

City of Garden Grove

INTER-DEPARTMENT MEMORANDUM

To: Scott C. Stiles From: Lisa L. Kim
Dept.: City Manager Dept.: Community and Economic Development
Subject: Status Report of the Housing Element Update including Focused General Plan Updates and Zoning Amendments as requested by City Manager Stiles. Date: 4/13/2021

OBJECTIVE

Present an update on the status of the Housing Element, the focused updates to the Land Use Element and Safety Element, creation of an Environmental Justice Element, and focused zoning amendments, as requested by City Manager Stiles.

DISCUSSION

HOUSING ELEMENT UPDATE:

Housing Element Update

The City's Consultant (MIG), along with Staff, is in the process of updating its Housing Element for the 2021-2029 planning period, to identify goals and strategies to meet the housing needs of existing and future residents for the production of safe, decent, and affordable housing for all persons in the community. This plan is required by State Housing Law and must be updated every eight years. The Housing Element must be certified by the Department of Housing and Community Development (HCD) by October 15, 2021.

RHNA and Appeal

The Regional Housing Needs Assessment (RHNA) is mandated by State Housing Law as part of the periodic process of updating local Housing Elements of General Plans. The RHNA quantifies the housing need, for all income levels, within each jurisdiction. Garden Grove's RHNA allocation for the 2021-2029 planning period is 19,168 units. The State of California requires the City of Garden Grove to plan for 19,168 future homes to accommodate growth in the region. The City officially submitted two (2) applications to SCAG (Southern California Association of Governments) to appeal its RHNA allocation. Both appeals were subsequently denied by SCAG. As part of updating the Housing Element, the Land Use Element and Zoning Code and Map will also be updated, to accommodate the City's RHNA allocation.

Draft Housing Element and Draft Environmental Impact Report (EIR)

The Draft of the Environmental Impact Report (EIR) is currently being prepared, and all associated analyses being conducted to evaluate all relevant environmental factors and potential impacts as a result of the projected increase in residential housing in the city for the 6th RHNA Cycle (between 2021-2029). It is anticipated that finalized Drafts of the EIR and the Housing Element will be ready for public review and comment in late May 2021.

Upcoming Study Sessions

Upcoming study sessions, which are open to the public, will take place with Planning Commission (tentatively May 20, 2021) and City Council (tentatively May 25, 2021) to present the Draft EIR findings, proposed focused General Plan and zoning amendments, and the Draft Housing Element proposed goals, programs, and policies.

Future Hearings and Final Approval of the Housing Element

The final Housing Element, along with associated focused General Plan and Zoning Amendments, will be brought to the City Council at a future public hearing for final approval and adoption by July/August 2021. The Draft Housing Element will be submitted to HCD for initial review by June 2021, keeping the City on track for final HCD certification of the Housing Element by the deadline of October 15, 2021.

Community Online Survey (related to the Housing Element) raffle winners

The 2nd Community Online Survey raffle winners were chosen live by Mayor Steve Jones. Video of the live raffle is available on Garden Grove social media. Prizes were delivered to the raffle winners (all Garden Grove residents), including the grand prize winner, Thoa Nguyen, of the \$100 Home Depot Gift Card and City of Garden Grove Gift Basket (four other Garden Grove residents each won a \$25 Home Depot Gift Card).

Community Outreach

Staff is maintaining continued coordination efforts with Community Relations to promote and inform the public regarding the latest news on the Housing Element Update, through social media platforms, flyers, mailers, and through the City's Housing Element webpage: ggcity.org/housing-element.

LAND USE ELEMENT UPDATE AND ZONING AMENDMENTS:

In order to achieve the State's required RHNA allocation for the City, of 19,168 future residential units, associated focused amendments to the Land Use Element and focused zoning amendments are necessary to accommodate the increase in residential densities in the city, and to maintain consistency with the goals, policies, and programs of the Housing Element Update.

Focused General Plan and Zoning Amendments

Staff, in coordination with consultant for the project, MIG, is currently finalizing the proposed focused General Plan and Zoning Amendments, as part of the Housing Element Site Inventory Analysis to demonstrate to HCD the City's feasible capacity for 19,168 future residential units, as required by the State's RHNA allocation for the City.

Upcoming Study Sessions

Upcoming study sessions, which are open to the public, will take place with Planning Commission (tentatively May 20, 2021) and City Council (tentatively May 25, 2021) to present the Draft EIR findings, proposed focused General Plan and zoning amendments, and Draft Housing Element proposed goals, programs, and policies.

SAFETY ELEMENT UPDATE:

The Safety Element is a required element of the General Plan by the State of California. The goal of the Safety Element is to reduce the potential short and long-term risk of death, injuries, property damage, and economic and social dislocation resulting from fires, floods, droughts, earthquakes, landslides, climate change, and other hazards. State law requires jurisdictions to update the Safety Element upon the next revision of the Housing Element.

The City's consultant (MIG), along with Staff, is currently in the process of updating the Safety Element concurrently with the Housing Element. The Safety Element update will meet the requirements of California Government Code Section 65302(g), and will address potential and existing hazards in the city relating to flood hazards, fire hazards, and climate adaptation and resilience strategies.

The Draft Safety Element is currently being prepared and finalized, and will be ready for Staff review and public review and comment in May 2021. It is anticipated that the final Safety Element will be ready for City Council consideration and adoption by June 2021.

ENVIRONMENTAL JUSTICE ELEMENT:

In September 2016, Senate Bill 1000 (SB 1000) was adopted requiring jurisdictions with disadvantaged communities to incorporate environmental justice policies into their general plans. State law requires environmental justice policies to be incorporated into the General Plan upon the adoption or the next revision of two or more general elements. The City of Garden Grove is in the process of updating both the Housing Element and the Safety Element, which also requires the City to include the environmental justice policies in the General Plan.

Garden Grove has nine (9) census tracts identified as disadvantaged communities. These communities are disproportionately affected by environmental pollution and other hazards that can lead to negative public health effects, exposure, or environmental degradation. These communities also have concentrations of people that experience low income, high unemployment, low levels of homeownership, high-rent burden and/or low levels of educational attainment.

The City's consultant (MIG), along with Staff, is in the process of preparing a new Environmental Justice Element that will address the following environmental justice goals, policies, and objectives as required by State law:

- Reduction of pollution exposure and improving air quality
- Promoting access to public facilities
- Promoting access to healthy foods

- Promoting safe and sanitary homes
- Promoting physical activity
- Promoting civic engagement

Community Online Survey

An interactive online survey, on Environmental Justice, will go live the week of April 12, 2021. The survey will be available to the public until June 8, 2021. The survey will be available in English, Spanish, Vietnamese, and Korean. Participants who partake in the survey will find opportunities to provide valuable input on environmental justice challenges, solutions, and needs of the community.

To boost participation, the online survey will include an incentive program where participants (must be a Garden Grove resident to be eligible) can enter into a raffle to win prizes. Four lucky winners will each receive a \$25 Target gift card.

Community Online Forum

The City will hold a virtual community forum (via Zoom), on Wednesday, April 21, 2021 from 6:00 p.m. to 7:00 p.m., to present information and receive community input on the environmental justice issues experienced in Garden Grove. The community forum will identify the disadvantaged communities in the City, and will focus on ways to reduce pollution burdens, while promoting access to parks and physical activity, social services, healthy foods, and creating safer streets for walking and biking. Pre-registration is required. Participants can register at ggcity.org/housing-element.

Community Outreach

Staff is maintaining continued coordination efforts with Community Relations to promote and inform the public regarding the latest news on the Environmental Justice Element, through social media platforms, flyers, mailers, and through the City’s Housing Element webpage: ggcity.org/housing-element.

RECOMMENDATION

This report is for informational purposes to receive and file. No action of the City Council is required at this time.

REVIEWERS:

Department	Reviewer	Action	Comments
Community and Economic Development	Kim, Lisa	Approved	AnswerNotes
City Clerk	Pomeroy, Teresa	Approved	AnswerNotes
City Attorney	Sandoval, Omar	Approved	AnswerNotes
Assistant City Manager	Stipe, Maria	Approved	AnswerNotes
City Manager	Stiles, Scott	Approved	AnswerNotes