual income over \$50,000, while six percent of the respondents preferred not to answer the annual household income question.

Appendix A, Table A-1 (Community Survey Outreach Efforts) identifies the efforts to reach all economic segments of the community, including those with specific housing needs. Between September 8, 2020, and September 29, 2020, City staff distributed in person over 1,200 printed surveys at the following three community resource centers: 1) H. Louis Lake Senior Center targeting seniors; 2) Magnolia Park Family Resource Centers targeting families, parent groups, and those that speak Spanish and Vietnamese; and 3) the Buena Clinton Youth and Family Center targeting lower-income families and residents who speak English, Spanish, Vietnamese, and Korean (see Appendix A, Table A-3 (Fact Sheet Flyer Distribution).

Surveys were also physically distributed by City staff to 11 apartment complexes throughout Garden Grove, including eight apartment complexes within a disadvantaged community, as designated by CalEnviroScreen 3.0 data, and three affordable housing apartment complexes. Surveys distributed to tenants included a cover letter in English, Spanish, Vietnamese, and Korean; a printed copy of the survey; and a fact sheet with information on the Housing Element, Environmental Justice Element, Safety Element, and Land Use Element update with a schedule of the 2020 survey and meeting dates.

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

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Table A-2 in Appendix A identifies survey promotion for the second survey. The second survey could be filled out online as a mapping survey, including using mobile devices. The flyers that were distributed identified access to the survey. To assist those who do not have internet access, City staff was able distribute 1,185 printed versions to eight apartment complexes. City staff also emailed 21 apartment managers located in disadvantaged communities and affordable housing projects to post flyers in apartment common area.

Table A-2 in Appendix A notes that over 4,000 flyers informing the community about the Housing, Environmental Justice, Land Use, and Safety Elements update process were distributed in various languages via the community resource centers.

Based on the annual income of the respondents in the first survey and the various methods to reach different segments of the Garden Grove community online and through three community surveys, the City believes it has demonstrated a diligent effort to involve all economic segments of the community during the process of updating this Housing Element, considering the social distancing restrictions in place during COVID-19 (coronavirus) pandemic.

## COMMUNITY WORKSHOPS

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

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

## STUDY SESSIONS

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

## COMMENTS AND IDEAS FROM THE PUBLIC ENGAGEMENT EVENTS

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

- **Need for Affordable Housing.** Participants indicated a need for additional affordable housing for low-income households as a result of the high cost of housing in Orange County. With over 600 responses from a community survey, 72 percent overwhelmingly expressed the importance of ensuring that children who grow up in Garden Grove can afford to live in Garden Grove as adults. As a result, Program 11 (Inclusionary Housing Ordinance) and Program 22 (Affordable Housing Overlay) were added to this Element.

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- **Meet Housing Demand for Special Groups.** The community voiced a clear desire to provide housing for special groups, including seniors, large families, persons who are homeless or at-risk of becoming homeless, veterans, and persons with disabilities.
  - **Housing Inequities and Discrimination.** Residents wish to see targeted efforts to address long-term inequities in the housing market, including discrimination in renting.
  - **Focus Placing Housing Along Corridors and Aging Commercial Centers.** Participants expressed a preference to locate multi-family and mixed-use developments along major corridors, and closer to transit facilities and commercial services, while minimizing adverse impacts to adjoining single-family neighborhoods. They also indicated that older commercial centers are appropriate for mixed use and higher density housing.
  - **Address Parking and Other Community Impacts.** The community voiced concerns that increased housing development could negatively impact neighborhoods, including adverse consequences such as parking spillover, increased traffic and pollutant emissions, safety concerns, overcrowding, and decrease in community services.

## FAIR HOUSING

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

Preparation of the Housing Element coincided with lingering State and federal disagreements on the implementation of Affirmatively Further Fair Housing (AFFH) rules, the release of Preserving Community and Neighborhood Choice rules, the late release of State guidance regarding implementation of AFFH in Housing Elements, and a reversal of the Preserving Community and Neighborhood Choice rules. However, Garden Grove is among the jurisdictions covered under the Orange County Jurisdictions and the Lawyers' Committee for Civil Rights Under Law's Orange County Analysis of Impediments to Fair Housing Choice released on May 20, 2020. Outreach began on October 2019, as the Lawyers' Committee held meetings with individual stakeholders throughout the County. In January and February 2020, evening community meetings were held in Mission Viejo, Westminster/Garden Grove, Santa Ana, and Fullerton. Also in February, the Lawyers' Committee held a focus group with an array of nonprofit organizations and government officials. Geographically specific community meetings were held across Orange County. Additional outreach was conducted for members of protected classes, including the Latino and Vietnamese communities. All community meetings had translation services available if requested in Spanish and Vietnamese. In addition, all meetings were held in locations accessible to people with mobility issues. Public hearings and City Council meetings were held throughout the County during Spring of 2020. Due to the prohibition of gatherings due to COVID, hearings and meetings were held online.

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## 12.2 COMMUNITY PROFILE/HOUSING NEEDS ASSESSMENT

### 12.2.1 POPULATION AND EMPLOYMENT TRENDS

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

#### CURRENT POPULATION AND POPULATION GROWTH

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

**Table 12-2**  
**Population Growth and Projected Growth**

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

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

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



## AGE

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

**Table 12-3**  
**Age**

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

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

## RACE AND ETHNICITY

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

**Table 12-4**  
**Race and Ethnicity**

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

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

## EMPLOYMENT

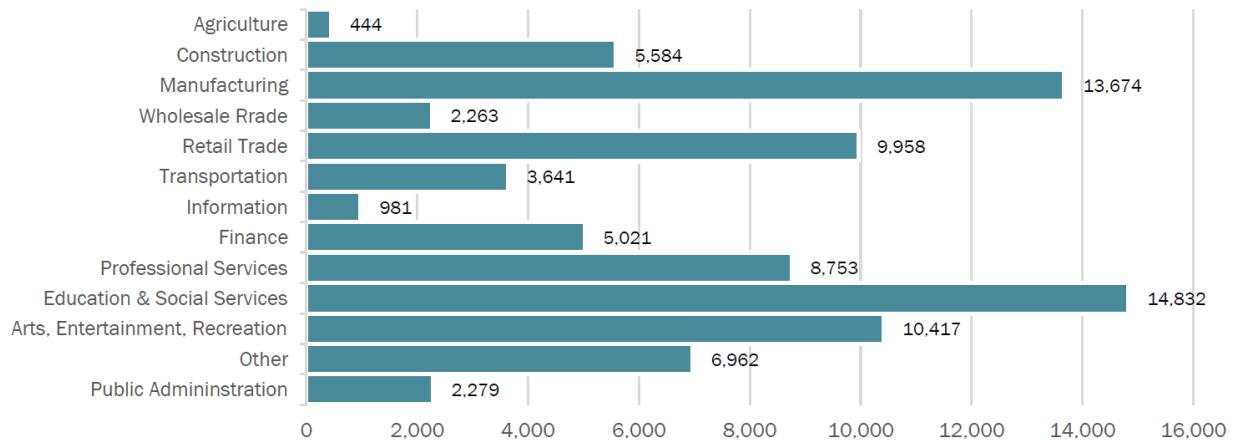
Garden Grove has 84,809 workers living within its borders who work across 13 major industrial sectors. The most prevalent industry is Education and Social Services, with 14,832 employees (17.5 percent), and the second most prevalent industry is Manufacturing, with 13,674 employees (16.1 percent), see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

**Table 12-5  
Employment by Industry**

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

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

**Figure 12-2  
Employment by Industry**



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

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

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## 12.2.2 HOUSEHOLD CHARACTERISTICS

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

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

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

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

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



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

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

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

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



## HOUSEHOLD INCOME

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

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

**Table 12-7  
Household Income**

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

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

## HOUSING OVERPAYMENT

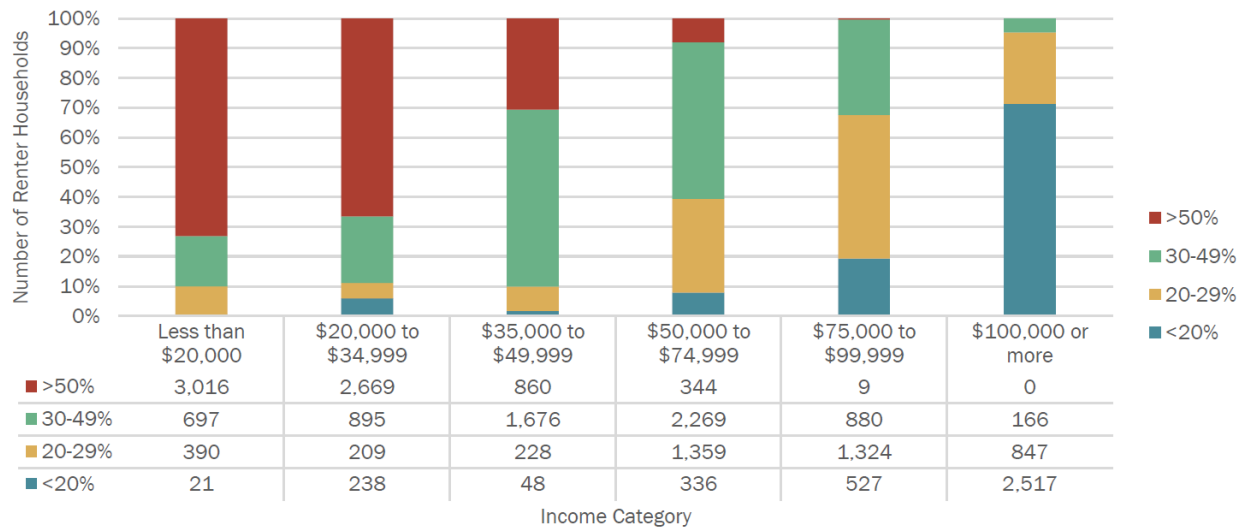
State and federal standards for housing cost burden indicate that households spending more than 30 percent of gross annual income on housing experience a housing cost burden. Housing cost burdens occur when housing costs increase faster than household income. When a household spends more than 30 percent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



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

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

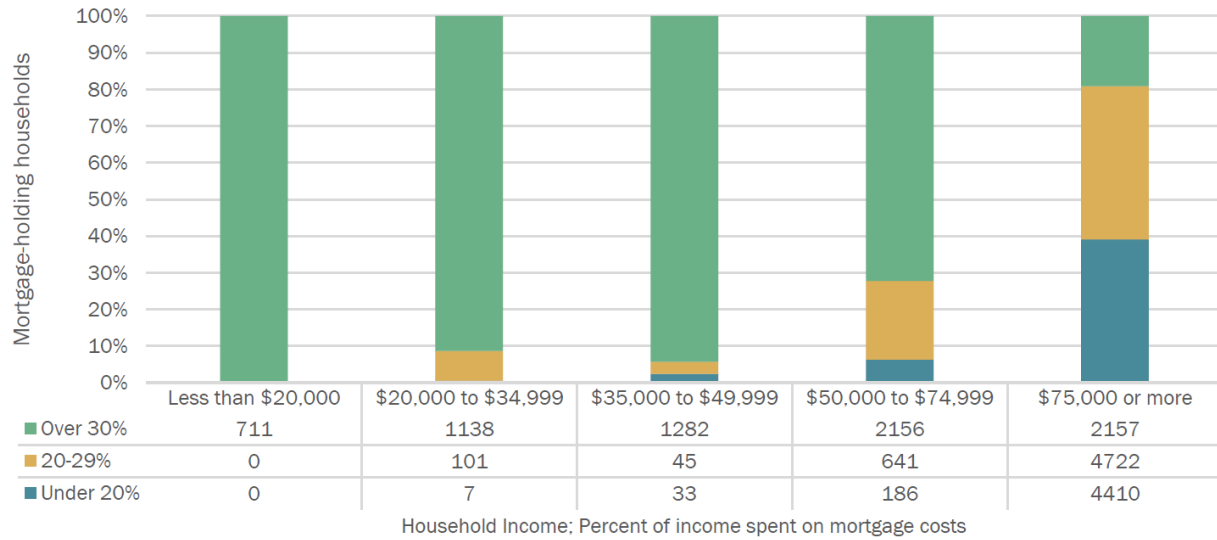
**Figure 12-3**  
**Spending by Rent by Income**



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

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

**Figure 12-4  
Costs for Mortgage Holders by Income**



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

## 12.2.3 HOUSING STOCK CHARACTERISTICS

### HOUSING STOCK

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

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

**Table 12-8  
Housing Type**

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

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

## OVERCROWDING

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

## HOUSING CONDITION

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

**Table 12-9  
Housing Stock Characteristics by Tenure**

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

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

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

## HOUSING COST

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

**Table 12-10  
Garden Grove Homes Sold**

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

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



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

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

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

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

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



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

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

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

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



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## 12.2.4 SPECIAL HOUSING NEEDS

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

### PERSONS WITH DISABILITIES, INCLUDING DEVELOPMENTAL DISABILITIES

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

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

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

Many factors limit the supply of housing available to households of persons with disabilities. In addition to the need for housing that is accessible or ADA compliant, housing affordability is a key limitation as many persons with disabilities live on disability incomes or fixed income. Location of housing is also an important factor for many persons with disabilities, as they often rely on public transportation to travel to services and shops. Many developmentally disabled persons can live and work independently within a conventional housing environment while others may require a group living environment. 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 that as an adult.

**Table 12-13  
Disability Types**

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

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

Residents living in single-family homes benefit from accessibility improvements such as wider doorways and hallways, access ramps and railings, larger bathrooms with grab bars, lowered countertops, and other features common to “barrier free” housing. Single-family homes can be adapted as small group homes to meet these accessibility needs. According to the State Department of Social Services, 29 small residential care facilities with capacity to support 169 residents are located in Garden Grove. In addition, there are three large residential care facilities that accommodate 123 adults.

Accommodating a sufficient quantity and quality of housing for people with disabilities of any kind is a significant challenge due to lack of funding and the complexity of housing and service needs involved. Garden Grove supports the provision of housing for persons with disabilities and has provisions in the Development Code to enable group housing both for small-scale facilities and larger residential care facilities. The City has a reasonable accommodation procedure to facilitate adaption of homes for people with disabilities and will revisit the procedure (as outlined in Program 23) to ensure clarity and a streamlined application, review, and approval process adaption.



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## ELDERLY (65+ YEARS)

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

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

Seniors with limited income may have difficulty finding affordable housing. The Garden Grove Housing Authority is responsible for the Housing Choice Voucher (Section 8) program in the City. Priority is given to seniors (62 years old or older), disabled, and handicapped residents who meet the income guideline limits established by the federal government. According to the State Department of Social Services, 43 residential care facilities for the elderly are located in Garden Grove.

Garden Grove has been active in providing age-restricted housing for seniors. In 2018, the Planning Commission approved a senior housing mixed-use complex, Garden Brook Senior Village, with 395 apartment units with below market rents. As of 2021, Garden Brook Senior Village is taking in applications for eligible seniors, with specific age and household income requirements (must be 62 years of age or older and senior-living units are available to households at or below 60 percent of the Orange County AMI).

## LARGE HOUSEHOLDS (5+ MEMBERS)

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

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



**Table 12-14  
Special Needs Groups**

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

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

Most homes in Garden Grove have two or fewer bedrooms (51 percent). One-third have three bedrooms, 13 percent have four bedrooms, and two percent have five or more bedrooms. Significantly more owner-occupied housing have three or more bedrooms. However, 26 percent of rental housing have three or more bedrooms. Given that the population of large households within Garden Grove is less than the existing housing stock for large units, existing supply may be adequate to support this group. However, support services may be necessary to address existing overcrowding due to large-family households' inability to afford larger unit sizes.

### **FARMWORKERS**

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

### **FEMALE-HEADED HOUSEHOLDS**

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

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



Providing housing opportunities for families in Garden Grove is a challenging task. The primary need for female-headed households is for more affordable housing and supportive services, including childcare. The Garden Grove Housing Authority implements the Housing Choice Voucher/Section 8 rental assistance. Housing choice vouchers are provided to approximately 2,529 households in Garden Grove earning low or very low incomes. These vouchers are portable and not tied to a specific apartment project.

## PEOPLE EXPERIENCING HOMELESSNESS

While homelessness is a complex problem with many causes, the high cost of housing is a significant contributor. Rising housing costs that have exceeded growth in wages, particularly for low-income households, put Garden Grove residents at risk of housing instability and homelessness. To measure the number of homeless persons in Garden Grove, the City relies on point in time surveys prepared by the County of Orange and participating partners. Population estimates for people experiencing homelessness are difficult to quantify. Census information is often unreliable due to the difficulty of efficiently counting a population without permanent residences. Given this impediment, local estimates of the homeless and anecdotal information are often the source of population numbers. In 2019, as identified in the *Everyone Counts 2019 Point In Time* report prepared by Orange County and its partners, a total of 225 unsheltered individuals lived in Garden Grove, which is 3.3 percent of the total number in Orange County. Of the 225 unsheltered, 163 were unsheltered (72.4 percent) and 62 sheltered (27.6 percent), as shown on **Table 12-15**.

**Table 12-15**  
**Garden Grove Homeless 2019 Point-In-Time**

Type	Unsheltered		Sheltered		Total	
	Number	Percent	Number	Percent	Number	Percent
Individuals	149	91.4%	13	21.0%	162	72%
Families	14	8.6%	49	79.0%	63	28%
<b>Total</b>	<b>163</b>	<b>100.0%</b>	<b>62</b>	<b>100.0%</b>	<b>225</b>	<b>100.0%</b>
<b>Special Groups</b>						
Veterans	7	4.3%	0	0.0%	7	3%
Transitional Aged Youth	4	2.5%	4	6.5%	8	4%
Seniors	15	9.2%	0	0.0%	15	7%
<b>Total</b>	<b>163</b>	<b>16.0%</b>	<b>62</b>	<b>6.5%</b>	<b>225</b>	<b>13.3%</b>

Source: *Everyone Counts 2019 Point In Time*, Orange County, 2019.

Of the 63 Garden Grove homeless families identified in 2019, 49 were in a shelter, whereas only 24 percent of individuals were in a shelter. The largest group of homeless persons is unsheltered individuals (149).



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In 2019, 6,860 people in Orange County experienced homelessness, contrasted with 4,792 people in 2017. The City allows shelters by right in the M-1 zone. In addition, through Program 17, Garden Grove will allow Low-Barrier Navigation Centers (a housing first, low-barrier, service-enriched shelter focused on moving people into permanent housing) by right in all areas zoned for mixed-use and nonresidential zones that allow multi-family uses.

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

## 12.2.5 ENERGY CONSERVATION OPPORTUNITIES

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

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

Southern California Edison provides energy service to users in Garden Grove and offers an energy savings assistance program. This program provides energy-efficient appliances like air conditioners and refrigerators to those who qualify. The Residential Energy Efficiency Loan (REEL) gives homeowners and renters access to affordable financing for energy-efficient projects. Southern California Edison also offers many solar panel programs for residential buildings: The DAC-Single-Family Solar Homes (DAC SASH), Solar on Multifamily Affordable Housing (SOMAH) and Multifamily Affordable Solar Housing (MASH). During the summer, they also offer a discount plan which involves installation of a remote-controlled device near an air conditioning unit that will allow Southern California Edison to turn it off during energy emergency events.



## 12.2.6 PROJECTED HOUSING NEED (RHNA)

Housing Element law requires quantification of each jurisdiction's share of the regional housing need as established in the RHNA Plan prepared by the jurisdiction's council of government (SCAG for Garden Grove). The California Department of Housing and Community Development (HCD), in conjunction with the SCAG, determined a projected housing need for the region covered by SCAG (the counties of Riverside, San Bernardino, Los Angeles, Orange, Ventura, and Imperial). For the 2021-2029 planning period, the RHNA for the SCAG region is 1,341,834 new housing units. SCAG allocated this share among its constituent jurisdictions, distributing to each its own RHNA divided along income levels. The City of Garden Grove has a **RHNA of 19,168 housing units** to plan for in this Housing Element period, distributed by income group as shown in **Table 12-1516**.

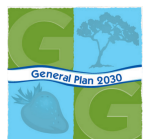
**Table 12-1516**  
**Regional Housing Needs Allocation 2021-2029**

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

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



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## 12.3 CONSTRAINTS ON HOUSING DEVELOPMENT

The Housing Element must identify and analyze potential and actual:

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

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

### 12.3.1 NONGOVERNMENTAL CONSTRAINTS

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

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

#### DEVELOPMENT COSTS

##### Availability of Financing and Government Assistant Programs

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

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<sup>1</sup> Affordable Housing Production: Insights from California's 9% Low-Income Housing Tax Credit Program  
[http://turnercenter.berkeley.edu/uploads/LIHTC\\_Construction\\_Costs\\_2020.pdf](http://turnercenter.berkeley.edu/uploads/LIHTC_Construction_Costs_2020.pdf)

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

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

## Construction

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

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

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

## Land

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

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<sup>2</sup> Making It Pencil: The Math Behind Housing Development, 2019. Turner Center for Housing Innovation, August 2019  
[http://turnercenter.berkeley.edu/uploads/Making\\_It\\_Pencil\\_The\\_Math\\_Behind\\_Housing\\_Development.pdf](http://turnercenter.berkeley.edu/uploads/Making_It_Pencil_The_Math_Behind_Housing_Development.pdf)

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

## ENVIRONMENTAL CONSTRAINTS

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

### Floodplain

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

### High Pollution Burden

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

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

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## GOVERNMENT CODE 65583(A)(6) DEVELOPMENT ANALYSIS

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

### **Requests for Lower Development Densities**

In Garden Grove, requests for development at densities below anticipated densities are rare. Housing developments typically propose housing units at the maximum permitted densities allowed by the zone. Projects that incorporate affordable housing units exceed the maximum permitted densities through application of State Density Bonus law. In the rare occurrence where a development did not maximize density, such developments are typically comprised of above-moderate for-sale housing units that include larger homes and additional amenities to address market demands. Development approval of projects with densities lower than what is established in the Housing Element is not expected. In general, and based on recent development in the City, development applications typically propose housing units at the maximum permitted densities allowed by the zone in order for the project to be financially feasible

### **Building Permit Timeframe**

In Garden Grove, the length of time between receiving approval for housing development (that are not ministerial) and submittal of an application for building permit is typically 30 to 60 days for single-family and duplex/triplex developments, and one to six months for multi-family developments, depending on project and complexity. For example, a multi-family residential project with complex grading and drainage plans may take longer than usual to prepare and submit plans, complete the review process, and obtain permits. Also, developers may struggle with feasibility analyses, financing, or negotiations with design professionals which are outside the control of the City. Timelines are often affected by factors that are not disclosed by applicants, which may delay their initial submittal. It should be noted, the City also allows for parallel submittal of Building plans with entitlement submittals to help further fast track a project.

## Local Efforts to Remove Nongovernmental Constraints

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

Until the dissolution of redevelopment agencies in California, the City subsidized or provided financial assistance to construct 1,584 units of affordable housing using funds generated by redevelopment projects.<sup>4</sup> City-owned properties or other agency-owned properties in Garden

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

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Grove provide a great potential resource for affordable housing under AB 1486 and AB 1255. The City is actively marketing the remaining properties inherited from its redevelopment agency for affordable housing.

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

### **12.3.2 GOVERNMENTAL CONSTRAINTS**

Housing Element law requires an analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing. The analysis must identify efforts to remove the identified constraints. State housing laws effective since 2018 have targeted ways to ease local government constraints on housing development—and affordable housing in particular. Applicable to all housing developments are amendments to the Housing Accountability Act (HAA) and SB 330.

#### **EFFORTS TO REMOVE GOVERNMENTAL CONSTRAINTS**

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

#### **HOUSING ACCOUNTABILITY ACT**

Amendments to the HAA (SB 167/AB 678/SB1515/AB 3194) strengthened laws designed to prevent the capricious denial of housing development projects, defined to include affordable or market rate single-family, multifamily residential, specified mixed-use, transitional/supportive housing, and emergency shelters. The amendments require the use of objective design standards in the review





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of residential units and established a 30-day/60-day limit for jurisdictions to deem a project consistent with those objective standards. Specifically, an objective design standard involves no personal or subjective judgment on the part of the City and “is uniformly verifiable by reference to criteria that are available to the applicant at the time of application.”

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

### **Housing Crisis Act (SB 330)**

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

- **Preliminary Applications.** This new development application, available on the City website, is required by State law to collect specific site and project information to determine the zoning, design, subdivision, and fee requirements that apply to a housing development project. If the applicant submits a complete development application within 180 days of submitting a preliminary application, then the zoning, design, subdivision, and fee requirements in effect at the time the preliminary application was submitted shall remain in effect for the remainder of the entitlement and permitting process.
- **Replace and Protect Existing Housing.** No housing development project on a site where any existing residential units would be demolished, including any “protected” units, may be approved unless the replacement project includes at least as many residential units as the existing residential building.
- **Zoning Actions.** The City is prohibited from taking any legislative action, including by voter initiative, that would reduce the zoned capacity of housing development below what was allowable as of January 1, 2018, including but not limited to: reducing the maximum allowable height, density, or floor area ratio (FAR), imposing new or increased open space, lot size, setback or maximum lot coverage requirements; or adopting or enforcing any moratorium or cap on housing approvals.
- **Objective Design.** The City may not apply new design standards that were adopted on or after January 1, 2020, unless these design standards meet the definition of objective standards provided in State law.
- **CEQA.** The required timeframe to approve or disapprove a housing development project is limited to 90 days after certification of an EIR for a housing development project.



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- **Limit Public Hearings.** The City cannot hold more than five public hearings on a housing development projects that comply with all applicable zoning standards and are not seeking any exceptions or rezoning or other legislative actions.

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

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

## **LAND USE CONTROLS**

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

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

The Zoning Map, along with the Land Use Code text, comprise the zoning ordinance or zoning regulations; these also include land use district maps. Overlay Zones include the Emergency Shelter Overlay Zone, Trask Housing Overlay, Gilbert Street Overlay, Historic Cultural Overlay Zone, and Main Street Historical-Retail Combining Zone. The standards for the Main Street Historical-Retail Combining Zone were incorporated into the CC-2 zone, which was created in 2012. **Table 12-1617** identifies the General Plan land use designations and zoning districts that allow housing. City regulations accommodate a variety of housing types. Garden Grove does not restrict development activities and permits via growth and urban boundary limits, preservation ordinances such as historic or trees, supermajority requirements, voter approvals of any residential projects, or adequate public facilities ordinances.

**Table 12-1617**  
**General Plan Land Use Designations and Zoning Districts**

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

**Note:** 1) CCSP: Community Center Specific Plan



## Permitted Uses

**Table 12-1318** identifies the housing types permitted in base zones, which may be subject to additional provisions of special use/overlay zones.

P = Permitted.

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

[-] = Not a permitted use

**Table 12-1318**  
**Zones Where Housing Is Permitted**

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

**Notes:**

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



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

### Mixed-Use Zones Permitted Uses

Chapter 9.18 identifies the zoning regulations for all mixed-use zones. Stand-alone residential development is not allowed in the GGMU-1, CC-2, CC-3, NMU, and AR zones. In the GGMU-1 Zone, any project consisting of 100 percent deed-restricted affordable housing is not required to have a commercial component. Commercial is required only on the CC-3 zoned properties with frontage on Garden Grove, Euclid, Main Street, and Acacia Parkway between Nutwood and Civic Center. In the AR zone, only work-live units are permitted as part of a residential/commercial mixed-use development. **Table 12-1419** identifies mixed-use zones where housing is allowed.

**Table 12-1419**  
**Mixed-Use Zones Where Housing Is Permitted**

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



## Specific Plan Subzones Permitted Uses

Table 12-1520 identifies specific plan ~~sub-zones~~subzones where housing is allowed.

**Table 12-1520**  
**Specific Plan Subzones Where Housing Is Permitted**

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

## Development Review

The Planning Division manages the processing and permitting of housing development applications prior to issuance of construction permits. The Building and Safety Division manages construction permits, inspections, and final occupancy. **Table 12-1621** provides a simplification of the review and public hearing bodies required by each application from Chapter 9.32 (Procedures and Hearings), Section 9.04.030, and throughout the Land Use Code. These entitlements and their provisions apply to nonresidential and residential developments equally. Planning staff manages the projects along with a Planning Coordinating Committee (PCC).

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

**Table 12-1621**  
**Development Applications for Housing Requiring Public Hearings**

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

\*Alternate Hearing Body

**Ministerial - Standard**

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

**Ministerial – Director’s Review**

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

**Discretionary**

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

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





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City records indicate that no multi-family project application has been denied based on the findings of approval listed above or has been rendered infeasible as a result of the conditions of approval applied to such project. In addition, the City must comply applicable state law when reviewing housing development projects, including the Housing Accountability Act. The Housing Accountability Act places strict limitations on the City's ability to deny, reduce the density of, or condition certain housing development projects through a discretionary process unless specified findings can be made. The City must, and will, only apply the above findings in a manner consistent with the Housing Accountability Act. As a result, the discretionary process is not considered to be a constraint to the approval of multi-family developments.

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

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

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

- Transit Priority Area (TPA) Screening. Projects located within a TPA may be presumed to have a less than significant impact absent substantial evidence to the contrary
- Low VMT Area Screening. Residential and office projects located within a low VMT-generating area may be presumed to have a less than significant impact absent substantial evidence to the contrary. In addition, other employment-related and mixed-use land use projects may qualify for the use of screening if the project can reasonably be expected to generate VMT per resident, per worker, or per service population that is similar to the existing land uses in the low VMT area
- Project Type Screening. Some project types have been identified as having the presumption of a less than significant impact. The following uses can be presumed to have a less than significant impact absent substantial evidence to the contrary as their uses are local serving in nature:
  - Affordable, supportive, or transitional housing

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- Assisted living facilities
  - Senior housing (as defined by HUD)
  - Projects generating less than 110 daily vehicle trips. This generally corresponds to the following “typical” development potentials of 11 single family housing units and 16 multi-family, condominiums, or townhouse housing unit

## DEVELOPMENT STANDARDS

**Table 3-522** identifies key housing development standards in zones where housing is permitted. Transitional and supportive housing are subject to the same development standards of the zone.

### Density

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

### Height, Setbacks, Stepbacks, and Encroachment Planes

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

- “This allowable increase in building height is relative to the locations of other buildings and structures on the site and may not at all times be appropriate depending on parcel configuration and upon the total site design.

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- “Those portions of buildings designed as three-story structures proposed for location on a given site shall be designed to be architecturally sensitive to both on site and abutting off-site structure.”

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

### **Design (Multifamily Residential)**

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

## **ZONE-SPECIFIC RESIDENTIAL DEVELOPMENT STANDARDS**

### **Single-Family Residential Zone (R-1)**

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

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

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

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



**Table 12-1722**  
**Single-family and Multifamily Residential Development Standards**

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

The height requirements for the R-2 and R-3 zones may be considered a constraint to multi-family housing and will be evaluated to be potentially modified and/or removed as identified in Program 17 (Zoning Code Update), which is being prepared immediately following Housing Element adoption. (Because the update is grant funded, it must be completed by February 2022.) Additionally, all multi-family open space requirements will also be evaluated for potential constraints, also identified under Program 17.



## Mixed-Use Zones Standards

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

**Table 12-1823** shows varying standards for height limit, lot size, and FAR between zones that allow the same density. Internal inconsistencies in zoning regulations hinder housing production as they raise the possibility of a much more complex, lengthier development review.

**Table 12-1823**  
**Mixed-Use Zone Standards**

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

## Specific Plan SubZones Standards

**Table 12-1924** shows the develop standards for the Community Center and Harbor Corridor Specific Plans.

**Table 12-1924**  
**Specific Plan SubZone Standards**

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

Source: Harbor Corridor Specific Plan

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

## Small Lot Subdivisions

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

## Planned Unit Development (PUD)

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

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



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

### Special Use Districts/Overlay Zones

Regulations for each zone identify a category of “Special Use” districts that are established for the purpose of implementing the General Plan. Their regulatory functions are similar to overlay zones and sometimes include different permit requirements, development standards, and other requirements to address special conditions and regulatory needs to ensure harmonious relationships with other land uses. The list includes regulations specific to conversions of rentals into condominiums (Conversion of Multiple-Family Residential Units)” and the City’s density bonus regulations (Density Bonuses and Other Incentives for Affordable Housing). **Table 12-2025** shows the Special Use Districts and Overlay Zones with the corresponding Base Zones.

**Table 12-2025**  
**Special Use Districts/Overlay Zones**

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

### Flood Hazard Overlay Zone (FH)

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





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## **Transportation Corridor Overlay Zone (T-C)**

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

## **Transition Overlay Zone (T)**

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

## **Open Space Zones**

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

## **Historical-Cultural Overlay Zone (HC)**

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

## **Specific Plans**

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

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

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

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

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## Parking

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

**Table 12-2126** identifies minimum required parking spaces for various housing developments. These spaces must be provided on-site and based on the zoning and type of project, the parking must be provided within an enclosed garage, as carports or within a parking structure. Parking calculations for residential projects include guest parking. In mixed-use developments, the commercial component requires loading spaces. The City commissioned a parking study, in 2005, to establish these parking requirements.

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

## Waivers

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

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

**Table 12-2126**  
**Parking Spaces Required**

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



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## LOCALLY ADOPTED ORDINANCES

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

### Conversions between Residential and Other Uses

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

### Timelines

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

**Table 12-2227** shows the typical process time for projects that do not require public hearings or a subdivision map. These time periods begin when a complete permit application is submitted and are extended when the City requests additional information. The timeframes are target issuance date—when the applicant can expect a decision on an application.

**Table 12-2227**  
**Timelines for Permit Procedures**

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

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

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## SPECIFIC HOUSING CONSTRAINTS

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

### Multifamily Rental Housing

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

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

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

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

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

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

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

### **Mobile homes/Factory-built housing**

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

### **Single-Room Occupancy (SRO)**

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

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

### **Emergency Shelters and Low-Barrier Navigation Centers**

Emergency shelters are facilities for the temporary shelter and feeding of unhoused individuals and families, disaster victims, or persons facing other difficulties, such as domestic violence. As required by SB 2, the City amended the Land Use Code to allow emergency shelters without discretionary review in the Emergency Shelter Overlay Zone in the M-1 zone—, which encompasses 144 acres. Two areas of the City are zoned M-1 (Limited Industrial): the eastern industrial area near Harbor Boulevard and Westminster Boulevard and the western industrial area along Western Avenue.

The eastern industrial area is bounded by Harbor Boulevard, Westminster Boulevard, Newhope Street, and Trask Avenue. This area consists of 117 acres of M-1 zoned properties that accommodate a wide range of manufacturing, industrial, and commercial uses. The standards



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for this district are intended to accommodate a full range of light and medium-intensity manufacturing and industrial activities and automotive services. This area has sufficient capacity for at least one year-round shelter. Seventy-four properties are zoned M-1, with an average parcel size of about one acre. Realizing the expense associated with new construction, Garden Grove identified this zone to have a mix of medium- to large-sized buildings that could transition to reuse as homeless shelters.

Properties in the eastern industrial area are served by regional transportation options, with access to Harbor Boulevard and Westminster Boulevard bus routes. This area also includes the terminus of the OC Streetcar line, with a station planned at the intersection of Harbor Boulevard and Westminster Boulevard. Based on the size of the zone identified, opportunities for adaptive reuse of existing buildings, and ready access to services and transportation, the zone has sufficient capacity to accommodate the City's homeless population need in at least one year-round shelter. (In 2019, there was a total of 225 homeless individuals in Garden Grove, 72 percent of whom were unsheltered).

Section 9.16.020.050(W) identifies standards, including a minimum distance of 300 feet from any other emergency shelter and a maximum of 60 beds or persons. Off-street parking is required at one space per four beds and/or 0.5 per bedroom designed as a family unit with children, plus one per staff member. The Open Space Zone conditionally permits "group shelter;" however, they are not considered as emergency shelters for the purpose of meeting State requirements.

AB 101 requires that the City allows Low Barrier Navigation Centers, and supportive housing developments to be an allowed "use by right" in areas zoned for mixed uses and nonresidential zones permitting multifamily uses. Garden Grove is subject to State law when processing Low Barrier Navigation Centers.

### **Transitional and Supportive Housing**

State law requires cities to allow transitional and supportive housing as a residential use and allowed by right in all zones that allow similar residential uses. ~~Transitional housing in Garden Grove is consistent with SB2.~~ Supportive housing is a model that is targeted to support those who have experienced long-term or chronic homelessness because of drug abuse, disabilities, or a long history of homelessness. Using a combination of affordable housing with social services for individuals and families, supportive housing programs are centered around efforts to permanently keep those in the program from becoming homeless again. Transitional housing is a type of supportive housing which provides longer-term housing (up to two years), coupled with supportive services such as job training and counseling, to individuals and families who are transitioning to permanent housing.

The City defines transitional housing in the Garden Grove Municipal Code (9.04.060 Definitions) as follows:





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**“Transitional housing”** means temporary rental housing with length of stay that ranges between six months to two years for homeless individuals or families who are transitioning to permanent housing. ~~Supportive housing is a residential use and only subject to those restrictions that apply to other residential uses of the same type in the same zone. The Land Use Code provides the following classification of transitional and supportive housing, operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time.~~ **“Transitional housing development”** means a housing development configured such that each unit constitutes a unit of transitional housing and includes the following:

1. **“Residential apartments”** ~~and~~ means with two or more dwelling units on one parcel, where each unit functions as a single housekeeping unit. This use is subject to the duplex/triplex or multiple-family dwelling development standards of the zoning code.
2. **“Residential group living six persons or less”** means one residential facility, on a parcel, with six residents or less (including minor children), excluding staff, that operates as a group living facility where the residents share a common living area and a kitchen. The facility is similar to a residential community care facility with six persons or less, and subject to the same development standards.
3. **“Residential group living seven persons or more”** means a residential facility, with seven or more residents, excluding staff, that operates as a group living facility where the residents share a common living area and a kitchen. The facility is similar to a residential community care facility with seven persons or more, and subject to the same development standards.

~~The definition clarifies that any transitional housing that operates within any multifamily unit will fall under the same regulatory standards as any other residential multifamily use. Residential Group Facilities are considered community care facilities not in a residential unit and thus a commercial use of land; therefore, they are subject to the requirements of any other community care facility.~~

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

### **Housing for Agricultural Employees (permanent and seasonal)**

The Employee Housing Act (Government Code Section 17021.5 and 17021.6) requires that any employee housing occupied by six or fewer employees shall be considered a single-family structure within a residential land use and must be treated the same as a single-family dwelling of

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the same type in the same zone. There are no commercial growing operations in Garden Grove that require specialized labor forces. The City complies with Health and Safety Code section 17021.5 with regard to employee housing with six or fewer persons, as such housing is considered a standard residential use of property

## **CODES AND ENFORCEMENT**

Garden Grove implements the 2019 edition of the California Building Code and 2019 edition of the California Green Building Standards Code. These codes establish standards and require inspections at various stages of construction to ensure code compliance and minimum health and safety standards. Although these standards and the time required for inspections increase housing production costs and may impact the viability of rehabilitation of older properties, the codes are mandated by State law (California Code of Regulations, Title 24, Building Standards Code) for all jurisdictions in California.

### **Continuance of Nonconforming Uses, Buildings and Properties**

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

## **HOUSING FOR PERSONS WITH DISABILITIES**

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

### **Zoning and Land Use**

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

The City has no special zoning or land use restrictions that regulate the siting of housing for persons with disabilities. The City has no separation requirements or alternative site planning requirements for housing for the disabled. The City defers to State law for siting and standards for housing for the disabled. The City encourages the development of and equal access to housing for special needs groups, including seniors and the disabled by reducing the parking requirements. Senior

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apartments require only one space per unit. Congregate care facilities require only 0.5 space per unit or bed; this can be reduced to 0.3 space if the facility provides on-site transportation.

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

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

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

### **Definition of Family**

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

### **Reasonable Accommodation**

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

The Garden Grove Housing Authority has a Reasonable Accommodation application. Housing Authority staff engages in discussion with an individual or family to determine what policy



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exception or reasonable accommodation is being requested and to identify acceptable alternative accommodations if necessary. The City of Garden Grove does have a reasonable accommodation policy. Program 23 (Reasonable Accommodation) has been added to prepare a Reasonable Accommodation application by the Community and Economic Development Department and develop related promotional materials advertising the availability of the process.

## **Fees and Exactions**

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

## **On-/Off-Site Improvements**

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

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

1. Separate and adequate distribution lines for domestic water supply to each lot;
2. Sewage collecting system, where main lines of an adequate disposal system are available;
3. Adequate drainage of the subdivision streets, highways, ways and alleys;
4. Adequate grading and surfacing of streets, highways, ways and alleys;
5. Concrete curbs, gutters and cross gutters;
6. Concrete sidewalks;
7. Survey monuments;
8. Fire hydrants at locations designated by the City Engineer;
9. Street name signs, two to each intersection;



10. Traffic control devices;
11. Necessary barricades and safety devices;
12. Fee for the planting of parkway trees, as provided in this title;
13. Ornamental street signs;
14. All street, vehicular and pedestrian ways within a condominium project shall be improved meet the same city standards as is required for public streets, and associated improvements;
15. Undergrounding of all existing and proposed on-site and off-site utility facilities shall be pursuant to Chapter 9.48. Subsection B of this section shall not apply to the undergrounding of utilities;
16. Fees for, or dedication of, park and recreation facilities;
17. Intersection widening;
18. Highway safety lighting;
19. Turnout bays;
20. Median islands.

### Permit and Processing Fees

Government Code Section 66020 requires that planning and permit processing fees not exceed the reasonable cost of providing the service or impact, unless approved by the voters; agencies collecting fees must provide project applicants with a statement of amounts and purposes of all fees at the time of fee imposition or project approval. **Table 12-2328** lists user fees for all application permits required by a residential project.

**Table 12-28**  
**Planning Fee Schedule**

Fee	Amount
Director's Review—Existing Single Family	\$175.00
Director's Review—Duplex and Triplex	\$1,600.00
Director's Review—All Others	\$600.00
Front Yard Determination	\$175.00
Street Vacation	\$1,850.00
Zone Change	\$2,700.00
Site Plan	\$3,375.00
General Plan Amendment	\$.2925.00
Specific Plan	Cost + 15%
Conditional Use Permit (All)	\$3,150.00
Variance--Existing single-family residential lot	\$500.00
Variance--All others	\$2,525.00
Tentative Tract Map	\$3,788+\$17.00/lot

**Table 12-28  
Planning Fee Schedule**

<b>Fee</b>	<b>Amount</b>
Tentative Parcel Map	\$2,138+\$17.00/lot
<b>Planning Fees</b>	
Lot Line Adjustment	\$1,465.00
Planned Unit Development	\$4,725.00
Modification to Approved Plans	1/2 cost of current fee
Home Occupation Permits	\$150.00
Ordinance Amendments	\$2,625.00
Interpretation of Use by Zoning Administrator	\$325.00
Interpretation of Use by Planning Commission	\$575.00
Environmental Impact Report	Cost + 15%
Environmental Impact Monitoring	\$50.00/hour
Negative Declaration	\$775.00
Notice of Exemption	\$200.00
Mitigated Negative Declaration	\$1050.00
Time Extension	50% of original fee paid
Letters of Zoning Confirmation	\$85.00
Letters of Flood Plain	\$85.00
CC&R's Review	\$300.00
Ministerial Screening	\$100.00
Administrative Review for Extension of Hours	\$250.00
Pre-Application Review	\$700
Neighborhood/Community Meeting Fee	\$450.00
Public Noticing Fee (with legal ad)	\$345.00
Modification to Conditions of Approval	1/2 cost of current fee
Planning Document Retention Fee	\$35.00
<b>Plan Check Fees</b>	
Single Family Residential (Up to three houses)	20% of building permit fee, not to exceed \$50.00
All Other Residential	10% of building permit fee, not to exceed \$50.00

**Table 12-23  
Planning Fee Schedule**



## Capital Facilities Fees and Exactions

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

Chapter 9.44 (Mitigation Fees) identifies six development impact fees. This list is not exhaustive of all capital facilities fees imposed on developments. All fees the City imposes on a development are provided in “the User Fees for Various City Services.” Mixed-use development may be charged other fees for non-residential components such as Art in Public Places. See **Table 12-2429** for listing of mitigation fees.

**Table 12-2429**  
**Mitigation Fees**

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

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

## Hypothetical Fees

**Table 12-2530** identifies the hypothetical fees that would be collected for a new 2,000-square-foot single-family house and a 10-unit multifamily project. Development fees make up approximately two to three percent of a home purchase price. However, while impact fees are relatively straightforward to calculate, according to the UC Berkeley Turner Center for Housing Innovation<sup>6</sup> estimating the full stack of development fees is often challenging. Developers need to be able to estimate their local costs in order to draft precise proformas and accurately assess the feasibility of a project. In addition, tracking the full range of development fees would help localities gauge the effect of adding any type of fee on local development costs.

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



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

**Table 12-2530**  
**Proportion of Fee in Overall Cost for a Typical Residential Development**

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

### 12.3.3 AT-RISK ANALYSIS

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

Over the next 10 years (2021-2031), seven assisted developments that provide 525 affordable, multifamily units have expiring affordability covenants (**Table 3-1331**). Affordability covenants in Garden Grove include developments that hold a Federal Section 8 contracts and/or were financed with local or federal programs (e.g., CDBG, HOME).

### PRESERVATION AND REPLACEMENT OPTIONS

Most of the at-risk units listed in **Table 12-26** are unlikely to convert to market rate given the non-profit ownership structure of the projects. Nevertheless, the affordable housing units listed in **Table 12-26** are considered at risk of converting to market-rate in the next 10 years and must be analyzed in this Housing Element. Preservation of at-risk projects can be achieved in a variety of





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



**Table 12-2631  
At-Risk Developments**

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



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

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

## RENTAL ASSISTANCE

State, local, or other funding sources can be used to provide rental subsidies to maintain the affordability of at-risk projects. These subsidies can be structured to mirror the Section 8 program, whereby the subsidy covers the cost of the unit above what is determined to be affordable for the tenant's household income (including a utility allowance) up to the fair market value of the apartment. Given the mix of unit sizes and affordability levels, the total annual subsidy to maintain the 525 at-risk units is estimated at about \$4.8 million<sup>7</sup>.

## Transfer of Ownership

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

## CONSTRUCTION OF REPLACEMENT UNITS

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

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

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

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



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

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

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



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## 12.3.4 FAIR HOUSING ASSESSMENT

### INTRODUCTION

In January 2017, California Assembly Bill 686 (AB 686) introduced an obligation to affirmatively further fair housing (AFFH). AB 686 defined "affirmatively further fair housing" to mean "taking meaningful actions, in addition to combat discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity" for persons of color, persons with disabilities, and other protected classes. The law added a requirement for an assessment of fair housing in the Housing Element to include the following components: 1) a summary of fair housing issues and assessment of the City's fair housing enforcement and outreach capacity, 2) an analysis of segregation patterns and disparities in access to opportunities, 3) an assessment of contributing factors, and 4) an identification of fair housing goals and actions. For Garden Grove, the primary data sources for the AFFH analysis are the Orange County 2020 Analysis of Impediments to Fair Housing Choice (AI) and the State of California Department of Housing and Community Development (HCD) AFFH Data Viewer.

### **ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE**

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

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

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



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

1. Garden Grove will **update the 2011 Density Bonus Ordinance** to comply with current State law. The update will streamline the approval process, increase feasibility, and facilitate future housing development at all affordability levels.
2. **Create Objective Residential Development Standards** to allow for streamlined housing development in all residential zones.
3. **Create Objective Development Standards for Supportive Housing**. These standards would be for new construction of Supportive Housing.
4. Evaluate the creation of **Objective Development Standards for Hotel/Motel/Office Conversion to Supportive Housing**.
5. Continue to **review and amend Garden Grove's current Accessory Dwelling Unit (ADU) Ordinance** to comply with State requirements and further increase housing supply.
6. Continue to **invest in landlord and tenant counseling and mediation services**, unlawful detainer assistance, housing discrimination services, homebuyer education and outreach, and local eviction prevention strategies.

### **RACE AND ETHNICITY FAIR HOUSING ASSESSMENT**

Fair housing is a condition in which individuals of similar income levels in the same housing market have like ranges of choice available to them regardless of race, color, national origin, religion, sex, disability, familial status, ancestry, age, marital status, gender, gender identity, gender expression, genetic information, sexual orientation, source of income, or any other arbitrary factor.

### **Complaints Filed with HUD**

A key service provided by both the Fair Housing Council of Orange County and the Fair Housing Foundation is the handling of fair housing complaints filed by residents in their service cities. According to data from both organizations, the number of reported formal complaints of alleged housing discrimination between three fiscal years (2012/13, 2013/2014, and 2014/15) tallied to 254 cases in Orange County. A comparison of the types of discrimination cases in Orange County shows that over one-half (53.9 percent) of the total cases were related to a person's disability, including both mental and physical disabilities. The next highest number of discrimination cases were related to familial status, which includes the presence of children under the age of 18 and pregnant women, comprising 21.2 percent of the total 254 cases. National origin and race were also frequent bases for alleged discrimination, representing 11.6 percent and 7.5 percent of all cases, respectively.



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## **Local Fair Housing Enforcement and Outreach**

The HCD AFFH Data viewer provides additional information on local fair housing enforcement and outreach. Fair housing inquiries data from the U.S. Department of Housing and Urban Development (HUD) indicates that from 2013 to 2021, there were 30 inquiries originating from residents in Garden Grove, which is equivalent to 0.17 inquiries per 1,000 residents. The basis for complaints is only available for nine of the inquiries; in these cases, the basis for the complaint was based on disability, race, and national origin. Compared with surrounding jurisdictions, the number of inquiries per thousand residents is either lower or similar to Garden Grove, except for Anaheim (0.37), which has higher inquiries per thousand residents. Fountain Valley (0.09), Stanton (0.13), Westminster (0.17), and Santa Ana (0.19) have either lower or similar inquiry levels per thousand residents.

## **SEGREGATION AND INTEGRATION**

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

The AFFH analysis must address areas of ongoing and concentrated segregation and integration and compare concentrations of protected characteristics and incomes. The following information discusses the levels of segregation and integration for race and ethnicity, income, familial status, persons with disabilities.

### **Race and Ethnicity**

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

**Exhibit H-3** illustrates which race or ethnicity is dominated heavily by one racial or ethnic group in Garden Grove. The map colors identify the predominant racial or ethnic group in specific areas (census tracts). The strength of the color indicates the extent to which one group is dominant over the next most populous. Garden Grove's racial and ethnic groups are concentrated within different geographic areas. The Asian majority neighborhoods are clustered in the center portion of the City, bordering Westminster's Vietnamese community. Hispanic/Latino dominant



neighborhoods are clustered on the eastern side, bordering Santa Ana and Anaheim neighborhoods, which also have a higher percentage of Hispanic/Latino populations. The White dominant neighborhoods are clustered to the west, bordering the cities of Cypress, Los Alamitos, and Seal Beach.

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

### Dissimilarity Index

The Orange County AI uses the dissimilarity index to identify segregation and disparities in access to opportunity. The Dissimilarity Index measures the percentage of a certain group's population that would have to move to a different census tract in order to be evenly distributed within a city in relation to another group. The higher the Dissimilarity Index, the higher the extent of the segregation. **Table 12-2732** below reflects the Dissimilarity Index for Garden Grove. Numbers for 2020 show the Asian or Pacific Islander/White Dissimilarity Index is the highest at 38.21. In the 1990s, the Asian population was highly segregated with the White population compared to the 2000s and subsequent decades.

**Table 12-2732**  
**Dissimilarity Index Values by Race and Ethnicity**

Racial/Ethnic Dissimilarity Index (Garden Grove)	Trend			
	1990	2000	2010	2020
Non-White/White	25.06	31.79	32.16	34.96
Black/White	22.18	23.11	23.45	35.03
Hispanic/White	27.67	32.64	33.20	36.26
Asian or Pacific Islander/White	57.45	34.98	33.98	38.21

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

### ISOLATION AND EXPOSURE INDEX

In addition to the Dissimilarity Index, social scientists also use the Isolation and Exposure Indices to measure segregation. These indices, when taken together, capture the neighborhood demographics experienced, on average, by members of a particular racial or ethnic group within a city. The Isolation Index measures what percentage of the census tract in which a person of a certain racial identity lives is comprised of other persons of that same racial/ethnic group. Values for the Isolation Index range from 0 to 100. **Table 12-2833** identifies the Asian population with the highest Isolation Index in Garden Grove, with a value of 45.9. Hispanic has the second highest value at 44.4.





**Table 12-2833**  
**Isolation Index Values by Race and Ethnicity**

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

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

The Exposure Index is a group's exposure to all racial groups. Values for the Exposure Index also range from 0 to 100. A larger value means that the average group member lives in a census tract with a higher percentage of people from another group. **Table 12-2934** identifies that the Hispanic and Asian have the highest Exposure Index Values at 30.0 or higher.

**Table 12-2934**  
**Exposure Index Values by Race and Ethnicity**

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

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

In visualizing the distribution of non-white residents, concentrations can be observed. **Exhibit H-4** shows the distribution of non-white residents in Garden Grove based on 2018 block group data from HUD's AFFH Data Viewer. The block groups east of Knott Street are mostly composed of a non-white population that is 60 percent or higher. The areas with the least concentration of non-white residents are block groups west of Knott Street. Where some blocks have 40 percent or less of non-white residents. At a regional level, other cities such as Westminster, Anaheim, and Santa

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Ana are all mostly non-white residents, similar to Garden Grove. The only neighboring city with a significant difference in demographics is Los Alamitos, where non-white populations are 40 percent or less.

### **Persons with Disabilities**

In Garden Grove, 16,841 residents with a disability represent 9.8 percent of City residents. The majority of residents with a disability are age 75 years or older (47.7 percent), followed by those between the ages 65 to 74 years of age (24 percent). The most prevalent disability types among disabled Garden Grove residents are ambulatory and independent living disabilities.

**Exhibit H-5** shows the population of persons with a disability by census tract using American Community Survey data from 2015-2019. Overall, the City has lower levels of persons with disabilities, though the west side has higher percentages than the east region, with 10 to 20 percent of residents living with a disability. Surrounding cities such as Westminster, Los Alamitos, and Stanton also have higher levels of persons with disabilities, compared to cities like Anaheim or Santa Ana.

### **Familial status**

Single-parent households require special consideration and assistance due to the greater need for services such as childcare, health care, and other services. In particular, female-headed households with children tend to have lower incomes and a greater need for affordable housing and accessible childcare and other supportive services. Economic constraints also place female-headed households at a greater risk of experiencing food insecurity and stress-related health problems.

**Exhibit H-6** shows the percent of children in married-couple households in the region and **Exhibit H-7** shows the percent of children in female-headed households (no spouse/partner) using ACS data from 2015-2019. The percentage of children living in married-couple households is higher than children living in female-headed households throughout the City. Most census tracts in Garden Grove have 40 percent or less of female-headed households, while the number of married-couple households across census tracts are 60 percent or higher. Neighboring cities also have about the same levels of familial statuses.

### **Income level**

According to the 2019 American Community Survey, the median household income for Garden Grove was \$72,240, which is lower than the Orange County median household income of \$95,934. Median household incomes differ by tenure; owner households earn \$91,614 versus \$55,684 for renter-occupied households. Census data estimates that 14 percent of Garden Grove residents live in poverty, as defined by the federal guidelines. This proportion is significantly lower than Orange County where 9.5 percent of residents live in poverty. **Exhibit H-8** identifies the geographic distribution of the poverty status by census tracts in the City.

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Exhibit H-9 demonstrates that the City is fairly mixed when it comes to income levels, with most block groups having a median income of \$87,000 or less. Households making about \$125,000 or more are located west of Knott Street. The one block group that stands out amongst the others is Block Group 1, in between Katella Avenue and Orangewood Avenue, where median income is \$30,000 or less.

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

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

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

## **RACIALLY CONCENTRATED AREAS OF AFFLUENCE**

Racially or Ethnically Concentrated Areas of Affluence (RCAAs), are generally understood to be neighborhoods in which there are both a higher concentration of non-Hispanic White households and higher household income rates. In Garden Grove, there are a few areas with a median income higher than \$125,000 that correspond to areas with slightly lower percentages of non-white residents and a higher concentration of white residents. These areas are located in the west side of the City, west of Knott Street and north of Garden Grove Boulevard and State Route 22, with block groups that have percentages of White residents ranging from 55 to 72 percentage of the population, suggesting that these areas could be racially or ethnically concentrated areas of affluence.

## **OPPORTUNITY ACCESS**

HCD and the California Tax Credit Allocation Committee (TCAC) coordinated efforts to produce opportunity maps that evaluate specific economic, environmental, and educational characteristics that have been shown by research to support positive economic, educational, and health outcomes for low-income families. Opportunity maps can be used to inform how to target investments and policies in a way that is conscious of the independent and inter-related effects that research has shown places have on economic, educational, and health outcomes.



Shown on **Exhibit H-410**, TCAC Opportunity Areas in Garden Grove range from low resources along the City's northern, southwestern and eastern edges, with moderate in the central portion of the City. The high resource areas are located in the western area of the City. Census Tract 882.01 is identified, by Housing and Community Development (HCD) criteria, as being an area with high segregation and poverty levels, which is located in the northcentral part of the City.

Variables in each of the five categories (Education, Economic, Housing, Transportation, and Health) were given equal weighting. The five categories were then compiled into one "master" opportunity index value, weighted such: 35 percent weight each to Education and Housing, 15 percent weight Economic, 10 percent weight to Transportation, and five percent weight to Health. The factors listed below (Table 12-35) were incorporated in the development of this index:

**Table 12-35  
Composite Index Score Components**

<b>Education</b>	<b>Economic</b>	<b>Housing</b>	<b>Transportation</b>	<b>Health</b>
School Proficiency Index	Job Proximity Index	Percent Occupied Housing Units	Transit Trips Index	Environmental Health Index
Percent of Persons Enrolled in School	Labor Market Engagement Index	Percent No Cost Burden	Low Transportation Cost Index	
High School Graduation Rate	Employment Rate	Percent No Overcrowding	Percent Walking to Work	
		Percent Non-HAL (High-Annual Percentage rate Loans)		

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

Similar efforts have been undertaken by HCD and the TCAC to evaluate access to opportunity by producing annual opportunity maps using a similar methodology and data found in the AI. The maps illustrate an overall composite score derived from characteristics grouped into three main categories - economic, environmental, and educational. The composite score ranges from low to highest resources, with low resources indicating less access to opportunity and high resources indicating greater access to opportunity. The TCAC/HCD Opportunity Maps are intended to display the areas that offer low-income children and adults the best chance at economic advancement, high educational attainment, and good physical and mental health. The primary



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function of TCAC is to oversee the Low-Income Housing Tax Credit (LIHTC) Program, which provides funding to developers of affordable rental housing. The opportunity maps play a critical role in shaping the future distribution of affordable housing in areas with the highest opportunity.

### **DISPROPORTIONATE NEED**

Disproportionate housing need generally refers to a condition in which significant disparities exist in certain groups of residents experiencing a category of housing need when compared to the total population experiencing that category of housing need in the applicable geographic area. The disproportionate housing need analysis looks at cost burden, overcrowding, and environmental justice.

A disproportionate housing need can also exist exists when the members of a racial/ ethnic group at a given income level experience housing problems at a greater rate (10 percentage points or more) than the jurisdiction as a whole. The percentage of Native American and Black households in Garden Grove experience greater levels of housing problems, with 88 percent and 66 percent, respectively. White households experience the least amount of housing problems with 36 percent. The data also show that family households with five or more people experience the greatest percentage of housing problems than do smaller or non-family households. This may be due to the fact that one of the HUD-defined housing problems is the presence of more than one person per room, and a household with five or more people is very likely to match this one criterion alone (unless of course the house has many rooms). Fully, 70 percent of these five-plus person households experience any of the four housing problems, the highest percentage of any category.

All data also show severe housing problems for households in the service area, and while only having a total number of 148 households (the lowest amongst all race/ethnic groups), Native American households experience the highest percentage with 57 percent experiencing any of four severe housing problems. Following Native American households are Hispanic and Asian or Pacific Islanders, with 48 percentage and 37 percentage. White households are again the lowest percentage of any racial or ethnic category, with only 19 percent.

### **Cost Burden (Overpayment)**

State and federal standards specify that households spending more than 30 percent of gross annual income on housing experience a housing cost burden. When a household spends more than 30 percent of its income on housing costs, it has less disposable income for other necessities such as health care. In Garden Grove, 44 percent of households are overpaying for housing. Lower income households have a much higher rate of overpayment, 63.7 percent. Overpayment also varies by tenure. For owner-occupied households, 31 percent of all households are overpaying compared with 25 percent of lower-income, owner households. For renter households, 58 percent of all households are overpaying compared with 56 percent of lower-income, renter households.



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**Exhibit H-11** shows cost burden (overpayment) for homeowners and **Exhibit H-12** shows cost burden for renters. Throughout the entire City, 20 percent or more of homeowners experience cost burden, whereas in some tracts that level reaches 60 percent or more. Meanwhile overpayment by renters throughout the City is even higher, with 40 to 80 percent of renter occupied households experience cost burden, or paying more than 30 percent of their income on rent.

### **Overcrowded and Substandard Housing**

In response to a mismatch between household income and housing costs in a community, some households may not be able to buy or rent housing that provides a reasonable level of privacy and space. According to both California and federal standards, a housing unit is considered overcrowded if it is occupied by more than one person per room (excluding kitchens, bathrooms, and halls). In Garden Grove, 9.8 percent of housing units are overcrowded. Overcrowding is more prevalent in rental units at 6.7 percent compare to owner units at three percent. Garden Grove experiences slightly more overcrowding than Orange County at large, where 8.7 percent of households are overcrowded.

**Exhibit H-13** illustrates that all areas of the City experience overcrowding. In some tracts the concentration of overcrowding reaches levels greater than or equal to 20 percent, while others reach concentration levels of 70 percent or more. Census tracts west of Hoover Street experience overcrowding rates equal to or lower than the State (8.2 percent) and lower than most in the region.

### **Environmental Justice**

The California Office of Environmental Health Hazard Assessment (OEHHA) developed a screening methodology to help identify California communities disproportionately burdened by multiple sources of pollution called the California Communities Environmental Health Screening Tool (CalEnviroScreen 3.0). In addition to environmental factors (pollutant exposure, groundwater threats, toxic sites, and hazardous materials exposure) and sensitive receptors (seniors, children, persons with asthma, and low birth weight infants), CalEnviroScreen 3.0 also takes into consideration socioeconomic factors. These factors include educational attainment, linguistic isolation, poverty, and unemployment. Research has shown a heightened vulnerability of people of certain ethnicities and lower socioeconomic status to environmental pollutants. **Exhibit H-14** shows CalEnviroScreen 3.0 results for Garden Grove. **Exhibit H-14** shows that nine census tracts are considered disadvantaged community communities (DAC) consistent with SB 535. However, five of the nine tracts designated as DACs lie entirely within the City of Garden Grove and are home to approximately 20,300 people.

Disadvantaged communities are defined as the top 25 percent scoring (75% or higher percentile score as shown on Exhibit H-14) areas from CalEnviroScreen 3.0 along with other areas with high amounts of pollution and low populations. The DACs that lie entirely within the City have high rates of hazardous waste, cleanup sites, groundwater threats, and solid waste facilities. The DAC and the rest of the City also have higher rates of socioeconomic burdens. Two tracts have population characteristics percentile score above 75, with high rates of linguistic isolation, education

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attainment, low birth weight, housing burden, poverty, and cardiovascular disease. These tracts are generally located along the State Route 22 freeway and the eastern end of Garden Grove Boulevard. One census tract (tract 881.01) is the largest DAC in terms of land area, but contains no residential population (residential population is located primarily in the adjacent City of Stanton) and consists of primarily industrial businesses.

## **DISPLACEMENT RISK**

Gentrification is the process of changing the character of a neighborhood through the influx of more affluent residents and businesses. Displacement refers to instances where a household is forced or pressured to move from their home against their wishes. Areas with high demand for homes drives up housing costs and increases pressure for redevelopment, resulting in the potential for displacement. UC Berkeley's Urban Displacement Project defines residential displacement as "the process by which a household is forced to move from its residence - or is prevented from moving into a neighborhood that was previously accessible to them because of conditions beyond their control." Two key factors in visualizing displacement are the loss of low income households and increases in rent. Exhibit H-15 identifies the displacement typology within the City.

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

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The displacement risk in Garden Grove can be evaluated based on physical and economic displacement. Physical displacement is the result of eviction, acquisition, rehabilitation, or demolition of property, the expiration of covenants on rent- or income-restricted housing, or the rising cost of housing. Physical displacement may also be linked to non-financial forces such as segregation. Economic displacement is due to the inability to afford rising rents or costs of homeownership like property taxes. Though, another component that has been identified as a driver of displacement, especially in Orange County, are areas that have already experienced some gentrification, as well as disadvantaged areas located near major transit assets, and anchor institutions (i.e., hospitals and universities).

### **Physical Displacement**

State housing law requires an inventory and analysis of government-assisted dwelling units eligible for conversion from lower-income housing to market rate housing during the next 10 years. Reasons for this conversion may include expiration of subsidies, mortgage pre-payments or pay-offs, and concurrent expiration of affordability restrictions.

Segregation can also contribute to displacement. The most common index of racial segregation is the dissimilarity index, which measures the extent to which different groups of people live in different neighborhoods in a city or metro area. Generally, Garden Grove is less segregated than most parts of the County.





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Also, it is possible for local government policies to result in the displacement or affect representation of minorities or persons living with a disability. Currently, most of the cities with adopted reasonable accommodations procedures have a definition of a disabled person in their zoning ordinance. The City of Garden Grove has adopted formal policies and procedures to reasonably accommodate the housing need for residents with disabilities.

### **Economic Displacement**

Garden Grove residents have a high risk of economic displacement due to the higher cost of housing in the City. The high housing costs are due in part to high demand, high land values, and scarcity of vacant land. State and federal standards specify that households spending more than 30 percent of gross annual income on housing experience a housing cost burden. Housing cost burdens occur when housing costs increase faster than household income. When a household spends more than 30 percent of its income on housing costs, it has less disposable income for other necessities such as health care.

### **SITES INVENTORY**

State law requires that for housing elements due on or after January 1, 2021, sites must be identified throughout the community in a manner that affirmatively furthers fair housing opportunities (Government Code Section 65583[c][10]). "Affirmatively furthering fair housing" means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity. **Exhibit H-16** (in the Housing Resources Chapter) shows site inventory to address the City's RHNA for 2021-2029. According to the TCAC opportunity maps, the majority of the RHNA sites are located in regions where there are moderate resources, followed by sites located in areas with low resources.

State law correlates higher density sites with the ability to provide lower-income housing. As such, the majority of the lower income RHNA sites are located along mixed-use corridors. These sites combined have a capacity for 5,602 housing units. The distribution of lower-income RHNA sites improves fair housing and equal opportunity conditions in Garden Grove because sites are mostly distributed in moderate resources areas and not lower resource areas. This is positive, considering that these represent locations where new higher-density housing can be provided and residents will have access to good schools, transit, goods and services, and diverse jobs. These areas are also not concentrated in existing low poverty areas and since Garden Grove is predominately comprised of a non-white population there are no disparities in the distribution of sites amongst racial and ethnic groups. Additionally, the site inventory alleviates this burden by providing more affordable and accessible housing.

### **FAIR HOUSING ISSUES**

The 2020 AI provides a list of impediments that have been identified as contributing to fair housing issues pertaining specifically to Orange County. In Garden Grove the impediments/contributing factors identified in the AI are in relation to the fair housing issues listed below:



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- Access to financial services
  - Availability of affordable units in a range of sizes
  - Lack of access to opportunity due to high housing costs
  - Lack of affordable, accessible housing in a range of unit sizes
  - Location and type of affordable housing
  - Private discrimination
  - Source of income discrimination

The 2021 Analysis of Impediments included several fair housing goals for Orange County at a regional level:

- Increase the supply of affordable housing in high opportunity areas
- Prevent displacement of low- and moderate-income residents with protected characteristics, including Hispanic residents, Vietnamese residents, other seniors, and people with disabilities.
- Increase community integration for persons with disabilities.
- Ensure equal access to housing for persons with protected characteristics, who are disproportionately likely to be lower-income and to experience homelessness.
- Expand access to opportunity for protected classes.

The AI also includes proposed fair housing goals and strategies for individual jurisdictions. The goals and strategies for the City of Garden Grove are as follows:

- Update Density Bonus Ordinance – Garden Grove will update the 2011 Density Bonus Ordinance to comply with current State law. The update will streamline the approval process, increase feasibility, and facilitate future housing development at all affordability levels.
- Create Objective Residential Development Standards to allow for streamlined housing development in all residential zones.
- Create Objective Development Standards for Supportive Housing. These standards would be for new construction of Supportive Housing.
- Evaluate the creation of Objective Development Standards for Hotel/Motel/Office Conversion to Supportive Housing.
- Review and amend Garden Grove's current Accessory Dwelling Unit (ADU) Ordinance to comply with State requirements and further increase housing supply.
- Continue to invest in landlord and tenant counseling and mediation services, unlawful detainer assistance, housing discrimination services, homebuyer education and outreach, and local eviction prevention strategies.

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## 12.4 HOUSING RESOURCES

### 12.4.1 RESOURCES

#### IDENTIFICATION OF ADEQUATE SITES FOR FUTURE HOUSING NEEDS

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

#### REGIONAL HOUSING TARGETS

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

The City of Garden Grove's share of regional housing need was determined through a methodology prepared by SCAG. For this 2021-2029 Housing Element, SCAG issued a target of 183,861 housing units for Orange County; of those, 19,168 housing units were allocated to Garden Grove. The City must show in this Housing Element a plan to accommodate development of these units during the planning period (October 15, 2021, to October 15, 2029).<sup>1</sup> This is equal to a yearly average of 2,396 housing units. **Table 12-3036** below shows the City's RHNA by income category. Of the 19,168 total units, the City must plan to accommodate 4,166 units for extremely low- and very low-income households, 2,801 units for low-income households, 3,211 units for moderate-income households, and 8,990 units for above moderate-income households.

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

**Table 12-3036**  
**Target Housing Unit Distribution**

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

Source: SCAG Regional Housing Needs Allocation Plan, 2021.

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

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

### **PROGRESS TOWARD THE RHNA**

Since the RHNA uses June 2021 as the baseline for growth projections for the 2021-2029 planning period, jurisdictions may count toward the RHNA housing units developed, under construction, or approved since July 1, 2021. As such, 960 housing units have been developed, are under construction, or approved in Garden Grove (**Table 12-3137**). These units have the following income distribution: 41 very low-income units, 359 low-income units, and 120 moderate-income units, and 436 above moderate-income units.



**Table 12-37  
Credits Toward the RHNA**

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

### Units Under Construction

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

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



Garden Brook Senior Village (Photo Source: AO Architects)

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

### Approved Entitlements

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

### Remaining RHNA

The City has achieved approximately five percent of its RHNA with 960 housing units constructed, under construction, or approved, as shown in **Table 12-3238**.

**Table 12-3238**  
**Remaining RHNA After Credits**

Income Category	RHNA	Units Constructed, Under Construction, or Approved	Remaining RHNA
Extremely- and Very-Low	4,166	41	4,125
Low	2,801	359	2,442
Moderate	3,211	124	3,087
Above Moderate	8,990	436	8,554
<b>Total</b>	<b>19,168</b>	<b>960</b>	<b>18,208</b>

## 12.4.2 RESIDENTIAL SITES INVENTORY

State law requires that jurisdictions demonstrate in the Housing Element that the land inventory is adequate to accommodate that jurisdiction's share of the region's projected growth. As indicated above, the City has met some of its identified regional need through projects that are currently in the pipeline. The City has a remaining RHNA of 6,567 units in the very low- and low-income categories. The City has available residential development opportunities with sufficient capacity to meet and exceed the identified housing need (**Exhibit H-6**). The opportunity sites shown here consist of proposed developments, vacant sites, and underutilized sites to accommodate the RHNA.

### SITES INVENTORY CONSIDERATIONS

#### RNHA Appeal and City's Effort to Meet the RHNA

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

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

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



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

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

### **Zoning Appropriate to Accommodate Housing Affordable to Lower-Income Households**

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

### **General Plan and Zoning Amendments**

In 2021, the City adopted General Plan and Zoning Ordinance amendments to increase residential densities for mixed-use designations and zones to accommodate the 19,168 RHNA. All of the mixed-use designations averaged a 25 percent increase in residential densities. See **Table 12-3339** with General Plan Land Use Designations corresponding Zoning Districts and maximum densities.





**Table 12-39  
General Plan/Zoning and RHNA Affordability Levels**

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

**Environmental Constraints**

The sites inventory analysis reflects land use designations, zones, and densities established in the City’s General Plan and Zoning Ordinance. Potential environmental hazards also include flood zones and liquefaction. The majority of Garden Grove is within a liquefaction zone, which causes underlying soil to liquify during intense earthquake shaking. Many parcels within the developed



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

Several site inventory properties are located on existing industrial properties. Some of these existing industrial businesses are aerospace industry enterprises. As with many industrial properties in Southern California, soil contamination as part of previous activities may have occurred on site. At this time, records do not indicate any contamination on these sites included in the site inventory. However, this does not mean the properties are free from contamination. If a property has an active or historical use related to industrial activities and the site is being considered for refinancing or purchasing, the site will likely require an environmental site assessment. An environmental site assessment is a process of evaluating the environmental liability of a property. Specifically, environmental site assessments review "all appropriate inquiry" into the past or present uses of a property to determine whether the property has been impacted by a recognized environmental condition. The environmental site assessment process can include site inspections, a review of historical records of the property, and research of records available at government agencies. In the event that any potential affordable housing site is proposed on sites identified as contaminated, Program 4 has been added to reflect assistance the City may provide to developers or applicants.

### **Assembly Bill 1397**

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

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

AB 1397 requires that vacant sites identified in the previous two Housing Elements and non-vacant sites identified in the previous Housing Element only be deemed adequate to accommodate a

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

### **No Net Loss Provision**

Government Code Section 65863 stipulates that a jurisdiction must ensure that its Housing Element inventory can accommodate its share of the RHNA by income level throughout the planning period. If a jurisdiction approves a housing project at a lower density or with fewer units by income category than identified in the Housing Element, it must quantify at the time of approval the remaining unmet housing need at each income level and determine whether there is sufficient capacity to meet that need. If not, the city must “identify and make available” additional adequate sites to accommodate the jurisdiction’s share of housing need by income level within 180 days of approving the reduced-density project. Program 8 is included in the Housing Element to set up a process for compliance.

### **DETAILED SITES INVENTORY**

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

### **Accessory Dwelling Units**

Since 2017, the State Legislature has passed a series of new laws that significantly increase the potential for development of new ADUs and Junior ADUs (JADUs) by removing development barriers, allowing ADUs through ministerial permits, and requiring jurisdictions to include programs in their housing element that incentivize their development. As a result, Garden Grove has seen significant increases in ADUs in the community, increasing from just a few dozen permitted annually in 2017, to 217 in 2018, to 297 units in 2019, and as of April 1-September 15, 2021, 108201 units have already been permitted during the first three monthsquarters of the year. Based on this steeply upward trend the total number of applications in the plan check process, the City anticipates permitting at least 436276 ADUs in 2021. Conservatively estimating that this upward



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trend would level off the following year, the City ~~is projecting~~projects an average of ~~436~~242<sup>2</sup> ADUs will be constructed each year during the planning period (2021-2029), equaling a projection of ~~3,618~~2,009 ADUs. (~~242 x 8.3 = 2,009~~).

As of 2021, there were ~~25,531~~24,000 parcels zoned ~~{R-1}~~ for single-family housing, totaling ~~5,322~~4,600 net acres (~~6.8~~3 net square miles), with ample capacity for additional ADUs. In addition, ADUs are permitted in multi-family developments and mixed-use developments, which represent a significant share of the City's land and include the Civic Center area, corridors, and transit-adjacent areas. In addition, the recent ADU activity may be somewhat depressed by the COVID-19 pandemic and other events of 2020, and do not reflect the most recent ADU laws that went into effect January 1, 2021, that streamline approvals for ADUs.

This Housing Element includes a program to facilitate the development ADUs. The projected ~~3,618~~2,009 ADUs (~~436~~242 ADUs per year for 8.3 years in the planning period) are divided accordingly to SCAG's HCD pre-certified percentages for each income category for Orange County.<sup>3</sup> The projected ADUs only represent ~~19~~10.5 percent of the total 19,168 RHNA housing units.

### Realistic Capacity Assumption

Consistent with HCD guidelines, the review of existing and proposed ~~multifamily~~multi-family projects within a zone or particular area helps to identify the realistic density that can be anticipated for potential development. To determine realistic capacity assumptions for each zone, the City surveyed recent projects since 2016 to identify the average densities that have recently been achieved in each zone. See **Table 12-3440** for recent development trends and related project densities, as well as **Table 12-3542** for affordable housing development trends.

In the R-2 zone, projects have occurred at between 74 and 100 percent of maximum capacity, with projects in more recent years occurring closer to maximum density. As such, all R-2 sites are conservatively assumed to develop at 85 percent of maximum capacity. For the R-3 Zone, in the zoning development standards (Land Use Code Section 9.12.040.050[4] – Table of Development Density R-3 Zone), a sliding scale limits the number of maximum units based on the size of lot, a practice known as graduated zoning that encourages lot consolidation but can limit development on smaller sites. This provision was identified as a constraining factor for reducing the overall density in the R-3 Zone. Program 17 of this Housing Element indicates that the City will remove the sliding scale density limit and establish a reasonable minimum lot size in the R-3 zone. As a result of this program, sites in the R-3 Zone are assumed to develop at 85 percent of maximum capacity, taking into account the removal of this constraint.

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<sup>2</sup> 242 ADUs per year is calculated by adding the number of permitted ADUs between 2018 and 2021 and dividing by four to get the average (195 + 223 + 271 + 276 + 242 = 965/4 = 242)

<sup>3</sup> SCAG estimates an affordability breakdown of ADUs in the Orange County subregion as follows: 15% extremely low-income, 10% very low-income, 43% low-income, 30% moderate-income, and 2% above moderate-income. 6th Cycle Housing Element Update Technical Assistance – ADU Affordability Analysis, August 27, 2020.



For mixed use designations, development trends vary by lot size. As such, properties that are less than half an acre in size are assumed to develop at 75 percent of maximum capacity, while sites over half an acre in size are conservatively assumed to develop at 95 percent of maximum capacity (the average density of surveyed projects was 183 percent, due to density bonuses on larger sites). In essence, the larger the property, the more likely the development will meet or exceed the maximum density allowance. Additionally, with larger projects, developers have more flexibility in using the density bonus program (although density bonus units are not assumed as part of this analysis). The estimate of potential residential capacity is based on densities that are below the demonstrated trends. Through the City's upcoming General Plan update, the corridors will be re-evaluated, and incentives for additional housing opportunities are also anticipated. Therefore, this sites inventory includes a healthy buffer to accommodate the potential loss of residential capacity due to commercial development. The capacity analysis also takes into account the possibility of commercial development as part of the proposed project.

**Table 12-3440  
Development Density Trend and Realistic Capacity Assumptions**

Zone	Built Residential Projects Address	Year Built	Units	Type	Site Acres	Density				HE Realistic Capacity
						Built	Max. Allowed	Ratio of Built vs. Max.	Avg.	
<b>Residential Zones</b>										
R-2	12812 Lucille Ave.	2017	2	Duplex	0.25	8.0	10	80%	85%	85%
	12872 Hazel Ave.	2017	2	Duplex	0.24	8.3	10	83%		
	12751 Hazel Ave.	2017	2	Duplex	0.24	8.3	10	83%		
	10052 Central Ave.	2018	2	Duplex	0.27	7.4	10	74%		
	10232 Russell Ave.	2019	2	Duplex	0.22	9.0	10	91%		
	12782 Magnolia St.	2020	2	Duplex	0.23	8.7	10	87%		
	10182 Imperial Ave.	2019	2	Duplex	0.20	10.0	10	100%		
R-3	8882 Lampson Ave.	2017	9	Multi-Family	0.61	14.8	24	61%	80%	85% with Program 17 incentive
	9841 11th St.	2017	10	Multi-Family	0.44	22.7	24	95%		
	10662 Frances Ave.	2017	2	Multi-Family	0.17	11.8	24	49%		
	10115 Dakota Ave.	2017	3	Multi-Family	0.28	10.7	24	45%		
	12111 Buaro St.	2017	17	Multi-Family	0.99	17.2	24	72%		
	9861 11th St.	2018	31	Multi-Family	1.80	17.2	24	72%		
	8218 Garden Grove Blvd.	2018	46	Multi-Family	0.74	62.2	24	259%		
	13942 La Bonita Ave.	2019	2	Multi-Family	0.19	10.5	24	44%		



Zone	Built Residential Projects Address	Year Built	Units	Type	Site Acres	Density				
						Built	Max. Allowed	Ratio of Built vs. Max.	Avg.	HE Realistic Capacity
	9312 Chapman Ave.	2020	6	Multi-Family	0.47	12.8	24	53%		
	8581 Stanford Ave.	2021	2	Multi-Family	0.20	10.0	24	42%		
<b>Mixed Use Zones</b>										
CC-2	12885 Main St.	2020	9	Multi-Family	0.21	42.9	32	134%	75%	75% (small sites)
CC-3	11222 Garden Grove Blvd.	2017	16	Multi-Family	0.57	28.1	42	67%		
	12783 9th St	2017	2	Multi-Family	0.21	9.5	42	23%		
GGM U-2	12931 Louise St	2019	4	Multi-Family	0.34	11.8	21	56%		
	12881 Adelle St	2020	4	Multi-Family	0.20	20.0	21	95%		
GGM U-1	12801 Brookhurst St	2018	180	Multi-Family	3.72	48.3	48	101%	183%	95% (large sites)
	10034 Garden Grove Blvd.	2021	394	Senior Housing	3.10	127.1	48	265%		

The regional demand to construct a higher percentage of residential units as part of a mixed-use project is evident. A survey of mixed-use projects approved or under construction in the adjacent cities of Anaheim and Santa Ana shows a preference for residential housing units with minimal square feet set aside for commercial ground-floor space as part of a vertical mixed-use project. In Garden Grove, two existing projects have a similar comparison of residential to commercial development as part of a mixed-use project. Future mixed-used projects in the City are expected to follow a similar trend of a higher percentage of residential units to ground-floor commercial square footage. See Table 12-41 for a listing of recently approved/under construction mixed-use projects and the comparison of total residential square footage to ground-floor commercial square footage.

**Table 12-41  
Regional Mixed-Use Trends**

Recently Approved/Under Construction Mixed Use Project Address	City	Residential Units	Ground Floor Commercial Square Footage	Percent of Use Based on Total Project Square Feet	
				Residential	Commercial
1600 W. Lincoln Ave.	Anaheim	315	3,413	99.1%	0.9%
2970 W. Lincoln Ave.	Anaheim	134	5,000	96.4%	3.6%
9813 W. Orange Ave.	Anaheim	332	14,504	95.8%	4.2%
1172 N. West St.	Anaheim	406	5,000	98.8%	1.2%



Recently Approved/Under Construction Mixed Use Project Address	City	Residential Units	Ground Floor Commercial Square Footage	Percent of Use Based on Total Project Square Feet	
				Residential	Commercial
1623 W. Cerritos Ave.	Anaheim	57	16,500	77.6%	22.4%
2301-2331 W. Lincoln Ave.	Anaheim	152	922	99.4%	0.6%
419-421 N. Harbor Blvd.	Santa Ana	94	9,500	99.0%	1.0%
3630 Westminster Ave.	Santa Ana	228	9,816	99.6%	0.4%
<b>Total</b>		<b>1,718</b>	<b>64,655</b>	<b>99.6%</b>	<b>0.4%</b>

Developers can take advantage of an affordable housing density bonus to increase the number of housing units allowed. **Table 12-3542** identifies affordable housing projects built over the last 20 years and the allowed and built density of the project. In many cases, densities were near maximum allowed densities or over the allowed density by use of the density bonus provision.

**Table 12-3542**  
**Affordable Housing Density Trend**

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





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## Residential Recycling

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

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

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

## Sites to Meet the Lower-Income RHNA

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

### Suitability of Lower Income Sites

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





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

- Improvement value is less than half of the land value (ratio is less than 1.00)
- Structure was built prior to 1985 (and therefore over 36 years of age)
- General characteristics such as declining uses, low existing floor-area ratio (FAR), etc.
- Location near recent mixed-use or residential development activities on properties exhibiting similar characteristics
- Expressed interests from property owners or developers

A letter with a survey was mailed to owners of over 100 properties that met the criteria stated above. Of those that responded, 56 percent expressed interest. Respondents that indicated that their property did not include any leases or leases that would expire early within the planning period were identified as a site to meet the lower income RHNA. Leases associated with ongoing business operations beyond 2029 could potentially be identified as a constraint to building housing on such property. Additionally, respondents that indicated they were interested in developing their properties to mixed use with residential uses were also identified as a site to meet the lower income RHNA. Property owners that have identified interest in development to their property are identified in the suitability column under **Table 12-43**.

**Table 12-36** summarizes the sites identified to meet the lower income RHNA, which can facilitate 4,862 units. **Table 12-43** includes a suitability information for each property, including building-to-land value ratio, building age, exterior condition, and existing lease information and development interest, when available. The majority of the sites include a building or structure. Very few sites are vacant; Garden Grove is nearly built out. The average building age for the sites is 58 years old. The lifespan of a commercial building on average ranges from 50 to 60 years and even older, depending on the preservation techniques employed by the owner and the way the building is utilized. Most commercial buildings need an overhaul after 20 or more years to keep the building in suitable condition. Determining whether reinvestment to the properties has occurred recently involves reviewing both the building-to-land value ratio and building age. The ratio is calculated by comparing the building improvement value (the value of improvements to the structure of the building) to the land value. These numbers are derived from the Orange County Assessor Department and are the assessed values for determining property taxes. To calculate assessed property values, all building improvement information from jurisdictions are sent to the Orange County Assessor Department during the building permitting process. If the building-to-land value ratio is less than one, it means that the building improvements are worth less than the property value. If building improvements are relatively new or the building is newer, typically a building-to-land value ratio can easily go above 2.0 to as high as 10.0. If the ratio is below one, or even below 0.5, it is a clear sign that there has not been recent building improvements to improve the condition. If the property has a low building-to-land value ratio with building over 50 years old, it is



likely that building has not improved and deterioration may be occurring to structure, including to the façade, decline of the roof, and equipment and services (e.g., space and heating, ductwork, electrical work, etc.).

Another property and building characteristic to indicate greater housing suitability of the nonvacant site is the existing floor-area ratio (FAR) of the building. The FAR is calculated by dividing the building gross square feet by the property area square feet. A lower ratio indicates a small building footprint in comparison to the size of the lot, meaning the site does not meet its full development potential. A larger number indicates more building mass by a larger footprint or multiple stories compared to the lot size. Nonresidential multi-story buildings are typically costlier to construct and may be more suitable for rehabilitation and conversion into housing as opposed to demolition. Of the sites to meet the lower income RHNA category, 63 percent of the sites have an existing FAR less than 0.25. Thirty-three percent of the sites have a FAR between 0.25 and 0.50, and three sites have an FAR between 0.50 to 2.16 (two are older multi-story motels). A majority of the sites have a very low existing FAR; combined with low building-to-land value ratios and older buildings, this low FAR makes them more suitable or ideal for mixed-use projects and housing redevelopment.

**Table 12-43** summarizes the sites identified to meet the lower-income RHNA, which can facilitate 5,602 units. These sites contain existing commercial and/or residential uses that are of marginal economic viability, are at or near the end of their useful life, and/or the existing intensity of development is substantially lower than allowed by existing zoning. Sites that are smaller than 0.5 acres have multiple parcels that are adjacent to each other and are appropriate for consolidation into larger development projects, achieving a lot size of at least 0.5 acres. These sites have common ownership, function as a part of a larger site currently, such as a commercial building with an adjacent parking lot, and/or are significantly underutilized and have been identified by developers for potential projects.

**Table 12-3643**  
**Sites to Meet the Lower Income RHNA**

Site No:	APN	Existing Use	Zoning	Suitability	Density Allowed (units/acre)	Parcel Size (acres)	Realistic Capacity (units)
1	10013067	Light industrial use	IWMU (HO)	Building over 40 years old; BLVR less than 1.00	70	0.54	36
	10013066	Light industrial use	IWMU (HO)	Building over 40 years old	70	0.54	36
2	23149112	Vacant	IWMU (HO)	Vacant; Existing FAR under 0.50	70	0.67	36
	23149113	Single family unit	IWMU (HO)	Underdeveloped; Existing FAR under 0.50	70		
	23149115	Single family unit	IWMU (HO)	Underdeveloped; Existing FAR under 0.50	70		



Site No:	APN	Existing Use	Zoning	Suitability	Density Allowed (units/acre)	Parcel Size (acres)	Realistic Capacity (units)
	23149114	Single family unit	IWMU (HO)	Underdeveloped; Existing FAR under 0.50	70		
3	10013079	Used car sales	IWMU (HO)	BLVR less than 0.40; Existing FAR under 0.50	70	1.78	119
4	23156114	Hospital parking lot	IWMU (HO)	Parking lot; Existing FAR under 0.50	70	3.16	210
5	10012232	Transportation fleet	IWMU (HO)	Building over 60 years old; Existing FAR under 0.50	70	2.59	172
6	10108075	Commercial shopping Center	IWMU (HO)	Building over 30 years old; Existing FAR under 0.50 Existing FAR under 0.50	70	2.00	133
7	10012302	Used auto sales	IWMU (HO)	Existing lease expires in 2024; Existing FAR under 0.50	70	1.66	111
8	23132320	Hospital parking lot	IWMU (HO)	Building over 40 years old; BLVR less than 0.50; Existing FAR under 0.50	70	1.62	108
9	10013069	Industrial park	IWMU (HO)	Building over 40 years old; BLVR less than 0.50; Existing FAR under 0.50	70	1.53	102
10	10013058	Metal recycling	IWMU (HO)	Building over 70 years old; BLVR less than 0.50; Existing FAR under 0.50	70	1.51	100
11	10035220	Vacant	IWMU (HO)	Vacant	70	1.13	67
12	10108063	Used auto sales	IWMU (HO)	Building over 40 years old; BLVR less than 0.50; Existing FAR under 0.50	70	1.02	68
13	10108068	Auto Repair	IWMU (HO)	Building over 50 years old; BLVR less than 0.50; Existing FAR under 0.50	70	0.75	50
14	10108064	Auto Repair	IWMU (HO)	Building over 50 years old; BLVR less than 1.00; Existing FAR under 0.50	70	0.74	49
15	10161101	Commercial	IWMU (HO)	No existing lease; owner interest in redevelopment; Existing FAR under 0.50	70	0.65	43
16	10101101	Commercial	IWMU (HO)	Building over 50 years old; BLVR less than 0.50; Existing FAR under 0.50	70	0.64	43



Site No:	APN	Existing Use	Zoning	Suitability	Density Allowed (units/acre)	Parcel Size (acres)	Realistic Capacity (units)
17	10101104	Commercial	IWMU (HO)	Lease expires 2026; building over 60 years old; Existing FAR under 0.50	70	0.63	42
18	10013068	Light industrial use	IWMU (HO)	Existing lease expires in 2023; owner interest in redevelopment; Existing FAR under 0.50	70	0.52	34
19	10134366	Commercial	IWMU (HO)	Building over 60 years old; Existing FAR under 0.50	70	0.53	28
	10101106	accommodation	IWMU (HO)	Parking lot; Existing FAR under 0.50	70		
21	23132322	Medical office	IWMU (HO)	Lease expires 2026; property owner interest in redevelopment; Existing FAR under 0.50	70	2.47	164
22	09015457	Publicly owned	CC MU	Owner: Garden Grove Housing Authority; Existing FAR under 0.50	60	3.78	215
23	09628209	Private school	R/C MU 1	Building over 50 years old; BLVR less than 0.50; Existing FAR under 0.50	60	1.79	92
	09628205	Private school	R/C MU 1	Building over 50 years old; BLVR less than 0.50; Existing FAR under 0.50	60		
	09628206	Private school	R/C MU 1	Building over 60 years old; Existing FAR under 0.50	60		
24	13167106	Warehouse	I/R MU-1	Building over 50 years old; BLVR less than 1.00; Existing FAR under 0.50	60	8.75	499
25	21503201	Light industrial use	I/R MU-1	Building over 40 years old; BLVR less than 1.00; Existing FAR under 0.50	60	5.89	336
26	13167112	Light industrial use	I/R MU-1	Building over 40 years old; BLVR less than 0.50; Existing FAR under 0.50	60	3.53	201
27	09628111	Motel	R/C MU 1	No existing tenants; owner interest in redevelopment	60	1.76	100
28	09017135	Office building	CC MU	Building over 40 years old; Existing FAR under 0.50	60	1.76	100



Site No:	APN	Existing Use	Zoning	Suitability	Density Allowed (units/acre)	Parcel Size (acres)	Realistic Capacity (units)
29	09913507	Commercial shopping center	CC MU	Property owner interest in redevelopment; Existing FAR under 0.50	60	1.63	93
30	09628215	Motel	R/C MU 1	Building over 60 years old; BLVR less than 1.00; Existing FAR under 0.50	60	1.54	88
31	09905151	Religious institution	R/C MU 1	Building over 60 years old; Existing FAR under 0.50	60	1.49	121
32	13167111	Light industrial use	I/R MU-1	Building over 50 years old; BLVR less than 0.50; Existing FAR under 0.50	60	1.46	83
33	10002125	Commercial use	CC MU	Building over 40 years old; BLVR less than 1.00; Existing FAR under 0.50	60	1.22	70
34	08920256	Religious institution	CC MU	Parking lot; Existing FAR under 0.50	60	1.19	64
35	09628207	Religious institution	R/C MU 1	Building over 50 years old; Existing FAR under 0.50	60	1.07	61
36	09736405	Commercial Shopping Center	R/C MU 1	BLVR less than 1.00; Existing FAR under 0.50	60	0.97	55
37	09015320	Single family unit	CC MU	Building over 100 years old; BLVR less than 1.00; Existing FAR under 0.50	60	0.83	47
38	09628109	Motel	R/C MU 1	No existing tenants; owner interest in redevelopment site; Existing FAR under 0.50	60	0.81	46
39	09807070	Light industrial use	R/C MU 1	Building over 40 years old; BLVR less than 1.00; Existing FAR under 0.50	60	0.78	45
40	09736406	Auto Repair	R/C MU 1	Building over 60 years old; Existing FAR under 0.50	60	0.72	41
41	09017128	Office building	CC MU	Building over 40 years old; Existing FAR under 0.50; Existing FAR under 0.50	60	0.66	38
42	09736407	Commercial Shopping Center	R/C MU 1	Existing lease expires in 2024; Existing FAR under 0.50	60	0.60	34



Site No:	APN	Existing Use	Zoning	Suitability	Density Allowed (units/acre)	Parcel Size (acres)	Realistic Capacity (units)
43	10010143	Commercial use	CC MU	Building over 100 years old; BLVR less than 0.50; Existing FAR under 0.50	60	0.59	33
44	23139228	Commercial	R/C MU 3	Building over 60 years old; BLVR less than 0.50; Existing FAR under 0.50	48	0.97	44
	23139224	Commercial	R/C MU 3	Building over 60 years old; BLVR less than 1.00; Existing FAR under 0.50	48	0.88	40
45	23139227	Commercial	R/C MU 3	Building over 60 years old; BLVR less than 0.50; Existing FAR under 0.50	48	0.90	41
	23139226	Commercial	R/C MU 3	Building over 60 years old; BLVR less than 0.50; Existing FAR under 0.50	48	0.74	34
46	13344304	Commercial Shopping Center	R/C MU 3	Building over 50 years old; BLVR less than 1.00; outdated shopping center with façade in poor condition; Existing FAR under 0.50	48	5.69	260
47	09763002	Commercial Shopping Center	R/C MU 3	Existing lease expires in 2026; owner interest in redevelopment; Existing FAR under 0.50	48	2.25	103
48	08908033	Light industrial use	I/R MU-2	Building over 60 years old; BLVR less than 1.00; Existing FAR under 0.50	48	1.60	73
49	08967103	Light industrial use	I/R MU-2	Building over 60 years old; BLVR less than 0.50; Existing FAR under 0.50	48	1.58	72
50	08909124	Light industrial use	I/R MU-2	Building over 40 years old; BLVR less than 0.50; Existing FAR under 0.50	48	1.51	69
51	08909123	Light industrial use	I/R MU-2	No existing leases; owner interest in redevelopment property; Existing FAR under 0.50	48	1.41	64
52	08967106	Light industrial use	I/R MU-2	Building over 60 years old; BLVR less than 1.00	48	1.24	57
53	08910131	Light industrial use	I/R MU-2	No existing leases; Existing FAR under 0.50	48	1.11	51



Site No:	APN	Existing Use	Zoning	Suitability	Density Allowed (units/acre)	Parcel Size (acres)	Realistic Capacity (units)
54	13345419	Commercial Shopping Center	R/C MU 3	Building over 30 years old; building façade in poor condition; many tenant vacancies; Existing FAR under 0.50	48	1.05	48
55	13337115	Commercial	R/C MU 3	Building over 60 years old; BLVR less than 1.00; Existing FAR under 0.50	48	1.04	48
56	08910124	Commercial	I/R MU-2	Building over 50 years old; BLVR less than 0.50; Existing FAR under 0.50	48	1.03	47
57	08908032	Light industrial use	I/R MU-2	Building over 60 years old; BLVR less than 1.00; Existing FAR under 0.50	48	0.89	40
58	13337149	Used auto sales	R/C MU 3	Property for sale; advertised for mixed use and affordable housing opportunity; BLVR less than 0.50; small building on lot; Existing FAR under 0.50	48	0.85	39
59	13337162	Motel	R/C MU 3	BLVR less than 1.30	48	0.83	38
60	13336309	Truck shell sales	R/C MU 3	Building over 50 years old; BLVR less than 0.50; small buildings on site; Existing FAR under 0.50	48	0.80	37
61	13336305	Used auto sales	R/C MU 3	Building over 70 years old; BLVR less than 0.50; buildings not in great shape; small buildings on lot; Existing FAR under 0.50	48	0.80	26
62	13336308	Auto Repair	R/C MU 3	Building over 80 years old; BLVR less than 1.00; building and structure in poor condition; Existing FAR under 0.50	48	0.80	37
63	08910123	Light industrial use	I/R MU-2	Building over 50 years old; BLVR less than 0.50; Existing FAR under 0.50	48	0.77	35
64	09905152	Commercial	R/C MU 3	Building over 60 years old; BLVR less than 0.50; Existing FAR under 0.50	48	0.66	30



Site No:	APN	Existing Use	Zoning	Suitability	Density Allowed (units/acre)	Parcel Size (acres)	Realistic Capacity (units)
65	13345414	Motel	R/C MU 3	Building over 60 years old; outdated motel	48	0.64	29
66	08910132	Light industrial use	I/R MU-2	Building over 40 years old; BLVR less than 0.50; Existing FAR under 0.50	48	0.59	27
<b>Total</b>						<b>97.7</b>	<b>5,602</b>

**Notes:** 1) BLVR: Building-to-land value ratio. This number is derived by the Orange County Assessor Department and compares the land value to the building value. Ratios that are less than 1.0 mean that the building improvements are worth less than the land value and typically means that the property owner has not made any recent investments to property based on Orange County Assessor assess value information. 2) Zoning Abbreviations: IWMU (HO): International West Mixed Use and Housing Overlay; GGMU-1: Garden Grove Boulevard Mixed Use 1; GGMU-2: Garden Grove Boulevard Mixed Use 2; GGMU-3: Garden Grove Boulevard Mixed Use 3; Civic CC MU: Center Mixed Use; R/C MU-1: Residential/Commercial Mixed Use 1; R/C MU-2: Residential/Commercial Mixed Use 2; R/C MU-3: Residential/Commercial Mixed Use 3.

### Sites to Meet Moderate- and Above Moderate-Income RHNA

~~Table 12-37 summarizes sites to meet the moderate income RHNA.~~ Sites to meet the moderate-income RHNA are underutilized and can support multi-family development and are either 1) smaller sites located in zones with high density allowance (60-70 units per acre), or 2) are located in mixed-use or residential zones that allow 23-24 units per acre. This density is sufficient to support moderate income housing. Moderate-Income sites are located within mixed-use designations along Katella Avenue, Western Avenue, and Garden Grove Boulevard. Brookhurst Street sites generally include structures built prior to 1986.

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

Sites to meet the Above Moderate income RNHA are located in Appendix A ~~and, with a total 8,361 of 6,417 units.~~ Above Moderate sites are located along mixed-use designations along Katella Avenue, Western Avenue, and Garden Grove Boulevard, and Brookhurst Street Sites generally also include structures built prior to 1986, so-called SB 9 sites described in the following section.

### SB 9 Sites (Above Moderate Sites)





On September 16, 2021, Governor Gavin Newsom signed SB 9 into law, with the bill going into effect on January 1, 2022. This bill, among other things, would require a proposed housing development containing no more than two residential units within a single-family residential zone to be considered ministerially, without discretionary review or hearing, if the proposed housing development meets certain requirements, including, but not limited to,

- that the proposed housing development would not require demolition or alteration of housing that is subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of moderate, low, or very low income, and
- that the proposed housing development does not allow for the demolition of more than 25 percent of the existing exterior structural walls, except as provided, and that the development is not located within a historic district, is not included on the State Historic Resources Inventory, or is not within a site that is legally designated or listed as a city or county landmark or historic property or district.

To help meet the Above Moderate-Income RHNA category, Garden Grove will be using single-family properties that could allow a duplex under SB 9. The City has approximately 24,000 single-family properties averaging a lot size of approximately 7,800 square feet. These properties total 4,366 acres<sup>4</sup> or 6.8 square miles. However, not all of these properties could yield a duplex, with many of them being too small. To identify the most suitable single-family properties that could transition to a duplex, the City identified the largest single-family properties within the R-1-15, R-1-9, R-1-7, and R-1-6 zones. To select units for duplexes, properties with a minimum lot size of 11,000 square feet with one existing single-family unit on the property were selected. Properties with affordable housing covenants were excluded. Sites that met these two criteria total to 1,459 properties, thus allowing an additional 1,459 units. See **Table 12-44** for more information about the properties. These lots averaged a residential density of 0.39 unit per acre or one unit per 17,000 square feet. Lot sizes ranged from 11,000 square feet to 66,000 square feet. Based on the lot sizes identified, these properties could easily accommodate an additional unit and create a duplex residential use.

**Table 12-44**  
**SB-9 Housing Units**

Zone	Minimum Lot Size Requirements	Number of Lots	Average Lot Size (sq. ft.)	Number of Additional Units (excluding Existing Single-Family Units)
R-1-15	15,000	57	18,244	57
R-1-9	9,000	243	16,357	243
R-1-7	7,200	1,116	14,128	1,116
R-1-6	6,000	43	13,250	43
<b>Total</b>	<b>N/A</b>	<b>1,459</b>	<b>14,629</b>	<b>1,459</b>

<sup>4</sup> The 4,633 acres of R-1 properties are net acres. Net acres exclude streets, sidewalks, and public right-of-way.



**Table 12-45** summarizes sites to meet the moderate-income RHNA. SB 9 sites can be found in [Appendix C](#).

**Table 12-45**  
**Sites to Meet the Moderate-Income RHNA**

Site No:	APN	Existing Use	General Plan; Zoning	Parcel Size (acres)	Density Allowed (units/acre)	Realistic Capacity (units)
67	13167109	Warehousing	I/R MU-1	14.00	60	786
68	08901057	Shopping center	R/C MU-2	8.50	24	190
69	13168205	Business park	R/C MU-1	3.40	60	173
70	13154120	Shopping center	R/C MU-2	6.30	24	150
71	13168262	Office	R/C MU-1	2.21	60	129
72	08901034	Shopping center	R/C MU-2	5.00	24	114
73	09736402	Auto repair	R/C MU-1	2.06	60	114
74	08907268	Office	R/C MU-2	5.22	24	103
75	23103102	Church parking lot	MDR	9.00	24	95
76	10036229	Elks lodge	MDR	4.20	24	85
77	13206131	Shopping center	R/C MU-2	2.58	24	59
78	08966224	Church parking lot	MDR	4.80	24	43
79	13206128	Shopping center	R/C MU-2	1.80	24	39
80	09857105	Commercial	R/C MU-2	0.45	24	38
81	09857104	Commercial	R/C MU-2	1.83	24	37
82	09736403	Office	R/C MU-1	0.59	60	33
83	08901064	Shopping center	R/C MU-2	1.40	24	32
84	09801109	Commercial	R/C MU-2	1.10	24	26
85	08961341	Auto repair	R/C MU-2	1.07	24	24
86	08966225	Commercial	R/C MU-2	1.10	24	22
87	09736404	Commercial	R/C MU-1	0.54	60	22
88	08907267	Office	R/C MU-2	0.93	24	21
89	23139229	Single family unit	R/C MU-3	0.45	48	21
90	08966226	Single family unit	R/C MU-2	1.00	24	20
91	09722201	Commercial	R/C MU-2	0.85	24	19
92	09722202	Commercial	R/C MU-2	0.94	24	19
93	09722203	Commercial	R/C MU-2	0.91	24	19
94	08901065	Shopping center	R/C MU-2	0.68	24	16
95	09763005	Commercial	R/C MU-3	0.63	48	16



Site No:	APN	Existing Use	General Plan; Zoning	Parcel Size (acres)	Density Allowed (units/acre)	Realistic Capacity (units)
96	09701146	Commercial	MDR	0.74	24	15
97	09701111	Commercial	MDR	0.74	24	15
98	09763006	Commercial	R/C MU-3	0.47	48	14
99	09736408	Office	R/C MU-1	0.25	60	14
100	13206129	Shopping center	R/C MU-2	0.59	24	13
101	09721331	Commercial	R/C MU-2	0.55	24	13
102	09721335	Commercial	R/C MU-2	0.55	24	13
103	09721337	Commercial	R/C MU-2	0.55	24	13
104	09723108	Commercial	R/C MU-2	0.55	24	12
105	09723103	Commercial	R/C MU-2	0.59	24	12
106	09723109	Commercial	R/C MU-2	0.56	24	11
107	09701103	Commercial	MDR	0.50	24	10
108	09801102	Commercial	R/C MU-2	0.48	24	9
109	23145140	Single family unit	IWMU (HO)	0.17	70	9
110	23145136	Vacant	IWMU (HO)	0.14	70	9
111	23145137	Vacant	IWMU (HO)	0.14	70	9
112	23145138	Vacant	IWMU (HO)	0.14	70	9
113	09701105	Commercial	MDR	0.76	24	8
114	09701104	Commercial	MDR	6.00	24	8
115	13206118	Shopping center	R/C MU-2	0.41	24	7
116	09701101	Commercial	MDR	0.32	24	7
117	13206132	Shopping center	R/C MU-2	0.33	24	6
118	09721329	Commercial	R/C MU-2	0.32	24	6
119	09721340	Commercial	R/C MU-2	11.91	24	5
120	08901060	Shopping center	R/C MU-2	0.22	24	4
121	09721330	Commercial	R/C MU-2	0.23	24	4
122	09701102	Commercial	MDR	0.48	24	4
<b>Total/Average</b>				<b>112.2</b>	<b>33.1</b>	<b>2,724</b>

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

Notes: Zoning Abbreviations: IWMU (HO): International West Mixed Use and Housing Overlay; GGMU-1: Garden Grove Boulevard Mixed Use 1; GGMU-2: Garden Grove Boulevard Mixed Use 2; GGMU-3: Garden Grove Boulevard Mixed Use 3; Civic CC MU: Center Mixed Use; R/C MU-1: Residential/Commercial Mixed Use 1; R/C MU-2: Residential/Commercial Mixed Use 2; R/C MU-3: Residential/Commercial Mixed Use 3; MDR: Medium Density Residential



### Adequacy of Sites Toward the RHNA

Including all vacant and underutilized sites, ADU projections, and projects in the pipeline, the sites inventory identifies capacity for 14,640,823 units, 4,842,562 of which are on sites suitable for development of lower-income housing. Overall, the City has the ability to adequately accommodate the remaining RHNA (Table 12-3846). These sites and the densities allowed will provide opportunities to achieve the remaining RHNA goals for all income categories and can realistically be redeveloped with residential units during the planning period. These areas are considered highly likely to experience recycling for two key reasons: 1) the high demand for more affordable housing throughout the Southern California region, and 2) the availability of underutilized land in areas designated for high-density mixed-use and residential use (with maximum densities increased by 30 percent in 2021). The sites chosen are significantly underutilized given their size and location. In addition, recent developments and market interest, new flexible and housing-supportive zoning standards, and increased density allowances will serve as a catalyst for more intense development.

**Table 12-46  
Sites Inventory Summary**

RHNA/Sites	Ex./Very Low Income (0-50% AMI)	Low Income (51-80% AMI)	Moderate Income (80-120% AMI)	Above Moderate Income (121+% AMI)	Total
<b>RNHA</b>	<b>4,166</b>	<b>2,801</b>	<b>3,211</b>	<b>8,990</b>	<b>19,168</b>
Proposed Development Site (Credits)	41	359	124	436	<b>960</b>
<b>Remaining RHNA after Credits Applied</b>	<b>4,125</b>	<b>2,442</b>	<b>3,087</b>	<b>8,554</b>	<b>18,208</b>
Accessory Dwelling Units	502	864	603	40	<b>2,009</b>
SB 9 Duplex Sites	--	--	--	1,459	<b>1,459</b>
Underutilized Sites		5,602	2,724	6,497	<b>14,823</b>
<b>Remaining RHNA after Sites Applied</b>		<b>+401</b>	<b>+240</b>	<b>-558</b>	<b>+83</b>



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### 12.4.3 CONSISTENCY WITH AFFIRMATIVELY FURTHERING FAIR HOUSING (AFFH)

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

Shown on [Exhibit H-717](#), TCAC opportunity areas in Garden Grove range from moderate resources in the central and western areas of the City, low resources along the central west and eastern areas of the City, and high resource areas in the western portions. The moderate resource areas represent the largest areas of the City (53 percent). Low resource areas are the second largest (37 percent) and high resources and high segregation/poverty areas are the lowest, with 7.1 percent and 2.8 percent, respectively. The sites inventory for the 2021-2029 planning period has been selected based on available capacity to redevelop sites into housing units to accommodate the RHNA. Those sites have capacity for [14,640](#)~~16,282~~ units at various income categories. The majority of sites are located within mixed use areas closer to transit and commercial services, including Garden Grove and Harbor Boulevard. [Table 12-3947](#) shows that capacity for multi-family and mixed-use residential development within the RHNA income categories is primarily distributed among the low ([27.1](#)~~35.9~~ percent) and moderate ([64.6](#)~~62.9~~ percent) resources areas. A higher proportion of very low- and low-income targeted housing units are located in the moderate resource areas. The high resource areas have very little opportunity for new development and are limited as a primarily single-family neighborhood (where ADUs could be constructed and are anticipated to meet a portion of the lower income housing need). Additionally, of the land available in the City, only seven percent is designated as high resource, while the remaining 93 percent of the City is designated as low, moderate resource categories or high segregation/poverty.

**Table 12-3947**  
**RNHA Housing Sites and TCAC Resources**

RHNA Income Categories (Units)	California Tax Credit Allocation Committee (TCAC) Resource Categories					
	High Segregation/ Poverty	Low Resource	Moderate Resource	High Resource	Total	
					Number	Percent
Percent of Citywide Gross Land Area by TCAC Resource Areas	2.8%	37.1%	53.0%	7.1%	100.0%	
Very Low and Low	--	1,589	4,013	--	5,602	34.4%
Moderate	--	1,644	1,080	--	2,724	16.7%
Above Moderate	188	2,605	5,152	11	7,956	48.9%
<b>Total</b>	<b>188</b>	<b>5,838</b>	<b>10,245</b>	<b>11</b>	<b>16,282</b>	<b>100.0%</b>
<b>Percentage of Total</b>	<b>1.2%</b>	<b>35.9%</b>	<b>62.9%</b>	<b>0.1%</b>	<b>100.0</b>	<b>--</b>

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

## 12.4.4 SITE INFRASTRUCTURE AND SERVICES

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

### WATER AND SEWER INFRASTRUCTURE

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



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replacement with larger pipes, diversions to adjacent or nearby Orange County Sanitation District facilities, diversions to Garden Grove Sanitary District facilities with adequate capacity, or combinations of these.

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

## **DRY UTILITIES**

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

## **12.4.5 FINANCIAL RESOURCES**

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

## **CDBG, HOME, AND ESG FUNDS**

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





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and moderate-income residents through a variety of programs and services. The following are the projected grants amounts:

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

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

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

## **ORANGE COUNTY HOUSING TRUST**

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

## **12.46 ADMINISTRATIVE RESOURCES**

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

1. The City of **Garden Grove Community and Economic Development Department** offers a broad spectrum of services to the community. The Community and Economic Development Department also manages, reviews, and approves development plans for all properties located within the City. The Planning Services Division takes the lead in



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implementing Housing Element programs and policies. The Division is responsible for implementing the General Plan by ensuring that development projects are consistent with the General Plan and Zoning Ordinance. The City also works closely with non-profit developers to expand affordable housing opportunities in Garden Grove. The Office of Economic Development provides programs and services designed to improve Garden Grove neighborhoods. With support from the Neighborhood Improvement and Conservation Commission and funding from the Federal and State's government, the Office of Economic Development offers a variety of tools to improve homes and neighborhoods.

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



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## 12.5 HOUSING PLAN

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

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

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

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

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



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## 12.5.1 GOALS AND POLICIES

### HOUSING MAINTENANCE AND PRESERVATION

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

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

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

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

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

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

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

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

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

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

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

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

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

## **AFFORDABLE HOUSING**

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

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

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

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

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

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

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

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



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

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

## ADEQUATE HOUSING SITES

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

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

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

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

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

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

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

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

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

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

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

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

## REMOVAL OF HOUSING CONSTRAINTS

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

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

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

**Policy H-4.2: Policy Assessments.** Assess proposed ordinances and policies affecting housing development for effects on housing cost, recognizing that some increases in housing costs might be offset by decreases in other household costs (e.g., energy bills).

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



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

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

## **EQUAL AND FAIR ACCESS TO HOUSING**

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

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

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

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

**Policy H-5.3: Equitable Housing.** Encourage investments and the siting of new housing in an equitable and fair manner that prevents discrimination, overcomes pattern of segregation, avoids concentrations of lower-income households, addresses pollution burdens, and fosters inclusive communities.

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

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



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## 12.5.2 IMPLEMENTING PROGRAMS

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

### Program 1: Housing Rehabilitation Grant

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

**Objective:**

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

*Funding Source:* CDBG or other sources

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

*Timeframe:* 2021 to 2029

### Program 2: Code Enforcement

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

**Objectives:**

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

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

### **Program 3: Multi-Family Acquisition and Rehabilitation**

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

#### **Objective:**

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

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

### **Program 4: Affordable Housing Construction**

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

#### **Objectives:**

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

- **Density Bonus.** Density Bonus projects will be one of the main sources of newly constructed units over the next eight years.
- **Marketing.** Continue to inform non-profit and for-profit developers of assistance available for the construction of affordable housing, including density bonuses.
- **Energy Conservation.** Encourage residential developments that lower housing costs through reduced energy consumption. Maximizing energy efficiency and the incorporation of energy conservation and green building features can reduce housing costs for homeowners and renters.
- **Industrial Property Contamination.** If industrial properties have been determined to be contaminated by previous activities as identified in technical studies, the City will assist affordable housing developers, subject to available resources, via technical assistance to direct the applicant to available resources facilitating the site for residential development. Technical assistance can include referral to responsible agencies for site assessment requirements, participating in consultation with responsible agencies, and directing applicants to information of available grants (e.g., Department of Toxic Substances Control Brownfields Revolving Loan Fund program) and other potential financial resources to fund cleanup.

*Funding Source:* General Fund, HOME, Low/Moderate Income Housing Asset Fund (LMIHAF), Permanent Local housing Allocation (PLHA), Department of Toxic Substances Control Brownfields Revolving Loan Fund program

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

*Timeframe:* 2021 to 2029

### **Program 5: Rental Assistance**

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

#### **Objectives:**

- **Housing Choice Voucher Program (Section 8).** Annually provide rental assistance to approximately 2,337 very low-income persons or households. Pursue additional funding for the Section 8 program.
- **Mainstream Voucher (MV) Program.** The GGHA was recently awarded 75 MVs for individuals between the age of 18 and 61 with a debilitating condition. The City anticipates receiving additional Mainstream Vouchers as part of the federal government's American Rescue Plan.



- **HEART Program.** Utilizing HUD Home funds and the City's Low/Moderate Income Housing Asset Funds, the City annually provides rental assistance with services to approximately 10 literally homeless households.
- **Anti-Displacement Program.** The City currently provides Tenant-Based Rental Assistance to 17 senior households at risk of homelessness due to expiring affordability covenants of their apartment complexes.
- **Emergency Solutions Grant (ESG).** Utilizing HUD ESG Entitlement funds, the City annually provides rental assistance to approximately 13 literally homeless and/or at-risk households. Additionally, via ESG Coronavirus funds (ESG-CV), the City anticipates providing rental assistance with services to approximately 350 households over the next two years.

*Funding Source:* HUD Section 8, HOME, LMIHAF, ESG,  
*Responsible Party:* Garden Grove Housing Authority  
*Timeframe:* 2021 to 2029

**Program 6: Home Ownership Assistance**

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

**Objective:**

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

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

**Program 7: Preservation of Affordable Rental Housing**

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

**Objectives:**



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

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

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

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

#### **Objective:**

- Provide adequate sites to accommodate the City's entire RHNA allocation of 19,168 units (4,166 very low income, 2,801 low income, 3,211 moderate income, and 8,990 above moderate income).
- Maintain and monitor unit count based on income/affordability assumed on parcels included in the sites inventory and actual units constructed and income/affordability when sites are developed.
- Identify net change in capacity and summary of remaining capacity in meeting the remaining ~~Regional Housing Needs Allocation (RHNA)~~.
- Provide technical assistance and information on available City-owned parcels for lower income housing developments to housing providers. Technical assistance may include development counseling and lot consolidation assistance.
- Publish the residential sites inventory and housing opportunity list on the City's website.



- The Planning Services Division will be responsible for preparing an Annual Progress Report for review by the public, City decision-makers, and submittal to the State Department of Housing and Community Development. Use appropriate bodies as an avenue for public input on housing issues and housing element implementation.
- If a proposed reduction of residential density will result in the residential sites inventory failing to accommodate the RHNA by income level, the City will identify additional adequate sites to accommodate the share of housing need by income level within 180 days of approving the reduced density project pursuant to Government Code section 65863. This may require the rezoning of properties.

*Funding Source: General Fund*

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

*Timeframe: Ongoing; annual assessment of status of housing sites inventory as part of the annual reporting process to the State*

### **Program 9: Accessory Dwelling Units (ADUs)**

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

#### **Objectives:**

- Update previously submitted Housing Element Annual Planning Reports (APRs) for 2018, 2019, and 2020 to establish the correct number of ADU permitted projects filed on record with the Building & Safety Division with those identified in the APRs.
- Prepare pre-approved ADU design templates, tailored to meet specific zoning and building standards. Use of these design templates by a potential developer would ensure that the proposed ADU meets most, if not all, required standards at the outset of the development process, minimizing and streamlining the review process.
- Promote development of ADUs by providing written information at the City's planning counter and on the City's website, including development of an information packet to market ADU construction.
- Monitor ADU permit applications and approvals (including the affordability of constructed ADUs) through the Housing Element Annual Progress Report process; if, at the midpoint of the planning period, targets identified in the Housing Element are not met, identify and implement additional incentives or other strategies, as appropriate, to ensure adequate sites during the planning period.
- Identify a staff member in the Planning Services Division and/or Building and Safety Division who can respond to inquiries and support outreach efforts.



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- Consider establishing an ADU “amnesty” program to allow existing unpermitted units to come up to code standards without penalty, helping to preserve accessory units.

*Funding Source:* General Fund and Grants  
*Responsible Party:* Planning Services Division and the Building and Safety Division of the Community and Economic Development Department

~~*Timeframe:* 2021 to 2029~~

~~*Timeframe:* Prepare ADU design templates, promotion materials, and information packet within one year of Housing Element adoption; annually monitor ADU construction and affordability; in 2025, evaluate progress compared to projections. If targets are not being achieved, implement new strategies in a timely manner (i.e., within approximately six months) to encourage ADU development.~~

~~*Quantified Objective:* Support the development of 2,009 accessory dwelling units during the planning period.~~

### **Program 10: Density Bonus**

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

#### **Objective:**

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

*Funding Source:* General Fund  
*Responsible Party:* Planning Services Division of the Community and Economic Development Department

~~*Timeframe:* 2021 to 2029~~

~~*Timeframe:* Evaluate the current Density Bonus ordinance within one year of Housing Element adoption; adopt a new Density Bonus Ordinance by 2025; and provide ongoing promotion of the density bonus incentives and ongoing technical assistance.~~





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### Program 11: Inclusionary Housing Ordinance

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

#### Objective:

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

*Funding Source:* General Fund

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

~~*Timeframe:* 2021 to 2029~~

~~*Timeframe:* Conduct an economic feasibility analysis within four years of Housing Element adoption; if an inclusionary housing ordinance is determined to be economically feasible for Garden Grove and will positively impact production of affordable housing, adopt an inclusionary housing ordinance by 2027.~~

### Program 12: Mixed-Use Development

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

#### Objectives:

- **Technical Support.** Facilitate the development of residential units in mixed-use areas by providing technical support to facilitate lot consolidation, financial assistance (where feasible), and streamlined permit processing. The City will establish specific and objective criteria for mixed-use site plan reviews and will target development densities as estimated in the Housing Element.



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

*Funding Source:* General Fund and other sources

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

*Timeframe:* 2021 to 2029

### **Program 13: Special Needs Housing**

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

#### **Objectives:**

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



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

Funding Source: General Fund

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

Timeframe: ~~2021 to 2029~~ Ongoing; update Development Code within two years of adoption

### Program 14: Parking Standards

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

#### Objectives:

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

Funding Source: General Fund

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

Timeframe: ~~2021 to 2029~~

Timeframe: Ongoing; update Municipal Code within four years of Housing Element adoption



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### Program 15: Water and Sewer Service Providers

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

**Objective:**

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

*Funding Source:* Grants

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

*Timeframe:* Within 30 days of adoption of the Housing Element

### Program 16: Objective Design Standards

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

**Objective:**

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

*Funding Source:* General Fund and Grants

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

*Timeframe:* Within one year of adoption of the Housing Element

### Program 17: Zoning Code Update

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

**Objectives:**

- Modify Multi-Family Residential Development Standards specifically revising or removing Development Density R-3 Zone table that limits residential density based on lot size.
- Remove the requirements that: (i) restrict multi-family third-story building area at 50 percent; and (ii) restrict a building to one story if within 20 feet of an R-1 zone property.

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- Review, and modify as necessary, the outdoor recreation requirements, including private open space and communal space requirements for multifamily developments.
  - Examine the standards for internal improvements for single-family residences to prevent their illegal conversion to boardinghouses.
  - Create standards for single-room occupancy housing and motels that could be converted into permanent housing.
  - Create standards for permanent supportive housing to implement State law.
  - Add Low Barrier Navigation Centers (AB 101) as a use by right, as defined, in areas zoned for mixed uses and nonresidential zones permitting multifamily uses, if applications meet specified requirements.

*Funding Source:* General Fund and Grants

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

*Timeframe:* Within two years of Housing Element adoption

### **Program 18: Affirmatively Further Fair Housing**

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

#### **Objectives:**

- Promote and affirmatively further fair housing opportunities and promote housing for all persons, including those protected by the California Fair Employment and Housing Act and any other State and federal fair housing and planning laws. Add resources and information in English, Spanish, Vietnamese, and Korean and make available to the public.
- Consistent with the Consolidated Plan, provide fair housing services to Garden Grove residents. Serve 1,010 persons annually with general housing/fair housing issues (8,080 persons total over eight years).
- Continue to implement the Analysis of Impediments to Fair Housing Choice and HUD Consolidated Plan.
- Require all recipients of federal funds who are in any way related to housing—including in the development of housing, placement of clients in housing, or acceptance of Section 8 tenants—to assist in affirmatively furthering fair housing.



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- Continue to invest in landlord and tenant counseling and mediation services, unlawful detainer assistance, housing discrimination services, homebuyer education and outreach, and local eviction prevention strategies.
  - Advertise the availability of fair housing services through flyers at public counters, direct outreach to affected persons, and posting of available fair housing services on the City's website. Ensure resources and website information are available in English, Spanish, Vietnamese, and Korean.
  - Promote public awareness of federal, State, and local regulations regarding equal access to housing. Provide information to the public on various State and federal housing programs and fair housing law. Maintain referral information on the City's website and at a variety of other locations such as community and senior centers, local social service offices, and other public locations, including City Hall and the City Library.
  - Refer residents involved in housing-related civil disputes such as landlord/tenant disputes and housing discrimination complaints to the California Department of Fair Employment and Housing and the Fair Housing Council of Orange County.
  - Ensure that all development applications are considered, reviewed, and approved without prejudice to the proposed residents, contingent on the development application's compliance with all entitlement requirements.
  - Evaluate all proposed amendments to the General Plan Land Use Map and the Zoning Map for their effect on the City's policy of integrating diverse housing opportunities in each neighborhood or planning area.
  - Accommodate persons with disabilities who seek reasonable waiver or modification of land use controls and/or development standards pursuant to procedures and criteria set forth in the Municipal Code.
  - Use local permitting and approval processes to ensure all new multifamily construction meets the accessibility requirements of the federal and State fair housing acts.
  - Pursue funding and target neighborhoods of concentrated poverty for investment in rehabilitation, parks, transit, and active transportation. Ensure economic development plans reflect the needs of lower-opportunity neighborhoods.
  - Prioritize community and stakeholder engagement during controversial development decisions.
  - Include a fair housing presentation to the City Council during a public meeting at least once per year.

*Funding Source:* General Fund

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



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~~Timeframe: 2021 to 2029~~

~~Timeframe: Ongoing; expand access to multilingual informational material on fair housing to be made available at public counters, libraries, other community locations, and on the City's website within two years; assess fair housing issues as part of the regional Analysis of Impediments to Fair Housing Choice (estimated to be updated in 2025); and address any identified impediments in Garden Grove within one year.~~

### **Program 19: Homeless Housing Needs**

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

#### **Objective:**

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

*Funding Source: ESG funds, Section 8 Program*

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

*Timeframe: 2021 to 2029*

### **Program 20: Healthy and Sustainable Living Environments**

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

#### **Objectives:**

- Continue implementation of environmental conservation plans and policies that foster multi-modal transportation systems, reduce greenhouse gas emissions, implement Low Impact Development standards, promote water conservation, and encourage habitat conservation.



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

*Funding Source: General Fund and Grants*

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

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

### **Program 21: Replacement of Units on Sites**

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

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

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

*Funding Source: Departmental Budget*





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*Responsible Party:* Planning Division of the Community and Economic Development Department  
*Timeframe:* Ongoing

### **Program 22: Affordable Housing Overlay**

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

#### **Objectives:**

- Study and, if shown to be appropriate for Garden Grove, adopt an Affordable Housing Overlay. Assess any constraints such an ordinance might have on residential development in the City and modify accordingly.
- Consult with for-profit and nonprofit developers to determine an appropriate mix of incomes that make development feasible in Garden Grove.
- Consider targeting mixed use corridors and zones with higher residential density maximums as potential areas for an Affordable Housing Overlay.
- The Overlay regulations should be additive to any established base zone and also be complementary with other affordable housing programs, including the Density Bonus Ordinance and the Inclusionary Housing Ordinance.

*Funding Source:* General Fund

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

*Timeframe:* ~~2021 to 2029~~

*Timeframe:* Within four years of Housing Element adoption, conduct an analysis to determine if an Affordable Housing Overlay is appropriate for Garden Grove; if an Affordable Housing Overlay has been deemed appropriate for the City, adopt an ordinance by 2026.

### **Program 23: Reasonable Accommodation**

The City will identify and prepare a formalized process for Reasonable Accommodation requests for use by the Community and Economic Development Department, including developing procedures, streamlined application, and/or review and approval process for housing for persons with disabilities. The City will also ensure consistency with the Garden Grove Housing Authority Reasonable Accommodation process and create promotional materials to advertise the process.

*Objective:* Prepare Reasonable Accommodation application and related promotional materials advertising the availability of the process.

*Funding Source:* General Fund and Grants





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

Timeframe: Formalize the Reasonable Accommodation application and prepare related materials within one year of adoption of the Housing Element. Prepare marketing materials to promote the Reasonable Accommodation process within one year and after process is completed.

### 12.5.3 QUANTIFIED OBJECTIVES

**Table 12-4048** summarizes the City's quantified objectives for the 2021-2029 planning period by income group as required by law.

**Table 12-48**  
**2021-2029 Quantified Objectives**

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

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

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



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## 12.6 2014-2021 HOUSING ELEMENT PROGRAM ACCOMPLISHMENTS

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

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

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

Through program implementation during the 2014-2021 planning period, the City of Garden Grove has made considerable progress in addressing the housing needs of special needs populations (e.g., elderly, persons with disabilities, large households, female headed households, and persons experiencing homelessness).

In 2017, the City worked with Jamboree Housing Corporation on the United Methodist Church Project to provide high-quality housing to 47 families and seniors who earn between 50% and 60% Area Median Income (AMI). In 2018, the Planning Commission approved a senior housing mixed-use complex, Garden Brook Senior Village, with 394 apartment units at below market rents aimed at seniors. Eligible seniors must be 62 years of age or older and senior-living units are available to households at or below 60% of the Orange County AMI. Additionally, Garden Brook Senior Village's intergenerational partnership with the neighboring Boys and Girls Clubs of Garden Grove will include programs that foster mutually benefitting youth and senior interactions.

In partnership with the Fair Housing Foundation, Garden Grove has continued to provide fair housing education and information to apartment managers and homeowner associations on why denial of reasonable modifications/accommodations is unlawful.

In 2014, the following organizations received Emergency Solutions Grants from the City of Garden Grove:

- **Interval House.** This organization provides health, safety, and self-sufficiency services for victims of domestic violence and individuals at risk for abuse and homelessness.



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- **Woman's Transitional Living Center (WTLC).** This non-profit organization dedicated to helping individuals and families escape the depths of domestic violence and exploitation, including survivors of domestic violence and human trafficking. This organization has also expanded to provide a comprehensive residential program, a children's program, a crisis hotline, and a community services program.
  - **Thomas House.** The Thomas House Family Shelter is a non-profit organization located in the City of Garden Grove that aids and supports homeless families with children by providing rent-free, transitional shelter in 24 safe apartment units with food, supplies, and a full range of supportive services and programs.
  - **Mercy House Living Centers.** Mercy House provides housing and comprehensive supportive services to a wide variety of homeless subpopulations including, but not limited to, adult men and women, families, mothers and their children, veterans, chronically homeless individuals, persons living with HIV/AIDS, individuals overcoming substance addictions, and those who are both physically and/or mentally disabled.

To support the needs of large families, several affordable housing projects were constructed and/or rehabilitated. Wesley Village, a 47-unit new construction, affordable housing project was completed in 2017 consisting of a family apartment building, senior apartment building and Head Start learning center for children. The two (2) three-story residential buildings are home to families and seniors, and provide ample space for outdoor activities with a large outdoor deck atop the family building, a barbecue/dining area, tot lot, fitness areas, and landscaped spaces for recreation. The project is located on Orange County Transit Authority (OCTA) Route 37, which is designated as a High-Quality Transit Line with stops of 15 minutes or less during peak hours. Sycamore Court, a 78-unit, acquisition/rehabilitation, affordable housing project was completed in 2018 consisting of 43 two-bedroom units and 15 three-bedroom units, a large playground for children, a pool, and several hundred square feet of open space for recreational activities. The project is located within a half mile of two intersecting High-Quality Transit Lines (OCTA Route 37 and Route 64), which qualifies the intersection as a High-Quality Transit Area.

To support the needs of persons experiencing homelessness, the City has used the Department of Housing and Urban Development Emergency Solutions Grants to assist 3,502 homeless individuals with services. The City provided 2,778 extremely low-income or at-risk clients emergency/transitional housing or homeless services. In May 2021, the City approved a one-year pilot program that identifies Be Well OC (Mind OC) as the service provider for the City's Mobile Crisis Response Team that will, in partnering with the Police Department, provide a mobile mental health unit to enhance the City's homeless resources.

Additionally, the City adopted the Comprehensive Strategic Plan to Address Homelessness (CSPAH), which identifies as a top priority the production of Permanent Supportive Housing (PSH) throughout the City. These PSH units are automatically designated as Extremely Low Income (ELI)

units, thus every new affordable housing project contemplated by the City will include the provision of ELI units for the homeless. Regarding funding for affordable housing, the City annually receives approximately \$800,000 in HOME funding, was recently awarded over \$5 million in Permanent Local Housing Allocation funding, recently received an award of over \$3 million in HOME-ARP funding, as well as the \$13 million in Low and Moderate Income Housing Asset Fund mentioned above.

**Table 12-4149** summarizes the quantified objectives for the 2014-2021 Housing Element and compares the City's progress toward fulfilling these objectives. The City recognizes that it had limited resources to address the varied affordable housing needs in the community. As part of the 2014-2021 Housing Element, the City established a set of quantified objectives for housing construction, rehabilitation, and conservation. **Table 12-4250** summarizes the 2014-2021 Housing Element program objectives and accomplishments and whether the program is appropriate to continue in the 2021-2029 Housing Element.

**Table 12-4149**  
**Summary of 2014-2020 Quantified Objectives and Progress**

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



**Table 12-4250**  
**Review of Past Accomplishments**

2014-2021 Housing Element Program	Progress and Continued Appropriateness
<b>A. Conserving the Existing Affordable Housing Stock</b>	
<p><b>Program 1: Housing Rehabilitation Grants</b></p> <p>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.</p>	<p>Since the reimplementation of the Senior Home Improvement Grant Program in 2016 and subsequent transition to the Home Repair Program in 2020, the City has assisted 105 Garden Grove residents with housing rehabilitation grants. Along with the transition from the Senior Home Improvement Grant to the Home Repair grant, the City has since partnered with Habitat For Humanity as the sole source general contractor for the program. This partnership will greatly streamline the process and allow for the completion of up to 40 owner-occupied rehabilitation projects per year</p> <p><i>Continued Appropriateness:</i></p> <p>Housing maintenance and rehabilitation is an important City goal and as such, this program remains in the Housing Element with modified objectives.</p>
<p><b>Program 2: Code Enforcement</b></p> <p>Property Maintenance Ordinance enforcement established standards of home maintenance practices through continued application of the Property Maintenance Ordinance.</p> <p>Building and Land Use Code Enforcement Preserve the quality of housing in the City's target areas through building code enforcement inspections of all newly constructed and remodeled units.</p> <p>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.</p>	<p>The Code Enforcement Division (under the Community and Economic Development Department) actively works to eliminate unsightly, unhealthy, and undesirable conditions by investigating and enforcing code violations in response to resident's complaints, observations by staff, and referrals from other City departments and City Officials. Compliance is accomplished by cooperation and education of the public.</p> <p><i>Continued Appropriateness:</i></p> <p>Code Enforcement is an important City goal and as such, this program remains in the Housing Element with modified objectives.</p>



2014-2021 Housing Element Program	Progress and Continued Appropriateness
<p><b>Program 3: Multi-Family Acquisition and Rehabilitation</b></p> <p>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.</p>	<p>In 2018, the City provided funds to assist in the acquisition and rehabilitation of a 78-unit apartment complex at risk of converting to market rate. All 78 units are for very low income (50% AMI) households. This project does not fit the State Housing and Community Development's definition of rehabilitation.</p> <p><i>Continued Appropriateness:</i></p> <p>Acquisition and rehabilitation of housing stock to increase and preserve affordable housing is an important City goal and, as such, this program remains in the Housing Element with modified objectives.</p>
<p><b>Program 4: Affordable Housing Construction</b></p> <p>Provide technical and financial (as available) assistance for the construction of 15 affordable units annually (90 units total) using a combination of Federal, State and local funds to provide land cost write-downs and other construction assistance. Offer priority processing for projects that include affordable housing units.</p>	<p>In 2017, the City worked with Jamboree Housing Corporation on the United Methodist Church Project to provide high-quality housing to 47 families and seniors who earn between 50% and 60% AMI. In 2018, the Sycamore Court Apartments were completed, providing 77 affordable housing units to low-income households, including seven for very low income, 70 at low income, and one unit at above moderate. In 2014, through the density bonus provisions, the Waterstone Apartments and Cobblestone Apartments provided four units and five units, respectively, to low-income households. Since 2014, the City has accommodated 133 lower-income housing units.</p> <p><i>Continued Appropriateness:</i></p> <p>Funding and technical assistance are important tools for facilitating development of affordable housing. This program remains in the Housing Element with modified objectives.</p>



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



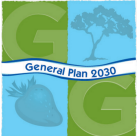
2014-2021 Housing Element Program	Progress and Continued Appropriateness
<p><b>Program 6: Home Ownership Assistance</b></p> <p>Provide assistance to potential lower-income homeowners through the First Time Homebuyer Assistance program. Provide first time homebuyer assistance to one household, subject to availability of funding.</p>	<p>In partnership with the Federal Home Loan Bank of San Francisco, the City designed and implemented a first-time homebuyer program to assist low-income households with down payment assistance. Since 2018, the City has assisted eight households with down payment assistance.</p> <p><i>Continued Appropriateness:</i></p> <p>The cost of purchasing a home is very expensive in Orange County, including the upfront costs needed for a down payment. Purchasing a home may be out of reach for many first-time home buyers. This program is continued in the Housing Element.</p>
<p><b>Program 7: Preservation of Affordable Rental Housing</b></p> <p>Assist in the preservation of 528 affordable units at risk of converting to market rents by:</p> <ul style="list-style-type: none"> <li>▪ Periodically monitoring the status of the units that are at risk of converting to market rate during the planning period.</li> <li>▪ 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.</li> <li>▪ Make the State's list of qualified entities to acquire/manage affordable housing available to interested residents, developers, or property owners.</li> <li>▪ 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.</li> </ul>	<p>In 2020, affordability covenants expired for 56 multifamily rental units. Over the next 10 years (2031), 360 affordable units are at-risk of being lost due to expiring affordability covenants.</p> <p><i>Continued Appropriateness:</i></p> <p>An updated version of this program remains in the Housing Element, as preservation of affordable housing is an important goal. Over the next 10 years (2021-2031), seven assisted developments that provide 524 affordable, multifamily units have expiring affordability covenants. This program will continue.</p>



2014-2021 Housing Element Program	Progress and Continued Appropriateness
<b>Adequate Housing Sites</b>	
<p><b>Program 8: Sites Inventory</b></p> <p>Continue to provide appropriate land use designations and maintain an inventory of suitable sites for residential and mixed-use development.</p> <p>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.</p> <p>Update the vacant and underutilized residential sites inventory every two years to maintain accurate information.</p> <p>Publish the residential sites inventory and housing opportunity list on the City's website.</p> <p>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.</p>	<p>The City continued to provide appropriate land use designations and zoning to facilitate a variety of types of residential development. Planning staff meets with developers to discuss housing opportunities and provide technical assistance.</p> <p><i>Continued Appropriateness:</i></p> <p>The maintenance of adequate sites is a key goal. This program will be continued and modified to include objectives pertaining to tracking to ensure no net loss of sites during the planning period.</p>



2014-2021 Housing Element Program	Progress and Continued Appropriateness
<p><b>Program 9: Mixed Use Development</b></p> <p>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.</p> <p>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.</p> <p>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).</p>	<p>In March 2012, the Land Use Code was amended to include new Mixed Use zones. The standards allow for more flexibility with the intent of making mixed use development more feasible and facilitate and encourage such type of development. In 2014, the City approved mixed-use Jamboree project, which has 47 low-income units, a church, and two preschools. In 2017, the first phase of the Brookhurst Triangle development was completed, including 180 apartments. This multiphase mixed-use project includes up to 200,000 square feet of commercial and retail space, 600 residential units, and a hotel. The master plan for the project includes residential rentals, for-sale condominiums, and affordable housing units.</p> <p><i>Continued Appropriateness:</i></p> <p>Mixed-Use designated properties within the Sites Inventory will accommodate a large portion of the RHNA. This program will be continued and modified to include objectives pertaining to tracking to ensure no net loss of sites during the planning period.</p>



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## **Remove Constraints to Housing Production**

### **Program 10: Special Needs Housing**

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

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

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

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

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

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

#### *Continued Appropriateness:*

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

<p><b>Program 11: Parking Standards</b></p> <p>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.</p>	<p>Parking standards and requirements were assessed within the Mixed-Use Zoning update that was completed in March 2012. Parking study update was conducted for the public parking facilities serving downtown Garden Grove.</p> <p>Any affordable housing projects approved incorporate the reduced parking standards consistent with State requirements.</p> <p><i>Continued Appropriateness:</i></p> <p>Parking continues to be a topic of concern raised by the community in the Housing Element engagement process. This program will be continued and modified to include creative approaches to address parking spillover challenges and the increasing concern of parking impacts as a result of new accessory dwelling units in single-family neighborhoods.</p>
<p><b>Program 12: Water and Sewer Service Providers</b></p> <p>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</p>	<p>The Garden Grove Housing Element was provided to all providers of sewer and water services within the City of Garden Grove.</p> <p><i>Continued Appropriateness:</i></p> <p>Coordination with water providers to ensure adequate water supply is available is an important City goal and as such, this program remains in the Housing Element.</p>

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## Equal Access to Housing

### Program 13: Fair Housing Services

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

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

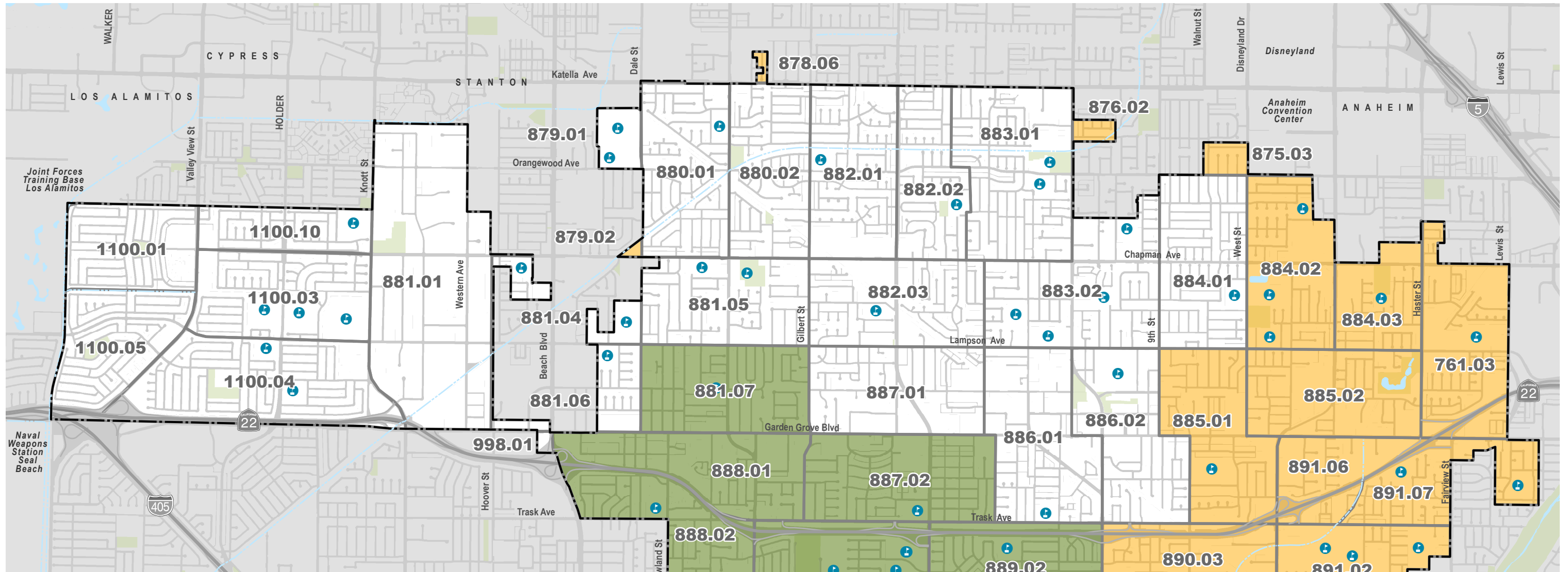
Between 2014 and 2021, the City has partnered with the Fair Housing Foundation to provide fair housing services to 3,063 Garden Grove residents, approximately 437 annually.

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

#### *Continued Appropriateness:*

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

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

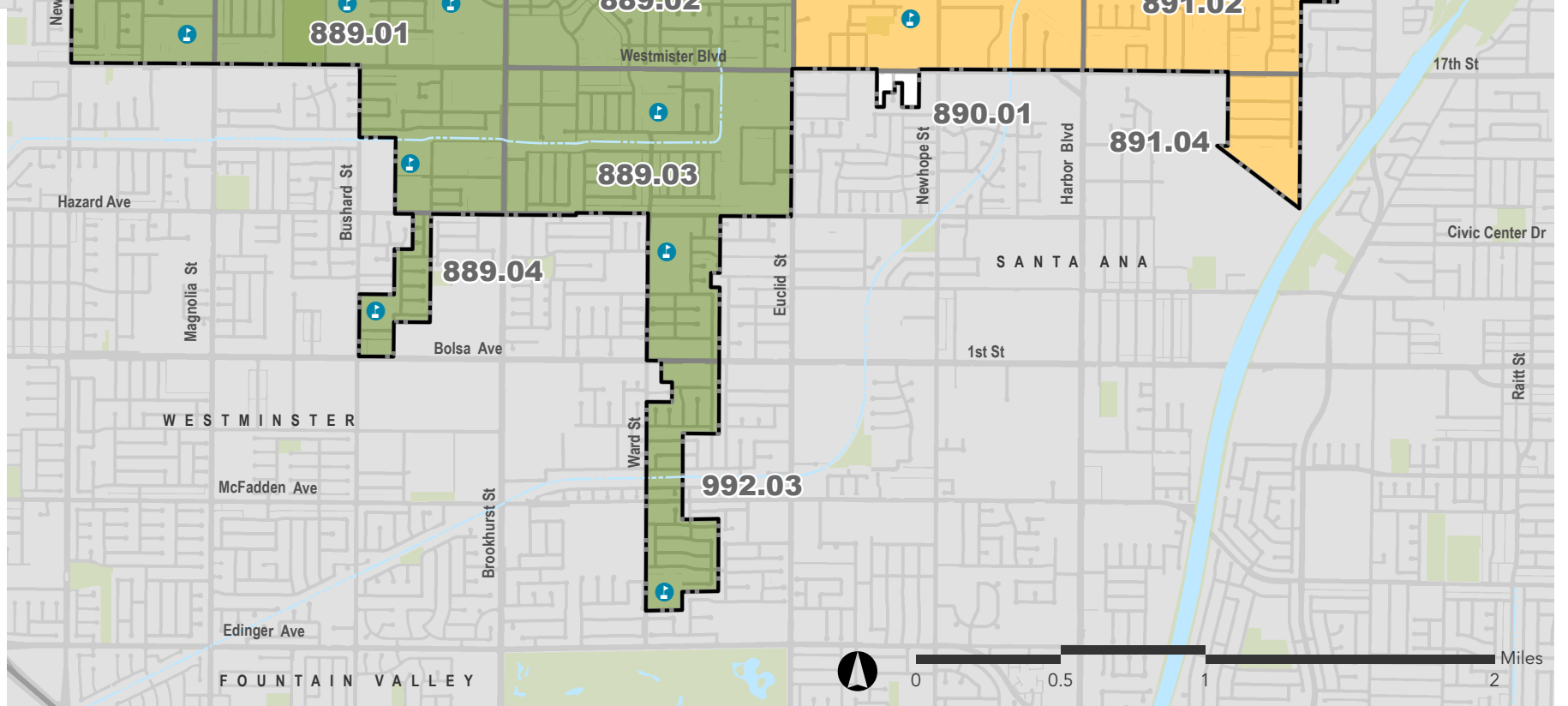


## EXHIBIT H-1: RACE AND ETHNICITY

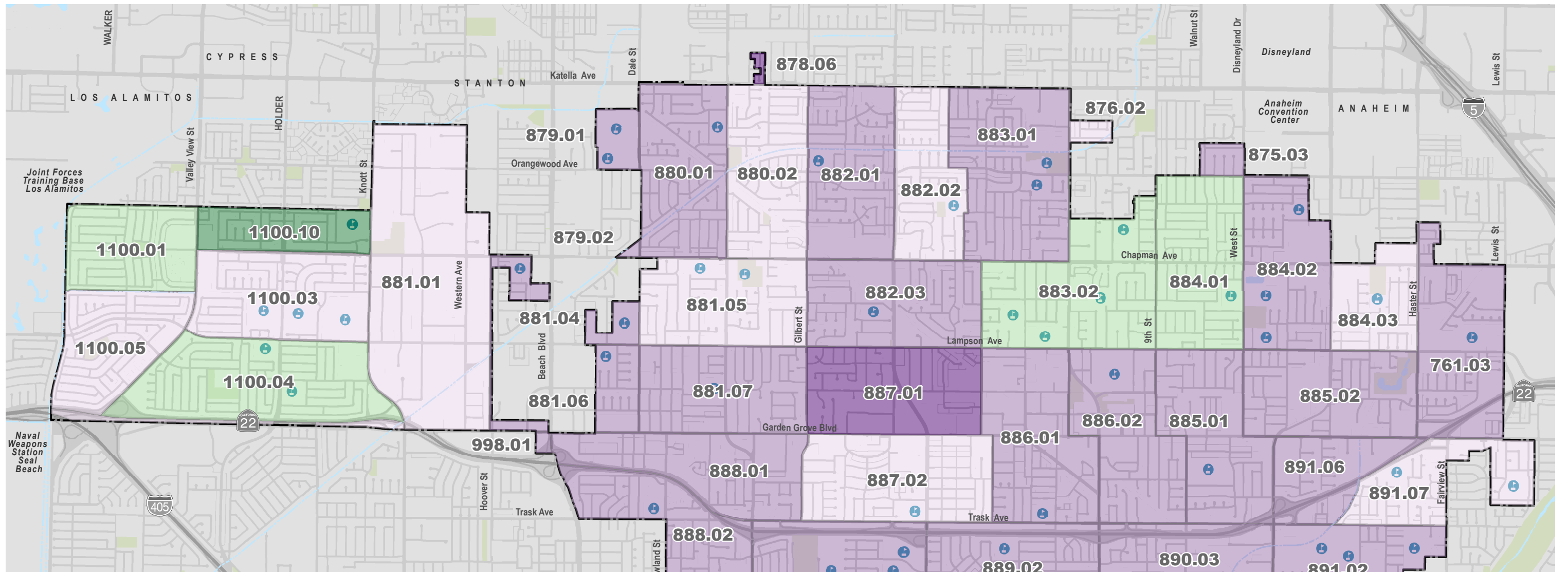
- Hispanic/Latino Population**
- 50% to 75% of Population
- Asian Population**
- 50% to 75% of Population
- Base Map Features**
- Garden Grove City Boundary
  - Waterbodies
  - Schools

No other census tracts include a race/ethnicity that is greater than 50% of the census tract population.

Source: CalEnviroScreen 3.0 (Disadvantaged Communities) and MIG, 2021.







### EXHIBIT H-2: MEDIAN HOUSEHOLD INCOME (2018)

#### Median Household Income (2018)

- \$42,020.00 - \$44,699.00
- \$44,699.01 - \$67,049.00
- \$67,049.01 - \$89,398.00
- \$89,398.01 - \$111,748.00
- \$111,748.01 - \$127,670.00

#### Base Map Features

- Garden Grove City Boundary
- Waterbodies
- Schools

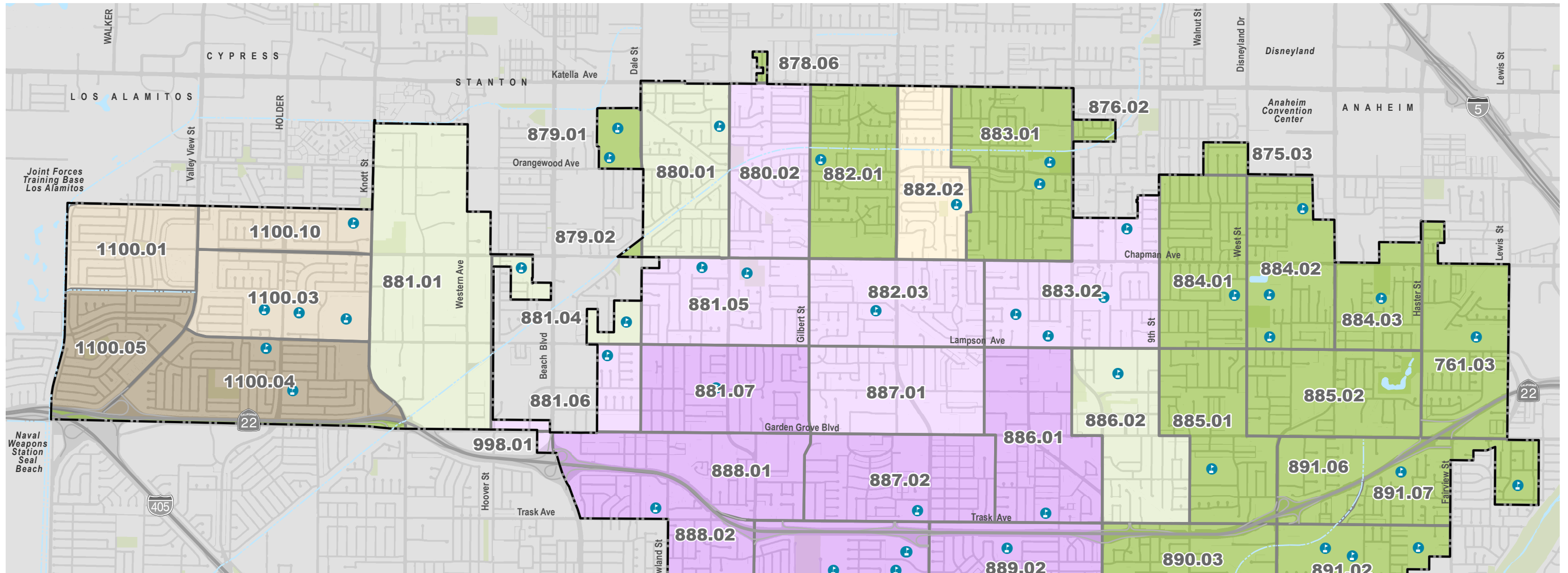
*Orange County Median Household Income:*  
 2018: \$85,398  
 2019: \$90,234

*Garden Grove Median Household Income:*  
 2018: \$65,591  
 2019: \$69,278

Source: U.S. Census Bureau, American Community Survey, 5-Year Estimates for 2018 and 2019.







### EXHIBIT H-3: SEGREGATION AND INTEGRATION

#### Segregation and Integration

##### Predominant Population - White Majority Tracts

- Slim (gap < 10%)
- Sizeable (gap 10% – 50%)
- Predominant (gap > 50%)

##### Predominant Population - Hispanic Majority Tracts

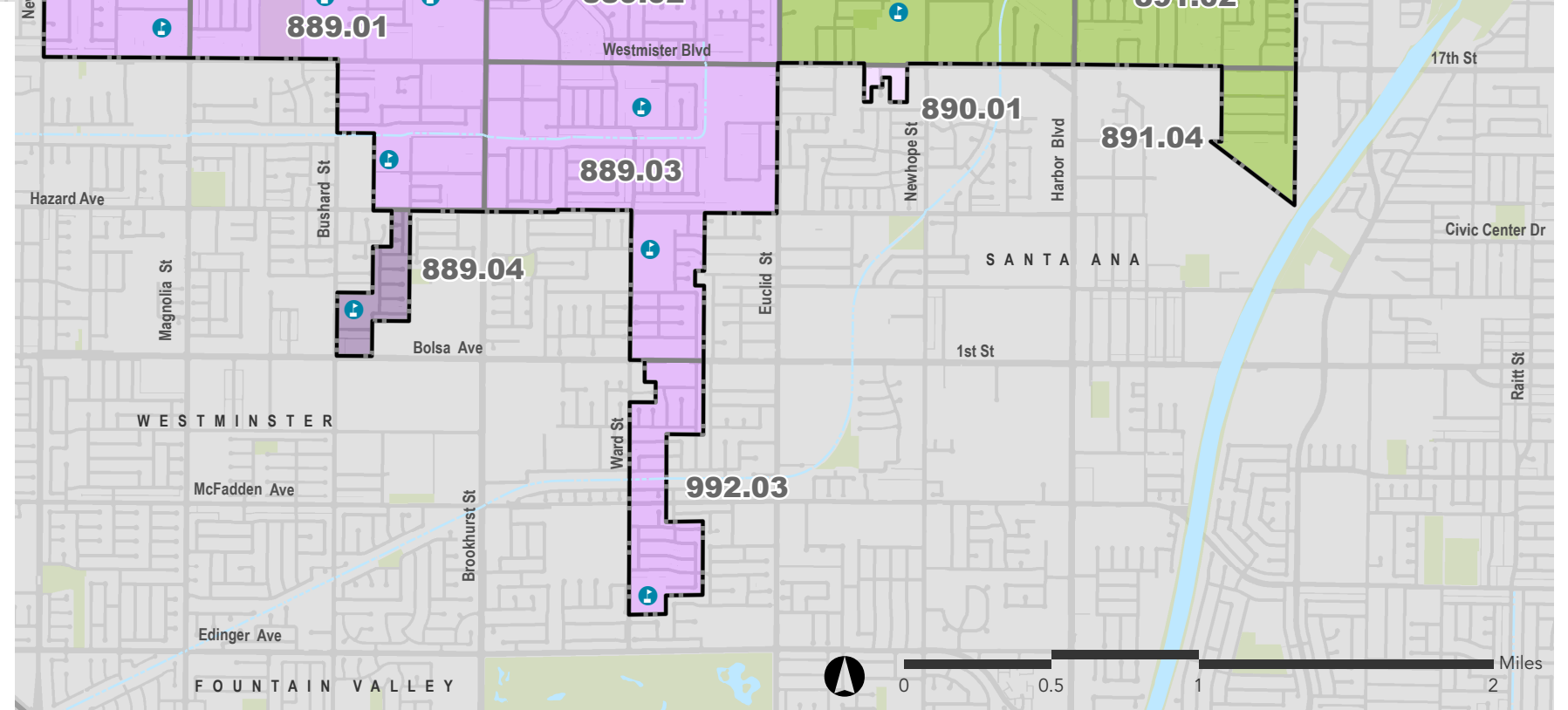
- Slim (gap < 10%)
- Sizeable (gap 10% – 50%)

##### Predominant Population - Asian Majority Tracts

- Slim (gap < 10%)
- Sizeable (gap 10% – 50%)
- Predominant (gap > 50%)

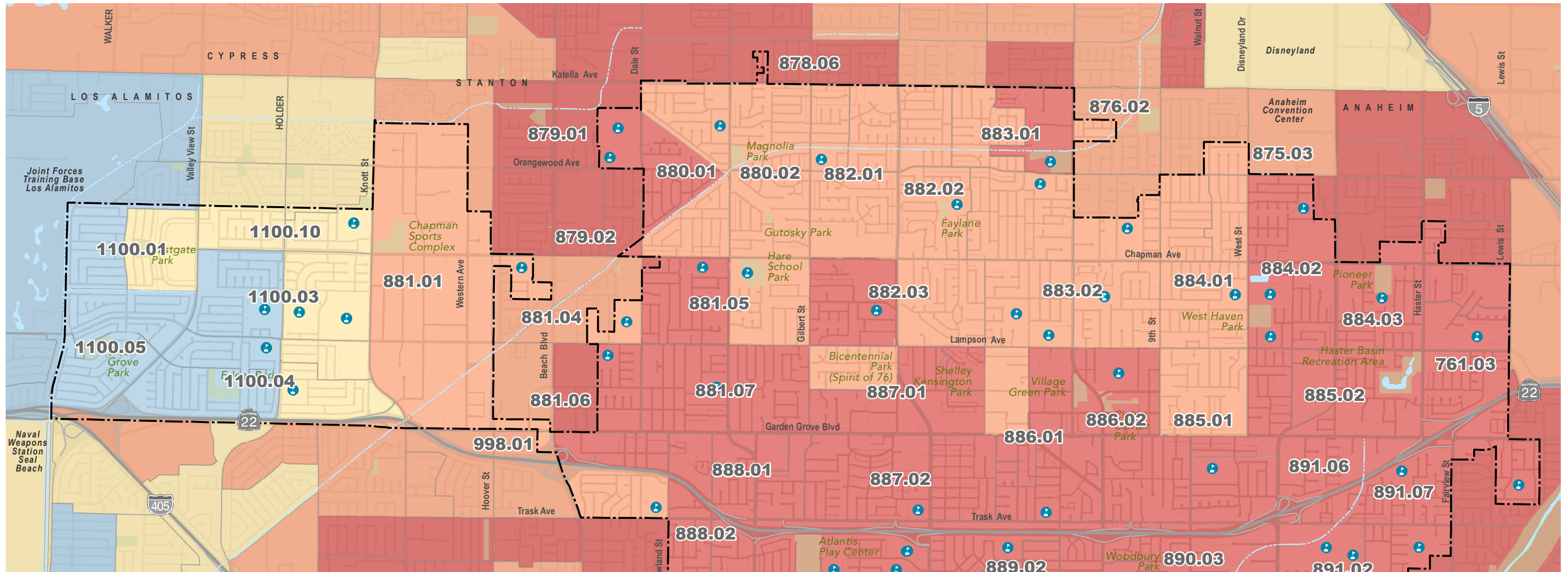
#### Base Map Features

- Garden Grove City Boundary
- Waterbodies
- Schools



Source: Housing and Community Development, 2021 and Urban Displacement Project. U.C. Berkeley, 2020.





### EXHIBIT H-4: NONWHITE MINORITY POPULATION (2018)

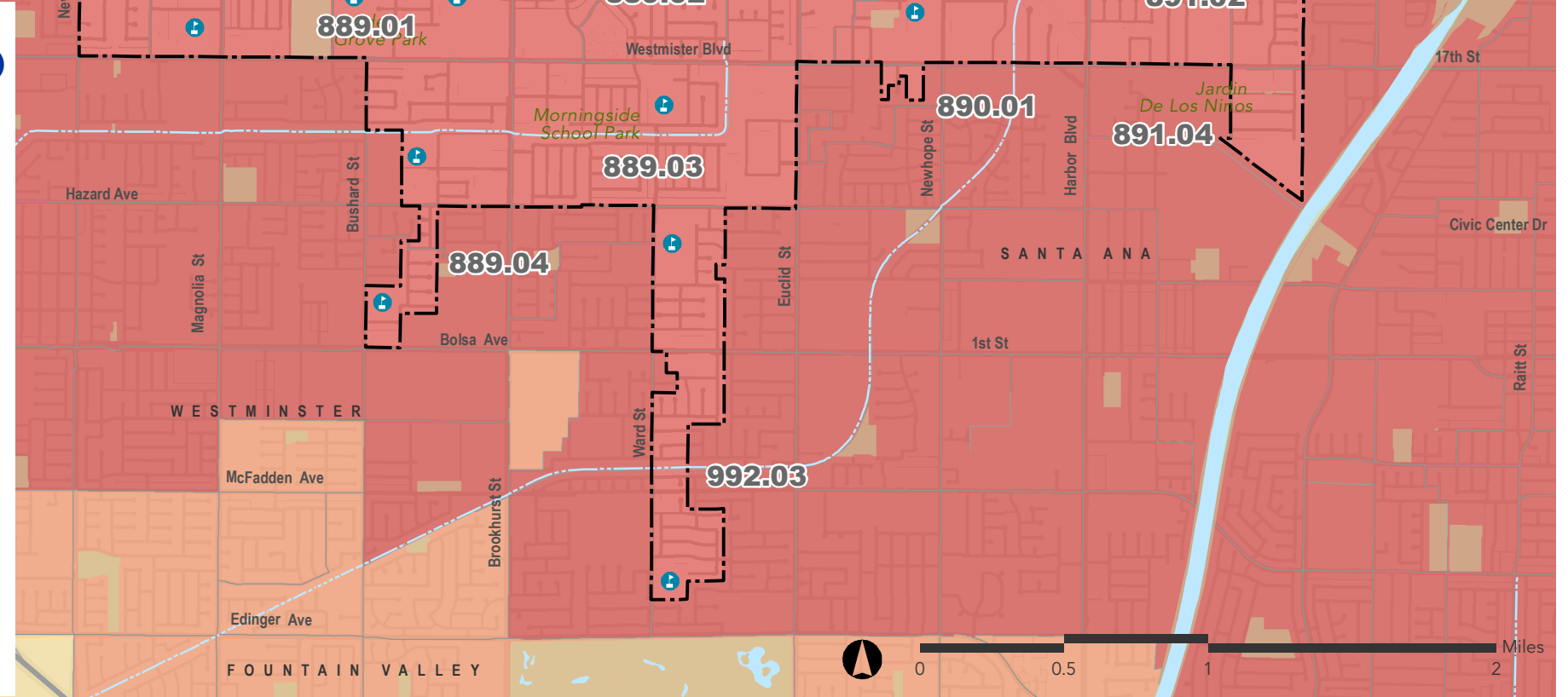
Percent of Total Non-White Population

- < 20%
- 21% - 40%
- 41% - 60%
- 61% - 80%
- 81% - 100%

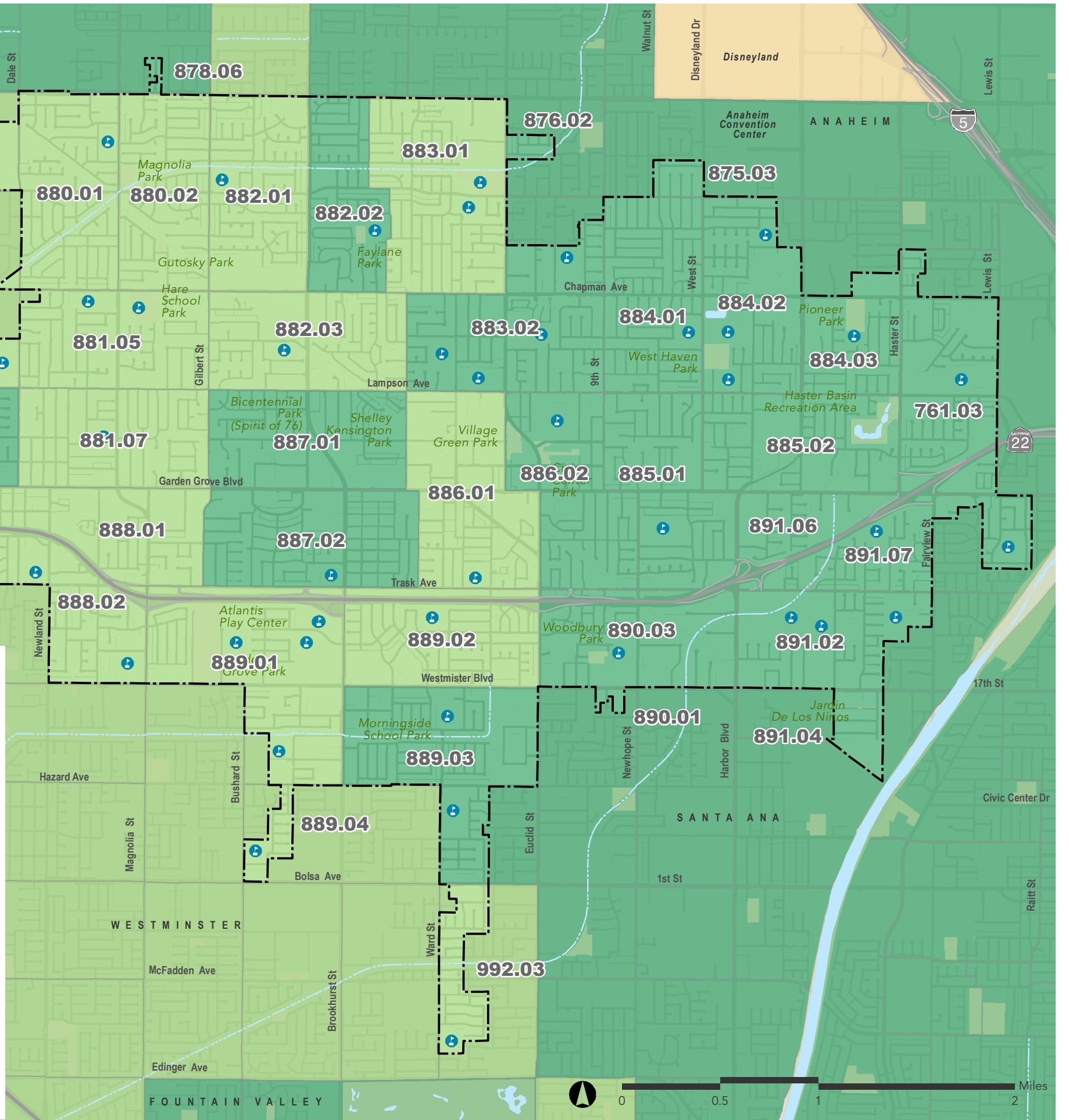
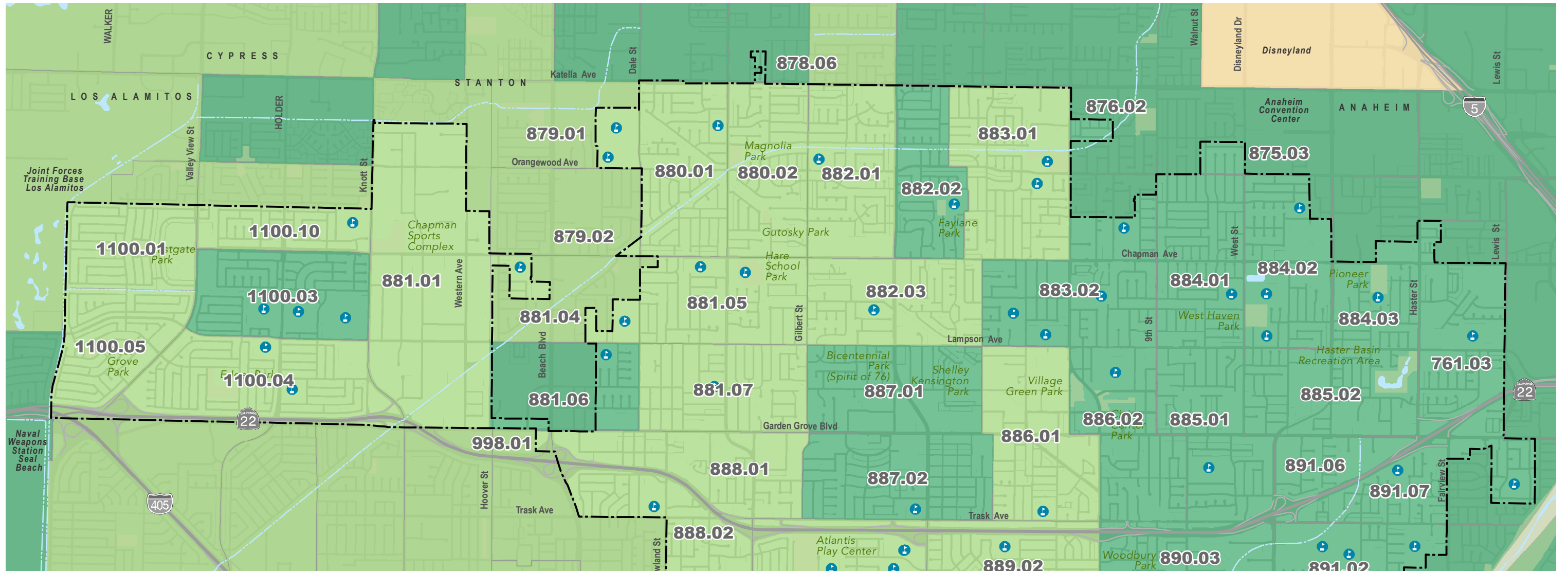
Base Map Features

- Garden Grove City Boundary
- Waterbodies
- Schools

Source: California Department of Housing and Community Development (HCD AFFH Data Viewer, 2021)







### EXHIBIT H-5: PERSONS WITH DISABILITY

Populaton with a Disability (2015-2019)

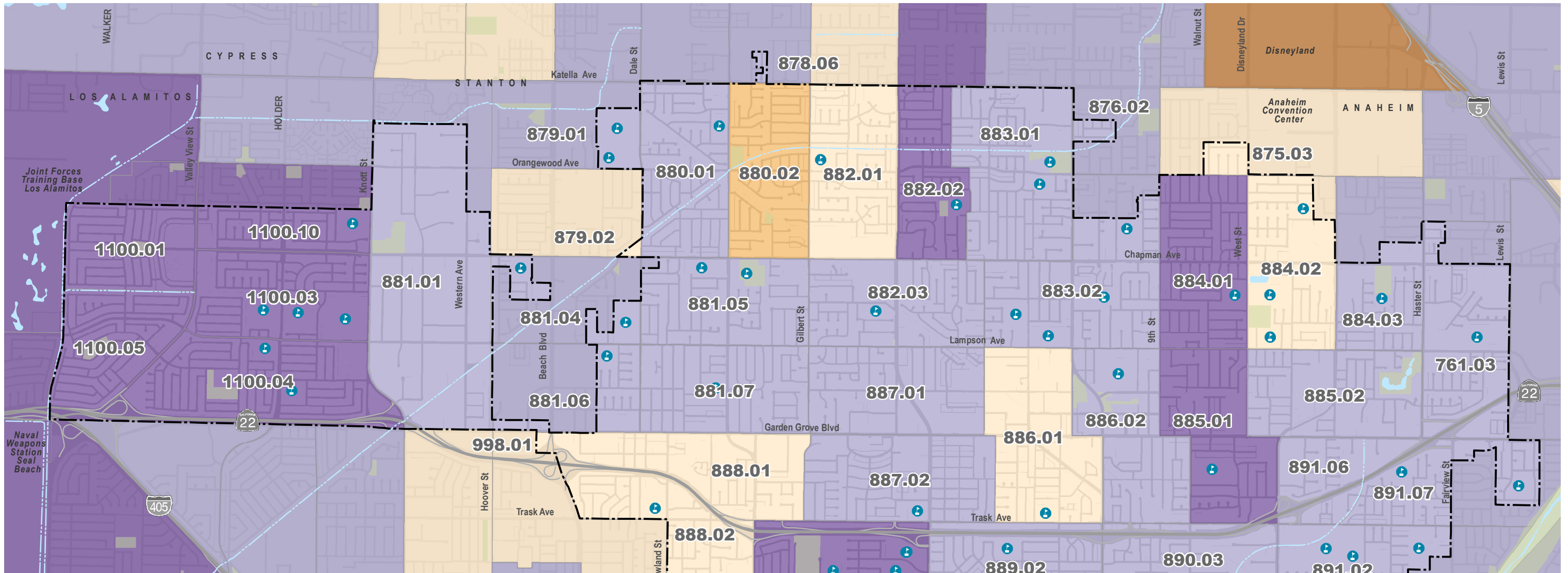
- < 10%
- 10% - 20%
- 20% - 30%
- 30% - 40%
- > 40%

Base Map Features

- Garden Grove City Boundary
- Waterbodies
- Schools

Source: California Department of Housing and Community Development (HCD AFFH Data Viewer, 2021)





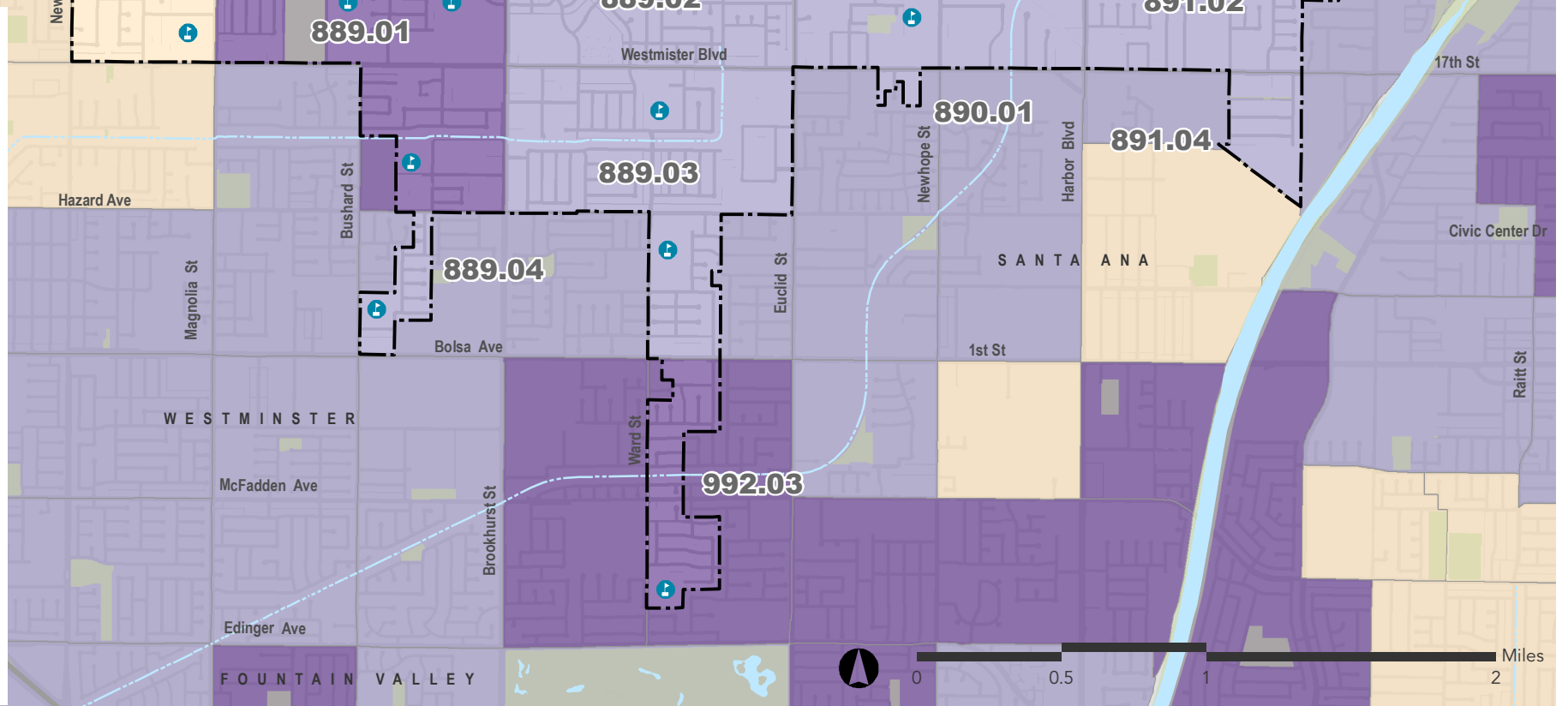
## EXHIBIT H-6: CHILDREN IN MARRIED-COUPLE HOUSEHOLDS

Percent of Children in Married-Couple Households (2015-2019)

- < 20%
- 21 - 40%
- 41 - 60%
- 61 - 80%
- > 80%

Base Map Features

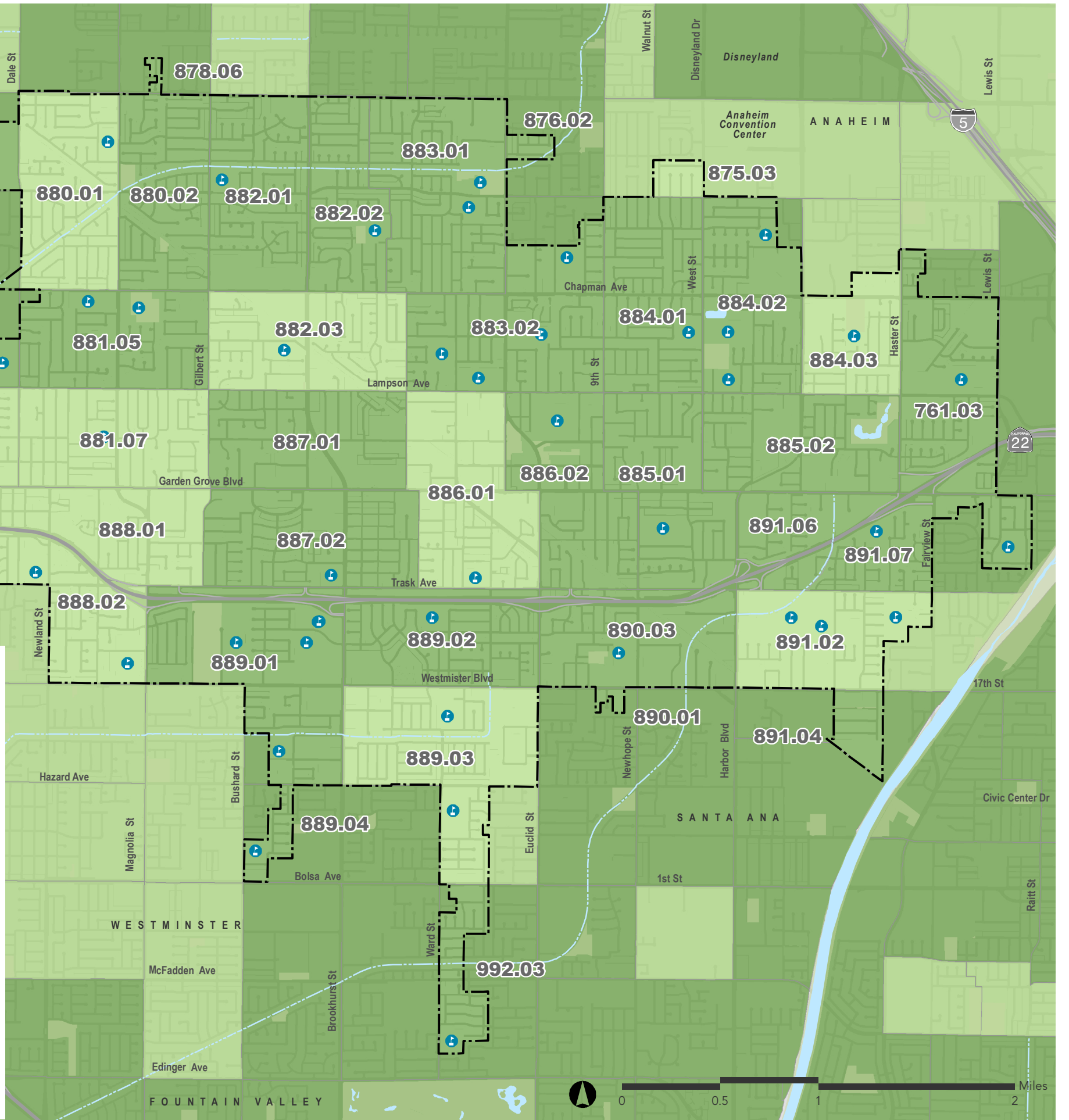
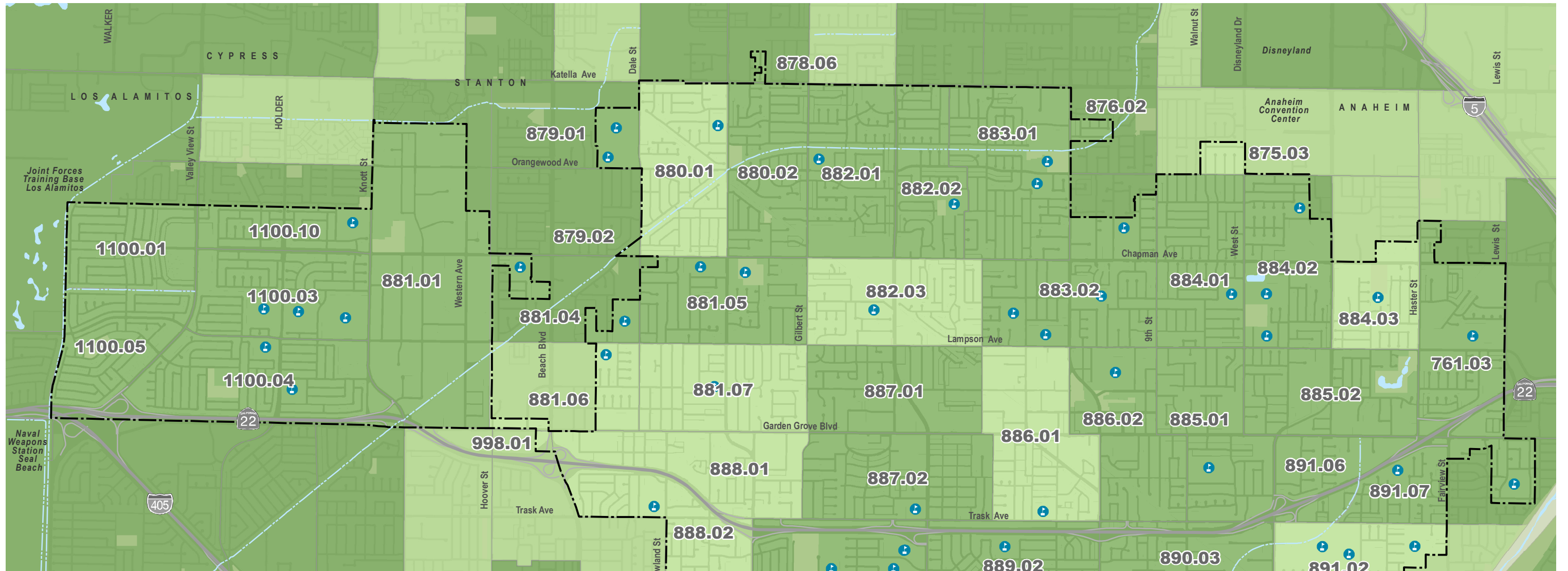
- Garden Grove City Boundary
- Waterbodies
- Schools



Source: California Department of Housing and Community Development (HCD AFFH Data Viewer, 2021)

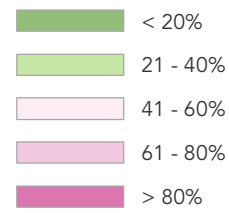




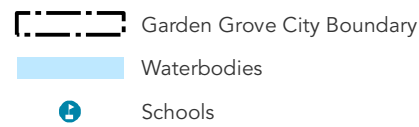


## EXHIBIT H-7: CHILDREN IN FEMALE HEADED HOUSEHOLDS

Percent of Children in Female Headed Households (2015-2019)



Base Map Features

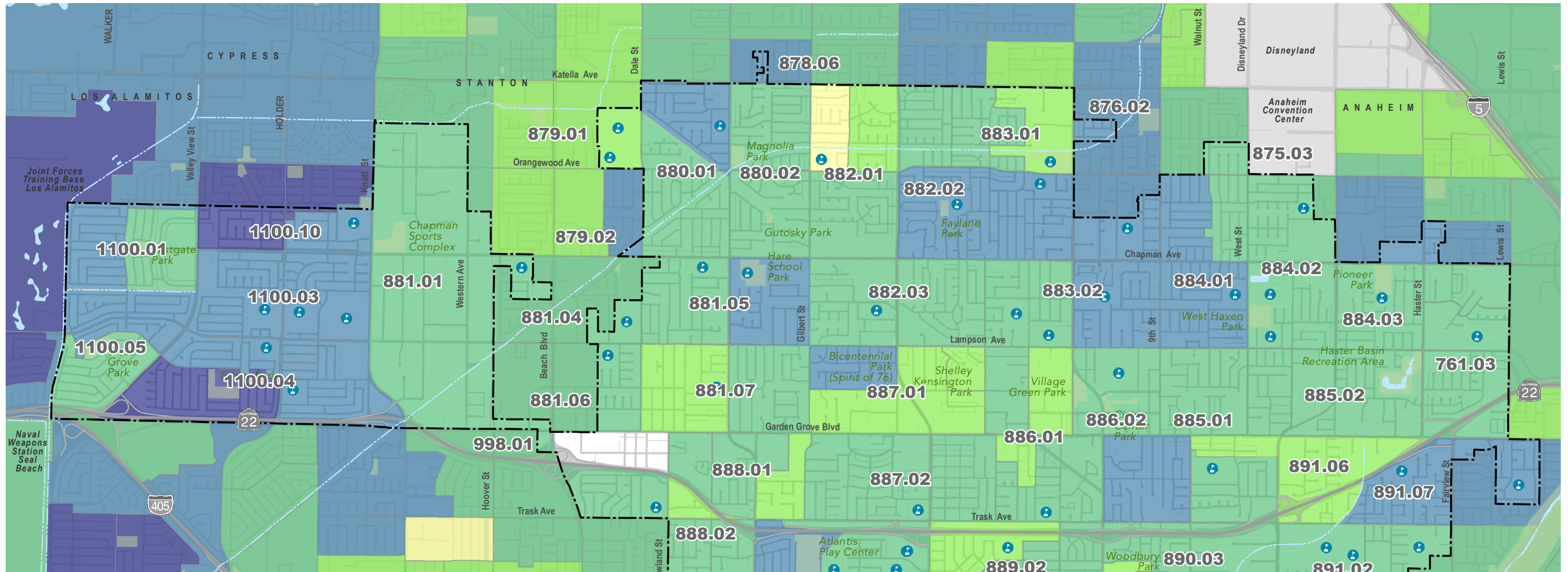


Source: California Department of Housing and Community Development (HCD AFFH Data Viewer, 2021)





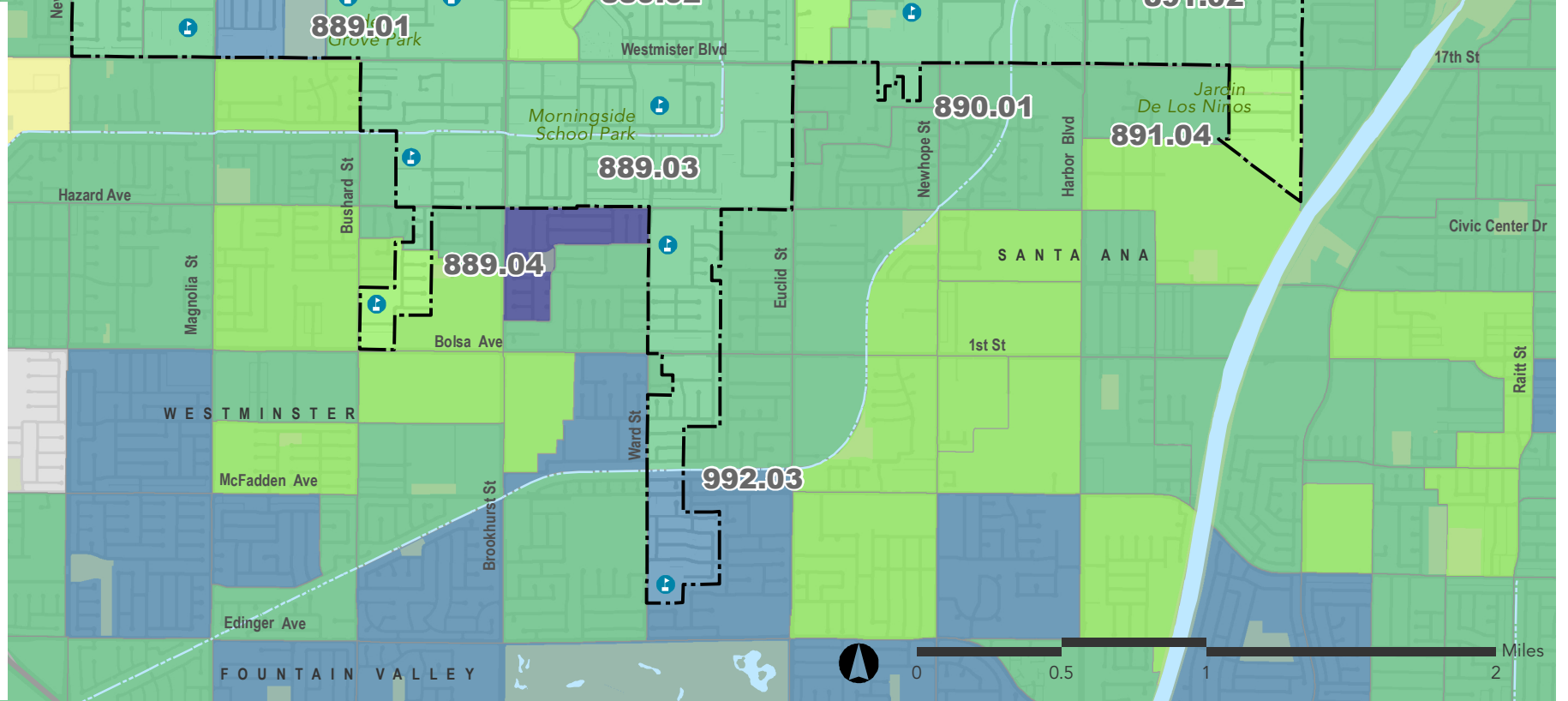




### EXHIBIT H-9: MEDIAN INCOME (2019)

- Median Income (2015-2019)
- < \$30,000
  - < \$55,000
  - < \$87,000 (HCD 2020 CA Median Income)
  - < \$125,000
  - Greater than \$125,000

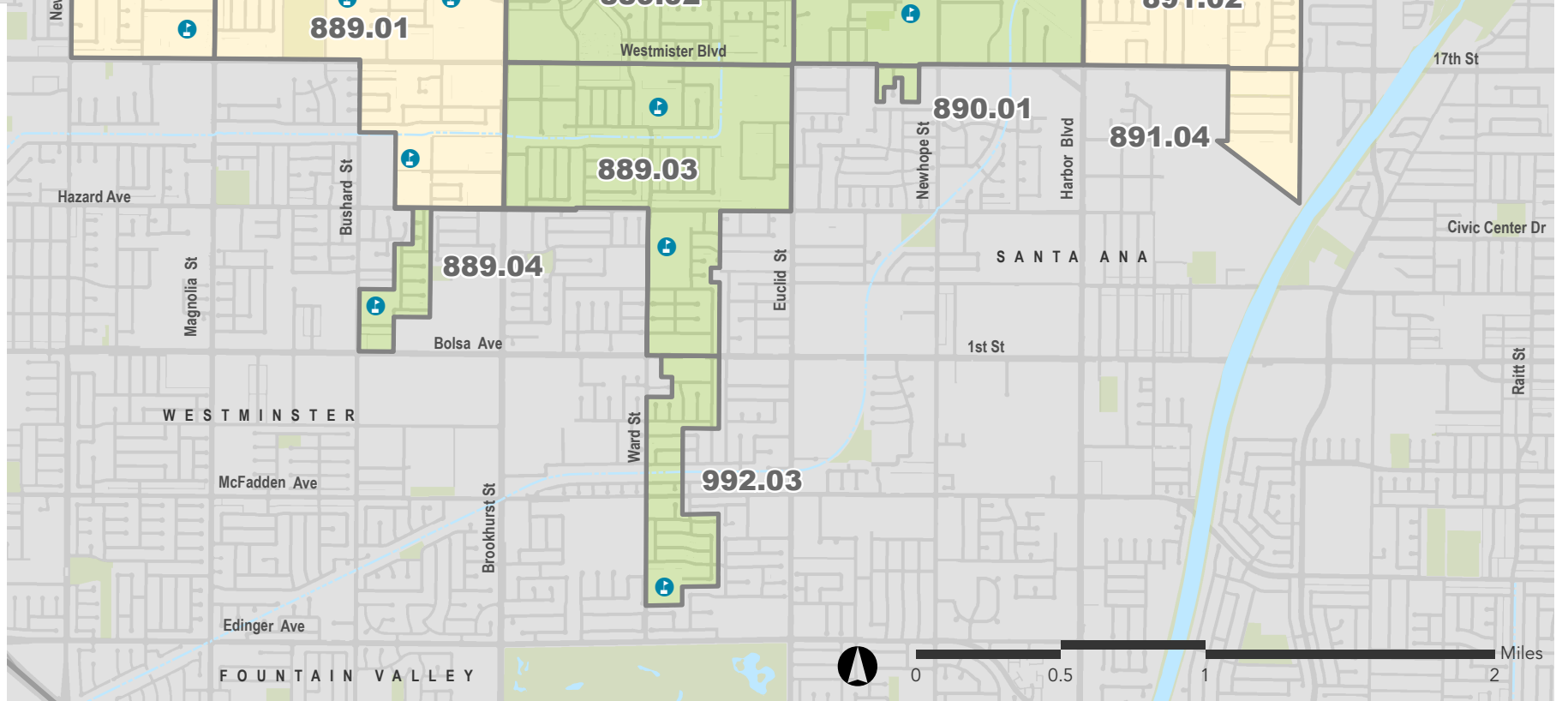
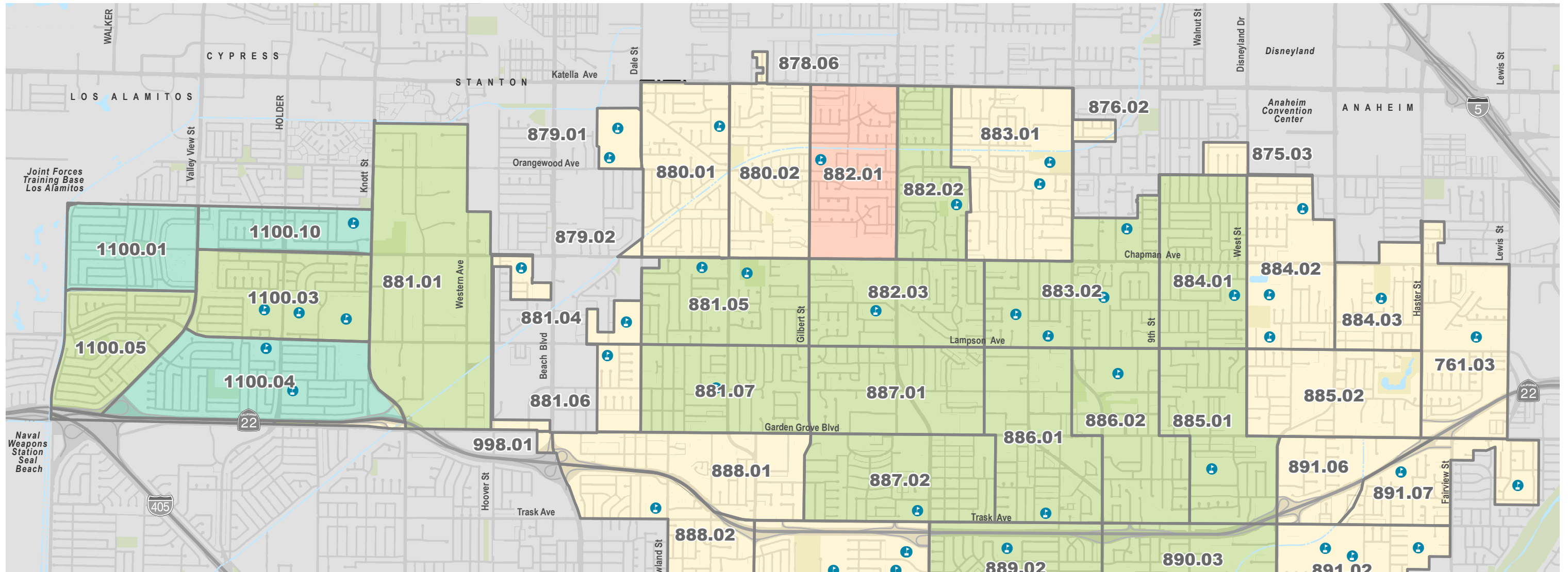
- Base Map Features
- Garden Grove City Boundary
  - Waterbodies
  - Schools



Source: California Department of Housing and Community Development (HCD AFFH Data Viewer, 2021)







## EXHIBIT H-10: TCAC OPPORTUNITY AREAS

### TCAC/HCD Opportunity Resources

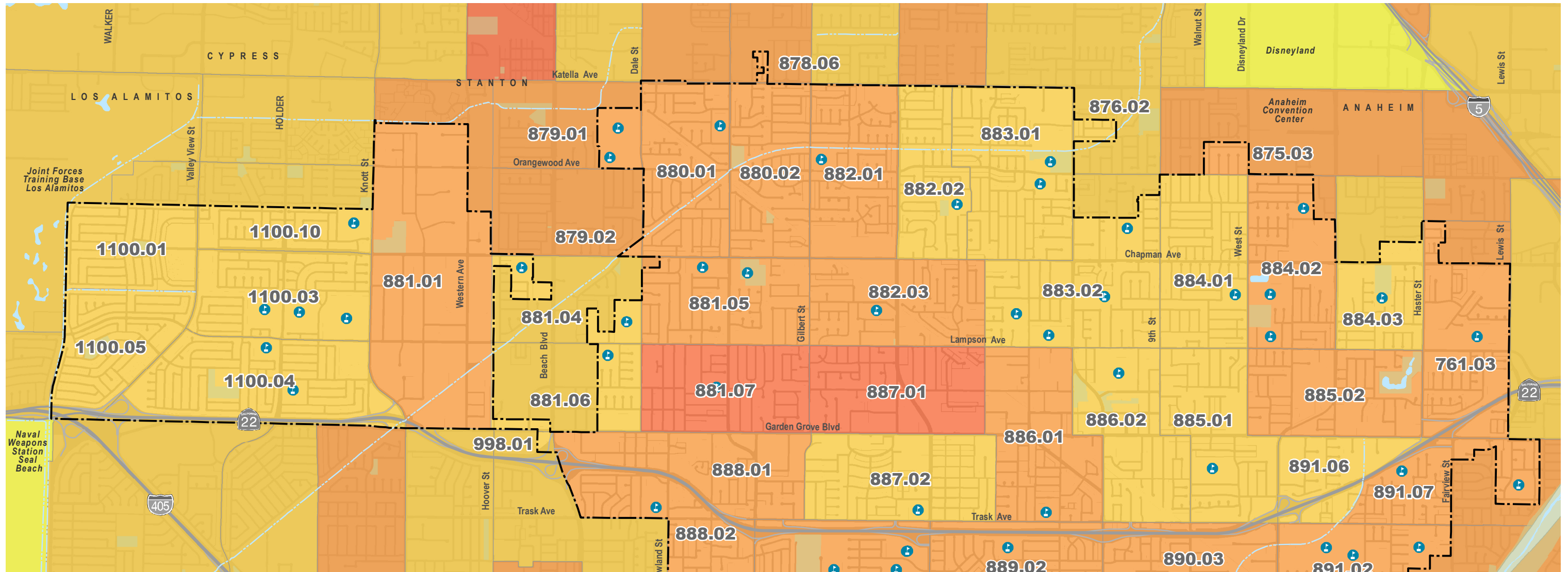
- High Resource
- Moderate Resource
- Low Resource
- High Segregation & Poverty

### Base Map Features

- Garden Grove City Boundary
- Waterbodies
- Schools

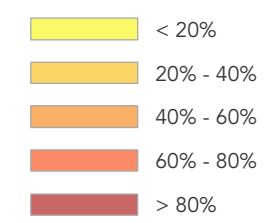
The scoring for the TCAC/HCD Opportunity Map is derived from the following indicators:

Indicators		
Environmental	Economic	Education
Ozone	Poverty	Math and Reading Proficiency
PM 2.5 and Diesel PM	Adult Education	High School Graduation Rate
Drinking Water	Employment	Student Poverty Indicator
Toxic Release	Proximity to Jobs	
Traffic	Median Home Value	
Cleanup Sites		
Groundwater Threats		
Hazardous Waste		

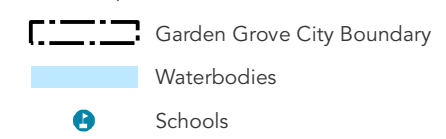


## EXHIBIT H-11: HOMEOWNER OVERPAYMENT

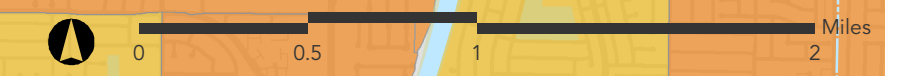
Overpayment by Homeowners (2015-2019)

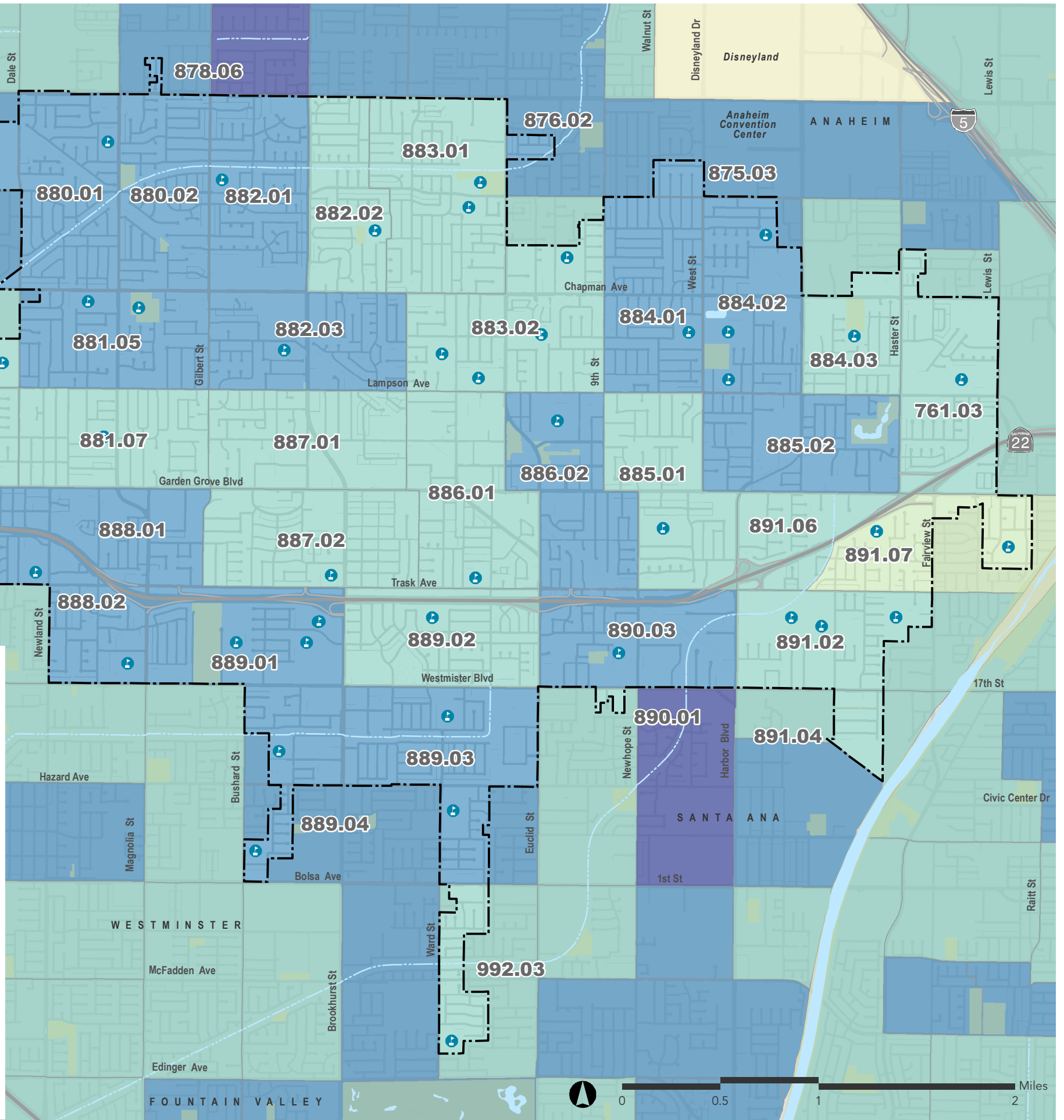
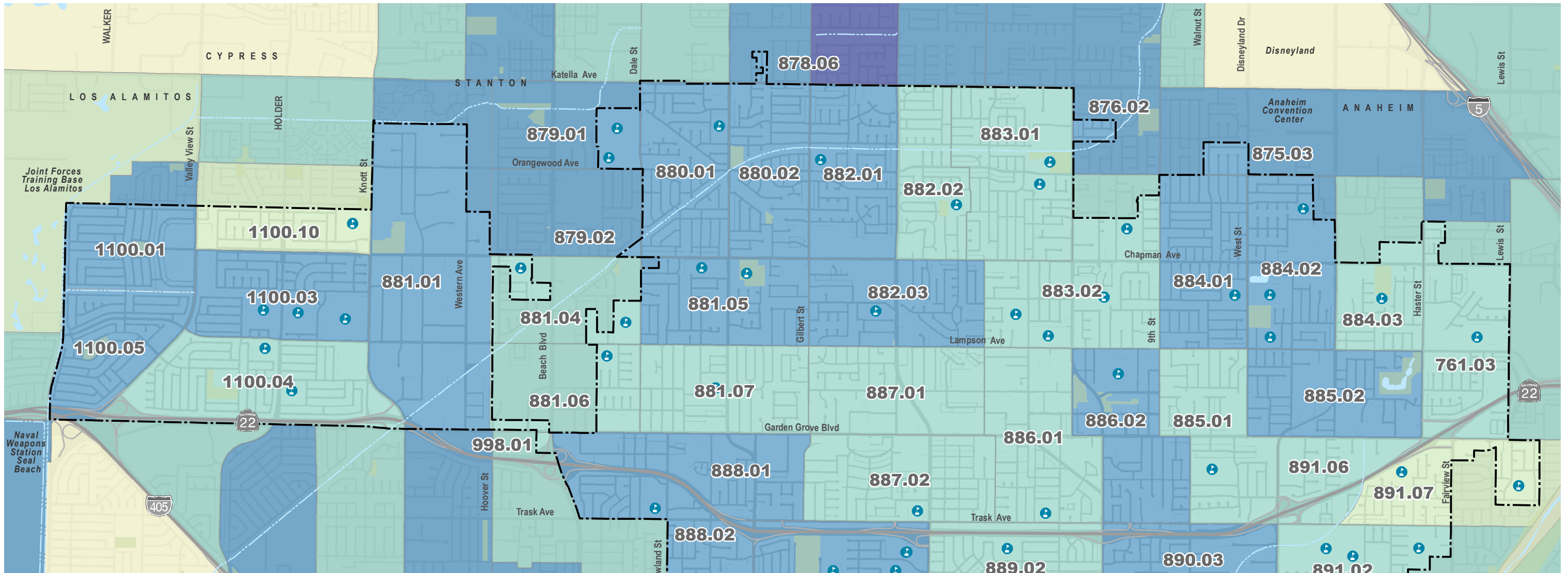


Base Map Features



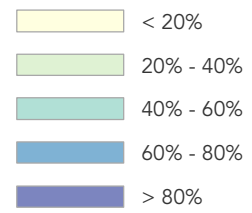
Source: California Department of Housing and Community Development (HCD AFFH Data Viewer, 2021)



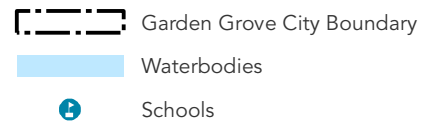


### EXHIBIT H-12: RENTER OVERPAYMENT

Overpayment by Renters (2015-2019)



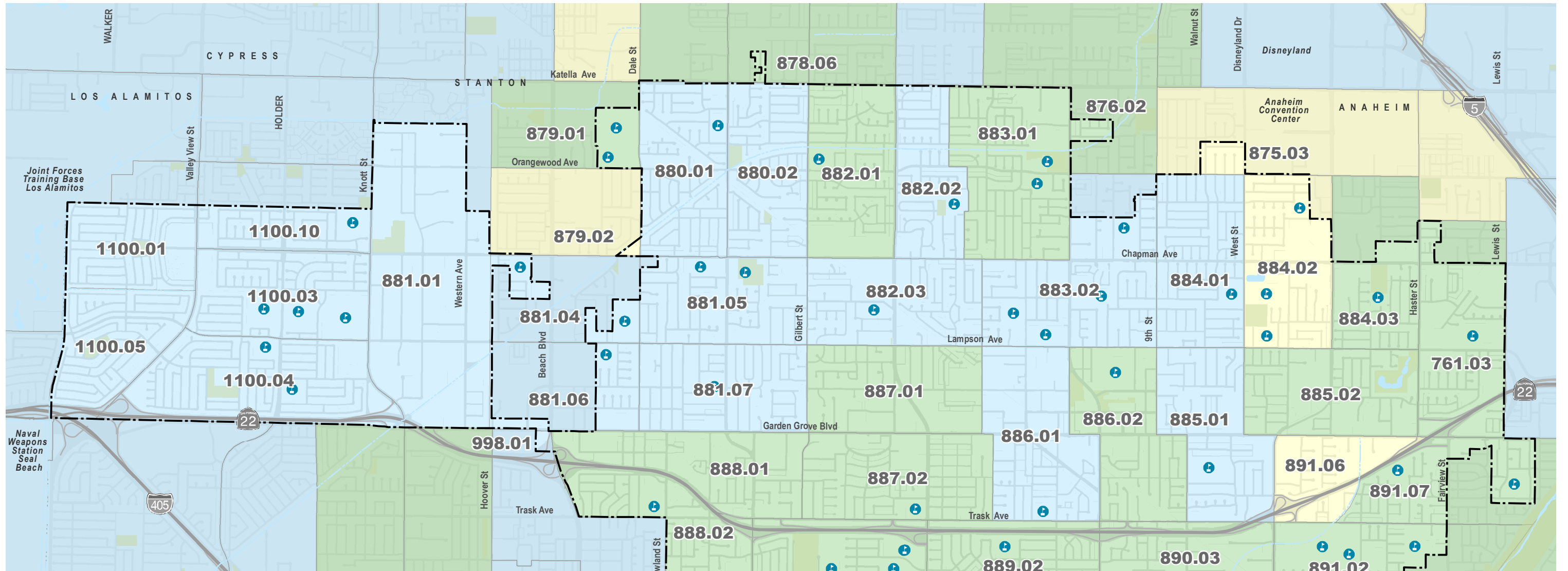
Base Map Features



Source: California Department of Housing and Community Development (HCD AFFH Data Viewer, 2021)







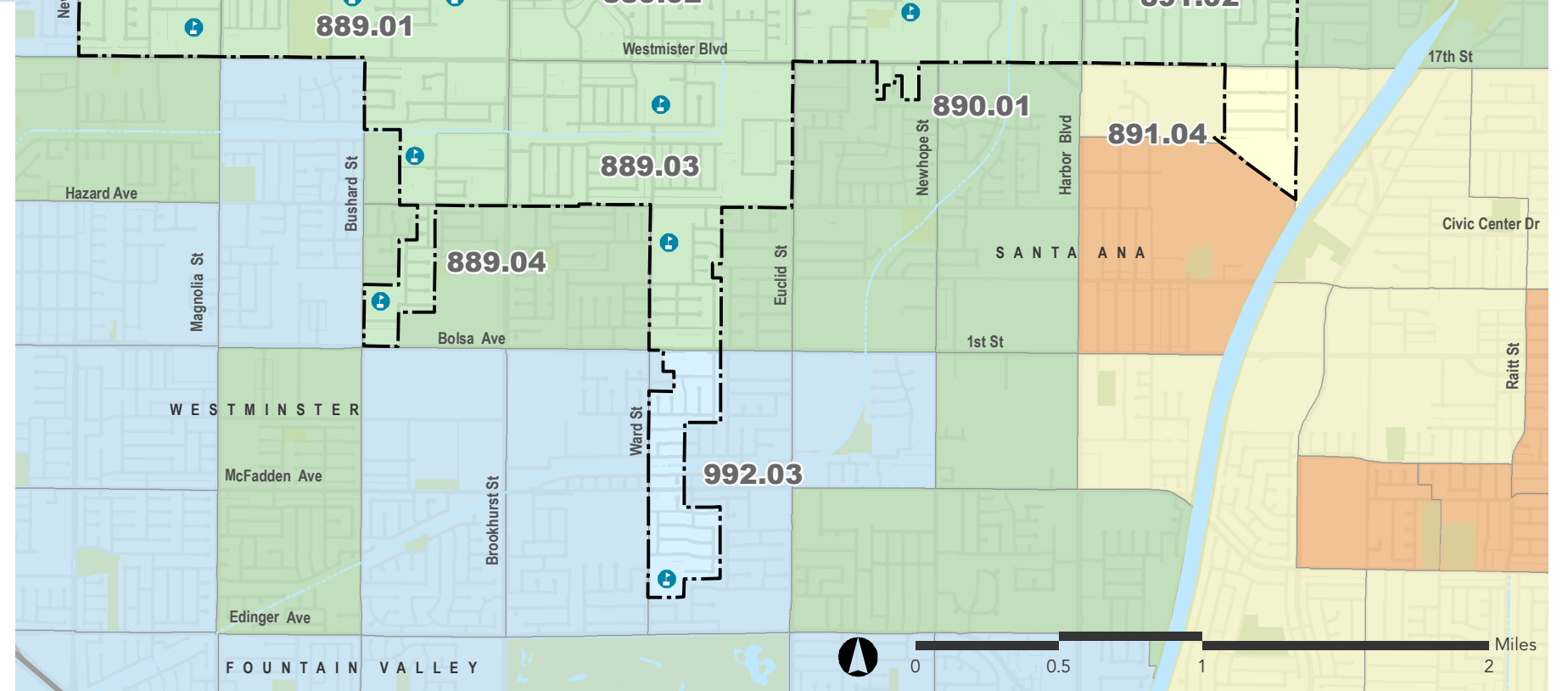
### EXHIBIT H-13: OVERCROWDED HOUSEHOLDS

Overpayment by Renters (2015-2019)

- < 15%
- 16% - 30%
- 31% - 45%
- 46% - 60%
- 61% - 70%

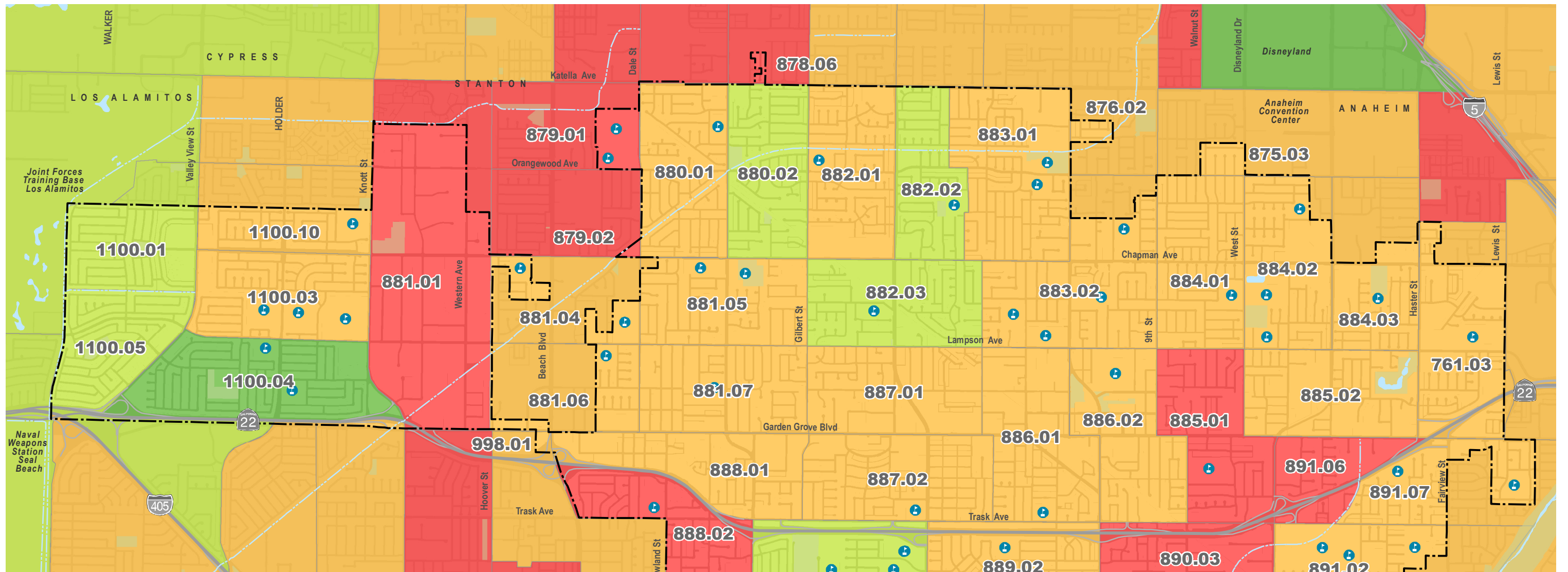
Base Map Features

- Garden Grove City Boundary
- Waterbodies
- Schools



Source: California Department of Housing and Community Development (HCD AFFH Data Viewer, 2021)





### EXHIBIT H-14: DISADVANTAGED COMMUNITIES

CalEnviroScreen 3.0 Percentile Scoring

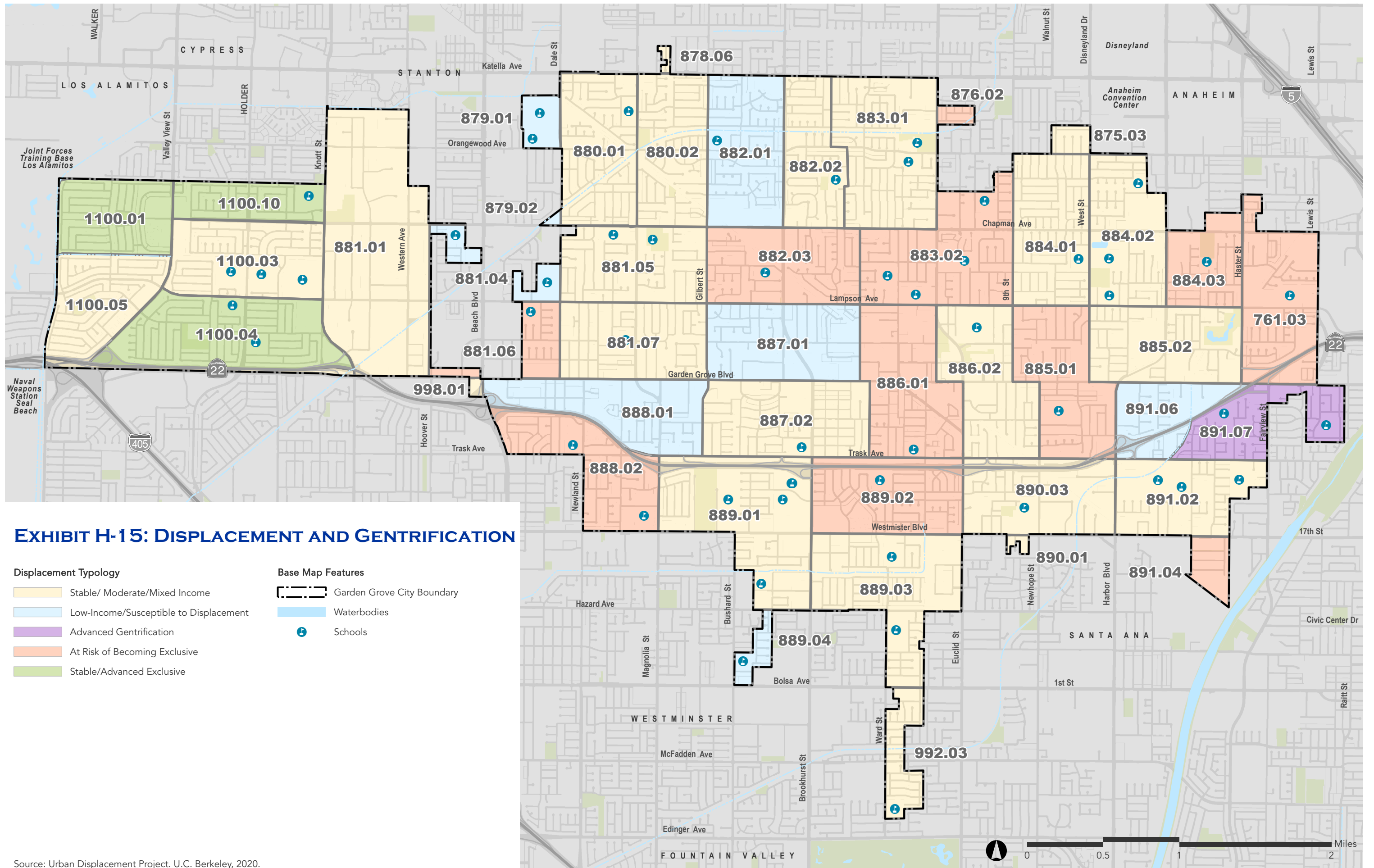
- 24% or Lower
- 25% - 49%
- 50% - 74%
- 75% or Higher (Disadvantaged Communities)

Base Map Features

- Garden Grove City Boundary
- Waterbodies
- + Schools

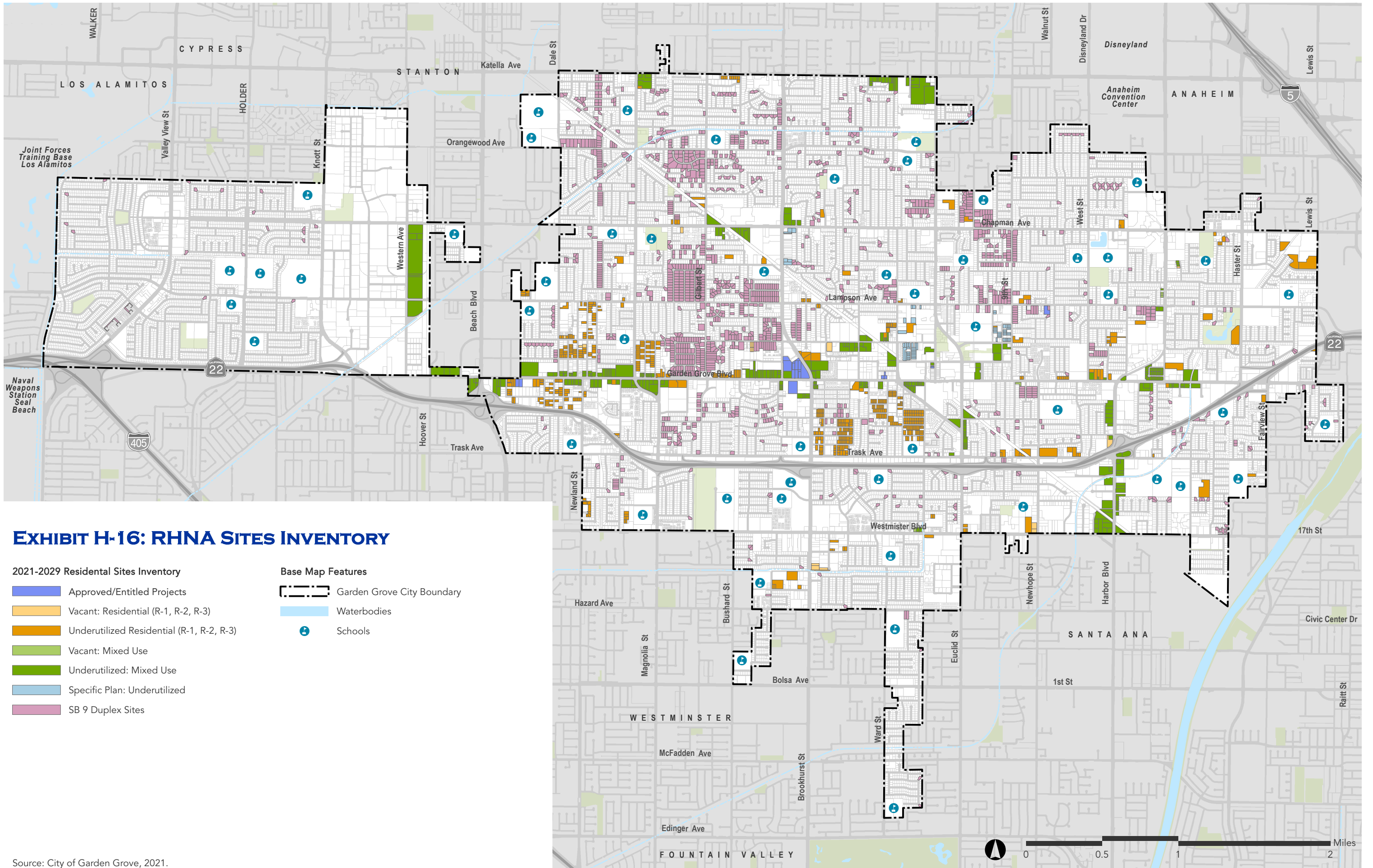
Source: California Department of Housing and Community Development (HCD AFFH Data Viewer, 2021)





Source: Urban Displacement Project. U.C. Berkeley, 2020.





## EXHIBIT H-16: RHNA SITES INVENTORY

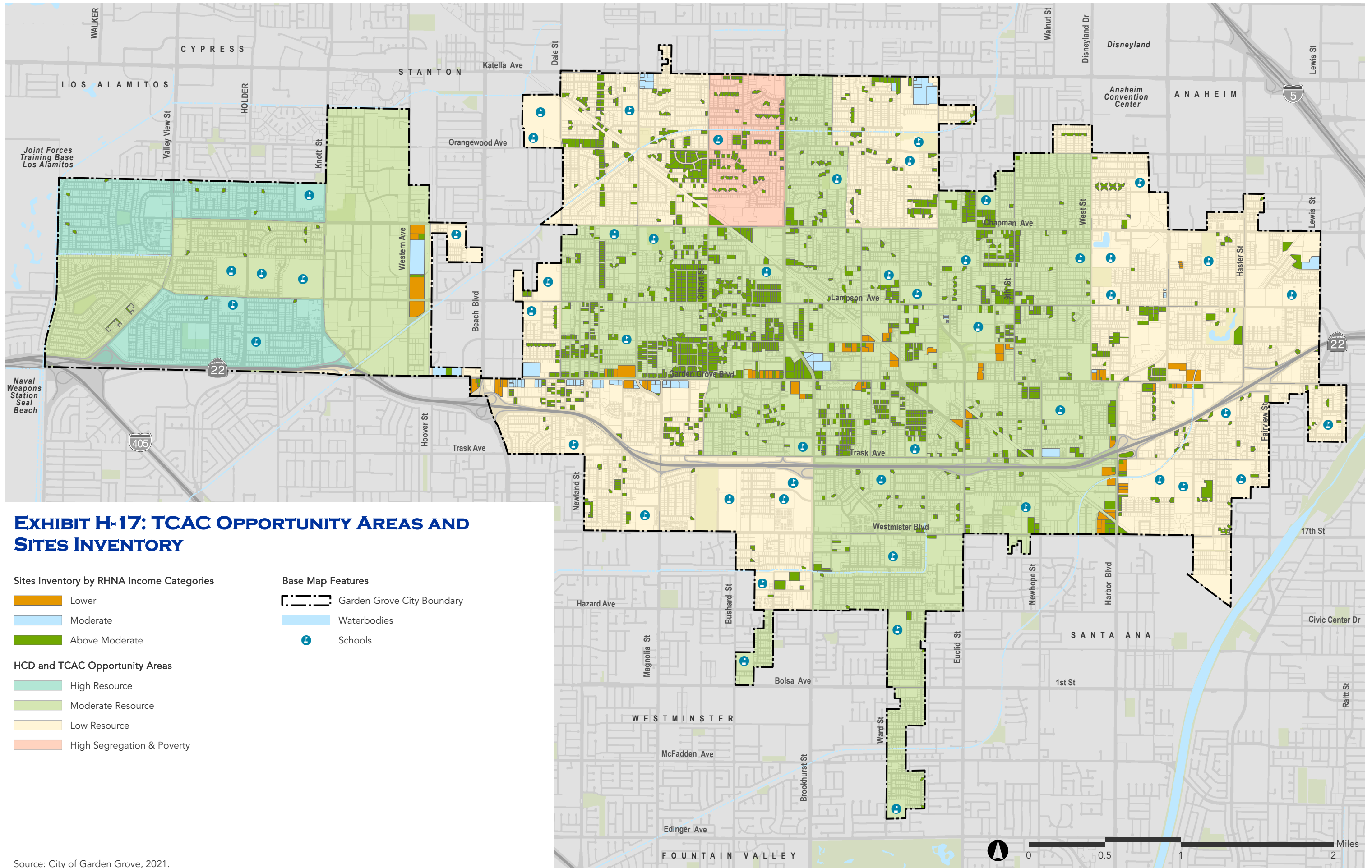
### 2021-2029 Residential Sites Inventory

- Approved/Entitled Projects
- Vacant: Residential (R-1, R-2, R-3)
- Underutilized Residential (R-1, R-2, R-3)
- Vacant: Mixed Use
- Underutilized: Mixed Use
- Specific Plan: Underutilized
- SB 9 Duplex Sites

### Base Map Features

- Garden Grove City Boundary
- Waterbodies
- + Schools





Source: City of Garden Grove, 2021.



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## APPENDIX A: **ENGAGEMENT MATERIALS**

- [A1: Engagement invitee List](#)
- [A2: Community Survey Outreach Effort](#)
- [A3: Focus Groups and Workshop Summaries](#)
- [A4: First Community Survey Summary](#)

### **A1: ENGAGEMENT INVITEE LIST**

#### **SERVICE PROVIDERS**

##### **H. Louis Lake Senior Center**

###### **Janet Pelayo, Manager**

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

##### **Buena Clinton Youth & Family Center**

###### **Gabi O'Cadiz, Supervisor**

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

##### **Fair Housing Foundation**

###### **Barbara Shull, Executive Director**

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

##### **Acacia Adult Day Services**

###### **Mallory Vega**

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

##### **Fletcher House (Halfway Homes)**

###### **Elise Esparrza**

12722 Fletcher Dr.  
Garden Grove, CA 92840

##### **Legal Aid Society of Orange County**

###### **Elizabeth Boland**

2101 N. Tustin Ave.  
Santa Ana, CA 92705

##### **Community SeniorServ**

###### **Holly Hagler**

1200 N. Knollwood  
Anaheim, CA 92801

##### **St. Anselm Cross Cultural Comm. Center**

###### **Vicki Connely**

13091 Galway St.  
Garden Grove, CA 92844

##### **Assistance League of Garden Grove**

10932 Trask Ave.  
Garden Grove, CA 92843

##### **H.O.P.E.**

###### **Gayle Knight, CEO and Founder**

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

##### **The Syriac Charitable Society of America**



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Kimberly Shettler

**Director of Supporting Programs**

**Illumination Foundation**

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

**Grandma's House of Hope**

**Je'net Kreither**

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

**Dayle MacIntosh Center**

**Delores Kollmer**

13272 Garden Grove Blvd.  
Garden Grove, CA 92843

**Thomas House**

**Natalie Wolfs**

P.O. Box 2737  
Garden Grove, CA 92842

**Interval House**

**Carol Williams**

P.O. Box 3356  
Seal Beach, CA 90740

**Hospital Association of Southern California**

**Julie Puentes**

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

**Women's Transitional Living Center**

**Kathy Strong**

P.O. Box 6103  
Orange, CA 92683

**Mental Health Association of Orange County**

**Darlene Powell, Director of Housing**

822 Town and Country Rd.  
Orange, CA 92868

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

**Shirley Kellogg**

**Garden Grove United Methodist Church**

12741 Main St.  
Garden Grove, CA 92840

**Mercy House**

**Allison Davenport, Development Director**

Post Office Box 1905  
Santa Ana, CA 92702

**211 Orange County**

**Erin Derycke**

P.O. Box 14277  
Irvine, CA 92632

**City Net**

**Matt Bates**

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

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

**Mark A. Lowry, Director of The OC Food Bank**

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



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## HOUSING AND AFFORDABLE HOUSING DEVELOPERS AND BROKERS

### **Brandywine Homes**

#### **Jim Barisic**

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

### **Olson Homes**

#### **Kay Chandler, Senior Vice President General Counsel & Secretary**

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

### **Newmark Grubb Knight Frank**

#### **Ian Brown**

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

### **McWhinney**

#### **Trae Rigby**

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

### **Kam Sang Company**

#### **Phil Wolfgramm**

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

### **Land & Design, Inc.**

#### **Matthew Reid**

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

### **Voit Real Estate Services**

#### **Michael J. Bouma**

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

### **City Ventures**

#### **Ryan Aeh, Sr. Vice President**

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

### **Jamboree Housing Corporation**

#### **Laura Archuleta, President**

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

### **Affordable Housing Clearinghouse**

#### **Brenda Rodriguez, Executive Director**

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

### **AOF Golden State CDC**

#### **Ajay Nayar, Vice President**

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

### **Meta Housing Corp.**

#### **Shaun Bradley**

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



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**Cushman & Wakefield**

**Joseph Lising**

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

**Community Development Partners**

**Kyle Paine, President**

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

**Highridge Costa Housing Partners**

**Bill Vanderschans**

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

**Milestone Housing Group**

**Jae Mo Koo**

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

**MSA Property Consulting Group**

**Michael Aimola**

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

**C&C Development**

**Todd Cottle**

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

**American Family Housing**

**Milo Peinemann**

15161 Jackson St.  
Midway City, CA 92655

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## COMMUNITY STAKEHOLDERS

### **Linda Zamora**

13274 Taft St.  
Garden Grove, CA 92843

### **Dr. Les Malo**

**Garden Grove Dog and Cat Hospital**  
10822 Garden Grove Blvd.  
Garden Grove, CA 92843

### **Ric Lerma**

1635 W. Ricky Ave.  
Anaheim, CA 92802

### **Jennifer Stewart**

1564 W. Flippen Circle  
Anaheim, CA 92802

### **Rebecca & Scott Weimer**

5601 Rockledge Dr.  
Buena Park, CA 90621

### **Elizabeth Dang**

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

### **Angel Zaragoza**

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

## NEIGHBORHOOD AND HOMEOWNER ASSOCIATIONS

### **Garden Grove Neighborhood Association**

#### **Maureen Blackmun, President**

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

### **Lakeside Garden Grove Homeowners Association**

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

### **Garden Valley Homeowners' Association**

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

### **Westbrooke Homeowners' Association**

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



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## OTHER STAKEHOLDERS

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

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

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

**Tam Nguyen**  
**Advance Beauty College**  
tam@advancebeautycollege.com

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

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

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

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

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

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

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

## **A2: COMMUNITY SURVEY OUTREACH EFFORT**

**Table A-1**  
**1<sup>st</sup> Community Survey Outreach Efforts**

<b>Location</b>	<b>Date</b>	<b>Activity</b>	<b>Activity Details</b>
H. Louis Senior Center	9/8/2020	Distribute surveys to seniors during meal distribution	<p><b>In-person Survey conducted</b></p> <p>Staff Members Available: 5 (Language spoken English, Spanish, Vietnamese and Korean)</p> <p>Surveys distributed and available in English, Spanish, Vietnamese and Korean</p> <p><b>Surveys completed: 75</b></p> <p>English 11, Spanish 1, Vietnamese 47, Korean 16</p>
<b>ZOOM</b> for Magnolia Park Family Resource Center	9/8/2020 <b>(Zoom)</b>	Community Action Council Meeting with parents	<p>Shared with the parent group about the Housing Element and Environmental Justice outreach effort, and surveys that is available.</p> <p>Language of the outreach: Spanish</p> <p>Staff Members 1 (Language Spoken English and Spanish)</p>
Magnolia Park Family Resource Center	9/9/2020	Distribute surveys to participants during food distribution	<p><b>In-person Survey conducted</b></p> <p>Staff Members Available: 3 (Language spoken English, Spanish)</p> <p>Surveys distributed and available in English, Spanish, Vietnamese and Korean</p> <p><b>Surveys completed: 11</b></p> <p>Spanish 4, Vietnamese 3</p> <p>Additional surveys received in Spanish after the outreach event: 4</p>
Buena-Clinton Youth and Family Center Clementine Trolley	9/10/2020	Distribute surveys to families during the Clementine Trolley Hot	<p><b>In-person Survey conducted</b></p> <p>Staff Members Available: 3 (Language spoken English, Spanish, Vietnamese)</p> <p>Surveys distributed and available in English, Spanish, Vietnamese and Korean</p> <p><b>Surveys completed: 40</b></p>

Location	Date	Activity	Activity Details
			Spanish 34, Vietnamese 3, English 3 Staff Members 1 (Language Spoken English and Spanish)
<b>ZOOM</b> for Buena-Clinton Youth and Family Center	9/10/2020	Parent Group Meeting (Cafecito Group)	Shared with the parent group about the Housing Element and Environmental Justice outreach effort, and surveys that is available. Language of the outreach: Spanish Staff Members 1 (Language Spoken English and Spanish)
Buena-Clinton Youth and Family Center	9/15/2020	Distribute surveys during food distribution	<b>In-person Survey conducted</b> Staff Members Available: 3 (Language spoken English, Spanish, Vietnamese) Surveys distributed and available in English, Spanish, Vietnamese and Korean Surveys completed: 32 Spanish 4 Vietnamese 27, English 1
Buena-Clinton Youth and Family Center	9/16/2020	Distribute surveys during food distribution	<b>In-person Survey conducted</b> Staff Members Available: 3 (Language spoken English, Spanish, Vietnamese)  Surveys distributed and available in English, Spanish, Vietnamese and Korean <b>Surveys completed: 13</b> Spanish 12 Vietnamese 1
Joint Planning Commission and NICC Study Session	9/17/2020	Surveys available to the public to complete	Surveys available in English, Spanish, Vietnamese and Korean Surveys completed: 4
Bahia Village Mobilehome Park*	9/18/2020	Distributed 168 surveys to the tenants	The material included a cover letter in English, Spanish, Vietnamese and Korean explaining the survey, due date, and that the survey can be completed online, and included a hardcopy of the survey in English.



Location	Date	Activity	Activity Details
Gigi Apartments* 13062 Blackbird Street	9/17/2020	Mailed 60 surveys to the tenants	The material included a cover letter in English, Spanish, Vietnamese and Korean explaining the survey, due date, and that the survey can be completed online, and included a hardcopy of the survey in English.
Newland Gardens Apartments* 8520 Gloria Ave	9/22/2020	Distributed 96 surveys to the tenants	The material included a cover letter in English, Spanish, Vietnamese and Korean explaining the survey, due date, and that the survey can be completed online; a hardcopy of the survey in English; a Housing Element Update fact sheet and fact sheet with information on the Housing Element, Environmental Justice Element, Safety Element, and Land Use Element Update with a schedule of the 2020 survey and meeting dates.
Meadowood Place* 11250 Dale St	9/22/2020	Distributed 116 surveys to the tenants	The material included a cover letter in English, Spanish, Vietnamese and Korean explaining the survey, due date, and that the survey can be completed online; a hardcopy of the survey in English; a Housing Element Update fact sheet and fact sheet with information on the Housing Element, Environmental Justice Element, Safety Element, and Land Use Element Update with a schedule of the 2020 survey and meeting dates.
Lamplighter Village* 8847 Hewitt Pl	9/20/2020	Distributed 100 surveys to the tenants	The material included a cover letter in English, Spanish, Vietnamese and Korean explaining the survey, due date, and that the survey can be completed online; a hardcopy of the survey in English; a Housing Element Update fact sheet and fact sheet with information on the Housing Element, Environmental Justice Element, Safety Element, and Land Use Element Update with a schedule of the 2020 survey and meeting dates.
Rose Garden Apartments** 9645 Westminster Ave Garden Grove, CA 92844	9/20/2020	Distributed 144 surveys to the tenants	The material included a cover letter in English, Spanish, Vietnamese and Korean explaining the survey, due date, and that the survey can be completed online; a hardcopy of the survey in English; a Housing Element Update fact sheet and fact sheet with information on the Housing Element, Environmental Justice Element, Safety Element, and Land Use Element Update with a schedule of the 2020 survey and meeting dates.

Location	Date	Activity	Activity Details
Orange Tree Apartments** 13902-13940 Taft St	9/20/2020	Distributed 80 surveys to the tenants	The material included a cover letter in English, Spanish, Vietnamese and Korean explaining the survey, due date, and that the survey can be completed online; a hardcopy of the survey in English; a Housing Element Update fact sheet and fact sheet with information on the Housing Element, Environmental Justice Element, Safety Element, and Land Use Element Update with a schedule of the 2020 survey and meeting dates.
Sycamore Court Apartments** 10632 Bolsa Ave	9/20/2020	Distributed 78 surveys to the tenants	The material included a cover letter in English, Spanish, Vietnamese and Korean explaining the survey, due date, and that the survey can be completed online; a hardcopy of the survey in English; a Housing Element Update fact sheet and fact sheet with information on the Housing Element, Environmental Justice Element, Safety Element, and Land Use Element Update with a schedule of the 2020 survey and meeting dates.
Cynthia Circle Apartments* (The Bungalows) 11050 Cynthia Cir	9/22/2020	Distributed 99 surveys to the tenants	The material included a cover letter in English, Spanish, Vietnamese and Korean explaining the survey, due date, and that the survey can be completed online; a hardcopy of the survey in English; a Housing Element Update fact sheet and fact sheet with information on the Housing Element, Environmental Justice Element, Safety Element, and Land Use Element Update with a schedule of the 2020 survey and meeting dates.
Del Prado Mobilehome Park* 12861 West Street	9/22/2020	Distributed 169 surveys to the tenants	The material included a cover letter in English, Spanish, Vietnamese and Korean explaining the survey, due date, and that the survey can be completed online; a hardcopy of the survey in English; a Housing Element Update fact sheet and fact sheet with information on the Housing Element, Environmental Justice Element, Safety Element, and Land Use Element Update with a schedule of the 2020 survey and meeting dates.



Location	Date	Activity	Activity Details
Acacian Apartments* 12321 Trask Ave Garden Grove, CA 92843 (714) 537-3600	9/22/2020	Distributed 136 surveys to the tenants	The material included a cover letter in English, Spanish, Vietnamese and Korean explaining the survey, due date, and that the survey can be completed online; a hardcopy of the survey in English; a Housing Element Update fact sheet and fact sheet with information on the Housing Element, Environmental Justice Element, Safety Element, and Land Use Element Update with a schedule of the 2020 survey and meeting dates.
Electronic Distribution (Phone Text)	9/21/2020	Send text reminder to Buena Clinton Spanish speaking recipients to complete survey	Text reminder reached 500 Spanish speaking recipients served by Buena Clinton Youth and Family Resource Center.
Electronic Distribution (Phone Text)	9/22/2020	Send text reminder to Magnolia Park recipients in English and Spanish to complete survey	Text reminder reached 350 Spanish speaking recipients served by Magnolia Park Family Resource Center.
Civic Center area of Garden Grove between Civic Center and 9 <sup>th</sup> Street	9/23/2020	Distributed 135 surveys to tenants located in the Civic Center area	The material included a cover letter in English, Spanish, Vietnamese and Korean explaining the survey, due date, and that the survey can be completed online; a hardcopy of the survey in English; a Housing Element Update fact sheet and fact sheet with information on the Housing Element, Environmental Justice Element, Safety Element, and Land Use Element Update with a schedule of the 2020 survey and meeting dates.
Electronic Distribution (Email)	9/29/2020	Emailed 21 apartment managers located in DAC and	2020 Survey and Meeting flyer and Housing Element fact sheet in all languages



Location	Date	Activity	Activity Details
		affordable housing projects to post flyer in common area.	

Source: [City of Garden Grove, 2020](#).

Note: \* One asterisk notes apartment was located in a Disadvantaged Community. \*\* Two asterisk notes apartment is an affordable housing project.



**Table A-2**  
**2<sup>nd</sup> Community Survey Outreach Efforts**

<b>Location</b>	<b>Date</b>	<b>Activity</b>	<b>Activity Details</b>
Bahia Village Mobilehome* Park.	11/13/2020	Distributed 168 surveys to the tenants	The material included a cover letter in English, Spanish, Vietnamese and Korean explaining the survey, due date, and that the survey can be completed online, and included a hardcopy of the survey in English.
Newland Gardens Apartments* 8520 Gloria Ave	11/16/2020	Distributed 96 surveys to the tenants	The material included a cover letter in English, Spanish, Vietnamese and Korean explaining the survey, due date, and that the survey can be completed online, and included a hardcopy of the survey in English.
Meadowood Place* 11250 Dale St.	11/16/2020	Distributed 116 surveys to the tenants	The material included a cover letter in English, Spanish, Vietnamese and Korean explaining the survey, due date, and that the survey can be completed online, and included a hardcopy of the survey in English.
Lamplighter Village* 8847 Hewitt Pl.	11/13/2020	Distributed 100 surveys to the tenants	Left with manager Distributed informational survey flyer in all four languages. The material included a cover letter in English, Spanish, Vietnamese and Korean explaining the survey, due date, and that the survey can be completed online, and included a hardcopy of the survey in English.
Rose Garden Apartments** 9645 Westminster Ave.	11/17/2020	Distributed 144 surveys to the tenants	The material included a cover letter in English, Spanish, Vietnamese and Korean explaining the survey, due date, and that the survey can be completed online, and included a hardcopy of the survey in English.
Orange Tree Apartments** 13902-13940 Taft St.	11/17/2020	Distributed 80 surveys to the tenants	The material included a cover letter in English, Spanish, Vietnamese and Korean explaining the survey, due date, and that the survey can be completed online, and included a hardcopy of the survey in English.
Sycamore Court Apartments** 10632 Bolsa Ave.	11/16/2020	Distributed 78 surveys to the tenants	The material included a cover letter in English, Spanish, Vietnamese and Korean explaining the survey, due date, and that the survey can be completed online, and included a hardcopy of the survey in English.

Location	Date	Activity	Activity Details
Cynthia Circle Apartments* (The Bungalows) 11050 Cynthia Cir.	11/19/2020	Distributed 99 surveys to the tenants	The material included a cover letter in English, Spanish, Vietnamese and Korean explaining the survey, due date, and that the survey can be completed online, and included a hardcopy of the survey in English.
Del Prado Mobilehome Park* 12861 West St.	11/13/2020	Distributed 169 surveys to the tenants	The material included a cover letter in English, Spanish, Vietnamese and Korean explaining the survey, due date, and that the survey can be completed online, and included a hardcopy of the survey in English.
N/A	11/23/2020	Send text reminder to Buena Clinton Spanish speaking recipients to complete survey	Text reminder reached 500 Spanish speaking recipients served by Buena Clinton Youth and Family Resource Center.
N/A	11/23/2020	Send text reminder to Magnolia Park recipients in English and Spanish to complete survey	Text reminder reached 350 Spanish speaking recipients served by Magnolia Park Family Resource Center.
Civic Center between Civic Center and 9th St., and Garden Grove Blvd. and College St.	11/18/2020	Distributed 135 surveys to tenants located in the Civic Center area	The material included a cover letter in English, Spanish, Vietnamese and Korean explaining the survey, due date, and that the survey can be completed online, and included a hardcopy of the survey in English.



Location	Date	Activity	Activity Details
N/A	11/9/2020	Emailed 21 apartment managers located in DAC and affordable housing projects to post flyer in common area.	Emailed survey informational flyer to apartment

Source: City of Garden Grove, 2020.

Note: \* One asterisk notes apartment was located in a Disadvantaged Community. \*\* Two asterisk notes apartment is an affordable housing project.

**Table A-3**  
**Fact Sheet Flyer Distribution**

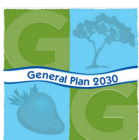
Locations/Distribution Department	Number of Flyers Distributed in Different Languages by Staff						
	English	Spanish	Vietnamese	Korean	Flyers Distributed with 1 <sup>st</sup> and 2 <sup>nd</sup> Surveys		
					1 <sup>st</sup>	2 <sup>nd</sup>	Total
H. Louis Lake Senior Center	100	100	150	100	450	200	<b>650</b>
Buena Clinton Youth and Family Center	100	500	100	0	700	200	<b>900</b>
Magnolia Park Family Resource Center	50	150	50	0	250	150	<b>400</b>
Police Department Liaison Division Community Distribution	400	800	400	300	1,900	800	<b>2,700</b>
Housing Authority	--	--	--	--	--	200	<b>200</b>
<b>Total</b>	<b>650</b>	<b>1,550</b>	<b>700</b>	<b>400</b>	<b>3,300</b>	<b>1,500</b>	<b>4,850</b>

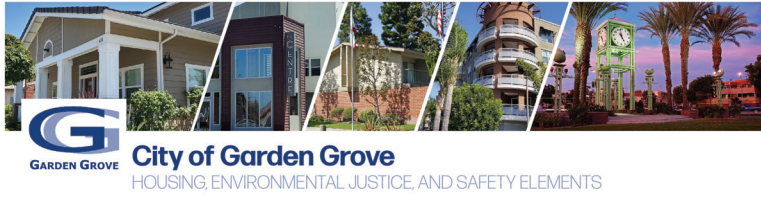


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## **A3: FOCUS GROUPS AND WORKSHOP SUMMARIES**





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

**Attendees**

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

# Advocacy Groups and Service Providers

## Focus Group Meetings

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

### Key Themes



## Housing

### Challenges

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

### Opportunities

Train volunteers to provide action/implementation programming (housing and homeless)	Garden Grove can be active in providing 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	Provide support for ADUs (they are expensive to build)
Be familiar with non-profit housing organizations (Jamboree 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 - adjacent housing to support
Senior housing and low-income housing to meet different housing needs - how to balance	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 sharing with Santa Ana for Willowick
Build more ADU and mini/tiny homes to meet community need	Housing Element can 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	More mixed-use development to provide 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	In areas of opportunity	Look at transitioning industrial areas
Surplus land act - make sure affordable housing is a part of the conversation	Upzoning will create value and higher land costs	Policy in place - mismatch with higher land costs vs requesting affordable housing
City-owned properties	School campuses - combining K-8 results in surplus land	Accessory dwelling units

## Environmental Justice and Community Health

### Challenges

Engaging local residents	NIMBYism	Addressing racist and exclusionary comments	Pandemic - broadband access - digital divide (esp. school children)
Lack of land for locally sourced food	Lack of space/kitchen in overcrowded conditions results in food insecurity	Rent burden - sacrifices healthy food options	Affordability of housing for disabled community on fixed income
Rolling black outs due to climate change	Lack of access to healthy food, health care, and transit	Need for accessibility (universal design)	

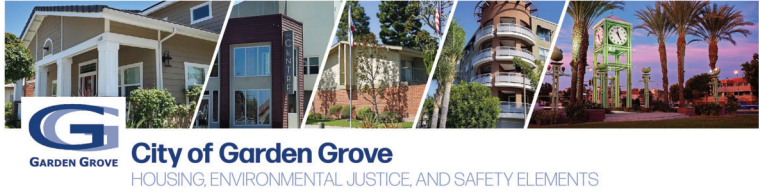
### Opportunities

Work with school districts and advocates	Planning documents turn into economic opportunities	Put affordable housing in high opportunity areas - Look at Non-Title 1 elementary school zones	Add housing away from freeways/rail	Good transit will allow people to use their cars less
Value reducing carbon footprint of food movement	Must reduce food waste into landfills (2022)	More community gardens	Partnerships e.g. Westminster High School	OC Street Car - opportunity - make sure - Willowick has multi-use
Production farming on larger parcels	Scalable food/agricultural options - in addition to boutique projects	Point back to housing and housing security (affordability)	Increase affordable housing (not overcrowding and not in a food desert)	Need a balanced approach to land use - include transit
Healthy neighborhoods; healthy environment	OC Street Car Station - look at those street corners and within a few blocks	OC Street Car - later phase up Harbor	Encourage electric vehicle chargers in affordable housing and multi-family housing	City can provide electric vehicle chargers on major corridors
Battery storage for families (support during blackouts)	Solar programs to benefit renters	Holistic programs to address healthy foods, healthcare, and transit to address community needs	Access to shops and services (e.g., health center); mixed use development	Look at affordable housing differently
Consider access to health, housing, and food together	Leverage state and federal funding	Include many advocates and organizations in the conversation	Look at land use as an investment NEW opportunity for low income families	Education and tele-health through good broadband
Upgrade existing lower income neighborhoods	Avoid gentrification in Garden Grove	Educate the community on homelessness and affordable housing	Link to work of other partners - Providence St. Joseph	

### Other

Overlap between housing and other burdens	Organization - Viet-Rise (include in the conversation)	Santa Ana Active Streets (similar organizations with Garden Grove)
Rise-Up Willowick - Connections available	Personal phone call - Executive Directors - interviewing Advocacy Groups	OC United Way does a good job of debunking myths about affordable housing (Homeless 101)





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

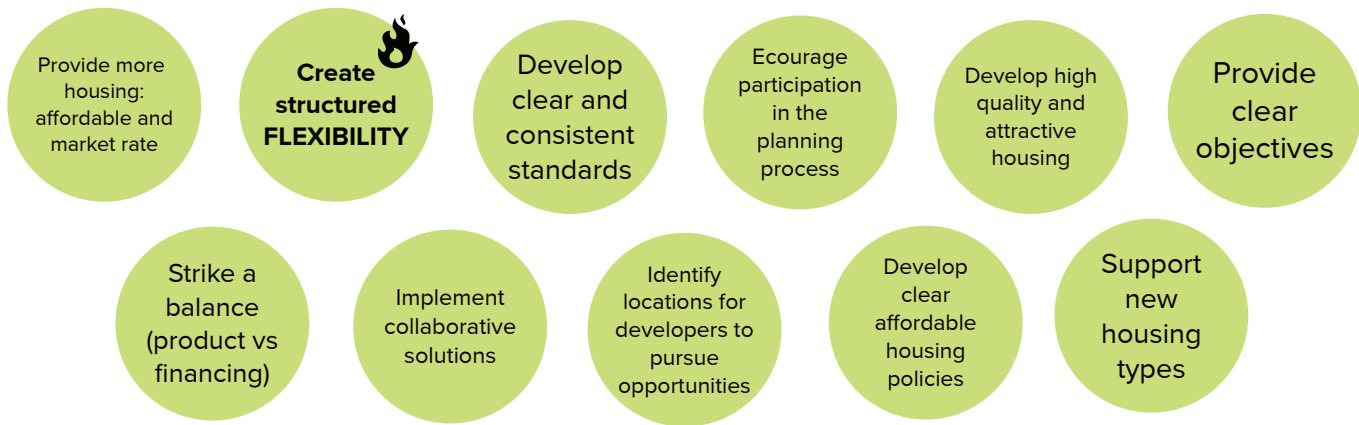
**Attendees**  
 John Reekstin, Olson Company  
 Shaun Bradley, META Housing  
 Felix Lee, SCG America  
 Cesar Covarrubias, Kennedy Commission  
 Joseph Lising, Cushman and Wakefield  
 Kenhao Hsu

# Housing Developers

## Focus Group Meetings

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

### Key Themes



## Housing

### Challenges

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

### Opportunities

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

### Potential Housing Locations

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



**Agenda**

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

**Attendees**

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

# Non Housing Advocacy Groups

## Focus Group Meetings

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

### Key Themes



## Housing

**Challenges**

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

**Opportunities**

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

## Environmental Justice and Community Health

**Challenges**

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

**Opportunities**

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



### Agenda

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

### Attendees

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

## Public Stakeholders

### Focus Group Meetings

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

## Key Themes



## Housing

### Challenges

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

### Opportunities

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

### Potential Housing Locations

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

## Environmental Justice and Community Health

### Challenges

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

### Opportunities

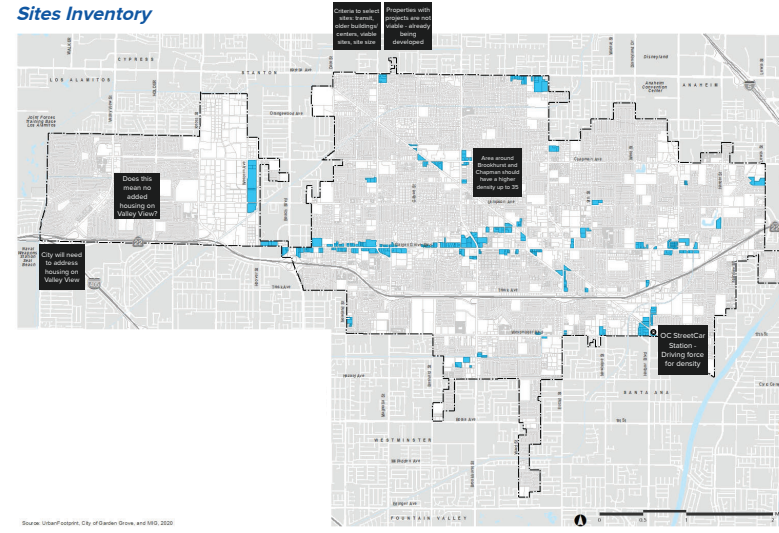
Pocket parks	Walkability: destinations and comfortable experience	E.g. Harbor in Downtown Fullerton: buffer peds with bushes and narrower lanes, shops	Make sure ALL populations have access to a healthy lifestyle
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Community Workshop

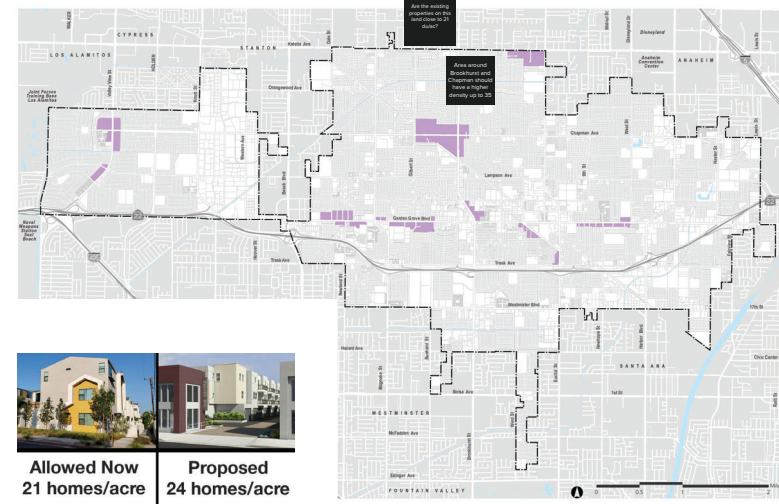
November 18, 2020, 6:00 p.m.

Sites Inventory

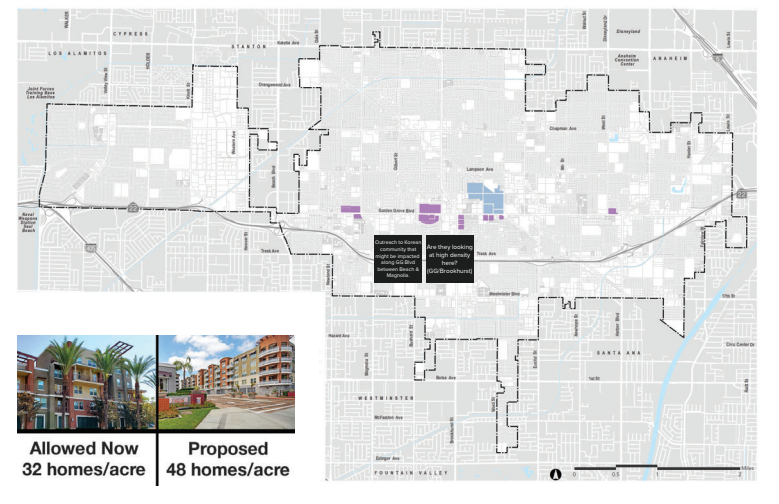


Source: UrbanFootprint, City of Garden Grove, and MPO, 2020

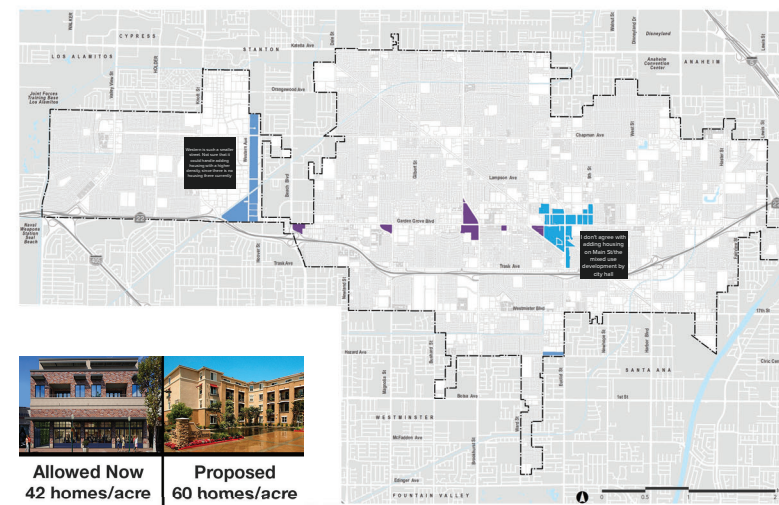
Mixed Use - Allowed Now: 21 du/ac; Proposed 24 du/ac



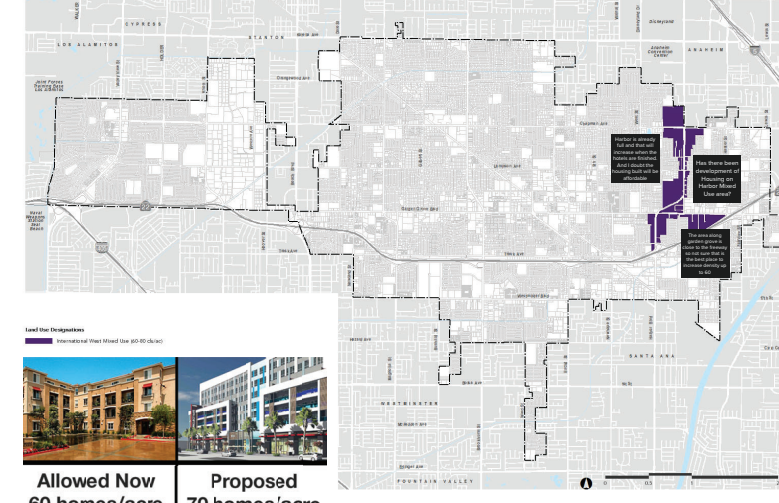
Mixed Use - Allowed Now: 32 du/ac; Proposed 48 du/ac



Mixed Use - Allowed Now: 42 du/ac; Proposed 60 du/ac



Mixed Use - Allowed Now: 60 du/ac; Proposed 70 du/ac



Public Comments

1. I would like to see more of these types of developments in the city.	2. I would like to see more of these types of developments in the city.	3. I would like to see more of these types of developments in the city.	4. I would like to see more of these types of developments in the city.	5. I would like to see more of these types of developments in the city.	6. I would like to see more of these types of developments in the city.	7. I would like to see more of these types of developments in the city.	8. I would like to see more of these types of developments in the city.	9. I would like to see more of these types of developments in the city.	10. I would like to see more of these types of developments in the city.	11. I would like to see more of these types of developments in the city.	12. I would like to see more of these types of developments in the city.	13. I would like to see more of these types of developments in the city.	14. I would like to see more of these types of developments in the city.	15. I would like to see more of these types of developments in the city.	16. I would like to see more of these types of developments in the city.	17. I would like to see more of these types of developments in the city.	18. I would like to see more of these types of developments in the city.	19. I would like to see more of these types of developments in the city.	20. I would like to see more of these types of developments in the city.
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## **A4: FIRST COMMUNITY SURVEY SUMMARY**

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# City of Garden Grove

HOUSING, ENVIRONMENTAL JUSTICE, AND SAFETY ELEMENTS

# COMMUNITY SURVEY SUMMARY

CITY OF GARDEN GROVE  
SEPTEMBER 2020

# INTRODUCTION

In September 2020, the City of Garden Grove launched a survey to gather information about housing and environmental justice concerns in the community as part of a focused General Plan update to the Housing, Safety, and Land Use elements, and in preparation of a new Environmental Justice Element.

The survey was available to the public during the month of September 2020 on the City’s website in four different languages: English, Korean, Vietnamese, and Spanish. Additionally, City staff distributed printed surveys to residents at multiple apartment complexes and at the Buena Clinton Youth and Family Center. City staff, including those who speak different languages, assisted participants in filling out the surveys.

A total of 622 people who live and/or work in Garden Grove participated. Results from the survey are presented and summarized here. Open-ended responses are listed in Appendix A.

## 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 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 the quality of life for all residents, including access to parks and recreation, and other community conditions. We encourage you to take the survey in the next five to ten minutes.

## 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 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> (<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 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:

- 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



Garden Grove) 시는 지역사회의 장기적인 물리적 성장과 공공 서비스를 개 계획을 채택했습니다. 시 당국은 현재 해당 계획의 주택 요소를 갱신하고 새 비하고 있습니다. 주택 요소는 모든 소득수준에서 지역사회의 주택 수요를 결방안을 파악합니다. <https://ggcity.org/housing-element>

개선, 공원 및 공공시설 접근성, 음식 선택의 다양성, 안전하고 위생적인 주 신체활동에 참여할 수 있는 능력 등을 통한 지역사회 건강 증진에 중점

서 10년 동안 해결해야 할 가장 중요한 문제가 무엇이라고 생각하시는지 파 해 주셔서 감사합니다!

십시오:  
가?  
니가?  
또한 근무합니까?  
근무하지 않습니까?



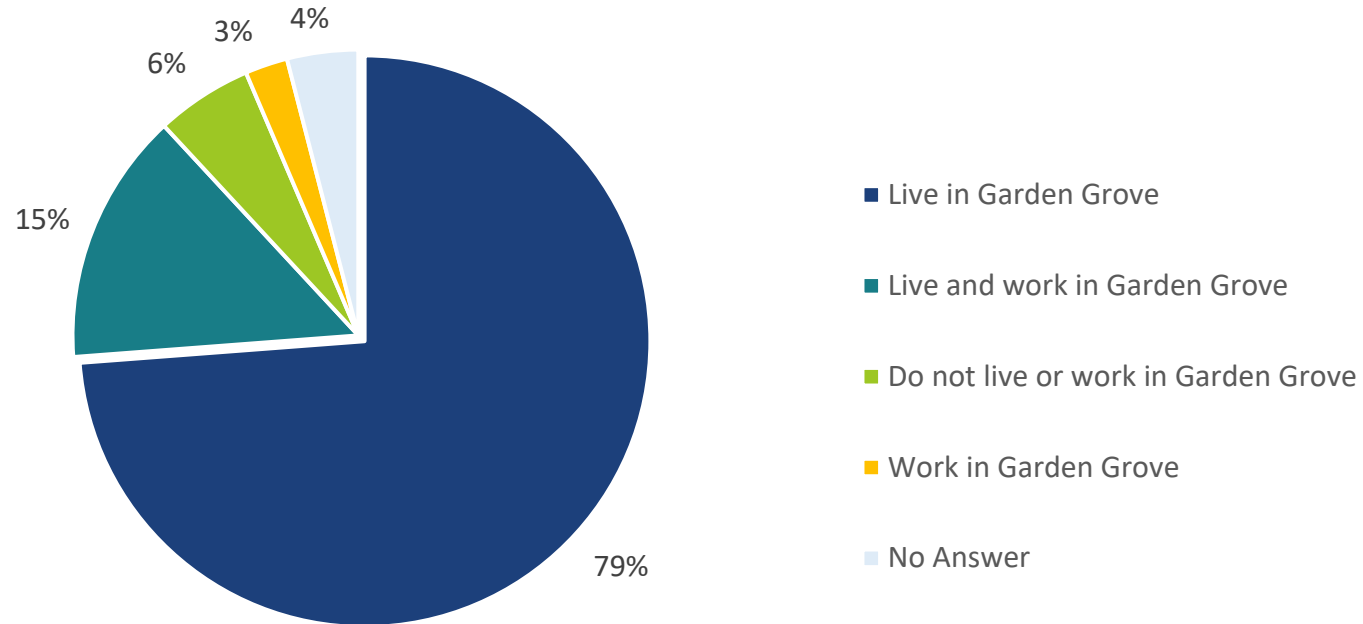
# HOUSING QUESTIONS

**City of Garden Grove**

HOUSING, ENVIRONMENTAL JUSTICE, AND SAFETY ELEMENTS

# QUESTION A1 – MULTIPLE CHOICE [PICK 1]

CURRENTLY, DO YOU:



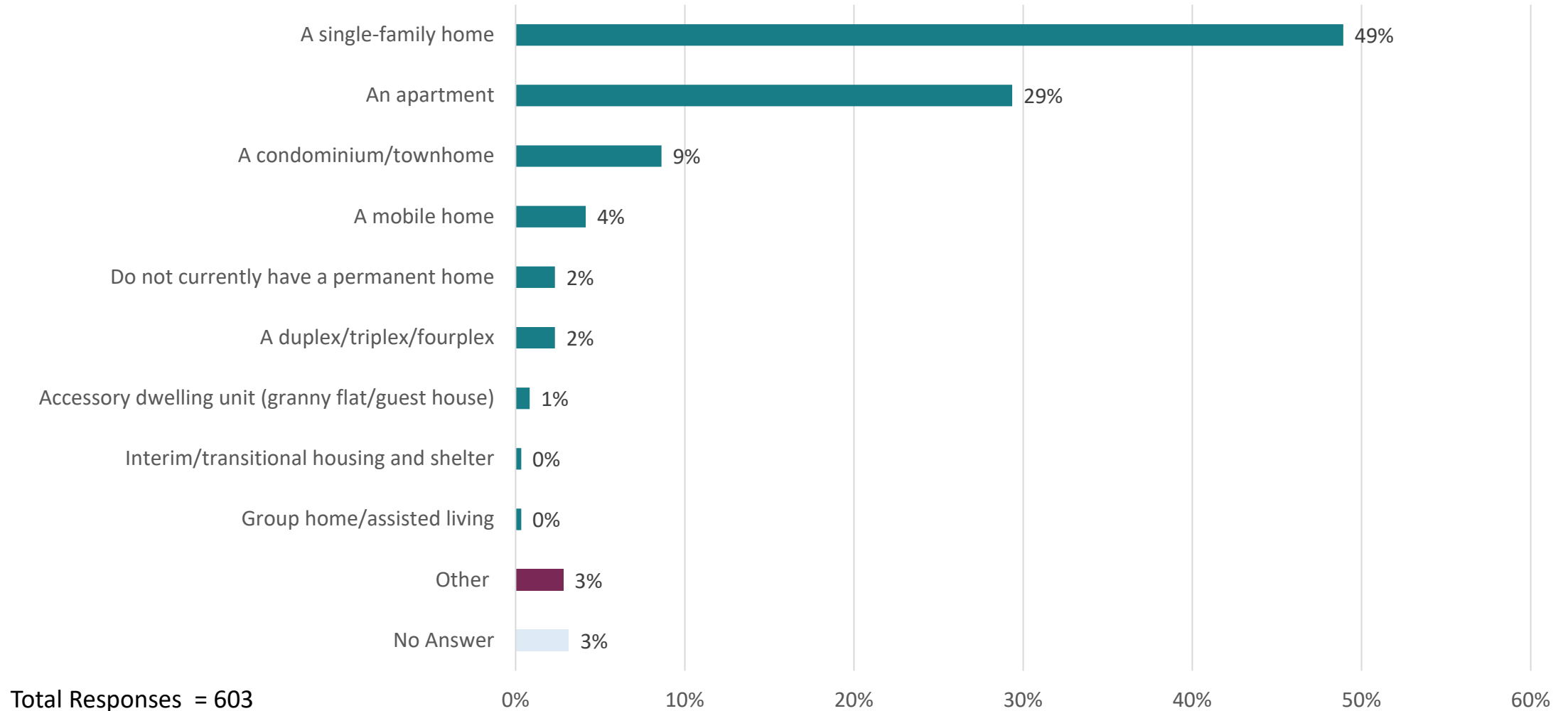
Answer Options	Number	Percent
Live in Garden Grove	459	79%
Live and work in Garden Grove	89	15%
Do not live or work in Garden Grove	34	6%
Work in Garden Grove	15	(3%)
No Answer	25	(4%)
<b>Total</b>	<b>582</b>	<b>100%</b>

Total Responses = 582

Note: (%) excluded from total

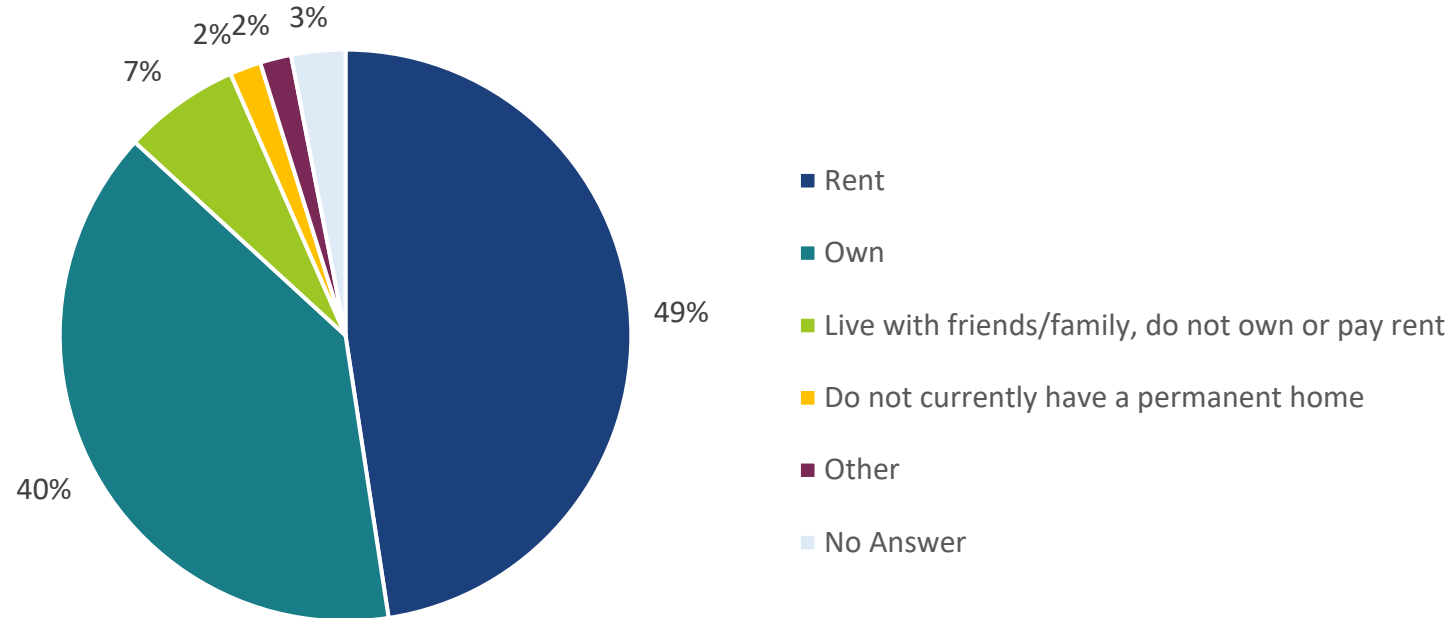
# QUESTION A2 – MULTIPLE CHOICE [PICK 1]

WHICH BEST DESCRIBES YOUR CURRENT LIVING SITUATION? SEE THE APPENDIX FOR “OTHER” RESPONSES.



# QUESTION A3 – MULTIPLE CHOICE [PICK 1]

WHICH BEST DESCRIBES YOUR CURRENT HOUSING SITUATION? SEE THE APPENDIX FOR “OTHER” RESPONSES.



Answer Options	Number	Percent
Rent	296	49%
Own	244	40%
Live with friends/family, do not own or pay rent	41	7%
Do not currently have a permanent home	11	2%
Other	11	2%
No Answer	19	3%
<b>Total</b>	<b>603</b>	<b>100%</b>

Total Responses = 603

# QUESTION A4 – RANKING [TOP 3]

## WHAT TYPES OF HOUSING DOES GARDEN GROVE NEED 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

Total Responses = 546

# QUESTION A5 – ARRAY

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



## QUESTION A6 – RANKING [TOP 3]

TO MEET LONG-TERM HOUSING DEMAND IDENTIFIED STATE-WIDE, AND PARTICULARLY IN ORANGE COUNTY, THE CITY WILL NEED TO PLAN FOR MORE APARTMENTS, TOWNHOMES, AND CONDOMINIUMS. PLEASE RANK THE IDEAS BELOW BASED ON WHAT YOU THINK ARE THE BEST LOCATIONS IN GARDEN GROVE FOR NEW HOUSING.

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

Total Responses = 537

## QUESTION A7 – RANKING [TOP 3]

THERE ARE A NUMBER OF TRADEOFFS ASSOCIATED WITH DIFFERENT APPROACHES TO PROVIDING MORE HOUSING IN GARDEN GROVE. PLEASE RANK YOUR TOP THREE CHOICES IN ORDER OF IMPORTANCE.

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

Total Responses = 537

## QUESTION A8 – OPEN ENDED

WHAT ELSE WOULD YOU LIKE THE CITY TO CONSIDER WHEN UPDATING GARDEN GROVE'S HOUSING ELEMENT?

SEE APPENDIX A

Total Responses = 240

# ENVIRONMENTAL JUSTICE QUESTIONS

**City of Garden Grove**

HOUSING, ENVIRONMENTAL JUSTICE, AND SAFETY ELEMENTS

# QUESTION B1 – MULTIPLE CHOICE [SELECT ALL THAT APPLY]

WHAT POLLUTION ISSUES CONCERN YOU AND YOUR FAMILY MOST. SELECT ALL THAT APPLY

SEE THE APPENDIX FOR “OTHER” RESPONSES.

<b>Answer Options (in order of ranked priorities)</b>	<b># of times selected</b>
Contamination threats to local groundwater supplies	361
Industrial businesses that handle or release toxic materials	328
Living close to businesses that release toxic materials	320
Vehicle emissions associated with freeway and local roadway traffic	298
Contaminated industrial sites	293
Trash hauling and recycling facilities	200
Truck traffic from warehousing businesses	179

## QUESTION B2 – RANKING [TOP 3]

PLEASE RANK THE FOLLOWING IN ORDER OF IMPORTANCE TO YOU AND YOUR FAMILY.

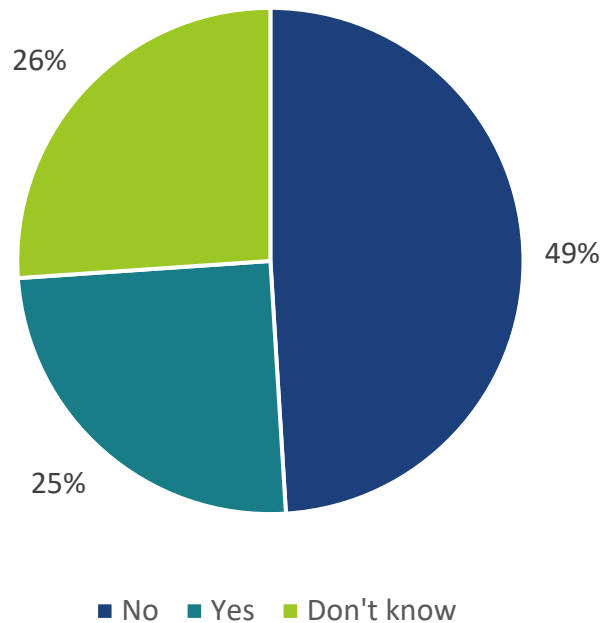
Answer Options	# of times selected in top three	weighted score
High-quality parks and recreational facilities	307	1.45
High-quality, safe, and affordable housing, neighborhoods, and public spaces	281	1.22
Neighborhoods that provide safe sidewalks and crosswalks and easy access to bike routes and public transit	300	1.13
Healthy food choices and greater access to fresh and affordable healthy food	231	1.00
Increased economic opportunities for all residents	194	0.61
Resident participation in events, festivals, and education programs	119	0.35

Total Responses = 509



## QUESTION B3 – MULTIPLE CHOICE [PICK 1]

DO YOU FEEL THAT YOU, YOUR NEIGHBORS, AND THE BROADER COMMUNITY PARTICIPATE IN DECISIONS MADE BY CITY LEADERS?



Total Responses = 250

## QUESTION B3X – MULTIPLE CHOICE [PICK 3]

HOW CAN THE CITY INCREASE COMMUNITY PARTICIPATION IN KEY DECISIONS? SELECT THE WAYS YOU THINK WOULD BE MOST EFFECTIVE.

SEE THE APPENDIX FOR “OTHER” RESPONSES.

Answer Options (in order of ranked priorities)	# of times selected
Give direct notice to tenants and property owners living near proposed development sites	149
Provide more time to review projects and opportunities to provide feedback	85
Provide more project information on the City’s website or online project portal	84
Provide project information in languages other than English	84
Provide more information through City newsletters	82
Conduct more meetings online	81
Conduct more community meetings	75

## QUESTION B4 – OPEN ENDED

WHAT ELSE WOULD YOU LIKE THE CITY TO CONSIDER WHEN UPDATING GARDEN GROVE'S ENVIRONMENTAL JUSTICE ELEMENT?

SEE APPENDIX A

Total Responses = 142

# DEMOGRAPHIC QUESTIONS

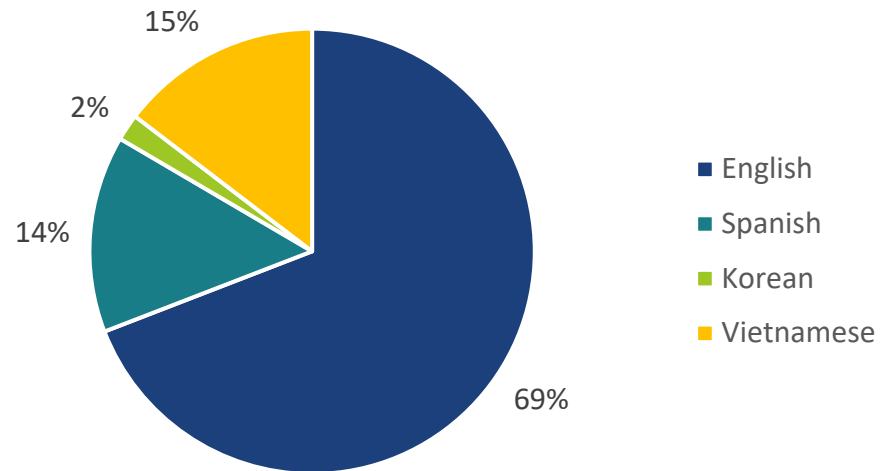
**City of Garden Grove**

HOUSING, ENVIRONMENTAL JUSTICE, AND SAFETY ELEMENTS

# SURVEY COMPLETION

TOTAL RESPONDENTS: 622

## SURVEY COMPLETED IN THE FOLLOWING LANGUAGES

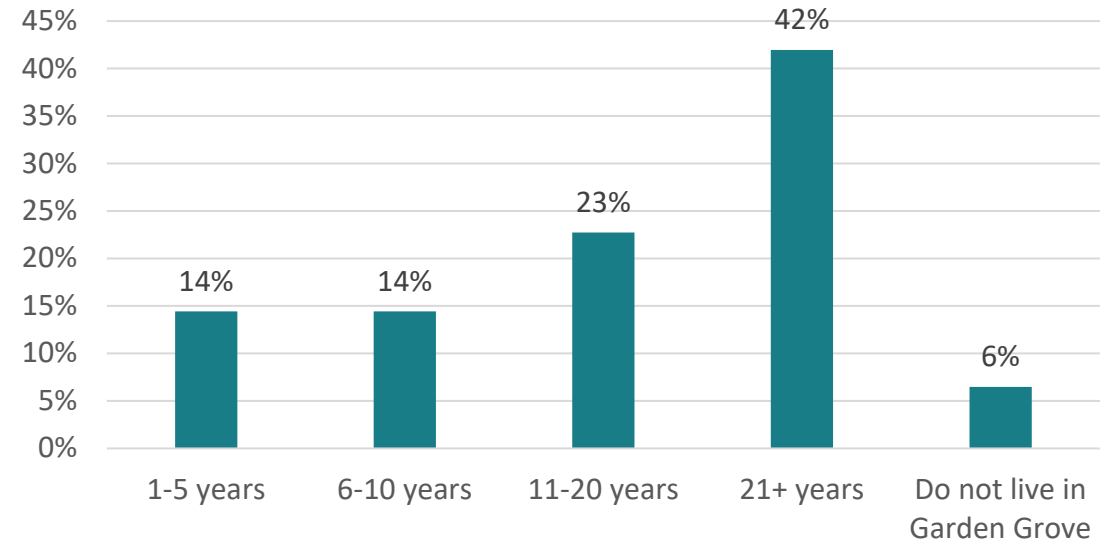


Language	Number	Percent
English	430	69%
Vietnamese	91	15%
Spanish	89	14%
Korean	12	2%
<b>Total</b>	<b>622</b>	<b>100%</b>

# QUESTION C1 –

## MULTIPLE CHOICE [PICK 1]

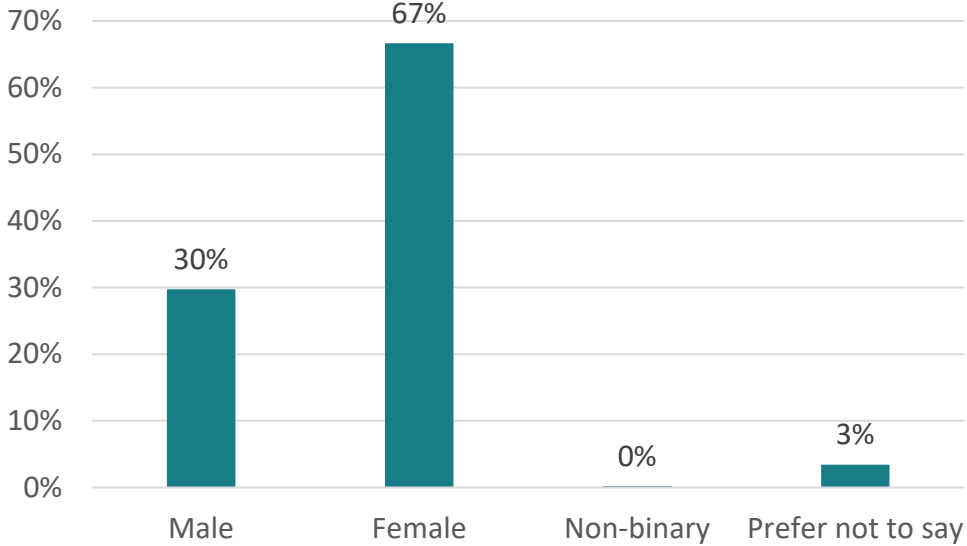
HOW LONG HAVE YOU LIVED IN GARDEN GROVE?



Years	Number	Percent
1-5 years	78	14%
6-10 years	78	14%
11-20 years	123	23%
21+ years	227	42%
Do not live in Garden Grove	35	6%
<b>Total</b>	<b>541</b>	<b>100%</b>

# QUESTION C2 – MULTIPLE CHOICE [PICK 1]

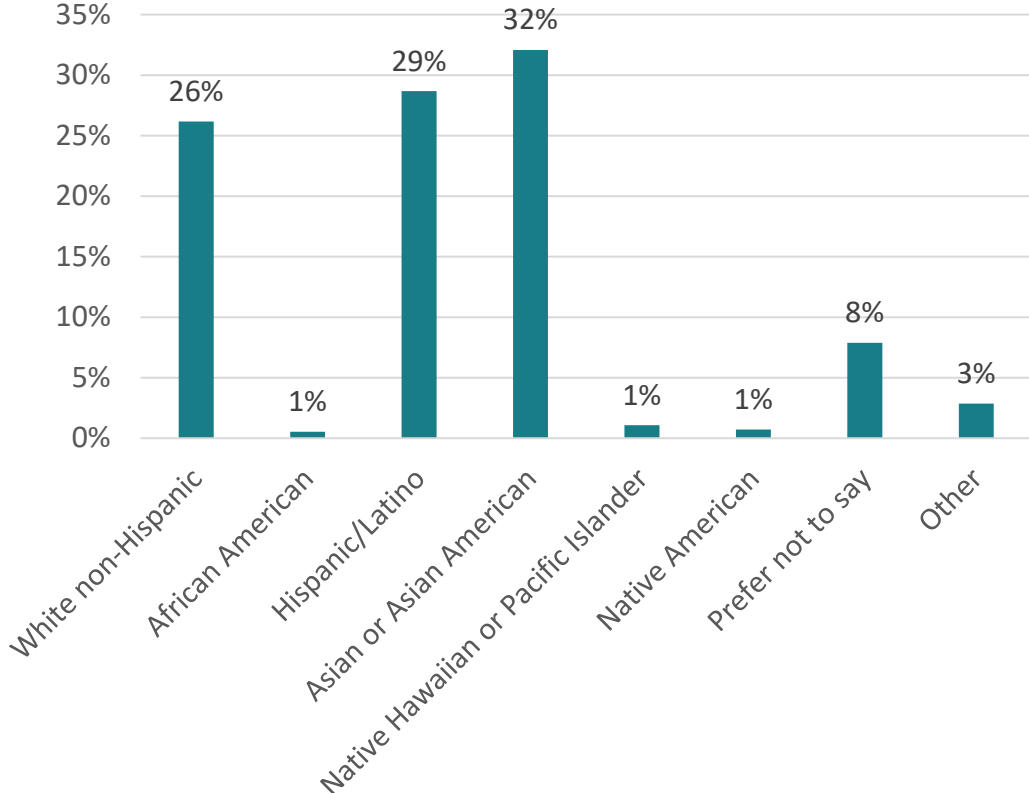
PLEASE INDICATE YOUR GENDER.



Gender	Number	Percent
Male	157	30%
Female	352	67%
Non-binary	1	0%
Prefer not to say	18	3%
<b>Total</b>	<b>528</b>	<b>100%</b>

# QUESTION C3 – MULTIPLE CHOICE [SELECT ALL THAT APPLY]

HOW DO YOU IDENTIFY YOURSELF? SEE THE APPENDIX FOR “OTHER” RESPONSES.

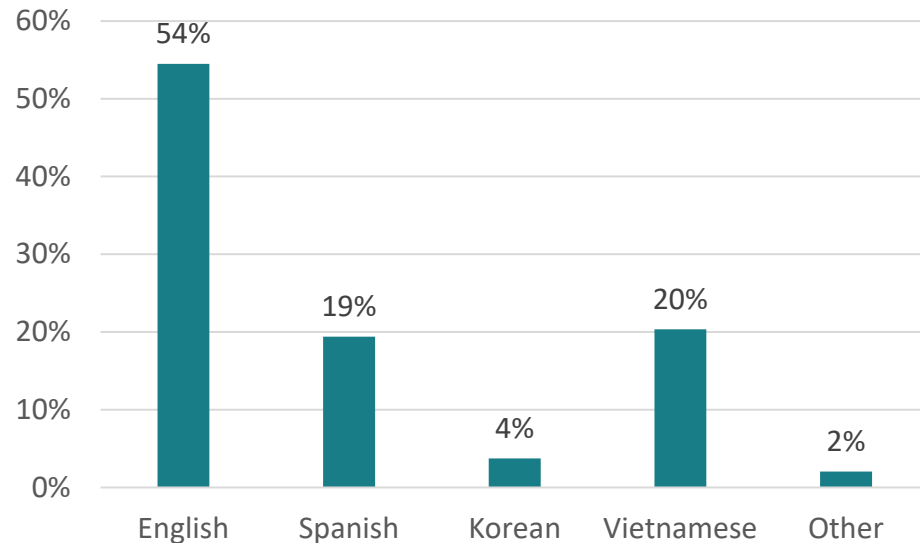


Race/Ethnicity	Number	Percent
White non-Hispanic	146	26%
African American	3	1%
Hispanic/Latino	160	29%
Asian or Asian American	179	32%
Native Hawaiian or Pacific Islander	6	1%
Native American	4	1%
Prefer not to say	44	8%
Other	16	3%
<b>Total</b>	<b>558</b>	<b>100%</b>

## QUESTION C4 – MULTIPLE CHOICE [PICK 1]

WHAT LANGUAGE IS PRIMARILY SPOKEN IN YOUR HOUSEHOLD?

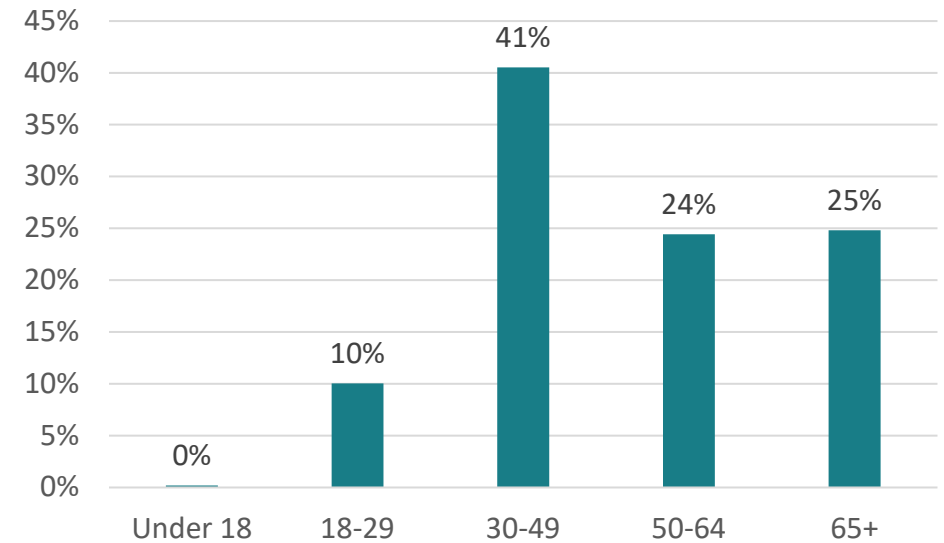
SEE THE APPENDIX FOR “OTHER” RESPONSES.



Language	Number	Percent
English	292	54%
Spanish	104	19%
Korean	20	4%
Vietnamese	109	20%
Other	11	2%
<b>Total</b>	<b>536</b>	<b>100%</b>

## QUESTION C5 – MULTIPLE CHOICE [PICK 1]

WHAT IS YOUR AGE GROUP?

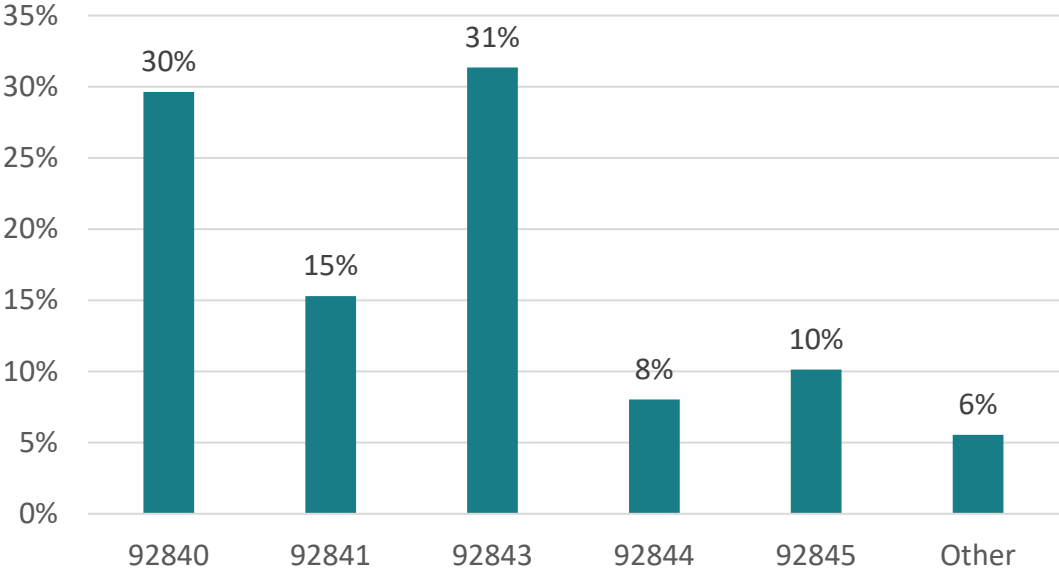


Age	Number	Percent
Under 18	1	0%
18-29	53	10%
30-49	214	41%
50-64	129	24%
65+	131	25%
<b>Total</b>	<b>528</b>	<b>100%</b>



# QUESTION C6 – MULTIPLE CHOICE [PICK 1]

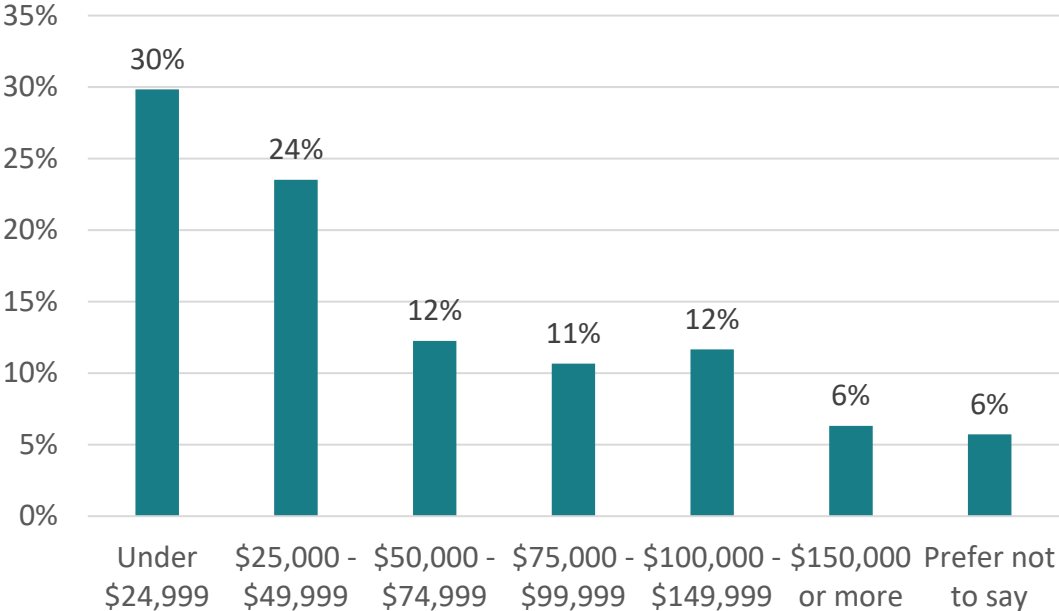
WHICH ZIP CODE DO YOU RESIDE IN? SEE THE APPENDIX FOR “OTHER” RESPONSES.



Zip Code	Number	Percent
92840	155	30%
92841	80	15%
92843	164	31%
92844	42	8%
92845	53	10%
Other	29	6%
<b>Total</b>	<b>523</b>	<b>100%</b>

# QUESTION C7 – MULTIPLE CHOICE [PICK 1]

WHICH BEST DESCRIBES YOUR ANNUAL HOUSEHOLD INCOME?



Income	Number	Percent
Under \$24,999	151	30%
\$25,000 - \$49,999	119	24%
\$50,000 - \$74,999	62	12%
\$75,000 - \$99,999	54	11%
\$100,000 - \$149,999	59	12%
\$150,000 or more	32	6%
Prefer not to say	29	6%
<b>Total</b>	<b>506</b>	<b>100%</b>

# APPENDIX A: OPEN-ENDED QUESTIONS

**City of Garden Grove**

HOUSING, ENVIRONMENTAL JUSTICE, AND SAFETY ELEMENTS

# APPENDIX B: SURVEY QUESTIONS: ENGLISH, KOREAN, SPANISH, AND VIETNAMESE

**City of Garden Grove**

HOUSING, ENVIRONMENTAL JUSTICE, AND SAFETY ELEMENTS

## APPENDIX B: DETAILED SITES INVENTORY

Accessor Parcel Number	Acres	Existing Use/Vacant	GPLU	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
8908032	0.89	Light industrial	Industrial/Residential Mixed Use 2	AR	48	40	Lower	Yes	No
8908033	1.60	Light industrial	Industrial/Residential Mixed Use 2	AR	48	73	Lower	Yes	No
8909123	1.41	Light industrial	Industrial/Residential Mixed Use 2	AR	48	64	Lower	Yes	No
8909124	1.51	Light industrial	Industrial/Residential Mixed Use 2	AR	48	69	Lower	Yes	No
8910123	0.77	Light industrial	Industrial/Residential Mixed Use 2	AR	48	35	Lower	Yes	No
8910124	1.03	Commercial	Industrial/Residential Mixed Use 2	R-1	48	47	Lower	Yes	No
8910131	1.11	Light industrial	Industrial/Residential Mixed Use 2	AR	48	51	Lower	Yes	No
8910132	0.59	Light industrial	Industrial/Residential Mixed Use 2	AR	48	27	Lower	Yes	No
8920256	1.19	Religious institution	Civic Center Mixed Use	CC-3	60	64	Lower	Yes	No
8967103	1.58	Light industrial	Industrial/Residential Mixed Use 2	AR	48	72	Lower	Yes	No
8967106	1.24	Light industrial	Industrial/Residential Mixed Use 2	AR	48	57	Lower	Yes	No
9015320	0.83	Single family	Civic Center Mixed Use	CC-3	60	47	Lower	Yes	No
9015457	1.57	Civic Facilities (City Owned)	Civic Center Mixed Use	CC-3	60	89	Lower	Yes	No
9015457	2.21	Civic Facilities (City Owned)	Civic Center Mixed Use	CC-3	60	126	Lower	Yes	No
9017128	0.66	Office	Civic Center Mixed Use	CC-3	60	38	Lower	Yes	No
9017135	1.76	Office	Civic Center Mixed Use	CC-3	60	100	Lower	Yes	No



Accessor Parcel Number	Acres	Existing Use/Vacant	GPLU	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
9628109	0.81	Motel	Residential/Commercial Mixed Use 1	GGMU-2	60	46	Lower	Yes	No
9628111	1.76	Motel	Residential/Commercial Mixed Use 1	GGMU-3	60	100	Lower	Yes	No
9628205	0.42	School	Residential/Commercial Mixed Use 1	GGMU-1	60	19	Lower	Yes	No
9628206	0.42	School	Residential/Commercial Mixed Use 1	GGMU-1	60	19	Lower	Yes	No
9628207	1.07	Religious institution	Residential/Commercial Mixed Use 1	GGMU-1	60	61	Lower	Yes	No
9628209	0.95	School	Residential/Commercial Mixed Use 1	GGMU-1	60	54	Lower	Yes	No
9628215	1.54	Motel	Residential/Commercial Mixed Use 1	GGMU-1	60	88	Lower	Yes	No
9736405	0.97	Commercial shopping center	Residential/Commercial Mixed Use 1	GGMU-1	60	55	Lower	Yes	No
9736406	0.72	Auto Repair	Residential/Commercial Mixed Use 1	GGMU-1	60	41	Lower	Yes	No
9736407	0.60	Commercial shopping center	Residential/Commercial Mixed Use 1	GGMU-1	60	34	Lower	Yes	No
9763002	2.25	Commercial shopping center	Residential/Commercial Mixed Use 3	GGMU-3	48	103	Lower	Yes	No
9807070	0.78	Light industrial	Residential/Commercial Mixed Use 1	GGMU-1	60	45	Lower	Yes	No
9905151	1.49	Religious institution	Residential/Commercial Mixed Use 1	GGMU-1	60	121	Lower	Yes	No
9905152	0.66	Commercial	Residential/Commercial Mixed Use 3	GGMU-1	48	30	Lower	Yes	No
9913507	1.63	Commercial	Civic Center Mixed Use	CC-3	60	93	Lower	Yes	No
10002125	1.22	Commercial	Civic Center Mixed Use	CC-3	60	70	Lower	Yes	No
10010143	0.59	Commercial	Civic Center Mixed Use	CC-3	60	33	Lower	Yes	No
10012232	2.59	Transportation fleet	International West Mixed Use	C-3/HO	70	172	Lower	Yes	No
10012302	1.66	Used auto sales	International West Mixed Use	C-3/HO	70	111	Lower	Yes	No



Accessor Parcel Number	Acres	Existing Use/Vacant	GPLU	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
10013058	1.51	Light industrial	International West Mixed Use	M-1/HO	70	100	Lower	Yes	No
10013066	0.54	Light industrial	International West Mixed Use	M-1/HO	70	36	Lower	Yes	No
10013067	0.54	Light industrial	International West Mixed Use	M-1/HO	70	36	Lower	Yes	No
10013068	0.52	Light industrial	International West Mixed Use	M-1/HO	70	34	Lower	Yes	No
10013069	1.53	Industrial park	International West Mixed Use	M-1/HO	70	102	Lower	Yes	No
10013079	0.90	Commercial	International West Mixed Use	M-1/HO	70	60	Lower	Yes	No
10013079	0.88	Commercial	International West Mixed Use	M-1/HO	70	59	Lower	Yes	No
10035220	1.13	Vacant	International West Mixed Use	R-3/HO	70	67	Lower	Yes	No
10101101	0.64	Commercial	International West Mixed Use	HCSP-OP	70	43	Lower	Yes	No
10101104	0.63	Commercial	International West Mixed Use	HCSP-OP	70	42	Lower	Yes	No
10101106	0.17	Motel	International West Mixed Use	HCSP-OP	70	9	Lower	Yes	No
10108063	1.02	Used auto sales	International West Mixed Use	C-3/HO	70	68	Lower	Yes	No
10108064	0.74	Auto Repair	International West Mixed Use	C-3/HO	70	49	Lower	Yes	No
10108068	0.75	Auto Repair	International West Mixed Use	C-3/HO	70	50	Lower	Yes	No
10108075	2.00	Commercial	International West Mixed Use	C-2/HO	70	133	Lower	Yes	No
10134366	0.36	Commercial	International West Mixed Use	HCSP-OP	70	19	Lower	Yes	No
10161101	0.65	Commercial	International West Mixed Use	HCSP-OP	70	43	Lower	Yes	No
13167106	8.75	Warehouse	Industrial/Residential Mixed Use 1	M-P	60	499	Lower	Yes	No
13167111	1.46	Light industrial	Industrial/Residential Mixed Use 1	M-P	60	83	Lower	Yes	No
13167112	3.53	Light industrial	Industrial/Residential Mixed Use 1	M-P	60	201	Lower	Yes	No
13336305	0.80	Used auto sales	Residential/Commercial Mixed Use 3	GGMU-3	48	26	Lower	Yes	No





Accessor Parcel Number	Acres	Existing Use/Vacant	GPLU	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
13336308	0.80	Auto Repair	Residential/Commercial Mixed Use 3	GGMU-3	48	37	Lower	Yes	No
13336309	0.80	Truck shell sales	Residential/Commercial Mixed Use 3	GGMU-3	48	37	Lower	Yes	No
13337115	1.04	Commercial	Residential/Commercial Mixed Use 3	GGMU-3	48	48	Lower	Yes	No
13337149	0.85	Used auto sales	Residential/Commercial Mixed Use 3	GGMU-3	48	39	Lower	Yes	No
13337162	0.83	Motel	Residential/Commercial Mixed Use 3	GGMU-3	48	38	Lower	Yes	No
13344304	5.69	Commercial shopping center	Residential/Commercial Mixed Use 3	GGMU-3	48	260	Lower	Yes	No
13345414	0.64	Motel	Residential/Commercial Mixed Use 3	GGMU-3	48	29	Lower	Yes	No
13345419	1.05	Commercial shopping center	Residential/Commercial Mixed Use 3	GGMU-3	48	48	Lower	Yes	No
21503201	5.89	Light industrial	Industrial/Residential Mixed Use 1	M-P	60	336	Lower	Yes	No
23132300	0.00	Hospital parking lot	International West Mixed Use	PUD(O)	70	164	Lower	Yes	No
23132320	1.62	Hospital parking lot	International West Mixed Use	PUD(C-R)	70	108	Lower	Yes	No
23139224	0.88	Commercial	Residential/Commercial Mixed Use 3	GGMU-3	48	40	Lower	Yes	No
23139226	0.74	Commercial	Residential/Commercial Mixed Use 3	GGMU-3	48	34	Lower	Yes	No
23139227	0.90	Commercial	Residential/Commercial Mixed Use 3	GGMU-3	48	41	Lower	Yes	No
23139228	0.97	Commercial	Residential/Commercial Mixed Use 3	GGMU-3	48	44	Lower	Yes	No
23149112	0.17	Vacant	International West Mixed Use	R-1/HO	70	9	Lower	Yes	No
23149113	0.17	Single family	International West Mixed Use	PUD(C)	70	9	Lower	Yes	No
23149114	0.16	Single family	International West Mixed Use	PUD(C)	70	9	Lower	Yes	No
23149115	0.17	Single family	International West Mixed Use	HCSP-TCB	70	9	Lower	Yes	No



Accessor Parcel Number	Acres	Existing Use/Vacant	GPLU	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
23156114	3.16	Hospital parking lot	International West Mixed Use	R-1/HO	70	210	Lower	Yes	No
8901034	5.00	Shopping center	Residential/Commercial Mixed Use 2	NMU	24	114	Moderate	Yes	No
8901057	8.50	Shopping center	Residential/Commercial Mixed Use 2	NMU	24	190	Moderate	Yes	No
8901060	0.22	Shopping center	Residential/Commercial Mixed Use 2	NMU	24	4	Moderate	Yes	No
8901064	1.40	Shopping center	Residential/Commercial Mixed Use 2	NMU	24	32	Moderate	Yes	No
8901065	0.68	Shopping center	Residential/Commercial Mixed Use 2	NMU	24	16	Moderate	Yes	No
8907267	0.93	Office	Residential/Commercial Mixed Use 2	GGMU-2	24	21	Moderate	Yes	No
8907268	5.22	Office	Residential/Commercial Mixed Use 2	GGMU-2	24	103	Moderate	Yes	No
8961341	1.07	Auto Repair	Residential/Commercial Mixed Use 2	NMU	24	24	Moderate	Yes	No
8966224	4.80	Church parking lot	Medium Density Residential	R-3	24	43	Moderate	Yes	No
8966225	1.10	Commercial	Residential/Commercial Mixed Use 2	GGMU-2	24	22	Moderate	Yes	No
8966226	1.00	Warehouse	Residential/Commercial Mixed Use 2	GGMU-2	24	20	Moderate	Yes	No
9701101	0.32	Commercial	Medium Density Residential	R-3	24	7	Moderate	Yes	No
9701102	0.48	Commercial	Medium Density Residential	R-3	24	4	Moderate	Yes	No
9701103	0.50	Commercial	Medium Density Residential	R-3	24	10	Moderate	Yes	No
9701104	6.00	Commercial	Medium Density Residential	R-3	24	8	Moderate	Yes	No
9701105	0.76	Commercial	Medium Density Residential	R-3	24	8	Moderate	Yes	No
9701111	0.74	Commercial	Medium Density Residential	R-3	24	15	Moderate	Yes	No
9701146	0.74	Commercial	Medium Density Residential	R-3	24	15	Moderate	Yes	No
9721323	0.14	Commercial	Residential/Commercial Mixed Use 2	GGMU-2	24	2	Moderate	Yes	No



Accessor Parcel Number	Acres	Existing Use/Vacant	GPLU	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
9721324	0.17	Commercial	Residential/Commercial Mixed Use 2	GGMU-2	24	2	Moderate	Yes	No
9721329	0.32	Commercial	Residential/Commercial Mixed Use 2	GGMU-2	24	6	Moderate	Yes	No
9721330	0.23	Commercial	Residential/Commercial Mixed Use 2	GGMU-2	24	4	Moderate	Yes	No
9721331	0.55	Commercial	Residential/Commercial Mixed Use 2	GGMU-2	24	13	Moderate	Yes	No
9721335	0.55	Commercial	Residential/Commercial Mixed Use 2	GGMU-2	24	13	Moderate	Yes	No
9721337	0.55	Commercial	Residential/Commercial Mixed Use 2	GGMU-2	24	13	Moderate	Yes	No
9721340	11.91	Commercial	Residential/Commercial Mixed Use 2	GGMU-2	24	5	Moderate	Yes	No
9722201	0.85	Commercial	Residential/Commercial Mixed Use 2	GGMU-2	24	19	Moderate	Yes	No
9722202	0.94	Commercial	Residential/Commercial Mixed Use 2	GGMU-2	24	19	Moderate	Yes	No
9722203	0.91	Commercial	Residential/Commercial Mixed Use 2	GGMU-2	24	19	Moderate	Yes	No
9723103	0.59	Commercial	Residential/Commercial Mixed Use 2	GGMU-2	24	12	Moderate	Yes	No
9723108	0.55	Commercial	Residential/Commercial Mixed Use 2	GGMU-2	24	12	Moderate	Yes	No
9723109	0.56	Commercial	Residential/Commercial Mixed Use 2	GGMU-2	24	11	Moderate	Yes	No
9736402	2.06	Auto Repair	Residential/Commercial Mixed Use 1	GGMU-1	60	114	Moderate	Yes	No
9736403	0.59	Office	Residential/Commercial Mixed Use 1	GGMU-1	60	33	Moderate	Yes	No
9736404	0.54	Commercial	Residential/Commercial Mixed Use 1	GGMU-1	60	22	Moderate	Yes	No
9736408	0.25	Office	Residential/Commercial Mixed Use 1	GGMU-1	60	14	Moderate	Yes	No
9763005	0.63	Commercial	Residential/Commercial Mixed Use 3	GGMU-3	48	16	Moderate	Yes	No



Accessor Parcel Number	Acres	Existing Use/Vacant	GPLU	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
9763006	0.47	Commercial	Residential/Commercial Mixed Use 3	GGMU-3	48	14	Moderate	Yes	No
9801102	0.48	Commercial	Residential/Commercial Mixed Use 2	GGMU-2	24	9	Moderate	Yes	No
9801109	1.10	Commercial	Residential/Commercial Mixed Use 2	GGMU-2	24	26	Moderate	Yes	No
9857104	1.83	Commercial	Residential/Commercial Mixed Use 2	GGMU-2	24	37	Moderate	Yes	No
9857105	0.45	Commercial	Residential/Commercial Mixed Use 2	GGMU-2	24	38	Moderate	Yes	No
10036229	4.20	Elks lodge	Medium Density Residential	R-3	24	85	Moderate	Yes	No
13154120	6.30	Shopping center	Residential/Commercial Mixed Use 2	GGMU-2	24	150	Moderate	Yes	No
13167109	14.00	Warehouse	Industrial/Residential Mixed Use 1	M-P	60	786	Moderate	Yes	No
13168205	3.40	Business park	Residential/Commercial Mixed Use 1	GGMU-6	60	173	Moderate	Yes	No
13168262	2.21	Office	Residential/Commercial Mixed Use 1	GGMU-1	60	129	Moderate	Yes	No
13206118	0.41	Shopping center	Residential/Commercial Mixed Use 2	GGMU-2	24	7	Moderate	Yes	No
13206128	1.80	Shopping center	Residential/Commercial Mixed Use 2	GGMU-2	24	39	Moderate	Yes	No
13206129	0.59	Shopping center	Residential/Commercial Mixed Use 2	GGMU-2	24	13	Moderate	Yes	No
13206131	2.58	Shopping center	Residential/Commercial Mixed Use 2	GGMU-2	24	59	Moderate	Yes	No
13206132	0.33	Shopping center	Residential/Commercial Mixed Use 2	GGMU-2	24	6	Moderate	Yes	No
23103102	9.00	Church parking lot	Low Medium Density Residential	PUD(RF)	24	95	Moderate	Yes	No
23139229	0.45	Single family	Residential/Commercial Mixed Use 3	GGMU-3	48	21	Moderate	Yes	No
23145136	0.14	Vacant	International West Mixed Use	PUD(C)	70	9	Moderate	Yes	No
23145137	0.14	Vacant	International West Mixed Use	PUD(C)	70	9	Moderate	Yes	No



Accessor Parcel Number	Acres	Existing Use/Vacant	GPLU	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
23145138	0.14	Vacant	International West Mixed Use	PUD(C)	70	9	Moderate	Yes	No
23145140	0.17	Single family	International West Mixed Use	PUD(C)	70	9	Moderate	Yes	No
8901050	0.75	Commercial	Residential/Commercial Mixed Use 2	NMU	24	17	Above Mod	Yes	No
8907130	1.60	Commercial	Residential/Commercial Mixed Use 1	GGMU-1	60	94	Above Mod	Yes	No
8907253	0.80	Commercial	Residential/Commercial Mixed Use 2	GGMU-2	24	25	Above Mod	Yes	No
8907266	1.20	Commercial	Residential/Commercial Mixed Use 2	GGMU-2	24	29	Above Mod	Yes	No
8908034	0.42	Light industrial	Industrial/Residential Mixed Use 2	AR	48	14	Above Mod	Yes	No
8910104	0.23	Single family	Medium Density Residential	R-1	24	1	Above Mod	Yes	No
8910105	0.14	Single family	Medium Density Residential	R-1	24	1	Above Mod	Yes	No
8910106	0.17	Single family	Medium Density Residential	R-1	24	1	Above Mod	Yes	No
8910107	0.16	Single family	Medium Density Residential	R-1	24	1	Above Mod	Yes	No
8910108	0.21	Single family	Medium Density Residential	R-1	24	1	Above Mod	Yes	No
8910109	0.23	Single family	Medium Density Residential	R-1	24	1	Above Mod	Yes	No
8910110	0.23	Single family	Medium Density Residential	R-1	24	1	Above Mod	Yes	No
8910121	0.11	Light industrial	Industrial/Residential Mixed Use 2	AR	48	4	Above Mod	Yes	No
8910122	0.15	Light industrial	Industrial/Residential Mixed Use 2	AR	48	5	Above Mod	Yes	No
8910125	0.40	Light industrial	Industrial/Residential Mixed Use 2	AR	48	14	Above Mod	Yes	No
8913102	0.14	Single family	Medium Density Residential	R-3	24	3	Above Mod	Yes	No



Accessor Parcel Number	Acres	Existing Use/Vacant	GPLU	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
8913103	0.16	Multi-family	Medium Density Residential	R-3	24	3	Above Mod	Yes	No
8918116	0.17	Single family	Medium Density Residential	CCSP-PR	23	3	Above Mod	Yes	No
8918130	0.72	Religious institution	Medium Density Residential	CCSP-PR	23	14	Above Mod	Yes	No
8918133	0.33	Single family	Medium Density Residential	CCSP-PR	23	6	Above Mod	Yes	No
8918134	0.18	Single family	Medium Density Residential	CCSP-PR	23	3	Above Mod	Yes	No
8918136	1.20	Religious institution	Medium Density Residential	CCSP-PR	23	7	Above Mod	Yes	No
8919104	0.75	Religious institution	Medium Density Residential	CCSP-PR	23	14	Above Mod	Yes	No
8919124	2.85	Religious institution	Medium Density Residential	PUD(R-3)	23	39	Above Mod	Yes	No
8920101	0.21	Single family	Medium Density Residential	CCSP-CCR	23	4	Above Mod	Yes	No
8920102	0.21	Single family	Medium Density Residential	CCSP-CCR	23	4	Above Mod	Yes	No
8920103	0.24	Single family	Medium Density Residential	CCSP-CCR	23	5	Above Mod	Yes	No
8920114	0.74	Single family	Medium Density Residential	CCSP-CCR	23	17	Above Mod	Yes	No
8920116	0.10	Single family	Medium Density Residential	CCSP-CCR	23	2	Above Mod	Yes	No
8920117	0.14	Single family	Medium Density Residential	CCSP-CCR	23	3	Above Mod	Yes	No
8920118	0.17	Single family	Medium Density Residential	CCSP-CCR	23	3	Above Mod	Yes	No
8920119	0.11	Single family	Medium Density Residential	CCSP-CCR	23	2	Above Mod	Yes	No
8920120	0.14	Single family	Medium Density Residential	CCSP-CCR	23	3	Above Mod	Yes	No
8920121	0.14	Single family	Medium Density Residential	CCSP-CCR	23	3	Above Mod	Yes	No



Accessor Parcel Number	Acres	Existing Use/Vacant	GPLU	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
8920123	0.17	Single family	Medium Density Residential	CCSP-CCR	23	3	Above Mod	Yes	No
8920124	0.23	Single family	Medium Density Residential	CCSP-CCR	23	4	Above Mod	Yes	No
8920126	0.37	Single family	Medium Density Residential	CCSP-CCR	23	8	Above Mod	Yes	No
8920201	0.24	Single family	Medium Density Residential	CCSP-CCR	23	5	Above Mod	Yes	No
8920202	0.19	Single family	Medium Density Residential	CCSP-CCR	23	4	Above Mod	Yes	No
8920203	0.19	Single family	Medium Density Residential	CCSP-CCR	23	4	Above Mod	Yes	No
8920204	0.19	Single family	Medium Density Residential	CCSP-CCR	23	4	Above Mod	Yes	No
8920205	0.19	Single family	Medium Density Residential	CCSP-CCR	23	4	Above Mod	Yes	No
8920207	0.19	Single family	Medium Density Residential	CCSP-CCR	23	4	Above Mod	Yes	No
8920208	0.19	Single family	Medium Density Residential	CCSP-CCR	23	4	Above Mod	Yes	No
8920230	0.33	Single family	Medium Density Residential	CCSP-CCR	23	7	Above Mod	Yes	No
8920231	0.18	Single family	Medium Density Residential	CCSP-CCR	23	4	Above Mod	Yes	No
8920234	0.19	Single family	Medium Density Residential	CCSP-CCR	23	4	Above Mod	Yes	No
8920235	0.19	Single family	Medium Density Residential	CCSP-CCR	23	4	Above Mod	Yes	No
8921334	0.19	Commercial	Civic Center Mixed Use	CC-2	48	5	Above Mod	Yes	No
8923416	0.23	Single family	Medium Density Residential	R-1	24	1	Above Mod	Yes	No
8923417	0.21	Single family	Medium Density Residential	R-1	24	1	Above Mod	Yes	No
8927325	0.00	Commercial	Low Density Residential	R-1	11	6	Above Mod	Yes	No





Accessor Parcel Number	Acres	Existing Use/Vacant	GPLU	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
8932311	0.59	Commercial	Residential/Commercial Mixed Use 2	NMU	24	13	Above Mod	Yes	No
8932320	0.55	Commercial	Residential/Commercial Mixed Use 2	NMU	24	12	Above Mod	Yes	No
8932322	0.53	Commercial	Residential/Commercial Mixed Use 2	NMU	24	12	Above Mod	Yes	No
8932325	1.80	Commercial	Residential/Commercial Mixed Use 2	NMU	24	43	Above Mod	Yes	No
8932326	1.30	Commercial	Residential/Commercial Mixed Use 2	NMU	24	29	Above Mod	Yes	No
8934413	0.00	Religious institution	Low Density Residential	R-1	11	5	Above Mod	Yes	No
8937502	0.19	Single family	Medium Density Residential	R-3	24	4	Above Mod	Yes	No
8937503	0.19	Single family	Medium Density Residential	R-3	24	4	Above Mod	Yes	No
8937504	0.19	Single family	Medium Density Residential	R-3	24	4	Above Mod	Yes	No
8937505	0.19	Single family	Medium Density Residential	R-3	24	4	Above Mod	Yes	No
8945218	0.51	Commercial	Residential/Commercial Mixed Use 2	GGMU-2	24	12	Above Mod	Yes	No
8945314	0.65	Commercial	Residential/Commercial Mixed Use 2	GGMU-2	24	15	Above Mod	Yes	No
8945319	0.50	Commercial	Residential/Commercial Mixed Use 2	GGMU-2	24	8	Above Mod	Yes	No
8945341	0.11	Commercial	Residential/Commercial Mixed Use 2	GGMU-2	24	2	Above Mod	Yes	No
8945349	0.28	Commercial	Residential/Commercial Mixed Use 2	GGMU-2	24	5	Above Mod	Yes	No
8945355	0.36	Commercial	Residential/Commercial Mixed Use 2	GGMU-2	24	6	Above Mod	Yes	No
8945357	0.32	Commercial	Residential/Commercial Mixed Use 2	GGMU-2	24	6	Above Mod	Yes	No
8961301	1.10	Commercial	Residential/Commercial Mixed Use 2	NMU	24	25	Above Mod	Yes	No



Accessor Parcel Number	Acres	Existing Use/Vacant	GPLU	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
8961304	0.42	Commercial	Residential/Commercial Mixed Use 2	NMU	24	7	Above Mod	Yes	No
8961305	0.19	Commercial	Residential/Commercial Mixed Use 2	NMU	24	3	Above Mod	Yes	No
8961306	0.57	Office	Residential/Commercial Mixed Use 2	NMU	24	13	Above Mod	Yes	No
8961307	0.40	Office	Residential/Commercial Mixed Use 2	NMU	24	7	Above Mod	Yes	No
8961308	0.18	Single family	Residential/Commercial Mixed Use 2	NMU	24	3	Above Mod	Yes	No
8961309	0.19	Single family	Residential/Commercial Mixed Use 2	NMU	24	3	Above Mod	Yes	No
8961336	0.60	Commercial	Residential/Commercial Mixed Use 2	NMU	24	14	Above Mod	Yes	No
8961338	0.45	Commercial	Residential/Commercial Mixed Use 2	NMU	24	8	Above Mod	Yes	No
8961342	0.55	Commercial	Residential/Commercial Mixed Use 2	NMU	24	13	Above Mod	Yes	No
8961344	0.00	Commercial	Residential/Commercial Mixed Use 2	NMU	24	12	Above Mod	Yes	No
8961344	0.00	Commercial	Residential/Commercial Mixed Use 2	NMU	24	3	Above Mod	Yes	No
8966207	0.30	Commercial	Residential/Commercial Mixed Use 2	GGMU-2	24	4	Above Mod	Yes	No
8967101	3.05	Vacant	Medium Density Residential	R-3	24	27	Above Mod	Yes	No
8967104	10.00	Light industrial	Industrial/Residential Mixed Use 2	AR	48	8	Above Mod	Yes	No
8967107	10.00	Light industrial	Industrial/Residential Mixed Use 2	AR	48	15	Above Mod	Yes	No
8967108	10.00	Light industrial	Industrial/Residential Mixed Use 2	AR	48	15	Above Mod	Yes	No
8967121	0.25	Light industrial	Industrial/Residential Mixed Use 2	AR	48	8	Above Mod	Yes	No
8967122	0.24	Light industrial	Industrial/Residential Mixed Use 2	AR	48	8	Above Mod	Yes	No



Accessor Parcel Number	Acres	Existing Use/Vacant	GPLU	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
9011205	0.15	Single family	Medium Density Residential	CCSP-PR	36	5	Above Mod	Yes	No
9011206	0.15	Single family	Medium Density Residential	CCSP-PR	36	5	Above Mod	Yes	No
9013102	0.17	Single family	Medium Density Residential	PUD(R-3)	24	3	Above Mod	Yes	No
9013103	0.17	Single family	Medium Density Residential	CCSP-PR	36	5	Above Mod	Yes	No
9013104	0.17	Single family	Medium Density Residential	CCSP-PR	36	5	Above Mod	Yes	No
9013105	0.17	Single family	Medium Density Residential	CCSP-PR	36	5	Above Mod	Yes	No
9013106	0.17	Single family	Medium Density Residential	CCSP-PR	36	5	Above Mod	Yes	No
9013112	0.15	Single family	Medium Density Residential	CCSP-PR	36	5	Above Mod	Yes	No
9013113	0.16	Single family	Medium Density Residential	CCSP-PR	36	5	Above Mod	Yes	No
9013114	0.16	Single family	Medium Density Residential	CCSP-PR	36	5	Above Mod	Yes	No
9013124	0.15	Single family	Medium Density Residential	CCSP-PR	36	4	Above Mod	Yes	No
9013125	0.17	Single family	Medium Density Residential	CCSP-PR	36	5	Above Mod	Yes	No
9013201	0.31	Single family	Low Medium Density Residential	CCSP-PR	23	6	Above Mod	Yes	No
9013204	0.15	Single family	Low Medium Density Residential	CCSP-PR	23	3	Above Mod	Yes	No
9013205	0.15	Single family	Low Medium Density Residential	CCSP-PR	23	3	Above Mod	Yes	No
9013209	0.12	Single family	Low Medium Density Residential	CCSP-PR	23	2	Above Mod	Yes	No
9013210	0.10	Single family	Low Medium Density Residential	CCSP-PR	23	2	Above Mod	Yes	No
9013211	0.14	Single family	Low Medium Density Residential	CCSP-PR	23	3	Above Mod	Yes	No



Accessor Parcel Number	Acres	Existing Use/Vacant	GPLU	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
9013212	0.14	Single family	Low Medium Density Residential	CCSP-PR	23	3	Above Mod	Yes	No
9013215	0.15	Single family	Low Medium Density Residential	CCSP-PR	23	3	Above Mod	Yes	No
9013216	0.15	Single family	Low Medium Density Residential	CCSP-PR	23	3	Above Mod	Yes	No
9013218	0.16	Single family	Low Medium Density Residential	CCSP-PR	23	3	Above Mod	Yes	No
9013219	0.15	Single family	Low Medium Density Residential	CCSP-PR	23	3	Above Mod	Yes	No
9013220	0.15	Single family	Low Medium Density Residential	CCSP-PR	23	3	Above Mod	Yes	No
9013221	0.15	Single family	Low Medium Density Residential	CCSP-PR	23	3	Above Mod	Yes	No
9013222	0.15	Single family	Low Medium Density Residential	CCSP-PR	23	3	Above Mod	Yes	No
9013223	0.15	Single family	Low Medium Density Residential	CCSP-PR	23	3	Above Mod	Yes	No
9013224	0.27	Single family	Low Medium Density Residential	CCSP-PR	23	5	Above Mod	Yes	No
9026109	0.17	Single family	Medium Density Residential	R-3	24	3	Above Mod	Yes	No
9026110	0.17	Single family	Medium Density Residential	R-3	24	3	Above Mod	Yes	No
9029220	0.20	Single family	Medium Density Residential	R-3	24	4	Above Mod	Yes	No
9029221	0.16	Single family	Medium Density Residential	R-3	24	3	Above Mod	Yes	No
9029222	0.16	Single family	Medium Density Residential	R-3	24	3	Above Mod	Yes	No
9029223	0.16	Single family	Medium Density Residential	R-3	24	3	Above Mod	Yes	No
9029224	0.16	Single family	Medium Density Residential	R-3	24	3	Above Mod	Yes	No
9029225	0.16	Single family	Medium Density Residential	R-3	24	3	Above Mod	Yes	No



Accessor Parcel Number	Acres	Existing Use/Vacant	GPLU	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
9031239	0.00	Religious institution	Low Density Residential	R-1	11	8	Above Mod	Yes	No
9049162	0.00	Religious institution	Medium Density Residential	R-1	32	5	Above Mod	Yes	No
9052125	0.00	School	Low Density Residential	R-1	11	20	Above Mod	Yes	No
9064102	4.60	Religious institution	Low Density Residential	R-1	11	29	Above Mod	Yes	No
9628113	0.26	Motel	Residential/Commercial Mixed Use 1	GGMU-7	60	11	Above Mod	Yes	No
9628114	0.35	Commercial	Residential/Commercial Mixed Use 1	GGMU-5	60	16	Above Mod	Yes	No
9628114	0.35	Commercial	Residential/Commercial Mixed Use 1	GGMU-4	60	11	Above Mod	Yes	No
9701114	0.23	Single family	Medium Density Residential	R-3	24	5	Above Mod	Yes	No
9701134	0.28	Single family	Medium Density Residential	R-3	24	6	Above Mod	Yes	No
9701135	0.18	Single family	Medium Density Residential	R-3	24	4	Above Mod	Yes	No
9701136	0.20	Single family	Medium Density Residential	R-3	24	4	Above Mod	Yes	No
9701137	0.18	Single family	Medium Density Residential	R-3	24	4	Above Mod	Yes	No
9701147	0.16	Single family	Medium Density Residential	R-3	24	3	Above Mod	Yes	No
9701148	0.17	Single family	Medium Density Residential	R-3	24	3	Above Mod	Yes	No
9702317	0.21	Single family	Medium Density Residential	R-3	24	4	Above Mod	Yes	No
9702318	0.23	Single family	Medium Density Residential	R-3	24	5	Above Mod	Yes	No
9702320	0.23	Single family	Medium Density Residential	R-3	24	5	Above Mod	Yes	No
9702323	0.33	Single family	Medium Density Residential	R-3	24	7	Above Mod	Yes	No



Accessor Parcel Number	Acres	Existing Use/Vacant	GPLU	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
9702325	0.23	Single family	Medium Density Residential	R-3	24	5	Above Mod	Yes	No
9720102	0.23	Single family	Medium Density Residential	R-3	24	5	Above Mod	Yes	No
9720103	0.23	Single family	Medium Density Residential	R-3	24	5	Above Mod	Yes	No
9720113	0.23	Single family	Medium Density Residential	R-3	24	5	Above Mod	Yes	No
9720115	0.23	Single family	Medium Density Residential	R-3	24	5	Above Mod	Yes	No
9720123	0.23	Single family	Medium Density Residential	R-3	24	5	Above Mod	Yes	No
9720202	0.23	Single family	Medium Density Residential	R-3	24	5	Above Mod	Yes	No
9720223	0.27	Single family	Medium Density Residential	R-3	24	6	Above Mod	Yes	No
9720301	0.21	Single family	Medium Density Residential	R-3	24	4	Above Mod	Yes	No
9720302	0.20	Single family	Medium Density Residential	R-3	24	4	Above Mod	Yes	No
9720313	0.19	Single family	Medium Density Residential	R-3	24	4	Above Mod	Yes	No
9720314	0.19	Single family	Medium Density Residential	R-3	24	4	Above Mod	Yes	No
9720315	0.19	Single family	Medium Density Residential	R-3	24	4	Above Mod	Yes	No
9720316	0.20	Single family	Medium Density Residential	R-3	24	5	Above Mod	Yes	No
9720323	0.20	Single family	Medium Density Residential	R-3	24	4	Above Mod	Yes	No
9720324	0.21	Single family	Medium Density Residential	R-3	24	4	Above Mod	Yes	No
9720325	0.22	Single family	Medium Density Residential	PUD(R-3)	24	4	Above Mod	Yes	No
9721107	0.23	Single family	Medium Density Residential	R-3	24	5	Above Mod	Yes	No



Accessor Parcel Number	Acres	Existing Use/Vacant	GPLU	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
9721108	0.23	Single family	Medium Density Residential	R-3	24	5	Above Mod	Yes	No
9721112	0.23	Single family	Medium Density Residential	R-3	24	5	Above Mod	Yes	No
9721114	0.23	Single family	Medium Density Residential	R-3	24	5	Above Mod	Yes	No
9721116	0.23	Single family	Medium Density Residential	R-3	24	5	Above Mod	Yes	No
9721201	0.17	Commercial	Medium Density Residential	C-1 (T)	24	3	Above Mod	Yes	No
9721202	0.17	Commercial	Medium Density Residential	C-1 (T)	24	3	Above Mod	Yes	No
9721208	0.23	Single family	Medium Density Residential	R-3	24	5	Above Mod	Yes	No
9721209	0.23	Single family	Medium Density Residential	R-3	24	5	Above Mod	Yes	No
9721211	0.22	Single family	Medium Density Residential	R-3	24	5	Above Mod	Yes	No
9721212	0.23	Single family	Medium Density Residential	R-3	24	5	Above Mod	Yes	No
9721213	0.23	Single family	Medium Density Residential	R-3	24	5	Above Mod	Yes	No
9721214	0.23	Single family	Medium Density Residential	R-3	24	5	Above Mod	Yes	No
9721217	0.29	Multi-family	Medium Density Residential	C-1 (T)	24	6	Above Mod	Yes	No
9721311	0.16	Single family	Medium Density Residential	R-3	24	2	Above Mod	Yes	No
9721321	0.30	Single family	Medium Density Residential	R-3	24	6	Above Mod	Yes	No
9721322	0.30	Single family	Medium Density Residential	R-3	24	6	Above Mod	Yes	No
9721325	0.24	Single family	Medium Density Residential	R-3	24	5	Above Mod	Yes	No
9722221	0.21	Single family	Medium Density Residential	R-3	24	4	Above Mod	Yes	No





Accessor Parcel Number	Acres	Existing Use/Vacant	GPLU	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
9722222	0.20	Single family	Medium Density Residential	R-3	24	4	Above Mod	Yes	No
9725106	0.26	Single family	Medium Density Residential	R-3	24	5	Above Mod	Yes	No
9725107	0.10	Vacant	Medium Density Residential	R-3	24	2	Above Mod	Yes	No
9730206	0.15	Single family	Medium Density Residential	R-3	24	3	Above Mod	Yes	No
9730207	0.15	Single family	Medium Density Residential	R-3	24	3	Above Mod	Yes	No
9730209	0.25	Single family	Medium Density Residential	R-3	24	5	Above Mod	Yes	No
9730210	0.18	Single family	Medium Density Residential	R-3	24	4	Above Mod	Yes	No
9730211	0.28	Single family	Medium Density Residential	R-3	24	6	Above Mod	Yes	No
9730212	0.37	Single family	Medium Density Residential	R-3	24	8	Above Mod	Yes	No
9736401	0.16	Commercial	Residential/Commercial Mixed Use 1	GGMU-1	60	9	Above Mod	Yes	No
9744223	0.00	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
9744224	0.00	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
9744225	0.00	Religious institution	Low Density Residential	R-1	11	1	Above Mod	Yes	No
9744236	1.60	Religious institution	Low Density Residential	R-1	11	3	Above Mod	Yes	No
9744238	0.22	Multi-family	Medium Density Residential	R-3	24	5	Above Mod	Yes	No
9744242	0.39	Single family	Medium Density Residential	R-1	24	2	Above Mod	Yes	No
9744243	0.42	Religious institution	Medium Density Residential	R-1	24	3	Above Mod	Yes	No
9806601	0.37	Commercial	Residential/Commercial Mixed Use 1	GGMU-1	60	17	Above Mod	Yes	No



Accessor Parcel Number	Acres	Existing Use/Vacant	GPLU	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
9806602	0.11	Commercial	Residential/Commercial Mixed Use 1	GGMU-1	60	5	Above Mod	Yes	No
9806603	0.14	Commercial	Residential/Commercial Mixed Use 1	GGMU-1	60	6	Above Mod	Yes	No
9806604	0.12	Commercial	Residential/Commercial Mixed Use 1	GGMU-1	60	6	Above Mod	Yes	No
9806605	0.11	Commercial	Residential/Commercial Mixed Use 1	GGMU-1	60	5	Above Mod	Yes	No
9807022	0.30	Commercial	Residential/Commercial Mixed Use 1	GGMU-1	60	14	Above Mod	Yes	No
9807030	0.25	Commercial	Residential/Commercial Mixed Use 1	GGMU-1	60	11	Above Mod	Yes	No
9807044	0.32	Commercial	Residential/Commercial Mixed Use 1	GGMU-1	60	14	Above Mod	Yes	No
9812025	0.37	Single family	Medium Density Residential	R-3	24	8	Above Mod	Yes	No
9812039	0.22	Single family	Medium Density Residential	R-3	24	4	Above Mod	Yes	No
9812040	0.22	Single family	Medium Density Residential	R-3	24	4	Above Mod	Yes	No
9812041	2.55	Convalescent Home	Medium Density Residential	R-3	24	52	Above Mod	Yes	No
9812062	1.77	Religious institution	Medium Density Residential	R-3	24	45	Above Mod	Yes	No
9901103	0.13	Commercial	Residential/Commercial Mixed Use 3	GGMU-3	48	5	Above Mod	Yes	No
9901113	0.15	Commercial	Residential/Commercial Mixed Use 3	GGMU-3	48	6	Above Mod	Yes	No
9901114	0.15	Commercial	Residential/Commercial Mixed Use 3	GGMU-3	48	6	Above Mod	Yes	No
9901117	0.18	Commercial	Residential/Commercial Mixed Use 3	GGMU-3	48	6	Above Mod	Yes	No
9901120	0.22	Commercial	Residential/Commercial Mixed Use 3	GGMU-3	48	7	Above Mod	Yes	No
9902402	0.15	Single family	Low Medium Density Residential	R-2	24	3	Above Mod	Yes	No



Accessor Parcel Number	Acres	Existing Use/Vacant	GPLU	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
9902403	0.16	Single family	Low Medium Density Residential	R-2	24	3	Above Mod	Yes	No
9902404	0.16	Single family	Low Medium Density Residential	R-2	24	3	Above Mod	Yes	No
9902405	0.16	Single family	Low Medium Density Residential	R-2	24	3	Above Mod	Yes	No
9902406	0.16	Single family	Low Medium Density Residential	R-2	24	3	Above Mod	Yes	No
9902407	0.16	Single family	Low Medium Density Residential	R-2	24	3	Above Mod	Yes	No
9902409	0.16	Single family	Low Medium Density Residential	R-2	24	3	Above Mod	Yes	No
9902410	0.16	Single family	Low Medium Density Residential	R-2	24	3	Above Mod	Yes	No
9902415	0.16	Single family	Low Medium Density Residential	R-2	24	3	Above Mod	Yes	No
9902421	0.07	Single family	Low Medium Density Residential	R-2	24	3	Above Mod	Yes	No
9903104	0.28	Single family	Low Medium Density Residential	R-2	24	5	Above Mod	Yes	No
9903105	0.14	Single family	Low Medium Density Residential	R-2	24	3	Above Mod	Yes	No
9903108	0.08	Vacant	Low Medium Density Residential	R-2	24	2	Above Mod	Yes	No
9903109	0.20	Vacant	Low Medium Density Residential	R-2	24	4	Above Mod	Yes	No
9903301	0.20	Single family	Low Medium Density Residential	R-2	24	4	Above Mod	Yes	No
9903302	0.16	Single family	Low Medium Density Residential	R-2	24	3	Above Mod	Yes	No
9903303	0.14	Single family	Low Medium Density Residential	R-2	24	3	Above Mod	Yes	No
9903304	0.17	Single family	Low Medium Density Residential	R-2	24	3	Above Mod	Yes	No
9903307	0.08	Single family	Low Medium Density Residential	R-2	24	2	Above Mod	Yes	No



Accessor Parcel Number	Acres	Existing Use/Vacant	GPLU	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
9903308	0.27	Single family	Low Medium Density Residential	R-2	24	5	Above Mod	Yes	No
9903309	0.13	Single family	Low Medium Density Residential	R-2	24	3	Above Mod	Yes	No
9903310	0.14	Single family	Low Medium Density Residential	R-2	24	3	Above Mod	Yes	No
9903311	0.13	Single family	Low Medium Density Residential	R-2	24	3	Above Mod	Yes	No
9903312	0.13	Single family	Low Medium Density Residential	R-2	24	3	Above Mod	Yes	No
9903313	0.15	Single family	Low Medium Density Residential	R-2	24	3	Above Mod	Yes	No
9903314	0.17	Single family	Low Medium Density Residential	R-2	24	3	Above Mod	Yes	No
9903315	0.44	Single family	Low Medium Density Residential	R-1	24	3	Above Mod	Yes	No
9903404	0.15	Single family	Low Medium Density Residential	R-2	24	3	Above Mod	Yes	No
9903406	0.24	Single family	Low Medium Density Residential	R-2	24	5	Above Mod	Yes	No
9903407	0.24	Single family	Low Medium Density Residential	R-2	24	5	Above Mod	Yes	No
9903408	0.24	Single family	Low Medium Density Residential	R-2	24	5	Above Mod	Yes	No
9903409	0.17	Single family	Low Medium Density Residential	R-2	24	3	Above Mod	Yes	No
9903602	0.19	Single family	Low Medium Density Residential	R-2	24	4	Above Mod	Yes	No
9903604	0.14	Single family	Low Medium Density Residential	R-2	24	3	Above Mod	Yes	No
9903606	0.13	Single family	Low Medium Density Residential	R-2	24	3	Above Mod	Yes	No
9903607	0.08	Single family	Low Medium Density Residential	R-1	24	1	Above Mod	Yes	No
9903609	0.13	Single family	Low Medium Density Residential	R-2	24	3	Above Mod	Yes	No



Accessor Parcel Number	Acres	Existing Use/Vacant	GPLU	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
9903610	0.13	Single family	Low Medium Density Residential	R-2	24	3	Above Mod	Yes	No
9903611	0.13	Single family	Low Medium Density Residential	R-2	24	3	Above Mod	Yes	No
9903612	0.13	Single family	Low Medium Density Residential	R-2	24	3	Above Mod	Yes	No
9903613	0.13	Single family	Low Medium Density Residential	R-2	24	3	Above Mod	Yes	No
9903614	0.13	Single family	Low Medium Density Residential	R-2	24	3	Above Mod	Yes	No
9903615	0.13	Single family	Low Medium Density Residential	R-2	24	3	Above Mod	Yes	No
9903616	0.13	Single family	Low Medium Density Residential	R-2	24	3	Above Mod	Yes	No
9903617	0.13	Single family	Low Medium Density Residential	R-2	24	2	Above Mod	Yes	No
9904103	0.24	Single family	Low Medium Density Residential	R-2	24	5	Above Mod	Yes	No
9904104	0.24	Single family	Low Medium Density Residential	R-2	24	5	Above Mod	Yes	No
9904105	0.24	Single family	Low Medium Density Residential	R-2	24	5	Above Mod	Yes	No
9904106	0.24	Single family	Low Medium Density Residential	R-2	24	5	Above Mod	Yes	No
9904108	0.25	Single family	Low Medium Density Residential	R-2	24	5	Above Mod	Yes	No
9904302	0.14	Single family	Low Medium Density Residential	R-2	24	3	Above Mod	Yes	No
9904303	0.13	Single family	Low Medium Density Residential	R-2	24	3	Above Mod	Yes	No
9904304	0.13	Single family	Low Medium Density Residential	R-2	24	3	Above Mod	Yes	No
9904305	0.13	Single family	Low Medium Density Residential	R-2	24	3	Above Mod	Yes	No
9904306	0.13	Single family	Low Medium Density Residential	R-2	24	3	Above Mod	Yes	No



Accessor Parcel Number	Acres	Existing Use/Vacant	GPLU	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
9904307	0.13	Single family	Low Medium Density Residential	R-2	24	3	Above Mod	Yes	No
9904308	0.22	Single family	Low Medium Density Residential	R-1	24	1	Above Mod	Yes	No
9904311	0.13	Single family	Low Medium Density Residential	R-2	24	3	Above Mod	Yes	No
9904312	0.13	Single family	Low Medium Density Residential	R-2	24	3	Above Mod	Yes	No
9904313	0.13	Single family	Low Medium Density Residential	R-2	24	3	Above Mod	Yes	No
9904314	0.13	Single family	Low Medium Density Residential	R-2	24	3	Above Mod	Yes	No
9904315	0.27	Single family	Low Medium Density Residential	R-2	24	5	Above Mod	Yes	No
9904317	0.12	Single family	Low Medium Density Residential	R-2	24	2	Above Mod	Yes	No
9904318	0.23	Single family	Low Medium Density Residential	R-1	24	1	Above Mod	Yes	No
9904403	0.31	Single family	Low Medium Density Residential	R-2	24	6	Above Mod	Yes	No
9904406	0.15	Single family	Low Medium Density Residential	R-2	24	3	Above Mod	Yes	No
9904412	0.25	Single family	Low Medium Density Residential	R-2	24	5	Above Mod	Yes	No
9904413	0.27	Single family	Low Medium Density Residential	R-2	24	5	Above Mod	Yes	No
9904420	0.16	Single family	Low Medium Density Residential	R-2	24	3	Above Mod	Yes	No
9904421	0.17	Single family	Low Medium Density Residential	R-2	24	3	Above Mod	Yes	No
9904510	0.15	Single family	Low Medium Density Residential	R-1	24	1	Above Mod	Yes	No
9904511	0.18	Single family	Low Medium Density Residential	R-1	24	1	Above Mod	Yes	No
9904512	0.17	Single family	Low Medium Density Residential	R-1	24	1	Above Mod	Yes	No



Accessor Parcel Number	Acres	Existing Use/Vacant	GPLU	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
9904513	0.17	Single family	Low Medium Density Residential	R-1	24	1	Above Mod	Yes	No
9904601	0.15	Single family	Low Medium Density Residential	R-2	24	3	Above Mod	Yes	No
9904602	0.11	Single family	Low Medium Density Residential	R-2	24	2	Above Mod	Yes	No
9904603	0.10	Single family	Low Medium Density Residential	R-2	24	2	Above Mod	Yes	No
9904608	0.38	Single family	Low Medium Density Residential	R-2	24	7	Above Mod	Yes	No
9904609	0.37	Single family	Low Medium Density Residential	R-2	24	7	Above Mod	Yes	No
9904610	0.18	Single family	Low Medium Density Residential	R-2	24	4	Above Mod	Yes	No
9904611	0.18	Single family	Low Medium Density Residential	R-2	24	4	Above Mod	Yes	No
9904614	0.29	Single family	Low Medium Density Residential	R-2	24	6	Above Mod	Yes	No
9904615	0.28	Single family	Low Medium Density Residential	R-2	24	6	Above Mod	Yes	No
9904618	0.19	Single family	Low Medium Density Residential	R-2	24	4	Above Mod	Yes	No
9904619	0.17	Single family	Low Medium Density Residential	R-2	24	3	Above Mod	Yes	No
9904621	0.16	Single family	Low Medium Density Residential	R-2	24	3	Above Mod	Yes	No
9904622	0.20	Single family	Low Medium Density Residential	R-2	24	4	Above Mod	Yes	No
9905127	3.00	Commercial	Residential/Commercial Mixed Use 3	GGMU-3	48	16	Above Mod	Yes	No
9905129	0.17	Commercial	Residential/Commercial Mixed Use 3	GGMU-3	48	6	Above Mod	Yes	No
9905130	0.18	Commercial	Residential/Commercial Mixed Use 3	GGMU-1	48	6	Above Mod	Yes	No
9905145	0.17	Single family	Medium Density Residential	R-1	24	1	Above Mod	Yes	No





Accessor Parcel Number	Acres	Existing Use/Vacant	GPLU	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
9905146	0.19	Commercial	Residential/Commercial Mixed Use 3	GGMU-1	48	7	Above Mod	Yes	No
9905153	0.20	Commercial	Residential/Commercial Mixed Use 3	GGMU-1	48	7	Above Mod	Yes	No
9905154	0.17	Commercial	Residential/Commercial Mixed Use 3	GGMU-3	48	6	Above Mod	Yes	No
9905251	0.66	Commercial	Residential/Commercial Mixed Use 2	GGMU-2	24	15	Above Mod	Yes	No
9905254	0.29	Commercial	Residential/Commercial Mixed Use 2	GGMU-2	24	5	Above Mod	Yes	No
9906202	0.15	Single family	Low Medium Density Residential	R-3	24	3	Above Mod	Yes	No
9906203	0.15	Single family	Low Medium Density Residential	R-2	24	3	Above Mod	Yes	No
9906204	0.15	Single family	Low Medium Density Residential	R-3	24	3	Above Mod	Yes	No
9906207	0.15	Single family	Low Medium Density Residential	R-3	24	3	Above Mod	Yes	No
9906208	0.15	Single family	Low Medium Density Residential	R-3	24	3	Above Mod	Yes	No
9906209	0.15	Single family	Low Medium Density Residential	R-3	24	3	Above Mod	Yes	No
9906210	0.15	Single family	Low Medium Density Residential	R-3	24	3	Above Mod	Yes	No
9906211	0.15	Single family	Low Medium Density Residential	R-2	24	3	Above Mod	Yes	No
9906212	0.15	Single family	Low Medium Density Residential	R-3	24	3	Above Mod	Yes	No
9906215	0.15	Single family	Low Medium Density Residential	R-3	24	3	Above Mod	Yes	No
9906309	0.15	Single family	Low Medium Density Residential	R-2	24	3	Above Mod	Yes	No
9906310	0.15	Single family	Low Medium Density Residential	R-2	24	3	Above Mod	Yes	No
9906311	0.15	Single family	Low Medium Density Residential	R-2	24	3	Above Mod	Yes	No



Accessor Parcel Number	Acres	Existing Use/Vacant	GPLU	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
9906312	0.16	Single family	Low Medium Density Residential	R-2	24	3	Above Mod	Yes	No
9906313	0.15	Single family	Low Medium Density Residential	R-2	24	3	Above Mod	Yes	No
9906315	0.15	Single family	Low Medium Density Residential	R-2	24	3	Above Mod	Yes	No
9906316	0.15	Single family	Low Medium Density Residential	R-1	24	1	Above Mod	Yes	No
9906317	0.18	Single family	Low Medium Density Residential	R-1	24	1	Above Mod	Yes	No
9906318	0.18	Single family	Low Medium Density Residential	R-2	24	4	Above Mod	Yes	No
9906319	0.18	Single family	Low Medium Density Residential	R-2	24	4	Above Mod	Yes	No
9906320	0.18	Single family	Low Medium Density Residential	R-2	24	4	Above Mod	Yes	No
9906321	0.18	Single family	Low Medium Density Residential	R-2	24	4	Above Mod	Yes	No
9906322	0.18	Single family	Low Medium Density Residential	R-2	24	4	Above Mod	Yes	No
9906323	0.18	Single family	Low Medium Density Residential	R-2	24	4	Above Mod	Yes	No
9906404	0.21	Single family	Low Medium Density Residential	R-2	24	4	Above Mod	Yes	No
9906405	0.21	Single family	Low Medium Density Residential	R-2	24	4	Above Mod	Yes	No
9906406	0.21	Single family	Low Medium Density Residential	R-2	24	4	Above Mod	Yes	No
9906407	0.21	Single family	Low Medium Density Residential	R-2	24	4	Above Mod	Yes	No
9906408	0.21	Single family	Low Medium Density Residential	R-2	24	4	Above Mod	Yes	No
9906409	0.22	Single family	Low Medium Density Residential	R-2	24	4	Above Mod	Yes	No
9907301	0.18	Single family	Low Medium Density Residential	R-1	24	1	Above Mod	Yes	No



Accessor Parcel Number	Acres	Existing Use/Vacant	GPLU	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
9907302	0.17	Single family	Low Medium Density Residential	R-1	24	1	Above Mod	Yes	No
9907303	0.17	Single family	Low Medium Density Residential	R-1	24	1	Above Mod	Yes	No
9907304	0.18	Single family	Low Medium Density Residential	R-1	24	1	Above Mod	Yes	No
9907305	0.18	Single family	Low Medium Density Residential	R-1	24	1	Above Mod	Yes	No
9907306	0.16	Single family	Low Medium Density Residential	R-1	24	1	Above Mod	Yes	No
9907307	0.16	Single family	Low Medium Density Residential	R-1	24	1	Above Mod	Yes	No
9907308	0.18	Single family	Low Medium Density Residential	R-1	24	1	Above Mod	Yes	No
9907309	0.18	Single family	Low Medium Density Residential	R-1	24	1	Above Mod	Yes	No
9907310	0.16	Single family	Low Medium Density Residential	R-1	24	1	Above Mod	Yes	No
9907311	0.16	Single family	Low Medium Density Residential	R-1	24	1	Above Mod	Yes	No
9907312	0.18	Single family	Low Medium Density Residential	R-1	24	1	Above Mod	Yes	No
9908108	0.10	Single family	Medium Density Residential	R-3	24	2	Above Mod	Yes	No
9908109	0.08	Single family	Medium Density Residential	R-3	24	2	Above Mod	Yes	No
9908112	0.07	Single family	Medium Density Residential	R-3	24	2	Above Mod	Yes	No
9908113	0.08	Single family	Medium Density Residential	R-3	24	2	Above Mod	Yes	No
9908114	0.07	Single family	Medium Density Residential	R-3	24	2	Above Mod	Yes	No
9908115	0.15	Single family	Medium Density Residential	R-3	24	3	Above Mod	Yes	No
9908117	0.22	Single family	Medium Density Residential	R-3	24	5	Above Mod	Yes	No



Accessor Parcel Number	Acres	Existing Use/Vacant	GPLU	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
9908120	0.10	Single family	Medium Density Residential	R-3	24	2	Above Mod	Yes	No
9908125	0.17	Single family	Medium Density Residential	R-3	24	4	Above Mod	Yes	No
9908205	0.16	Single family	Medium Density Residential	R-3	24	3	Above Mod	Yes	No
9908206	0.16	Single family	Medium Density Residential	R-3	24	3	Above Mod	Yes	No
9908207	0.16	Single family	Medium Density Residential	R-3	24	3	Above Mod	Yes	No
9908218	0.15	Single family	Medium Density Residential	R-3	24	3	Above Mod	Yes	No
9908219	0.15	Single family	Medium Density Residential	R-3	24	3	Above Mod	Yes	No
9908220	0.15	Single family	Medium Density Residential	R-3	24	3	Above Mod	Yes	No
9908245	0.15	Single family	Medium Density Residential	R-3	24	3	Above Mod	Yes	No
9908250	0.16	Single family	Medium Density Residential	R-3	24	3	Above Mod	Yes	No
9909104	0.05	Commercial	Residential/Commercial Mixed Use 1	GGMU-1	60	7	Above Mod	Yes	No
9909105	0.15	Commercial	Residential/Commercial Mixed Use 1	GGMU-1	60	7	Above Mod	Yes	No
9909111	0.15	Commercial	Residential/Commercial Mixed Use 1	GGMU-1	60	7	Above Mod	Yes	No
9909112	0.16	Commercial	Residential/Commercial Mixed Use 1	GGMU-1	60	7	Above Mod	Yes	No
9909114	0.17	Civic Facilities	Residential/Commercial Mixed Use 1	GGMU-1	60	8	Above Mod	Yes	No
9909115	0.25	Civic Facilities	Residential/Commercial Mixed Use 1	GGMU-1	60	11	Above Mod	Yes	No
9909127	0.08	Commercial	Residential/Commercial Mixed Use 1	GGMU-1	60	4	Above Mod	Yes	No
9909128	0.11	Commercial	Residential/Commercial Mixed Use 1	GGMU-1	60	5	Above Mod	Yes	No



Accessor Parcel Number	Acres	Existing Use/Vacant	GPLU	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
9909129	0.27	Commercial	Residential/Commercial Mixed Use 1	GGMU-1	60	12	Above Mod	Yes	No
9909130	0.14	Commercial	Residential/Commercial Mixed Use 1	GGMU-1	60	6	Above Mod	Yes	No
9909136	0.41	Commercial	Residential/Commercial Mixed Use 1	GGMU-1	60	19	Above Mod	Yes	No
9909137	0.22	Commercial	Residential/Commercial Mixed Use 1	GGMU-1	60	10	Above Mod	Yes	No
9909138	0.30	Commercial	Residential/Commercial Mixed Use 1	GGMU-1	60	13	Above Mod	Yes	No
9909139	0.37	Commercial	Residential/Commercial Mixed Use 1	GGMU-1	60	17	Above Mod	Yes	No
9909143	0.00	Commercial	Residential/Commercial Mixed Use 1	GGMU-1	60	16	Above Mod	Yes	No
9912101	0.17	Single family	Medium Density Residential	R-3	24	4	Above Mod	Yes	No
9912102	0.15	Single family	Medium Density Residential	R-3	24	3	Above Mod	Yes	No
9912103	0.15	Single family	Medium Density Residential	R-3	24	3	Above Mod	Yes	No
9912104	0.15	Single family	Medium Density Residential	R-3	24	3	Above Mod	Yes	No
9912105	0.15	Single family	Medium Density Residential	R-3	24	3	Above Mod	Yes	No
9912106	0.15	Single family	Medium Density Residential	R-3	24	3	Above Mod	Yes	No
9912107	0.15	Single family	Medium Density Residential	R-3	24	3	Above Mod	Yes	No
9912108	0.15	Single family	Medium Density Residential	R-3	24	3	Above Mod	Yes	No
9912109	0.15	Single family	Medium Density Residential	R-3	24	3	Above Mod	Yes	No
9912110	0.15	Single family	Medium Density Residential	R-3	24	3	Above Mod	Yes	No
9912111	0.17	Single family	Medium Density Residential	R-3	24	4	Above Mod	Yes	No



Accessor Parcel Number	Acres	Existing Use/Vacant	GPLU	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
9912112	0.17	Single family	Medium Density Residential	R-3	24	4	Above Mod	Yes	No
9912113	0.15	Single family	Medium Density Residential	R-3	24	3	Above Mod	Yes	No
9912114	0.15	Single family	Medium Density Residential	R-3	24	3	Above Mod	Yes	No
9912115	0.15	Single family	Medium Density Residential	R-3	24	3	Above Mod	Yes	No
9912116	0.15	Single family	Medium Density Residential	R-3	24	3	Above Mod	Yes	No
9912117	0.15	Single family	Medium Density Residential	R-3	24	3	Above Mod	Yes	No
9912118	0.15	Single family	Medium Density Residential	R-3	24	3	Above Mod	Yes	No
9912119	0.15	Single family	Medium Density Residential	R-3	24	3	Above Mod	Yes	No
9912120	0.15	Single family	Medium Density Residential	R-3	24	3	Above Mod	Yes	No
9912121	0.15	Single family	Medium Density Residential	R-3	24	3	Above Mod	Yes	No
9912122	0.17	Single family	Medium Density Residential	R-3	24	4	Above Mod	Yes	No
9912201	0.17	Single family	Medium Density Residential	R-3	24	3	Above Mod	Yes	No
9912202	0.15	Single family	Medium Density Residential	R-3	24	3	Above Mod	Yes	No
9912203	0.15	Single family	Medium Density Residential	R-3	24	3	Above Mod	Yes	No
9912204	0.15	Single family	Medium Density Residential	R-3	24	3	Above Mod	Yes	No
9912205	0.15	Single family	Medium Density Residential	R-3	24	3	Above Mod	Yes	No
9912206	0.15	Single family	Medium Density Residential	R-3	24	3	Above Mod	Yes	No
9912207	0.15	Single family	Medium Density Residential	R-3	24	3	Above Mod	Yes	No



Accessor Parcel Number	Acres	Existing Use/Vacant	GPLU	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
9912208	0.15	Single family	Medium Density Residential	R-3	24	3	Above Mod	Yes	No
9912209	0.15	Single family	Medium Density Residential	R-3	24	3	Above Mod	Yes	No
9912210	0.15	Single family	Medium Density Residential	R-3	24	3	Above Mod	Yes	No
9912211	0.17	Single family	Medium Density Residential	R-3	24	4	Above Mod	Yes	No
9912212	0.17	Single family	Medium Density Residential	R-3	24	3	Above Mod	Yes	No
9912213	0.15	Single family	Medium Density Residential	R-3	24	3	Above Mod	Yes	No
9912214	0.15	Single family	Medium Density Residential	R-3	24	3	Above Mod	Yes	No
9912215	0.15	Single family	Medium Density Residential	R-3	24	3	Above Mod	Yes	No
9912216	0.15	Single family	Medium Density Residential	R-3	24	3	Above Mod	Yes	No
9912217	0.15	Single family	Medium Density Residential	R-3	24	3	Above Mod	Yes	No
9912218	0.15	Single family	Medium Density Residential	R-3	24	3	Above Mod	Yes	No
9912219	0.15	Single family	Medium Density Residential	R-3	24	3	Above Mod	Yes	No
9912220	0.15	Single family	Medium Density Residential	R-3	24	3	Above Mod	Yes	No
9912221	0.15	Single family	Medium Density Residential	R-3	24	3	Above Mod	Yes	No
9912222	0.17	Single family	Medium Density Residential	R-3	24	3	Above Mod	Yes	No
9912302	0.05	Single family	Medium Density Residential	R-3	24	1	Above Mod	Yes	No
9912305	0.17	Single family	Medium Density Residential	R-3	24	4	Above Mod	Yes	No
9912306	0.17	Single family	Medium Density Residential	R-3	24	4	Above Mod	Yes	No





Accessor Parcel Number	Acres	Existing Use/Vacant	GPLU	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
9912307	0.17	Single family	Medium Density Residential	R-3	24	4	Above Mod	Yes	No
9912308	0.17	Single family	Medium Density Residential	R-3	24	4	Above Mod	Yes	No
9912309	0.17	Single family	Medium Density Residential	R-3	24	4	Above Mod	Yes	No
9912310	0.17	Single family	Medium Density Residential	R-3	24	4	Above Mod	Yes	No
9912311	0.17	Single family	Medium Density Residential	R-3	24	4	Above Mod	Yes	No
9912312	0.17	Single family	Medium Density Residential	R-3	24	3	Above Mod	Yes	No
9912313	0.17	Single family	Medium Density Residential	R-3	24	3	Above Mod	Yes	No
9912314	0.10	Single family	Medium Density Residential	R-3	24	2	Above Mod	Yes	No
9912315	0.12	Single family	Medium Density Residential	R-3	24	2	Above Mod	Yes	No
9912317	0.32	Single family	Medium Density Residential	R-3	24	6	Above Mod	Yes	No
9912320	0.18	Single family	Medium Density Residential	R-3	24	4	Above Mod	Yes	No
9912323	0.15	Single family	Medium Density Residential	R-3	24	3	Above Mod	Yes	No
9912325	0.15	Single family	Medium Density Residential	R-3	24	3	Above Mod	Yes	No
9912326	0.18	Single family	Medium Density Residential	R-3	24	4	Above Mod	Yes	No
9912327	0.18	Single family	Medium Density Residential	R-3	24	4	Above Mod	Yes	No
9912328	0.18	Single family	Medium Density Residential	R-3	24	4	Above Mod	Yes	No
9912329	0.34	Single family	Medium Density Residential	R-3	24	7	Above Mod	Yes	No
9912333	0.16	Single family	Medium Density Residential	R-3	24	3	Above Mod	Yes	No



Accessor Parcel Number	Acres	Existing Use/Vacant	GPLU	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
9912336	0.17	Single family	Medium Density Residential	R-3	24	3	Above Mod	Yes	No
9912341	0.10	Single family	Medium Density Residential	R-3	24	2	Above Mod	Yes	No
9912342	0.16	Single family	Medium Density Residential	R-3	24	3	Above Mod	Yes	No
9912401	0.19	Single family	Medium Density Residential	R-3	24	4	Above Mod	Yes	No
9912402	0.17	Single family	Medium Density Residential	R-3	24	4	Above Mod	Yes	No
9912403	0.18	Single family	Medium Density Residential	R-3	24	4	Above Mod	Yes	No
9912408	0.18	Single family	Medium Density Residential	R-3	24	4	Above Mod	Yes	No
9912412	0.24	Single family	Medium Density Residential	R-3	24	5	Above Mod	Yes	No
9912414	0.20	Single family	Medium Density Residential	R-3	24	4	Above Mod	Yes	No
9912415	0.29	Single family	Medium Density Residential	R-3	24	6	Above Mod	Yes	No
9916205	0.51	Single family	Medium Density Residential	C-1	24	10	Above Mod	Yes	No
9916233	0.13	Single family	Medium Density Residential	R-3	24	3	Above Mod	Yes	No
9916235	0.28	Single family	Medium Density Residential	R-3	24	6	Above Mod	Yes	No
9916236	0.23	Single family	Medium Density Residential	R-3	24	5	Above Mod	Yes	No
9916239	0.13	Single family	Medium Density Residential	R-3	24	3	Above Mod	Yes	No
9917308	0.46	Vacant	Medium Density Residential	C-1	24	10	Above Mod	Yes	No
9917310	0.93	Vacant	Medium Density Residential	C-1	24	50	Above Mod	Yes	No
9917320	0.51	Vacant	Medium Density Residential	R-3	24	11	Above Mod	Yes	No



Accessor Parcel Number	Acres	Existing Use/Vacant	GPLU	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
9917345	0.45	Vacant	Medium Density Residential	R-3	24	9	Above Mod	Yes	No
9918112	0.76	Commercial	Residential/Commercial Mixed Use 2	GGMU-2	24	15	Above Mod	Yes	No
9927350	0.17	Commercial	Residential/Commercial Mixed Use 2	GGMU-2	24	3	Above Mod	Yes	No
9929103	0.19	Single family	Medium Density Residential	R-3	24	4	Above Mod	Yes	No
9929104	0.19	Single family	Medium Density Residential	R-3	24	4	Above Mod	Yes	No
9929105	0.19	Single family	Medium Density Residential	R-3	24	4	Above Mod	Yes	No
9929106	0.19	Single family	Medium Density Residential	R-3	24	4	Above Mod	Yes	No
9929107	0.19	Single family	Medium Density Residential	R-3	24	4	Above Mod	Yes	No
9929109	0.28	Single family	Medium Density Residential	R-3	24	6	Above Mod	Yes	No
9929110	0.28	Single family	Medium Density Residential	R-3	24	6	Above Mod	Yes	No
9929111	0.28	Single family	Medium Density Residential	R-3	24	6	Above Mod	Yes	No
9936114	0.21	Single family	Medium Density Residential	R-1	24	1	Above Mod	Yes	No
9936116	0.21	Single family	Medium Density Residential	R-1	24	1	Above Mod	Yes	No
9950444	0.30	Vacant	Residential/Commercial Mixed Use 2	GGMU-2	24	5	Above Mod	Yes	No
9950445	0.34	Commercial	Residential/Commercial Mixed Use 2	GGMU-2	24	6	Above Mod	Yes	No
9950447	0.37	Commercial	Residential/Commercial Mixed Use 2	GGMU-2	24	7	Above Mod	Yes	No
10002128	0.32	Single family	Civic Center Mixed Use	CC-3	60	5	Above Mod	Yes	No
10002128	0.32	Single family	Civic Center Mixed Use	CC-3	60	9	Above Mod	Yes	No



Accessor Parcel Number	Acres	Existing Use/Vacant	GPLU	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
10004240	0.39	Vacant	Residential/Commercial Mixed Use 2	GGMU-2	24	7	Above Mod	Yes	No
10007423	0.00	Religious institution	Civic/Institutional	R-1	0	7	Above Mod	Yes	No
10007425	0.18	Single family	Low Medium Density Residential	R-1	24	1	Above Mod	Yes	No
10007427	0.21	Single family	Low Medium Density Residential	R-1	24	1	Above Mod	Yes	No
10008301	0.76	Single family	Low Medium Density Residential	R-1	21	5	Above Mod	Yes	No
10008307	0.82	Single family	Low Medium Density Residential	PUD(R-2)	24	7	Above Mod	Yes	No
10008308	0.24	Single family	Low Medium Density Residential	PUD(R-1)	24	1	Above Mod	Yes	No
10010125	0.15	Commercial	Civic Center Mixed Use	CC-3	60	7	Above Mod	Yes	No
10010135	0.15	Commercial	Civic Center Mixed Use	CC-3	60	7	Above Mod	Yes	No
10010136	0.14	Commercial	Civic Center Mixed Use	CC-3	60	6	Above Mod	Yes	No
10010137	0.14	Commercial	Civic Center Mixed Use	CC-3	60	6	Above Mod	Yes	No
10010138	0.28	Commercial	Civic Center Mixed Use	CC-3	60	13	Above Mod	Yes	No
10010139	0.28	Commercial	Civic Center Mixed Use	CC-3	60	13	Above Mod	Yes	No
10010140	0.14	Commercial	Civic Center Mixed Use	CC-3	60	6	Above Mod	Yes	No
10010141	0.14	Commercial	Civic Center Mixed Use	CC-3	60	6	Above Mod	Yes	No
10010142	0.14	Commercial	Civic Center Mixed Use	CC-3	60	6	Above Mod	Yes	No
10010144	0.20	Commercial	Civic Center Mixed Use	CC-3	60	9	Above Mod	Yes	No
10010145	0.16	Commercial	Civic Center Mixed Use	CC-3	60	7	Above Mod	Yes	No



Accessor Parcel Number	Acres	Existing Use/Vacant	GPLU	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
10010146	0.16	Commercial	Civic Center Mixed Use	CC-3	60	7	Above Mod	Yes	No
10010147	0.16	Commercial	Civic Center Mixed Use	CC-3	60	7	Above Mod	Yes	No
10012233	1.12	Commercial	International West Mixed Use	C-3/HO	70	25	Above Mod	Yes	No
10013056	2.30	Used auto sales	International West Mixed Use	C-3/HO	70	152	Above Mod	Yes	No
10013071	1.41	Commercial	International West Mixed Use	C-2/HO	70	91	Above Mod	Yes	No
10013072	1.52	Light industrial	International West Mixed Use	C-2/HO	70	54	Above Mod	Yes	No
10013073	0.27	Commercial	International West Mixed Use	C-2/HO	70	48	Above Mod	Yes	No
10013074	0.74	Commercial	International West Mixed Use	C-2/HO	70	49	Above Mod	Yes	No
10014109	0.88	Vacant	Medium Density Residential	R-3	24	18	Above Mod	Yes	No
10014110	0.53	Vacant	Medium Density Residential	R-3	24	11	Above Mod	Yes	No
10014111	2.80	Light industrial	Medium Density Residential	R-3	24	56	Above Mod	Yes	No
10015132	0.35	Single family	Medium Density Residential	R-3	24	7	Above Mod	Yes	No
10015133	0.32	Motel	Medium Density Residential	R-3	24	6	Above Mod	Yes	No
10015134	0.15	Motel	Medium Density Residential	R-3	24	3	Above Mod	Yes	No
10033525	1.01	Commercial	International West Mixed Use	HCSP-TS	70	68	Above Mod	Yes	No
10033530	0.76	Commercial	International West Mixed Use	HCSP-TS	70	51	Above Mod	Yes	No
10033534	0.85	Commercial	International West Mixed Use	HCSP-TS	70	57	Above Mod	Yes	No
10033537	0.82	Commercial	International West Mixed Use	HCSP-TS	70	55	Above Mod	Yes	No



Accessor Parcel Number	Acres	Existing Use/Vacant	GPLU	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
10034521	0.44	Commercial	International West Mixed Use	HCSP-TS	70	23	Above Mod	Yes	No
10034523	1.20	Commercial	International West Mixed Use	HCSP-TS	70	79	Above Mod	Yes	No
10034715	0.47	Commercial	International West Mixed Use	HCSP-TS	70	25	Above Mod	Yes	No
10035118	0.14	Single family	Medium Density Residential	R-1	24	1	Above Mod	Yes	No
10035130	0.26	Single family	Medium Density Residential	R-3	24	5	Above Mod	Yes	No
10036233	1.00	Single family	Medium Density Residential	R-1	24	6	Above Mod	Yes	No
10036234	1.11	Religious institution	Medium Density Residential	R-3	24	16	Above Mod	Yes	No
10101102	0.30	Commercial	International West Mixed Use	HCSP-OP	70	16	Above Mod	Yes	No
10101103	0.15	Multi-family	International West Mixed Use	HCSP-OP	70	8	Above Mod	Yes	No
10102017	0.92	Single family	Low Medium Density Residential	R-1	24	5	Above Mod	Yes	No
10108071	0.05	Commercial	International West Mixed Use	C-3/HO	70	36	Above Mod	Yes	No
10108073	0.54	Commercial	International West Mixed Use	C-2/HO	70	36	Above Mod	Yes	No
10108074	0.53	Commercial	International West Mixed Use	C-3/HO	70	35	Above Mod	Yes	No
10108076	0.38	Commercial	International West Mixed Use	C-2/HO	70	25	Above Mod	Yes	No
10131117	0.15	Commercial	International West Mixed Use	C-3/HO	70	8	Above Mod	Yes	No
10131119	0.14	Commercial	International West Mixed Use	C-3/HO	70	7	Above Mod	Yes	No
10131120	0.14	Commercial	International West Mixed Use	C-3/HO	70	7	Above Mod	Yes	No
10131121	0.14	Commercial	International West Mixed Use	C-3/HO	70	7	Above Mod	Yes	No



Accessor Parcel Number	Acres	Existing Use/Vacant	GPLU	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
10131124	0.14	Commercial	International West Mixed Use	C-3/HO	70	7	Above Mod	Yes	No
10131125	0.44	Commercial	International West Mixed Use	C-3/HO	70	23	Above Mod	Yes	No
10131533	0.29	Commercial	International West Mixed Use	C-3/HO	70	15	Above Mod	Yes	No
10134365	0.39	Commercial	International West Mixed Use	R-1/HO	70	21	Above Mod	Yes	No
10135205	0.15	Single family	Medium Density Residential	R-3	24	3	Above Mod	Yes	No
10145202	1.10	Commercial	International West Mixed Use	M-1/HO	70	72	Above Mod	Yes	No
10146214	0.00	School	Civic/Institutional	R-1	0	27	Above Mod	Yes	No
10161102	0.90	Commercial	International West Mixed Use	HCSP-OP	70	60	Above Mod	Yes	No
10161178	1.41	Convalescent Home	International West Mixed Use	HCSP-OP	70	94	Above Mod	Yes	No
10164201	0.56	Commercial	International West Mixed Use	C-1/HO	70	40	Above Mod	Yes	No
10164202	1.10	Commercial	International West Mixed Use	C-1/HO	70	74	Above Mod	Yes	No
10165212	0.63	Single family	Low Medium Density Residential	R-3	24	13	Above Mod	Yes	No
10168122	1.11	Commercial	International West Mixed Use	C-3/HO	70	75	Above Mod	Yes	No
13146209	0.34	Multi-family	Low Medium Density Residential	R-2	24	7	Above Mod	Yes	No
13146210	0.13	Single family	Low Medium Density Residential	R-2	24	3	Above Mod	Yes	No
13146212	0.14	Single family	Low Medium Density Residential	R-2	24	3	Above Mod	Yes	No
13146217	0.18	Single family	Low Medium Density Residential	R-2	24	4	Above Mod	Yes	No
13146223	0.30	Single family	Low Medium Density Residential	R-2	24	6	Above Mod	Yes	No





Accessor Parcel Number	Acres	Existing Use/Vacant	GPLU	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
13146224	0.30	Single family	Low Medium Density Residential	R-2	24	6	Above Mod	Yes	No
13154118	0.42	Commercial	Residential/Commercial Mixed Use 2	GGMU-2	24	7	Above Mod	Yes	No
13154121	0.65	Commercial	Residential/Commercial Mixed Use 2	GGMU-2	24	15	Above Mod	Yes	No
13167107	0.00	Light industrial	Industrial/Residential Mixed Use 1	M-P	60	34	Above Mod	Yes	No
13167108	0.69	Light industrial	Industrial/Residential Mixed Use 1	M-P	60	30	Above Mod	Yes	No
13167110	1.00	Light industrial	Industrial/Residential Mixed Use 1	M-P	60	57	Above Mod	Yes	No
13168261	1.37	Office	Residential/Commercial Mixed Use 1	GGMU-0	60	76	Above Mod	Yes	No
13210104	0.50	Single family	Medium Density Residential	R-3	24	4	Above Mod	Yes	No
13210105	0.18	Single family	Medium Density Residential	R-3	24	4	Above Mod	Yes	No
13210106	0.18	Single family	Medium Density Residential	R-3	24	4	Above Mod	Yes	No
13210108	0.18	Single family	Medium Density Residential	R-3	24	4	Above Mod	Yes	No
13210109	0.18	Single family	Medium Density Residential	R-3	24	4	Above Mod	Yes	No
13210110	0.18	Single family	Medium Density Residential	R-3	24	4	Above Mod	Yes	No
13210111	0.18	Single family	Medium Density Residential	R-3	24	4	Above Mod	Yes	No
13210112	0.20	Single family	Medium Density Residential	R-3	24	4	Above Mod	Yes	No
13210113	0.25	Single family	Medium Density Residential	R-3	24	5	Above Mod	Yes	No
13240231	2.20	Civic Facilities	Residential/Commercial Mixed Use 2	NMU	24	50	Above Mod	Yes	No
13241110	0.28	Single family	Medium Density Residential	R-3	24	5	Above Mod	Yes	No



Accessor Parcel Number	Acres	Existing Use/Vacant	GPLU	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
13241301	0.33	Single family	Medium Density Residential	R-1	24	2	Above Mod	Yes	No
13241302	0.34	Single family	Medium Density Residential	R-1	24	2	Above Mod	Yes	No
13242319	0.00	Commercial	Low Density Residential	R-1	11	5	Above Mod	Yes	No
13242330	0.37	Commercial	Medium Density Residential	R-3	24	8	Above Mod	Yes	No
13308227	0.52	Vacant	Low Density Residential	R-1	11	6	Above Mod	Yes	No
13309101	0.28	Commercial	Residential/Commercial Mixed Use 2	NMU	24	6	Above Mod	Yes	No
13309102	0.80	Commercial	Residential/Commercial Mixed Use 2	NMU	24	18	Above Mod	Yes	No
13309103	0.88	Commercial	Residential/Commercial Mixed Use 2	NMU	24	19	Above Mod	Yes	No
13309113	0.36	Single family	Residential/Commercial Mixed Use 2	NMU	24	7	Above Mod	Yes	No
13309146	0.30	Commercial	Residential/Commercial Mixed Use 2	NMU	24	5	Above Mod	Yes	No
13309147	0.41	Commercial	Residential/Commercial Mixed Use 2	NMU	24	7	Above Mod	Yes	No
13309148	0.44	Commercial	Residential/Commercial Mixed Use 2	NMU	24	8	Above Mod	Yes	No
13309149	0.81	Commercial	Residential/Commercial Mixed Use 2	NMU	24	19	Above Mod	Yes	No
13310241	2.10	Religious institution	Low Density Residential	R-1	11	6	Above Mod	Yes	No
13311110	2.00	School	Medium Density Residential	R-3	24	17	Above Mod	Yes	No
13311127	0.20	Commercial	Residential/Commercial Mixed Use 2	NMU	24	4	Above Mod	Yes	No
13311129	0.69	Commercial	Residential/Commercial Mixed Use 2	NMU	24	16	Above Mod	Yes	No
13311135	1.25	Commercial	Residential/Commercial Mixed Use 2	NMU	24	29	Above Mod	Yes	No



Accessor Parcel Number	Acres	Existing Use/Vacant	GPLU	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
13320146	0.19	Single family	Medium Density Residential	R-3	24	5	Above Mod	Yes	No
13327241	0.61	Single family	Medium Density Residential	R-3	24	8	Above Mod	Yes	No
13336302	0.22	Commercial	Residential/Commercial Mixed Use 3	GGMU-3	48	8	Above Mod	Yes	No
13336303	0.22	Commercial	Residential/Commercial Mixed Use 3	GGMU-3	48	8	Above Mod	Yes	No
13336304	0.39	Commercial	Residential/Commercial Mixed Use 3	GGMU-3	48	14	Above Mod	Yes	No
13336306	0.40	Commercial	Residential/Commercial Mixed Use 3	GGMU-3	48	25	Above Mod	Yes	No
13336307	0.40	Commercial	Residential/Commercial Mixed Use 3	GGMU-3	48	14	Above Mod	Yes	No
13337147	0.46	Commercial	Residential/Commercial Mixed Use 3	GGMU-3	48	17	Above Mod	Yes	No
13337148	0.42	Commercial	Residential/Commercial Mixed Use 3	GGMU-3	48	15	Above Mod	Yes	No
13337151	0.35	Commercial	Residential/Commercial Mixed Use 3	GGMU-3	48	13	Above Mod	Yes	No
13337161	0.57	Commercial	Residential/Commercial Mixed Use 3	GGMU-3	48	15	Above Mod	Yes	No
13337206	0.99	Vacant	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13337206	0.99	Vacant	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13337206	0.99	Vacant	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13337206	0.99	Vacant	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13338109	0.33	Commercial	Medium Density Residential	C-1	24	6	Above Mod	Yes	No
13338110	0.18	Commercial	Medium Density Residential	R-3	24	4	Above Mod	Yes	No
13338111	0.17	Commercial	Medium Density Residential	R-3	24	3	Above Mod	Yes	No



Accessor Parcel Number	Acres	Existing Use/Vacant	GPLU	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
13338125	0.14	Commercial	Medium Density Residential	R-3	24	3	Above Mod	Yes	No
13338126	0.21	Commercial	Medium Density Residential	R-3	24	4	Above Mod	Yes	No
13338127	0.28	Commercial	Medium Density Residential	R-3	24	6	Above Mod	Yes	No
13338128	1.10	Commercial	Medium Density Residential	C-2	24	6	Above Mod	Yes	No
13338208	0.30	Commercial	Medium Density Residential	C-2	24	6	Above Mod	Yes	No
13338212	0.33	Commercial	Residential/Commercial Mixed Use 2	GGMU-2	24	12	Above Mod	Yes	No
13338213	0.22	Commercial	Residential/Commercial Mixed Use 2	GGMU-2	24	7	Above Mod	Yes	No
13338223	0.23	Multi-family	Residential/Commercial Mixed Use 2	GGMU-2	24	3	Above Mod	Yes	No
13338224	0.42	Commercial	Residential/Commercial Mixed Use 2	GGMU-2	24	8	Above Mod	Yes	No
13342109	0.50	Single family	Low Medium Density Residential	R-2	24	10	Above Mod	Yes	No
13342111	0.27	Single family	Low Medium Density Residential	R-2	24	5	Above Mod	Yes	No
13342124	0.30	Commercial	Medium Density Residential	C-1	24	2	Above Mod	Yes	No
13342125	0.42	Commercial	Medium Density Residential	R-2	24	7	Above Mod	Yes	No
13342127	0.34	Commercial	Medium Density Residential	R-3	24	6	Above Mod	Yes	No
13342141	0.41	Commercial	Medium Density Residential	R-3	24	8	Above Mod	Yes	No
13342143	10.32	Commercial	Medium Density Residential	R-2	24	8	Above Mod	Yes	No
13343101	0.23	Single family	Low Medium Density Residential	R-2	24	5	Above Mod	Yes	No
13343102	0.24	Single family	Low Medium Density Residential	R-2	24	5	Above Mod	Yes	No



Accessor Parcel Number	Acres	Existing Use/Vacant	GPLU	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
13343103	0.24	Single family	Low Medium Density Residential	R-2	24	5	Above Mod	Yes	No
13343104	0.24	Single family	Low Medium Density Residential	R-2	24	5	Above Mod	Yes	No
13343106	0.22	Single family	Low Medium Density Residential	R-2	24	4	Above Mod	Yes	No
13343108	0.24	Single family	Low Medium Density Residential	R-2	24	5	Above Mod	Yes	No
13343109	0.24	Single family	Low Medium Density Residential	R-2	24	5	Above Mod	Yes	No
13343110	0.24	Single family	Low Medium Density Residential	R-2	24	5	Above Mod	Yes	No
13343113	0.24	Single family	Low Medium Density Residential	R-2	24	5	Above Mod	Yes	No
13343117	0.30	Commercial	Residential/Commercial Mixed Use 2	GGMU-2	24	5	Above Mod	Yes	No
13343118	0.15	Commercial	Residential/Commercial Mixed Use 2	GGMU-2	24	3	Above Mod	Yes	No
13343119	0.15	Commercial	Residential/Commercial Mixed Use 2	GGMU-2	24	3	Above Mod	Yes	No
13343120	0.15	Commercial	Residential/Commercial Mixed Use 2	GGMU-2	24	3	Above Mod	Yes	No
13343127	0.24	Single family	Low Medium Density Residential	R-2	24	5	Above Mod	Yes	No
13343128	0.24	Single family	Low Medium Density Residential	R-2	24	5	Above Mod	Yes	No
13343130	0.24	Single family	Low Medium Density Residential	R-2	24	5	Above Mod	Yes	No
13343132	0.24	Single family	Low Medium Density Residential	R-2	24	5	Above Mod	Yes	No
13343134	0.24	Single family	Low Medium Density Residential	R-2	24	5	Above Mod	Yes	No
13343135	0.24	Single family	Low Medium Density Residential	R-2	24	5	Above Mod	Yes	No
13343137	0.24	Single family	Low Medium Density Residential	R-2	24	5	Above Mod	Yes	No



Accessor Parcel Number	Acres	Existing Use/Vacant	GPLU	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
13343138	0.15	Commercial	Residential/Commercial Mixed Use 2	GGMU-2	24	3	Above Mod	Yes	No
13343141	0.22	Single family	Low Medium Density Residential	R-2	24	4	Above Mod	Yes	No
13343142	0.24	Single family	Low Medium Density Residential	R-2	24	5	Above Mod	Yes	No
13343201	0.24	Single family	Low Medium Density Residential	R-2	24	5	Above Mod	Yes	No
13343202	0.24	Single family	Low Medium Density Residential	R-2	24	5	Above Mod	Yes	No
13343203	0.24	Single family	Low Medium Density Residential	R-2	24	5	Above Mod	Yes	No
13343205	0.24	Single family	Low Medium Density Residential	R-2	24	5	Above Mod	Yes	No
13343206	0.24	Single family	Low Medium Density Residential	R-2	24	5	Above Mod	Yes	No
13343208	0.24	Single family	Low Medium Density Residential	R-2	24	5	Above Mod	Yes	No
13343209	0.24	Single family	Low Medium Density Residential	R-2	24	5	Above Mod	Yes	No
13343217	0.01	Civic Facilities	Residential/Commercial Mixed Use 2	GGMU-2	24	1	Above Mod	Yes	No
13343224	0.23	Single family	Low Medium Density Residential	R-2	24	4	Above Mod	Yes	No
13343225	0.23	Single family	Low Medium Density Residential	R-2	24	4	Above Mod	Yes	No
13343226	0.23	Single family	Low Medium Density Residential	R-2	24	4	Above Mod	Yes	No
13343227	0.23	Single family	Low Medium Density Residential	R-2	24	4	Above Mod	Yes	No
13343229	0.23	Single family	Low Medium Density Residential	R-2	24	4	Above Mod	Yes	No
13343230	0.23	Single family	Low Medium Density Residential	R-2	24	4	Above Mod	Yes	No
13343231	0.23	Single family	Low Medium Density Residential	R-2	24	4	Above Mod	Yes	No



Accessor Parcel Number	Acres	Existing Use/Vacant	GPLU	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
13343232	0.22	Single family	Low Medium Density Residential	R-2	24	4	Above Mod	Yes	No
13343233	0.23	Single family	Low Medium Density Residential	R-2	24	4	Above Mod	Yes	No
13343234	0.23	Single family	Low Medium Density Residential	R-2	24	4	Above Mod	Yes	No
13343235	0.23	Single family	Low Medium Density Residential	R-2	24	4	Above Mod	Yes	No
13343240	0.14	Commercial	Residential/Commercial Mixed Use 2	GGMU-2	24	3	Above Mod	Yes	No
13343241	0.16	Commercial	Residential/Commercial Mixed Use 2	GGMU-2	24	3	Above Mod	Yes	No
13343242	0.16	Commercial	Residential/Commercial Mixed Use 2	GGMU-2	24	3	Above Mod	Yes	No
13343244	0.23	Single family	Low Medium Density Residential	R-2	24	4	Above Mod	Yes	No
13345416	0.29	Commercial	Residential/Commercial Mixed Use 3	GGMU-3	48	10	Above Mod	Yes	No
13345417	0.32	Commercial	Residential/Commercial Mixed Use 3	GGMU-3	48	12	Above Mod	Yes	No
13345418	0.32	Commercial	Residential/Commercial Mixed Use 3	GGMU-3	48	12	Above Mod	Yes	No
13345423	0.45	Commercial	Residential/Commercial Mixed Use 3	GGMU-3	48	18	Above Mod	Yes	No
13345426	0.35	Commercial	Residential/Commercial Mixed Use 3	GGMU-3	48	13	Above Mod	Yes	No
13346104	0.43	Single family	Medium Density Residential	R-3	24	9	Above Mod	Yes	No
13346107	0.18	Single family	Medium Density Residential	R-3	24	4	Above Mod	Yes	No
13346108	0.24	Single family	Medium Density Residential	R-3	24	5	Above Mod	Yes	No
13346112	0.20	Single family	Medium Density Residential	R-3	24	4	Above Mod	Yes	No
13346114	0.20	Single family	Medium Density Residential	R-3	24	4	Above Mod	Yes	No





Accessor Parcel Number	Acres	Existing Use/Vacant	GPLU	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
13346119	0.18	Single family	Medium Density Residential	R-3	24	5	Above Mod	Yes	No
13346209	0.48	Commercial	Residential/Commercial Mixed Use 2	GGMU-2	24	9	Above Mod	Yes	No
13346212	0.25	Light industrial	Residential/Commercial Mixed Use 2	GGMU-2	24	4	Above Mod	Yes	No
13346220	0.11	Commercial	Residential/Commercial Mixed Use 2	GGMU-2	24	2	Above Mod	Yes	No
13346221	0.23	Commercial	Residential/Commercial Mixed Use 2	GGMU-2	24	4	Above Mod	Yes	No
13346302	0.21	Single family	Medium Density Residential	R-3	24	4	Above Mod	Yes	No
13346303	0.21	Single family	Medium Density Residential	R-3	24	4	Above Mod	Yes	No
13346304	0.21	Single family	Medium Density Residential	R-3	24	4	Above Mod	Yes	No
13346306	0.17	Single family	Medium Density Residential	R-3	24	4	Above Mod	Yes	No
13346308	0.21	Single family	Medium Density Residential	R-3	24	4	Above Mod	Yes	No
13346309	0.21	Single family	Medium Density Residential	R-3	24	4	Above Mod	Yes	No
13346311	0.77	Vacant	Medium Density Residential	R-3	24	5	Above Mod	Yes	No
13346314	0.37	Vacant	Medium Density Residential	R-3	24	8	Above Mod	Yes	No
13346315	0.20	Single family	Medium Density Residential	R-3	24	4	Above Mod	Yes	No
13346316	0.22	Single family	Medium Density Residential	R-3	24	5	Above Mod	Yes	No
13346413	0.23	Single family	Residential/Commercial Mixed Use 2	GGMU-2	24	4	Above Mod	Yes	No
13346418	0.40	Commercial	Residential/Commercial Mixed Use 2	GGMU-2	24	7	Above Mod	Yes	No
13347104	0.15	Single family	Medium Density Residential	R-3	24	3	Above Mod	Yes	No



Accessor Parcel Number	Acres	Existing Use/Vacant	GPLU	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
13347108	0.25	Single family	Medium Density Residential	R-3	24	5	Above Mod	Yes	No
13347110	0.15	Single family	Medium Density Residential	R-3	24	3	Above Mod	Yes	No
13347111	0.17	Single family	Medium Density Residential	R-3	24	4	Above Mod	Yes	No
13347112	0.16	Single family	Medium Density Residential	R-3	24	3	Above Mod	Yes	No
13347116	0.18	Single family	Medium Density Residential	R-3	24	4	Above Mod	Yes	No
13347119	0.19	Single family	Medium Density Residential	R-3	24	4	Above Mod	Yes	No
13347120	0.26	Single family	Medium Density Residential	R-3	24	5	Above Mod	Yes	No
13347124	0.15	Single family	Medium Density Residential	R-3	24	3	Above Mod	Yes	No
13347125	0.15	Single family	Medium Density Residential	R-3	24	3	Above Mod	Yes	No
13347127	0.28	Single family	Medium Density Residential	R-3	24	6	Above Mod	Yes	No
13347128	0.20	Single family	Medium Density Residential	R-3	24	4	Above Mod	Yes	No
13347129	0.14	Single family	Medium Density Residential	R-3	24	3	Above Mod	Yes	No
13347211	0.11	Commercial	Residential/Commercial Mixed Use 2	GGMU-2	24	2	Above Mod	Yes	No
13347218	0.50	Commercial	Residential/Commercial Mixed Use 2	GGMU-2	24	9	Above Mod	Yes	No
13347219	0.18	Commercial	Residential/Commercial Mixed Use 2	GGMU-2	24	3	Above Mod	Yes	No
13347221	0.10	Commercial	Residential/Commercial Mixed Use 2	GGMU-2	24	2	Above Mod	Yes	No
13347303	0.18	Single family	Medium Density Residential	R-3	24	4	Above Mod	Yes	No
13347304	0.18	Single family	Medium Density Residential	R-3	24	4	Above Mod	Yes	No



Accessor Parcel Number	Acres	Existing Use/Vacant	GPLU	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
13347306	0.18	Single family	Medium Density Residential	R-3	24	4	Above Mod	Yes	No
13347307	0.18	Single family	Medium Density Residential	R-3	24	4	Above Mod	Yes	No
13347310	0.21	Single family	Medium Density Residential	R-3	24	4	Above Mod	Yes	No
13347311	0.21	Single family	Medium Density Residential	R-3	24	4	Above Mod	Yes	No
13347312	0.21	Single family	Medium Density Residential	R-3	24	4	Above Mod	Yes	No
13347314	0.20	Single family	Medium Density Residential	R-3	24	4	Above Mod	Yes	No
13347315	0.17	Single family	Medium Density Residential	R-3	24	4	Above Mod	Yes	No
13347322	0.00	Single family	Medium Density Residential	R-3	24	4	Above Mod	Yes	No
13347323	0.00	Single family	Medium Density Residential	R-3	24	3	Above Mod	Yes	No
13347409	0.22	Commercial	Residential/Commercial Mixed Use 2	GGMU-2	24	4	Above Mod	Yes	No
13347418	0.30	Commercial	Residential/Commercial Mixed Use 2	GGMU-2	24	5	Above Mod	Yes	No
13347420	0.34	Commercial	Residential/Commercial Mixed Use 2	GGMU-2	24	6	Above Mod	Yes	No
13347421	0.26	Commercial	Residential/Commercial Mixed Use 2	GGMU-2	24	5	Above Mod	Yes	No
21506437	0.00	Religious institution	Low Density Residential	R-1	11	9	Above Mod	Yes	No
21509118	0.17	Single family	Medium Density Residential	R-3	24	4	Above Mod	Yes	No
21509119	0.19	Single family	Medium Density Residential	R-3	24	4	Above Mod	Yes	No
21509120	0.20	Single family	Medium Density Residential	R-3	24	4	Above Mod	Yes	No
21509121	0.39	Single family	Medium Density Residential	R-3	24	4	Above Mod	Yes	No



Accessor Parcel Number	Acres	Existing Use/Vacant	GPLU	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
21509121	0.39	Vacant	Medium Density Residential	R-3	24	4	Above Mod	Yes	No
21509122	0.16	Single family	Medium Density Residential	R-3	24	3	Above Mod	Yes	No
21509123	0.17	Single family	Medium Density Residential	R-3	24	4	Above Mod	Yes	No
21509130	1.50	Religious institution	Medium Density Residential	R-3	24	16	Above Mod	Yes	No
21509216	0.10	Multi-family	Medium Density Residential	R-3	24	2	Above Mod	Yes	No
21510102	0.17	Single family	Medium Density Residential	R-3	24	3	Above Mod	Yes	No
21510103	0.20	Single family	Medium Density Residential	R-3	24	4	Above Mod	Yes	No
21510107	0.23	Single family	Medium Density Residential	R-3	24	5	Above Mod	Yes	No
21510108	0.25	Single family	Medium Density Residential	R-3	24	5	Above Mod	Yes	No
21510109	0.24	Single family	Medium Density Residential	R-3	24	5	Above Mod	Yes	No
21510110	0.22	Single family	Medium Density Residential	R-3	24	5	Above Mod	Yes	No
21510112	0.18	Single family	Medium Density Residential	R-3	24	4	Above Mod	Yes	No
21510118	0.15	Single family	Medium Density Residential	R-3	24	3	Above Mod	Yes	No
21510119	0.16	Single family	Medium Density Residential	R-3	24	3	Above Mod	Yes	No
21510120	0.19	Single family	Medium Density Residential	R-3	24	4	Above Mod	Yes	No
21510122	0.17	Single family	Medium Density Residential	R-3	24	4	Above Mod	Yes	No
21510124	0.18	Single family	Medium Density Residential	R-3	24	4	Above Mod	Yes	No
21510129	0.23	Single family	Medium Density Residential	R-3	24	5	Above Mod	Yes	No



Accessor Parcel Number	Acres	Existing Use/Vacant	GPLU	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
21510130	0.18	Single family	Medium Density Residential	R-3	24	4	Above Mod	Yes	No
21510131	0.23	Single family	Medium Density Residential	R-3	24	5	Above Mod	Yes	No
21510132	0.20	Single family	Medium Density Residential	R-3	24	4	Above Mod	Yes	No
21510133	0.53	Single family	Medium Density Residential	R-3	24	7	Above Mod	Yes	No
21510201	0.12	Single family	Medium Density Residential	R-3	24	3	Above Mod	Yes	No
21510202	0.15	Single family	Medium Density Residential	R-3	24	3	Above Mod	Yes	No
21510204	0.20	Single family	Medium Density Residential	R-3	24	4	Above Mod	Yes	No
21510207	0.44	Single family	Medium Density Residential	R-3	24	9	Above Mod	Yes	No
21510212	0.29	Single family	Medium Density Residential	R-3	24	6	Above Mod	Yes	No
21510217	0.21	Single family	Medium Density Residential	R-3	24	4	Above Mod	Yes	No
21510218	0.21	Single family	Medium Density Residential	R-3	24	4	Above Mod	Yes	No
21510219	0.21	Single family	Medium Density Residential	R-3	24	4	Above Mod	Yes	No
21513232	0.13	Single family	Medium Density Residential	R-3	24	3	Above Mod	Yes	No
21513236	0.19	Single family	Medium Density Residential	R-3	24	4	Above Mod	Yes	No
23102124	5.06	Religious institution	Low Medium Density Residential	R-3	24	34	Above Mod	Yes	No
23104129	0.19	Single family	Medium Density Residential	R-3	24	4	Above Mod	Yes	No
23116120	0.00	Religious institution	Low Density Residential	R-1	11	21	Above Mod	Yes	No
23131101	0.28	Single family	Medium Density Residential	R-3	24	2	Above Mod	Yes	No



Accessor Parcel Number	Acres	Existing Use/Vacant	GPLU	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
23131110	0.52	Single family	Low Density Residential	R-3	11	2	Above Mod	Yes	No
23131138	0.00	Single family	Low Density Residential	R-3	11	2	Above Mod	Yes	No
23131139	0.00	Single family	Low Density Residential	R-3	11	2	Above Mod	Yes	No
23138333	0.16	Single family	Low Density Residential	R-2	11	2	Above Mod	Yes	No
23138335	0.16	Single family	Low Density Residential	R-2	11	2	Above Mod	Yes	No
23138336	0.00	Single family	Low Density Residential	R-2	11	2	Above Mod	Yes	No
23138338	0.00	Single family	Low Density Residential	R-2	11	2	Above Mod	Yes	No
23138348	1.41	Single family	Low Medium Density Residential	R-2	24	27	Above Mod	Yes	No
23138349	2.10	Religious institution	Low Density Residential	R-2	11	6	Above Mod	Yes	No
23139225	0.13	Commercial	Residential/Commercial Mixed Use 3	GGMU-3	48	5	Above Mod	Yes	No
23140413	0.51	Commercial	Residential/Commercial Mixed Use 3	GGMU-3	48	24	Above Mod	Yes	No
23140501	0.45	Commercial	International West Mixed Use	HCSP-DC	70	25	Above Mod	Yes	No
23140611	0.19	Commercial	Residential/Commercial Mixed Use 3	GGMU-3	48	7	Above Mod	Yes	No
23142207	0.26	Commercial	International West Mixed Use	HCSP-SDS	70	13	Above Mod	Yes	No
23142208	0.27	Multi-family	International West Mixed Use	HCSP-DC	70	10	Above Mod	Yes	No
23142209	0.18	Multi-family	International West Mixed Use	HCSP-DC	70	10	Above Mod	Yes	No
23142210	0.17	Single family	International West Mixed Use	HCSP-DC	70	9	Above Mod	Yes	No
23142211	0.17	Single family	International West Mixed Use	HCSP-DC	70	9	Above Mod	Yes	No



Accessor Parcel Number	Acres	Existing Use/Vacant	GPLU	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
23142212	0.20	Single family	International West Mixed Use	HCSP-DC	70	11	Above Mod	Yes	No
23142214	0.23	Single family	International West Mixed Use	HCSP-SDS	70	13	Above Mod	Yes	No
23142215	0.19	Single family	International West Mixed Use	HCSP-SDS	70	10	Above Mod	Yes	No
23142216	0.16	Single family	International West Mixed Use	HCSP-SDS	70	9	Above Mod	Yes	No
23142217	0.16	Single family	International West Mixed Use	HCSP-SDS	70	9	Above Mod	Yes	No
23142218	0.16	Single family	International West Mixed Use	HCSP-SDS	70	9	Above Mod	Yes	No
23142219	0.16	Single family	International West Mixed Use	HCSP-SDS	70	9	Above Mod	Yes	No
23142220	0.16	Single family	International West Mixed Use	HCSP-SDS	70	9	Above Mod	Yes	No
23142221	0.16	Single family	International West Mixed Use	HCSP-SDS	70	9	Above Mod	Yes	No
23142222	0.16	Office	International West Mixed Use	HCSP-SDS	70	9	Above Mod	Yes	No
23142301	0.17	Commercial	International West Mixed Use	HCSP-SDS	70	9	Above Mod	Yes	No
23142302	0.17	Multi-family	International West Mixed Use	HCSP-SDS	70	9	Above Mod	Yes	No
23142303	0.17	Commercial	International West Mixed Use	HCSP-SDS	70	9	Above Mod	Yes	No
23142304	0.16	Single family	International West Mixed Use	HCSP-SDS	70	9	Above Mod	Yes	No
23142305	0.16	Single family	International West Mixed Use	HCSP-SDS	70	9	Above Mod	Yes	No
23142306	0.16	Single family	International West Mixed Use	HCSP-SDS	70	9	Above Mod	Yes	No
23142307	0.16	Single family	International West Mixed Use	HCSP-SDS	70	9	Above Mod	Yes	No
23142308	0.19	Single family	International West Mixed Use	HCSP-SDS	70	10	Above Mod	Yes	No





Accessor Parcel Number	Acres	Existing Use/Vacant	GPLU	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
23142309	0.19	Single family	International West Mixed Use	HCSP-SDS	70	10	Above Mod	Yes	No
23142310	0.16	Single family	International West Mixed Use	HCSP-SDS	70	9	Above Mod	Yes	No
23142311	0.16	Single family	International West Mixed Use	HCSP-SDS	70	9	Above Mod	Yes	No
23142312	0.16	Single family	International West Mixed Use	HCSP-SDS	70	9	Above Mod	Yes	No
23142313	0.16	Single family	International West Mixed Use	HCSP-SDS	70	9	Above Mod	Yes	No
23142314	0.16	Single family	International West Mixed Use	HCSP-SDS	70	9	Above Mod	Yes	No
23142315	0.16	Single family	International West Mixed Use	HCSP-SDS	70	9	Above Mod	Yes	No
23142316	0.16	Multi-family	International West Mixed Use	HCSP-SDS	70	9	Above Mod	Yes	No
23144101	0.00	Religious institution	Low Density Residential	R-1	11	7	Above Mod	Yes	No
23144135	0.36	Commercial	International West Mixed Use	PUD(C)	70	20	Above Mod	Yes	No
23144136	0.52	Commercial	International West Mixed Use	PUD(C)	70	34	Above Mod	Yes	No
23159102	3.80	Convalescent Home	Medium Density Residential	R-3	24	77	Above Mod	Yes	No
23160107	0.00	Religious institution	Low Density Residential	R-1	11	10	Above Mod	Yes	No
23302323	1.10	Multi-family	Medium Density Residential	R-3	24	21	Above Mod	Yes	No
23302325	0.18	Single family	Medium Density Residential	R-3	24	4	Above Mod	Yes	No
23110326	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
23112222	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
23112226	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No



Accessor Parcel Number	Acres	Existing Use/Vacant	GPLU	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
23110129	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
23312120	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09044510	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09044411	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09044410	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09044311	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09044310	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09044211	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09046612	0.32	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09046611	0.32	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09046505	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09046504	0.34	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13246307	0.29	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13246306	0.29	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13246706	0.39	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13246305	0.29	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13246304	0.29	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13246303	0.29	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No



Accessor Parcel Number	Acres	Existing Use/Vacant	GPLU	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
13246302	0.29	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13246301	0.29	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13246101	0.41	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13229301	0.34	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13228606	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13226109	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13227205	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13228309	0.34	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13228308	0.33	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13228307	0.34	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13228210	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13228209	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13228109	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13228208	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13228207	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13228206	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13228205	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13229132	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No



Accessor Parcel Number	Acres	Existing Use/Vacant	GPLU	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
13229133	0.35	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13228204	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13228203	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13229115	0.45	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13229114	0.31	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13228202	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13227128	0.30	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13228201	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13227123	0.62	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13221301	0.29	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13224247	0.29	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13221316	0.29	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13221302	0.31	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13221314	0.28	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13221313	0.42	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13221303	0.32	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13224246	0.44	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13224245	0.44	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No



Accessor Parcel Number	Acres	Existing Use/Vacant	GPLU	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
13224244	0.44	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13224243	0.59	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13224242	0.79	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13224241	0.88	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13224240	0.64	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13224238	0.88	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13224237	0.88	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13224235	0.87	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13224233	0.76	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13221304	0.58	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13221104	0.31	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13221305	0.70	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13222303	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13223112	0.29	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13223409	0.36	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13222301	0.30	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13223211	0.33	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13223114	0.29	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No



Accessor Parcel Number	Acres	Existing Use/Vacant	GPLU	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
13223307	0.32	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13222105	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13202406	0.28	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13202405	0.31	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13202401	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13223212	0.38	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13202221	0.30	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13202222	0.32	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13202227	0.28	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13204306	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13202210	0.30	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13202209	0.31	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13201208	0.42	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13202215	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13204301	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13202204	0.29	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13201207	0.35	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13201209	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No



Accessor Parcel Number	Acres	Existing Use/Vacant	GPLU	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
13202116	0.33	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13202117	0.32	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13201327	0.31	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13201328	0.39	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13202105	0.32	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13202104	0.32	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13202108	0.34	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13204140	0.28	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13203312	0.34	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13203315	0.31	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13203316	0.32	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13203305	0.35	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13203304	0.32	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13203119	0.29	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13203120	0.29	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13203108	0.28	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13203107	0.29	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13241302	0.35	Single family	Medium Density Residential	R-1	32	1	Above Mod	Yes	No





Accessor Parcel Number	Acres	Existing Use/Vacant	GPLU	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
13241301	0.32	Single family	Medium Density Residential	R-1	32	1	Above Mod	Yes	No
13244216	0.28	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13241303	0.25	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13241304	0.25	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13241305	0.25	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13241104	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13241103	0.30	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13241102	0.30	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13241101	0.30	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13242105	0.28	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13242104	0.28	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13242103	0.28	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13242210	0.61	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13242410	0.31	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13242416	0.34	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13242311	0.25	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13233312	0.33	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13233308	0.29	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No



Accessor Parcel Number	Acres	Existing Use/Vacant	GPLU	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
13233302	0.29	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13233128	0.35	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13233127	0.32	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13233125	0.40	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13233121	0.30	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13233118	0.29	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13233117	0.44	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13233132	0.43	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13233110	0.31	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13231318	0.35	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13233133	0.42	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13233140	1.39	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13233131	0.64	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13233134	0.44	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13233139	0.86	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13233107	0.33	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13233101	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13231208	0.29	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No



Accessor Parcel Number	Acres	Existing Use/Vacant	GPLU	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
13232201	0.61	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13232102	0.54	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13232205	0.66	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13232101	0.59	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13232103	0.70	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13231207	0.28	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13232202	0.35	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13232104	1.52	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13232203	0.40	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13232116	0.35	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13232206	0.69	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13231115	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13232110	0.65	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13232105	0.76	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13232117	0.42	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13232115	0.34	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13232118	0.42	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13231114	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No



Accessor Parcel Number	Acres	Existing Use/Vacant	GPLU	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
13231108	0.29	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13232123	0.41	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13232109	0.51	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13232111	0.44	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13232122	0.39	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13231111	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13232114	0.34	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13232106	0.52	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13231113	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13232119	0.44	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13232124	0.47	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13232121	0.50	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13232120	0.39	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13232113	0.39	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13232112	0.44	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13232108	0.44	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13232107	0.39	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13218215	0.25	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No



Accessor Parcel Number	Acres	Existing Use/Vacant	GPLU	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
13218206	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13218221	0.25	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13218205	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13218216	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13219336	0.34	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13218220	0.25	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13218217	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13218204	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13219325	0.35	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13219317	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13218218	0.25	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13218219	0.28	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13219305	0.41	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13219314	0.33	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13218117	0.31	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13218116	0.28	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13219313	0.59	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13218119	0.68	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No



Accessor Parcel Number	Acres	Existing Use/Vacant	GPLU	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
13219312	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13205514	0.29	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13205513	0.32	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13217215	0.25	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13205510	0.25	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13208513	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13205301	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13206230	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13206108	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13206233	0.30	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13206231	0.29	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13206232	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13206109	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13316211	0.28	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13316212	0.38	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13316311	0.38	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13316312	0.40	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13317211	0.40	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No



Accessor Parcel Number	Acres	Existing Use/Vacant	GPLU	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
13317212	0.43	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13317118	0.46	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
21511721	0.39	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13318332	0.33	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13318357	0.29	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13316210	0.34	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13316213	0.32	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13316310	0.32	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13316313	0.35	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13317117	0.38	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13317210	0.35	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13317213	0.37	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13316214	0.33	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13317116	0.38	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13316209	0.48	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
21511734	0.63	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13316309	0.32	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13316314	0.35	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No





Accessor Parcel Number	Acres	Existing Use/Vacant	GPLU	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
13317209	0.34	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13317214	0.37	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13318338	0.55	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13318358	0.96	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13317115	0.38	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13316208	0.36	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13316215	0.32	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13316308	0.32	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13316315	0.35	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13317208	0.35	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13317215	0.37	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13317114	0.38	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13316207	0.37	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13316216	0.32	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13316307	0.32	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13316323	0.35	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13317207	0.34	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13317216	0.37	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No



Accessor Parcel Number	Acres	Existing Use/Vacant	GPLU	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
13318306	0.31	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13318316	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
21511305	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13317113	0.38	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13316206	0.37	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13316217	0.32	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13316306	0.32	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13316317	0.34	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13317206	0.35	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13317217	0.37	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
21511306	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13317112	0.38	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
21511307	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13316205	0.37	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13316218	0.32	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13316305	0.32	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13316318	0.35	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13317205	0.35	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No



Accessor Parcel Number	Acres	Existing Use/Vacant	GPLU	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
13317218	0.37	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
21511308	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13317111	0.38	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13316204	0.37	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13316219	0.32	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13316304	0.32	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13316319	0.34	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13317204	0.35	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13317219	0.37	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
21512311	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13317110	0.38	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13316203	0.37	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
21512312	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13316220	0.32	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13316303	0.32	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13316320	0.35	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13317203	0.35	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13317220	0.37	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No



Accessor Parcel Number	Acres	Existing Use/Vacant	GPLU	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
21512313	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13317109	0.38	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13316202	0.37	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13316221	0.32	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13316302	0.32	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13316321	0.35	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13317202	0.34	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13317221	0.37	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
21512314	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13317108	0.36	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
21512315	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13316222	0.35	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13316301	0.35	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13316322	0.38	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13317201	0.38	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13317222	0.40	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
21512316	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13317107	0.42	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No



Accessor Parcel Number	Acres	Existing Use/Vacant	GPLU	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
21512317	0.29	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
21512318	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13316101	0.46	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13316102	0.33	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13316104	0.40	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13316105	0.38	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13316106	0.38	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13316107	0.38	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13316108	0.38	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13317101	0.38	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13317102	0.38	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13317103	0.38	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13317104	0.38	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13317120	0.39	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13317119	0.68	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
21512421	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
21512319	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
21512419	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No



Accessor Parcel Number	Acres	Existing Use/Vacant	GPLU	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
13307143	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13307140	0.29	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
21506111	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
21505208	0.28	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13307130	0.28	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
21505209	0.32	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
21505205	0.28	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
21505204	0.38	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
21506110	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13306146	0.28	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
21506109	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13307211	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13307217	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13307220	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
21505210	0.31	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
21505211	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
21506108	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13307104	0.43	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No



Accessor Parcel Number	Acres	Existing Use/Vacant	GPLU	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
21506435	0.33	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
21506107	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13307210	0.28	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13307206	0.30	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13307204	0.30	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13307103	0.29	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13307201	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13306148	0.31	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
21506106	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13307102	0.29	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
21506105	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
21506104	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13307101	0.48	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13307112	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13307115	0.28	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13307116	0.29	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13307117	0.33	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13307118	0.32	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No





Accessor Parcel Number	Acres	Existing Use/Vacant	GPLU	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
13307123	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13307124	0.28	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
21506103	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
21506102	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13308293	0.40	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13308209	0.30	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
21504307	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13308291	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13308290	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
21504131	0.29	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
21504134	0.41	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13154116	0.32	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13153123	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13153122	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13153121	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13153129	0.31	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13153130	0.31	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13153180	0.31	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No



Accessor Parcel Number	Acres	Existing Use/Vacant	GPLU	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
13153142	0.31	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13153153	0.31	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13153154	0.31	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13153165	0.31	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13153166	0.31	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13152142	0.28	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13152143	0.29	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13152154	0.29	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13152155	0.29	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13152166	0.29	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13152167	0.29	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13341316	0.34	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13341317	0.34	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13341318	0.34	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13341319	0.34	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13341320	0.34	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13341321	0.41	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13341214	0.41	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No



Accessor Parcel Number	Acres	Existing Use/Vacant	GPLU	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
13341213	0.34	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13341210	0.34	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13341211	0.34	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13341212	0.37	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13341314	0.29	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13341205	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13341313	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13341304	0.28	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13341303	0.30	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13341302	0.30	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13341306	0.40	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13341301	0.33	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13341208	0.34	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13341207	0.31	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13341206	0.30	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13341204	0.36	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13341312	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13341308	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No



Accessor Parcel Number	Acres	Existing Use/Vacant	GPLU	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
13341311	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13341309	0.28	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13341201	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13341310	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13341108	0.33	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13341107	0.31	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13341106	0.31	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13341105	0.31	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13341104	0.31	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13341103	0.31	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13341102	0.31	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13341101	0.33	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13345311	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13340127	0.28	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13340128	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13340101	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13340126	0.28	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13340129	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No



Accessor Parcel Number	Acres	Existing Use/Vacant	GPLU	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
13340102	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13345310	0.29	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13340308	0.33	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13340307	0.31	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13340306	0.31	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13340305	0.31	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13340304	0.31	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13340303	0.31	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13340302	0.31	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13340301	0.33	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13340125	0.28	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13340130	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13340103	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13340124	0.28	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13340131	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13340104	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13345211	0.29	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13340132	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No



Accessor Parcel Number	Acres	Existing Use/Vacant	GPLU	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
13340123	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13340209	0.48	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13340210	0.47	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13340211	0.31	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13340212	0.31	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13340213	0.31	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13340214	0.31	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13340215	0.33	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13340105	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13342104	0.43	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13340106	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13340142	0.30	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13340107	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13342102	0.30	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13342107	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13340206	0.31	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13340205	0.31	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13340204	0.31	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No

Accessor Parcel Number	Acres	Existing Use/Vacant	GPLU	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
13340203	0.31	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13340202	0.31	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13340201	0.33	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13340141	0.33	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13340138	0.58	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13342108	0.28	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13340108	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13342101	0.40	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13329203	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13340134	0.25	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13340137	0.37	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13340119	0.31	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13340118	0.31	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13340117	0.33	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13340116	0.33	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13340115	0.33	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13340114	0.33	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13340113	0.33	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No





Accessor Parcel Number	Acres	Existing Use/Vacant	GPLU	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
13340112	0.33	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13340111	0.33	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13340110	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13340109	0.43	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
21513207	0.30	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
21513206	0.31	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
21513208	0.31	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13329319	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
21513205	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
21513209	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13330203	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13330239	0.30	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13330204	0.31	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13331144	1.08	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13331125	0.28	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13331128	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13330216	0.33	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13331101	0.83	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No



Accessor Parcel Number	Acres	Existing Use/Vacant	GPLU	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
13238303	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13239117	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13239113	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13239111	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13239107	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13239105	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13234323	0.31	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13237237	0.32	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13237232	0.25	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13237234	0.31	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13237236	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13234220	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13234222	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13234225	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13234227	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13234315	0.33	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13236314	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13235407	0.31	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No



Accessor Parcel Number	Acres	Existing Use/Vacant	GPLU	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
13235401	0.25	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13235503	0.25	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13235415	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13235420	0.32	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13235419	0.40	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13235418	0.42	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13235402	0.25	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13235505	0.25	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13235502	0.25	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13235403	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13235506	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13235501	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13235303	0.29	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13236115	0.28	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13235113	0.31	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13235114	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13235116	0.29	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13235118	0.29	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No



Accessor Parcel Number	Acres	Existing Use/Vacant	GPLU	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
13235120	0.29	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13235112	0.28	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13236112	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13236110	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13235110	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13235104	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13235103	0.29	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13214318	0.29	Single family	Light Commercial	R-1	0	1	Above Mod	Yes	No
13215309	0.30	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13214310	0.31	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13215308	0.30	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13215307	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13215209	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13214311	0.29	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13215204	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13214217	0.30	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13214218	0.29	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13214219	0.30	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No



Accessor Parcel Number	Acres	Existing Use/Vacant	GPLU	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
13214224	0.30	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13214225	0.29	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13215306	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13214226	0.30	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13214312	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13215210	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13215203	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13215211	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13215202	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13214313	0.31	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13215303	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13215212	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13215201	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13214314	0.29	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13215302	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13214315	0.39	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13214112	0.32	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13215301	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No



Accessor Parcel Number	Acres	Existing Use/Vacant	GPLU	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
13213401	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13213229	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13216405	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13213230	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13213231	0.28	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13213225	0.31	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13213224	0.31	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13213217	0.30	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13213216	0.31	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13213209	0.31	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13213208	0.31	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13212719	0.35	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13212718	0.50	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13209323	0.29	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13212717	0.29	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13212412	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13212522	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13212527	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No



Accessor Parcel Number	Acres	Existing Use/Vacant	GPLU	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
13212410	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13209145	0.29	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13209144	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13209143	0.29	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13209131	0.29	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13209130	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13209129	0.29	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13209117	0.29	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13209115	0.28	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13211107	0.30	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13211108	0.28	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
08933124	0.65	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
08933115	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
08933117	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
08933112	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
08933104	0.29	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
08933128	0.31	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
08944316	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No





Accessor Parcel Number	Acres	Existing Use/Vacant	GPLU	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
08944120	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
08960321	0.35	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
08960322	0.35	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
08960216	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
08960210	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
08960219	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
08931503	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
08931506	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
08960220	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
08931308	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
08948303	0.29	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
08948301	0.29	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
08956303	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
08956108	0.25	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
08956106	0.25	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
08960105	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
08960106	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
08938603	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No



Accessor Parcel Number	Acres	Existing Use/Vacant	GPLU	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
08938403	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
08937125	0.38	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
08937106	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
08937105	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
08945217	0.34	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
08945117	0.35	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
08945216	0.25	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
08943234	0.29	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
08943301	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
08927214	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
08927215	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
08927226	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
08927202	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
08927228	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
08927257	0.43	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
08927251	0.30	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
08927324	0.42	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
08927308	0.25	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No



Accessor Parcel Number	Acres	Existing Use/Vacant	GPLU	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
08951120	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13313101	0.46	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13313316	0.33	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13313317	0.33	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13313318	0.33	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13313319	0.33	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13313320	0.33	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13313321	0.33	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13313322	0.33	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13313323	0.33	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13313324	0.33	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13313325	0.33	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13313326	0.33	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13313327	0.65	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13313102	0.46	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13314116	0.32	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13314206	0.38	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13313103	0.30	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No



Accessor Parcel Number	Acres	Existing Use/Vacant	GPLU	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
13314117	0.31	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13314205	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13313313	0.32	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13313312	0.33	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13313311	0.33	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13313310	0.33	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13313309	0.33	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13313308	0.33	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13313307	0.33	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13313306	0.33	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13313305	0.33	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13313304	0.33	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13313303	0.33	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13313302	0.33	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13313301	0.33	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13314118	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13314119	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13314127	0.25	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No



Accessor Parcel Number	Acres	Existing Use/Vacant	GPLU	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
13313104	0.36	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13314135	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13314108	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13314107	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13314120	0.25	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13313105	0.52	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13313212	0.32	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13313211	0.33	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13313210	0.33	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13313209	0.33	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13313208	0.33	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13313207	0.33	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13313206	0.33	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13313205	0.33	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13313204	0.33	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13313203	0.33	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13313202	0.33	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13313107	0.37	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No



Accessor Parcel Number	Acres	Existing Use/Vacant	GPLU	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
13313106	0.63	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13314132	0.31	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13314131	0.28	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13314124	0.31	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13314129	0.31	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13314130	0.28	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13314123	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13314121	0.34	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13314122	0.29	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13315304	0.30	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13315322	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13312108	0.29	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13315314	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13315312	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13312110	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13312107	0.29	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13315305	0.25	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13315330	0.25	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No



Accessor Parcel Number	Acres	Existing Use/Vacant	GPLU	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
13310238	0.44	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13310235	0.62	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13310236	0.69	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13310237	0.43	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13310102	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13310103	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
08935118	0.32	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
08917029	0.30	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
08917026	0.25	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
08917007	0.37	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
08935217	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
08953136	0.35	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
08953140	0.39	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
08953139	0.39	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
08953134	0.39	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
08953133	0.39	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
08953132	0.66	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
08953131	0.41	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No





Accessor Parcel Number	Acres	Existing Use/Vacant	GPLU	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
08953130	0.39	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
08935218	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
08953147	0.56	Single family	Office Professional	R-1	0	1	Above Mod	Yes	No
08953145	0.33	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
08953148	0.35	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
08935223	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
08953115	0.56	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
08953149	0.38	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
08953119	0.63	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
08953120	0.63	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
08953121	0.64	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
08953143	0.43	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
08953125	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
08935224	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
08953114	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
08953113	0.32	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
08935106	0.35	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
08935105	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No



Accessor Parcel Number	Acres	Existing Use/Vacant	GPLU	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
08952318	0.29	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
08916120	0.34	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
08916136	0.28	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
08958603	0.28	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
08958602	0.29	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
08958405	0.28	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
08958404	0.29	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
08916113	0.28	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
08916112	0.25	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
08916111	0.28	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
08958202	0.29	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
08958304	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
08958302	0.28	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
08958301	0.28	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
08948412	0.28	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
08948418	0.25	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
08948215	0.28	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
08957614	0.37	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No



Accessor Parcel Number	Acres	Existing Use/Vacant	GPLU	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
08948212	0.35	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
08948210	0.36	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
08948211	0.32	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
08948209	0.28	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
08959801	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
08947409	0.30	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
08947310	0.29	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
08947309	0.30	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
08947210	0.30	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
08962604	0.33	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
08962316	0.32	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
08954307	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
08954301	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
08961334	0.30	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
08961110	0.32	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
08961107	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09009116	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09009225	0.29	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No



Accessor Parcel Number	Acres	Existing Use/Vacant	GPLU	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
08912360	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
08912357	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09009115	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09009119	0.25	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09009118	0.31	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09009226	0.31	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
08912361	0.36	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
08912370	0.29	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09009114	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09007105	0.36	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09007209	0.38	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
08912362	0.37	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09009227	0.31	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09009224	0.71	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09009223	0.69	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09009222	0.69	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09009221	0.69	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09009220	0.70	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No



Accessor Parcel Number	Acres	Existing Use/Vacant	GPLU	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
09009113	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
08912353	0.48	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
08912363	0.37	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09009230	0.46	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09009112	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09007107	0.28	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09009209	0.29	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
08912364	0.37	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
08912352	0.48	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09009208	0.31	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09009211	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09009111	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09009212	0.34	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09009214	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09009228	0.58	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09007114	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
08912351	0.32	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
08912348	0.29	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No



Accessor Parcel Number	Acres	Existing Use/Vacant	GPLU	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
09009207	0.30	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09009127	0.55	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09009108	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09009231	0.30	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
08912366	0.48	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
08912350	0.52	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
08912349	0.40	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
08912333	0.28	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
08912368	0.28	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09007116	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09006503	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
08926433	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09007123	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
08955003	0.61	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09007126	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09008240	0.34	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09007307	0.38	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09007305	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No



Accessor Parcel Number	Acres	Existing Use/Vacant	GPLU	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
09007304	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09007303	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09028318	0.31	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09028302	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09028301	0.28	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09028315	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09028314	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09028316	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09028317	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09028309	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09028308	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09028306	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09028206	0.29	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09028204	0.28	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09028104	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09028107	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09028507	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09028504	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No





Accessor Parcel Number	Acres	Existing Use/Vacant	GPLU	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
09028408	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09028208	0.37	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
08929142	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09028203	0.28	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09028508	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09028503	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09028409	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09028211	0.34	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09028111	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09028215	0.29	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
08929310	0.32	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
08929301	0.33	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09027222	0.28	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09027321	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09027212	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
08914118	0.31	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09027317	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09027318	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No



Accessor Parcel Number	Acres	Existing Use/Vacant	GPLU	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
09027211	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
08914117	0.31	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09027303	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09027302	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09027224	0.28	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09027412	0.29	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09027223	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09027410	0.36	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09027217	0.40	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09027218	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09027407	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09027208	0.29	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09027225	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09027405	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09027408	0.30	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09027205	0.33	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09027203	0.30	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09027404	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No

Accessor Parcel Number	Acres	Existing Use/Vacant	GPLU	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
09027409	0.53	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09027411	1.11	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09004118	0.31	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09004119	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09004120	0.34	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09004121	0.36	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09004122	0.72	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09049112	0.29	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09004110	0.45	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09004116	0.85	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09049113	0.29	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09049153	0.34	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09049155	0.31	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09004115	0.31	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09004114	0.31	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09004112	0.65	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09004113	0.31	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09049132	0.75	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No



Accessor Parcel Number	Acres	Existing Use/Vacant	GPLU	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
09049115	0.30	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09004108	0.76	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09049116	0.29	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09004102	0.35	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09004103	0.34	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09004104	0.35	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09004105	0.40	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09004106	0.47	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09004107	0.33	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09049107	0.82	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09049117	0.29	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09049142	0.51	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09049118	0.51	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09049143	0.30	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09050208	0.39	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09049140	0.35	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09049120	0.29	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09049135	0.49	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No



Accessor Parcel Number	Acres	Existing Use/Vacant	GPLU	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
09049121	0.29	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09049122	0.29	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09049139	0.51	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09049125	0.29	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09049159	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09049158	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09049126	0.29	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09049160	0.35	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09049161	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
	0.28	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09052120	0.28	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09052121	0.28	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09020507	0.31	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09034522	0.31	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09034519	0.45	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09020221	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09034120	0.30	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09021308	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No



Accessor Parcel Number	Acres	Existing Use/Vacant	GPLU	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
09021216	0.30	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09021217	0.34	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09021218	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09021219	0.28	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09021228	0.28	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09021220	0.28	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09021221	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09021222	0.28	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09021223	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09021224	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09021225	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09039216	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09039418	0.43	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09021230	0.71	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09036216	0.31	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09053602	0.46	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
23136108	0.34	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
23136129	0.36	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No



Accessor Parcel Number	Acres	Existing Use/Vacant	GPLU	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
23146419	0.31	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
23302303	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
23313140	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
23313138	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
23313127	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
23313125	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
23313114	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
23313112	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
23314235	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
23314228	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
23314226	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
23314219	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
23314217	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
23314210	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
23314208	0.25	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
23315122	0.28	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
23153315	0.29	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
23131111	0.40	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No





Accessor Parcel Number	Acres	Existing Use/Vacant	GPLU	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
10036233	1.00	Single family	Medium Density Residential	R-1	32	1	Above Mod	Yes	No
10037321	0.33	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
10037202	0.28	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
10037121	0.28	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09029215	0.29	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09026321	0.28	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09026124	0.30	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09030101	0.32	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09030102	0.32	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09030103	0.32	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09059409	0.29	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09030104	0.32	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09030221	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09030105	0.32	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09059414	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09030106	0.32	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09030107	0.32	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09030233	0.28	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No

Accessor Parcel Number	Acres	Existing Use/Vacant	GPLU	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
09030240	1.10	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09030226	0.53	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09030228	0.54	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09030229	0.67	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09030239	0.58	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09030108	0.30	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
23139215	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
23139111	0.37	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
23139118	0.37	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
23139117	0.35	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
23139116	0.35	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
23139115	0.35	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
23139114	0.36	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
23139113	0.36	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
23139108	0.29	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
23139120	0.29	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
23139121	0.57	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
23144130	0.49	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No



Accessor Parcel Number	Acres	Existing Use/Vacant	GPLU	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
23144126	0.49	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
23144131	0.42	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
23144125	0.45	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
23144120	0.51	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
23144132	0.49	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
23144124	0.45	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
23144123	0.31	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
23144121	0.55	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
23144133	0.36	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
23144122	0.57	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
23144119	0.63	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
23137342	0.33	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
23160116	0.33	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
23160134	0.28	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
23160131	0.33	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09927148	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09927151	0.29	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09913207	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No

Accessor Parcel Number	Acres	Existing Use/Vacant	GPLU	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
09928369	0.28	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09928328	0.29	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09928368	0.36	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09928113	0.46	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
10009224	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
10009225	0.30	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
10008109	0.35	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
10009212	0.32	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
10009105	0.46	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
10008204	0.30	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
10008201	0.31	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
10002112	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
10002303	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
10003222	0.41	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
10002120	0.29	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
10001324	0.32	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
10004111	0.32	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
10004110	0.34	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No



Accessor Parcel Number	Acres	Existing Use/Vacant	GPLU	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
10004228	0.34	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
10004112	0.33	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
10004109	0.34	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
10004227	0.34	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
10004113	0.32	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
10004108	0.34	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
10004226	0.34	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
10004114	0.32	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
10004107	0.34	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
10004225	0.34	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
10004115	0.33	Single family	Residential/Commercial Mixed Use 2	R-1	24	1	Above Mod	Yes	No
10004106	0.35	Single family	Residential/Commercial Mixed Use 2	R-1	24	1	Above Mod	Yes	No
10004224	0.34	Single family	Residential/Commercial Mixed Use 2	R-1	24	1	Above Mod	Yes	No
09011109	0.49	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09011110	0.49	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09010301	0.47	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09011103	0.63	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
08922316	0.32	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No

Accessor Parcel Number	Acres	Existing Use/Vacant	GPLU	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
08922315	0.31	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
08922225	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
08922314	0.31	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
08922224	0.29	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
08922313	0.31	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
08922223	0.31	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
08923130	0.28	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
08922312	0.31	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
08922222	0.31	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
08923129	0.28	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
08922311	0.31	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
08922221	0.31	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
08923128	0.30	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
08922310	0.31	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
08922220	0.31	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
08922309	0.28	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
08922308	0.28	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
08922307	0.28	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No



Accessor Parcel Number	Acres	Existing Use/Vacant	GPLU	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
08922306	0.28	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
08922305	0.28	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
08922304	0.28	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
08923316	0.25	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13338140	0.25	Single family	Light Commercial	R-1	0	1	Above Mod	Yes	No
13338104	0.57	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13338103	0.57	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13338102	0.57	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13338119	0.29	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13338117	0.29	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13338101	0.81	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13339101	0.50	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13339102	0.63	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13339115	0.43	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13339116	0.40	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13339103	0.72	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13339104	0.47	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13339118	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No



Accessor Parcel Number	Acres	Existing Use/Vacant	GPLU	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
13339148	0.28	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13339112	0.33	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13339119	0.30	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13339106	0.28	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13339111	0.60	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13339137	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13339120	0.29	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13339107	0.31	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13339110	0.38	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13337204	0.73	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13337205	0.66	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13336160	0.72	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13339145	1.22	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13336108	0.46	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13336109	0.48	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13339154	0.42	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13336110	0.48	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13339136	0.40	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No



Accessor Parcel Number	Acres	Existing Use/Vacant	GPLU	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
13336111	0.46	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13336112	0.47	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13337220	0.35	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13337203	0.41	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13339161	0.45	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13339109	0.28	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13339152	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13335211	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13335313	0.29	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13335210	0.39	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13334210	0.35	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13333240	0.33	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13334430	0.29	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13334431	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13334427	0.46	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13335212	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13335312	0.29	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13335315	0.33	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No

Accessor Parcel Number	Acres	Existing Use/Vacant	GPLU	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
13335209	0.30	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13333125	0.30	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13333126	0.28	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13333140	0.41	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13333139	0.41	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13334209	0.34	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13335213	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13335311	0.30	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13333124	0.69	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13333141	0.40	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13335208	0.31	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13334416	0.31	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13333115	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13335310	0.31	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13335316	0.47	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13334417	0.32	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13333116	0.38	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13333114	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No



Accessor Parcel Number	Acres	Existing Use/Vacant	GPLU	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
13335207	0.31	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13333128	1.10	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13335206	0.29	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13335308	0.32	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13335309	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13334703	0.32	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13335307	0.32	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13335205	0.29	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13335217	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13335204	0.28	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13335306	0.32	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13335203	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13335218	0.29	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13335305	0.28	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13333256	0.29	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13335219	0.25	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13335220	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13335303	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No

Accessor Parcel Number	Acres	Existing Use/Vacant	GPLU	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
13335302	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13335301	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13332504	0.29	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13332506	0.30	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13332505	0.36	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13334506	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13334307	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13332112	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13332113	0.28	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13332206	0.29	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13332205	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13332405	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13332305	0.25	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13332111	0.30	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13332204	0.29	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13332404	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13332110	0.25	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13332107	0.28	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No



Accessor Parcel Number	Acres	Existing Use/Vacant	GPLU	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
13332403	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13332109	0.37	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13332402	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13332302	0.25	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13334101	0.30	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13334301	0.30	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13334312	0.25	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13334501	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13332401	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13332301	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13332212	0.25	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13332201	0.25	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13332105	0.29	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13332101	0.29	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09903201	0.31	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09902213	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09903514	0.33	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09907135	0.85	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No

Accessor Parcel Number	Acres	Existing Use/Vacant	GPLU	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
09903315	0.45	Single family	Low Medium Density Residential	R-1	21	1	Above Mod	Yes	No
09902611	0.29	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09902608	0.33	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09902609	0.33	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09902509	0.33	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09902602	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09902601	0.36	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09902309	0.28	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09902311	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09902312	0.28	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09903203	0.38	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09804187	0.39	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09808103	0.28	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09825324	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09824335	0.29	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09824101	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09825107	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09825109	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No





Accessor Parcel Number	Acres	Existing Use/Vacant	GPLU	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
09806519	0.30	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09806518	0.28	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09806515	0.30	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09806514	0.29	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09820418	0.28	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09806422	0.29	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09806421	0.29	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09823414	0.31	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09823401	0.30	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09823426	0.38	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09820417	0.28	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09823425	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09820224	0.30	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09820414	0.28	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09806425	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09823315	0.29	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09806424	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09823324	0.29	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No



Accessor Parcel Number	Acres	Existing Use/Vacant	GPLU	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
09823325	0.30	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09820415	0.28	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09806116	0.37	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09806313	0.30	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09806312	0.29	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09806117	0.28	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09823310	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09823307	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09823302	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09826417	0.42	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09803522	0.30	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09802328	0.34	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09802330	0.34	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09803501	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09802326	0.30	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09803409	0.37	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09803417	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09803416	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No



Accessor Parcel Number	Acres	Existing Use/Vacant	GPLU	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
09802323	0.28	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09802322	0.28	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09802321	0.28	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09803307	0.35	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09803314	0.28	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09802335	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09802336	0.44	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09802337	0.30	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09802338	0.28	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09802339	0.28	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09802340	0.28	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09802341	0.28	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09802342	0.28	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09803215	0.34	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09803328	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09803334	0.32	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09803218	0.25	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09802345	0.28	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No

Accessor Parcel Number	Acres	Existing Use/Vacant	GPLU	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
09826401	0.42	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09803115	0.28	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09802112	0.29	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09802111	0.29	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09802114	0.29	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09823110	0.29	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09823108	0.25	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09823115	0.29	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09823116	0.29	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09823117	0.29	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09823118	0.35	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09730113	0.33	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09727117	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09727122	0.44	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09727139	0.29	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09727138	0.40	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09727136	0.32	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09727137	0.31	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No



Accessor Parcel Number	Acres	Existing Use/Vacant	GPLU	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
09728130	0.31	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09728148	0.43	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09756117	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09756116	0.31	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09728134	0.38	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09737221	0.25	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09737204	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09727142	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09863204	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09835313	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09838304	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09811311	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09811312	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09840116	0.28	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09852110	0.25	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09852109	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09843121	0.29	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09934105	0.31	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No

Accessor Parcel Number	Acres	Existing Use/Vacant	GPLU	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
09936208	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09936201	0.25	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09935309	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09943322	0.31	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09943304	0.31	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09946218	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09935308	0.25	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09943232	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09946110	0.31	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09943230	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09937207	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09926521	0.26	Single family	Medium Density Residential	R-1	32	1	Above Mod	Yes	No
09925319	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09937107	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09942110	0.31	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09937108	0.33	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09931216	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09960105	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No



Accessor Parcel Number	Acres	Existing Use/Vacant	GPLU	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
09952507	0.28	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09953207	0.59	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09953234	0.50	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
09959216	0.30	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
10038231	0.28	Single family	Heavy Commercial	R-1	0	1	Above Mod	Yes	No
10038236	0.32	Single family	Heavy Commercial	R-1	0	1	Above Mod	Yes	No
10032123	0.30	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
10040413	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
10040412	0.28	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
10152625	1.20	Single family	Medium Density Residential	R-1	32	1	Above Mod	Yes	No
10152315	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
10152351	0.32	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
10116119	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
10116305	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
10114236	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
10114238	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
10114249	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
10114251	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No



Accessor Parcel Number	Acres	Existing Use/Vacant	GPLU	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
10116120	0.35	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
10116304	0.34	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
10131501	0.29	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
10161156	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
10161143	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
10161141	0.25	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
10161128	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
10134337	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
10161171	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
10161113	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
10161111	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
10144106	0.34	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
10143505	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
10143332	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
10143338	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
10143347	0.30	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
10130340	0.29	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
10130341	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No



Accessor Parcel Number	Acres	Existing Use/Vacant	GPLU	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
10144212	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
10130365	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
10144205	0.37	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
10130366	0.32	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
39916110	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
39916103	0.29	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
10106242	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
10148312	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
10145107	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
10145108	0.38	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
10145103	0.42	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
10148218	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
10148217	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
10167137	0.30	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
10102017	0.80	Single family	Low Medium Density Residential	R-1	21	1	Above Mod	Yes	No
10167117	0.29	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
39902135	0.28	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
39901201	0.37	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No

Accessor Parcel Number	Acres	Existing Use/Vacant	GPLU	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
10851205	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
10850410	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13030123	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13030236	0.28	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13032431	0.29	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13033106	0.29	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13019505	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13021418	0.31	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13017515	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13017509	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13017508	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13018125	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13017403	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13048118	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13064119	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
21704325	0.68	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
21704521	0.47	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13041403	0.26	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No



Accessor Parcel Number	Acres	Existing Use/Vacant	GPLU	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
13042310	0.28	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13037223	0.31	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13036330	0.30	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No
13035102	0.27	Single family	Low Density Residential	R-1	11	1	Above Mod	Yes	No