



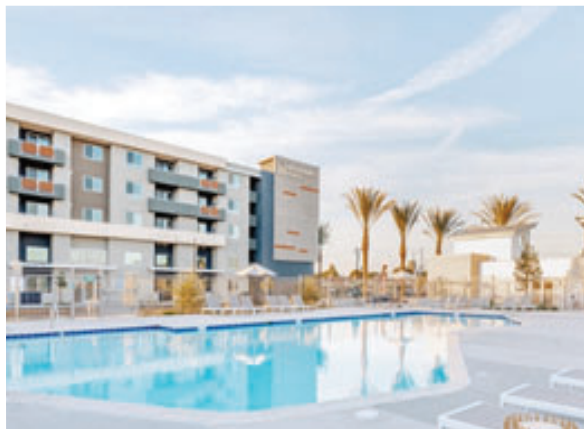
# Garden Grove General Plan

## 2021-2029 Housing Element

Adopted October 10, 2023

Resolution No. 9825-23





This page left intentionally blank.

---

---

**CITY OF GARDEN GROVE**

**2021-2029 HOUSING ELEMENT**

**ADOPTED OCTOBER 10, 2023**

**RESOLUTION No. 9825-23**



**GARDEN GROVE**

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





This page left intentionally blank.



---

---

# TABLE OF CONTENTS

<b>12.1 INTRODUCTION .....</b>	<b>12-1</b>
12.1.1 Purpose .....	12-1
12.1.2 Scope and Content of the Housing Element.....	12-4
12.1.3 Relation to Other General Plan Elements.....	12-4
12.1.4 Public Participation .....	12-6
<b>12.2 COMMUNITY PROFILE/HOUSING NEEDS ASSESSMENT ..</b>	<b>12-11</b>
12.2.1 Population and Employment Trends.....	12-11
12.2.2 Household Characteristics .....	12-16
12.2.3 Housing Stock Characteristics.....	12-20
12.2.4 Special Housing Needs.....	12-25
12.2.5 Energy Conservation Opportunities .....	12-30
12.2.6 Projected Housing Need (RHNA).....	12-30
<b>12.3 CONSTRAINTS ON HOUSING DEVELOPMENT.....</b>	<b>12-33</b>
12.3.1 Nongovernmental Constraints.....	12-33
12.3.2 Governmental Constraints .....	12-38
12.3.3 At-Risk Analysis .....	12-67
12.3.4 Fair Housing Assessment .....	12-71
<b>12.4 HOUSING RESOURCES .....</b>	<b>12-101</b>
12.4.1 Resources .....	12-101
12.4.2 Residential Sites Inventory .....	12-105
12.4.3 Consistency with Affirmatively Furthering Fair Housing (AFFH).....	12-141
12.4.4 Site Infrastructure and Services.....	12-145
12.4.5 Financial Resources.....	12-146
12.4.6 Administrative Resources.....	12-147
<b>12.5 HOUSING PLAN.....</b>	<b>12-150</b>
12.5.1 Goals and Policies .....	12-151
12.5.2 Implementing Programs .....	12-157
12.5.3 Quantified Objectives.....	12-182
<b>12.6 2014-2021 HOUSING ELEMENT PROGRAM     ACCOMPLISHMENTS .....</b>	<b>12-185</b>
<b>APPENDICES</b>	
Appendix A: Engagement Materials .....	12-A-1
Appendix B: Detailed Sites Inventory .....	12-B-1



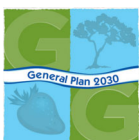
# LIST OF EXHIBITS AND FIGURES

Exhibit H-1 Race and Ethnicity .....	12-198
Exhibit H-2 Median Household Income (2018) .....	12-199
Exhibit H-3 Segregation and Integration.....	12-200
Exhibit H-4 NonWhite Minority Population.....	12-201
Exhibit H-5 Persons with Disability .....	12-202
Exhibit H-6 Children in Married-Couple Households.....	12-203
Exhibit H-7 Children in Female Headed Households.....	12-204
Exhibit H-8 Poverty Status.....	12-205
Exhibit H-9 Median Income (2019).....	12-206
Exhibit H-10 TCAC Opportunity Areas Education Score .....	12-207
Exhibit H-11 TCAC Opportunity Areas Environmental .....	12-208
Exhibit H-12 TCAC Opportunity Areas Economic Score .....	12-209
Exhibit H-13 TCAC Opportunity Areas .....	12-210
Exhibit H-14 Homeowner Overpayment .....	12-211
Exhibit H-15 Renter Overpayment .....	12-212
Exhibit H-16 Overcrowded Households.....	12-213
Exhibit H-17 Disadvantaged Communities.....	12-214
Exhibit H-18 Displacement and Gentrification.....	12-215
Exhibit H-19 RHNA Sites Inventory.....	12-216
Exhibit H-20 TCAC Opportunity Areas and Sites Inventory .....	12-217
Figure 12-1 2021-2029 Regional Housing Needs Assessment (RHNA) .....	12-2
Figure 12-2 Employment by Industry .....	12-15
Figure 12-3 Spending by Rent by Income .....	12-19
Figure 12-4 Costs for Mortgage Holders by Income.....	12-20



# LIST OF TABLES

12-1 Focus Group Meeting Attendees.....	12-7
12-2 Population Growth and Projected Growth .....	12-11
12-3 Age .....	12-12
12-4 Race and Ethnicity.....	12-13
12-5 Employment by Industry .....	12-14
12-6 Household Characteristics by Tenure .....	12-17
12-7 Household Income.....	12-18
12-8 Housing Type.....	12-21
12-9 Housing Stock Characteristics by Tenure .....	12-22
12-10 Garden Grove Homes Sold .....	12-22
12-11 Income to Afford Orange County Fair Market Rents .....	12-23
12-12 Affordable Housing Costs by Household Size and Tenure - 2020 .....	12-24
12-13 Disability Types .....	12-26
12-14 Special Needs Groups.....	12-28
12-15 Garden Grove Homeless: 2019 Point-in-Time .....	12-29
12-16 Regional Housing Needs Allocation 2021-2029 .....	12-31
12-17 General Plan Land Use Designations and Zoning Districts.....	12-41
12-18 Zones Where Housing Is Permitted .....	12-42
12-19 Mixed-Use Zones Where Housing Is Permitted .....	12-43
12-20 Specific Plan SubZones Where Housing Is Permitted .....	12-44
12-21 Development Applications for Housing Requiring Public Hearings .....	12-45
12-22 Single-family and Multifamily Residential Development Standards .....	12-49
12-23 Mixed-Use Zone Standards.....	12-50
12-24 Specific Plan SubZone Standards.....	12-51
12-25 Special Use Districts/Overlay Zones.....	12-52
12-26 Parking Spaces Required .....	12-55
12-27 Timelines for Permit Procedures .....	12-56
12-28 Planning Fee Schedule.....	12-64
12-29 Mitigation Fees.....	12-66
12-30 Proportion of Fee in Overall Cost for a Typical Residential Development .....	12-67
12-31 At-Risk Developments .....	12-68
12-32 Dissimilarity Index Values by Race and Ethnicity.....	12-77



12-33 Isolation Index Values by Race and Ethnicity .....	12-78
12-34 Exposure Index Values by Race and Ethnicity .....	12-78
12-35 Opportunity Indicators, by Race/Ethnicity and Poverty .....	12-82
12-36 Composite Index Score Components .....	12-86
12-37 City of Garden Grove Cost Burden Change .....	12-88
12-38 Homeless Emergency Shelter Providers .....	12-91
12-39 Cost Burden by Race/Ethnicity and Tenure .....	12-94
12-40 Target Housing Unit Distribution .....	12-102
12-41 Credits Toward the RHNA .....	12-103
12-42 Remaining RHNA After Credits .....	12-105
12-43 General Plan/Zoning and RHNA Affordability Levels .....	12-107
12-44 Garden Grove Development Density Trend and Realistic Capacity Assumptions ...	12-112
12-45 Garden Grove Mixed-Use and Housing Trends .....	12-113
12-46 Regional Mixed Use Trends and Housing Trends .....	12-116
12-47 Garden Grove Affordable Housing Density Trend .....	12-117
12-48 Industrial Sites .....	12-119
12-49 Sites to Meet the Lower Income RHNA .....	12-127
12-50 SB-9 Housing Units .....	12-137
12-51 Sites to Meet the Moderate-Income RHNA .....	12-137
12-52 Sites Inventory Summary .....	12-140
12-53 RNHA Housing Sites and TCAC Resources .....	12-142
12-54 2021-2029 Quantified Objectives .....	12-183
12-55 Summary of 2014-2020 Quantified Objectives and Progress .....	12-187
12-56 Review of Past Accomplishments .....	12-188
A-1 1 <sup>st</sup> Community Survey Outreach Efforts .....	12-A-7
A-2 2 <sup>nd</sup> Community Survey Outreach Efforts .....	12-A-13
A-3 Fact Sheet Flyer Distribution .....	12-A-16
B-1 Detailed Sites Inventory .....	12-B-1





# CHAPTER 12

## HOUSING ELEMENT

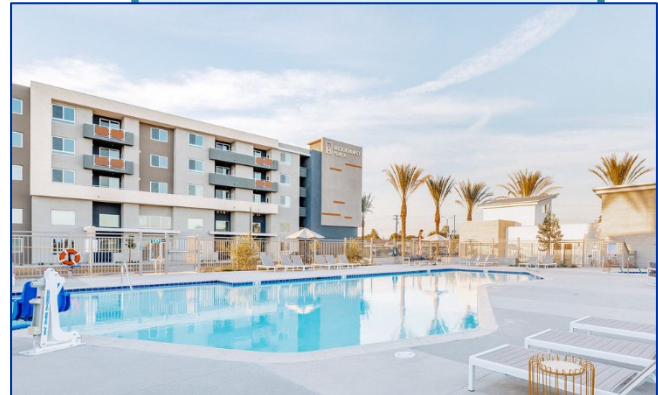
### 12.1 INTRODUCTION

#### 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.*

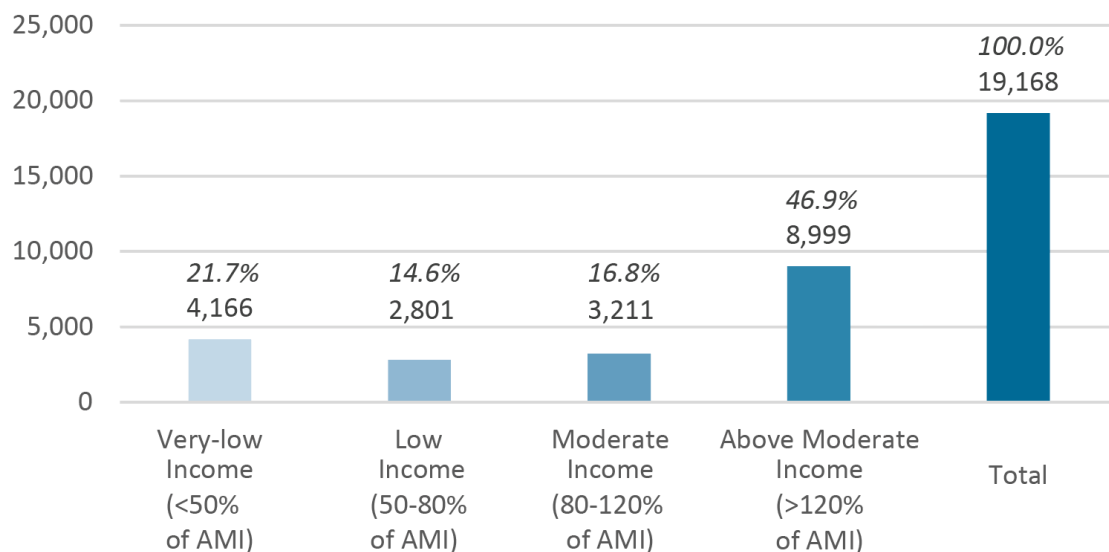


The City's overarching goal is to provide new housing in a tight regional housing market, where people can live closer to their work and near transit stations that connect residents to broader job markets. Garden Grove aims to accommodate new housing opportunities consistent with regional housing target 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

---

---

## 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.**

---

---

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

---

---

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 A (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 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>

---

---

## 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.



---

---

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 A.

## 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.

- 
- **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.

---

---

## 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; while those in Manufacturing and 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.

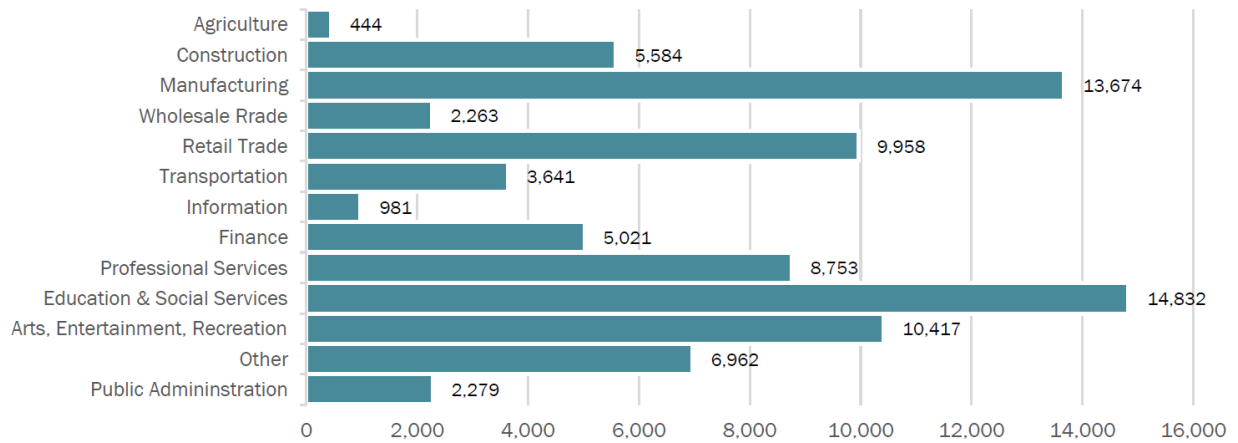
**Table 12-5  
Employment by Industry**

	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.

---

---

## 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.

---

<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

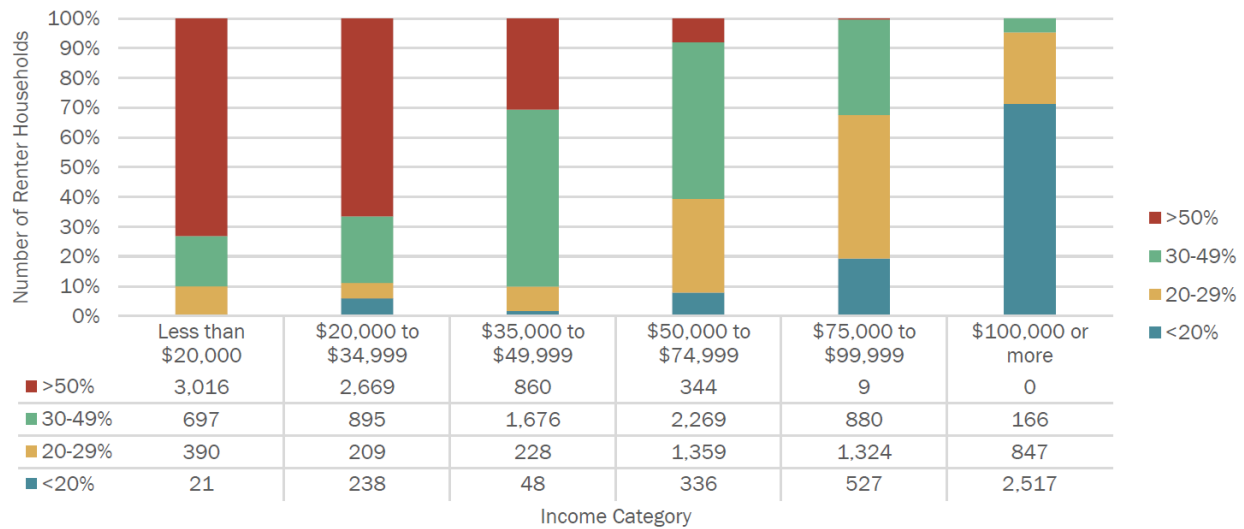
State and federal standards for housing cost burden indicate that households spending more than 30 percent of gross annual income on housing experience a housing cost burden. Housing cost burdens occur when housing costs increase faster than household income. When a household spends more than 30 percent 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.

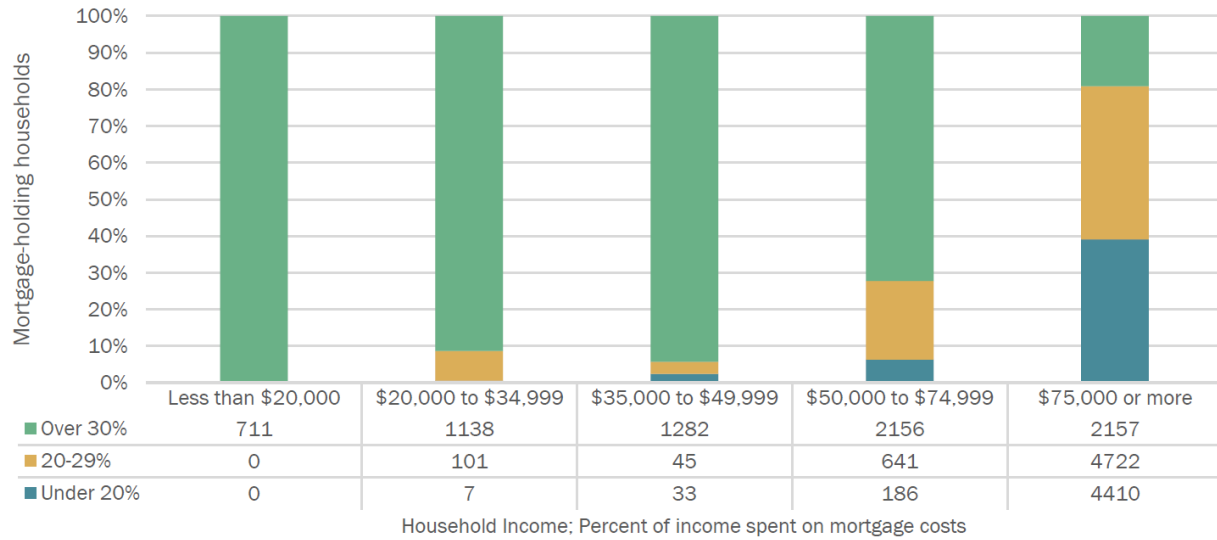
**Figure 12-3**  
**Spending by Rent by Income**



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%
2-4 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 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
2-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
2-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
2-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
2-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.





---

---

## 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 individuals are reported as consumers of the services provided through 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 codify updated procedures for reviewing and granting Reasonable Accommodation requests (as outlined in Program 23).



---

---

## 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.*

Fifty-one percent of homes in Garden Grove have two or fewer bedrooms. One-third have three bedrooms, 13 percent have four bedrooms, and two percent have five 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.

### **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.

## 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. As identified in the Everyone Counts 2022 Point In Time report prepared by Orange County and its partners, a total of 225 unhoused individuals lived in Garden Grove, which is 3.3 percent of the total number in Orange County. Of the 391 unhoused, 278 were unsheltered (70.6 percent) and 113 sheltered (28.9 percent), as shown on **Table 12-15**. Unsheltered homeless are individuals or families not housed in a shelter and whose primary nighttime residence is public/private place not designed for or ordinarily used as a regular sleeping accommodation for human beings. These are people living on the street or in makeshift shelters (tents, boxes), motorhomes (RV), vans, or cars. Sheltered homeless are individuals or families living in a supervised operated shelter to provide temporary living arrangement.

**Table 12-15**  
**Garden Grove Homeless 2019-2022 Point-In-Time**

Type	Unsheltered			Sheltered			Total		
	2019	2022	Pct. Change	2019	2022	Pct. Change	2019	2022	Pct. Change
Garden Grove	163	278	70.6%	62	113	82.3%	225	391	73.8%
Orange County	3,961	3,057	-22.8%	2,899	2,661	-8.2%	6,860	5,718	-16.6%

Source: Everyone Counts 2022 Point In Time, Orange County, 2022.

Comparing 2019 to 2022, both unsheltered and sheltered homeless count saw an increase in numbers for Garden Grove, with 70.6 percent and 82.3 percent, respectively. Whereas Orange County saw a decrease in homeless count, with unsheltered showing a 23 percent decrease and sheltered showing an eight percent decrease. The City allows emergency shelters by right in the Emergency Shelter Overlay zone within 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.



---

---

The City 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. The 2-1-1 Essential Community Services 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 12-16**.

**Table 12-16  
Regional Housing Needs Allocation 2021-2029**

<b>Income Group</b>	<b>Percent of County Average Median Income</b>	<b>Number of Units Allocated</b>	<b>Percent of Total Allocation</b>
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.





This page left intentionally blank.





---

---

## 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.

Subsequent to initial adoption of the Housing Element in October 2021, the City initiated a series of zoning code amendments to address the constraints identified in this element, as called for by programs in section 12.5 - Housing Plan. Thus, constraints imposed by zoning regulations that are identified in this section are addressed by zoning code amendments scheduled for City Council adoption by the end of 2022. Also, section 12.5 has been revised to indicate this schedule. The zoning code amendments affect the following topics:

- Permit streamlining
- Density bonuses
- Affordable housing regulatory agreements
- Transitional and supportive housing, including single-room occupancy units
- Restriction on the number of bathrooms allowed in residential units
- Objective interior design standards for single-family units
- Objective design standards for multi-unit residential and mixed-use development projects
- Amending R-3 standards to allow maximum densities to be achieved
- Low-barrier navigation centers

### 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 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.

---

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

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



---

---

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 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.

---

<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.

---

---

## 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 as 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.



---

---

## 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

---

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

---

---

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

---

---

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.

- 
- 
- **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.

The City anticipates adopting objective design standards by the end of 2022.

## **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 12-17** 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 12-17  
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 12-18** 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 12-18**  
**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 12-19** identifies mixed-use zones where housing is allowed.

**Table 12-19**  
**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 12-20** identifies specific plan subzones where housing is allowed.

**Table 12-20**  
**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	P	P
Townhouses	P	P	P	P	P
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 12-21** 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 12-21  
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



---

---

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 with 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 specified 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



- 
- 
- 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 3-22** 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.



- 
- 
- “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 12-22  
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 12-23** 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 12-23**  
**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 12-24** shows the develop standards for the Community Center and Harbor Corridor Specific Plans.

**Table 12-24**  
**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 12-25** shows the Special Use Districts and Overlay Zones with the corresponding Base Zones.

**Table 12-25  
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.



---

---

## **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.

---

---

## 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 12-26** 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.

---

<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 12-26  
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				

---

---

## 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

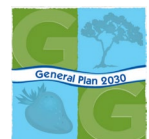
Chapter 9.32 (Procedures and Hearings) establishes regulations for public hearings, appeal periods, and effective date of action when the developer can begin the building permit process for applications requiring a hearing. Developments requiring legislative changes represent the most complex projects. 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 12-27** 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 12-27**  
**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.





---

---

## 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



---

---

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. One area of the City that is zoned M-1 (Limited Industrial): the eastern industrial area near Harbor Boulevard and Westminster Boulevard.

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 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, 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:

***"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, 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"** 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 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 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 exception or reasonable accommodation is being requested and to identify acceptable alternative accommodations if necessary. The City has a reasonable accommodation procedure to facilitate adaption of homes for people with disabilities and will codify updated procedures for reviewing and granting Reasonable Accommodation requests. 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 12-28** 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
Tentative Parcel Map	\$2,138+\$17.00/lot
<b>Planning Fees</b>	
Lot Line Adjustment	\$1,465.00
Planned Unit Development	\$4,725.00





**Table 12-28  
Planning Fee Schedule**

<b>Fee</b>	<b>Amount</b>
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

**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 12-29** for listing of mitigation fees.

**Table 12-29  
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 12-30** 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.

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.

<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.



**Table 12-30**  
**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 3-31**). 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 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 12-31  
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.



---

---

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.

---

<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>



---

---

## 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.



---

---

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.

## **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.



---

---

## Local Fair Housing Enforcement

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) and Huntington Beach (0.29), which have 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.

## National and Regional Fair Housing Trends

In 2020, the COVID-19 health pandemic and national protests against systemic racism exposed the nation's housing inequities that resulted from decades of discriminatory housing policies. Black, Hispanic, and Native American populations were hardest hit, as the rates of hospitalizations and deaths due to COVID infection were highest in these communities. Asian Americans and Pacific Islanders experienced a nine percent increase in harassment and discrimination at or near their homes. Housing discrimination harassment complaints based on sex and disability also increased by 40 percent in 2020.<sup>9</sup>

Numerous ethnic enclaves of Hispanic, Vietnamese, Chinese, and other groups occur throughout Orange County. These enclaves provide a sense of community and a social network that may help newcomers preserve their cultural identities. However, these active choices should not obscure the significant impact of structural barriers to fair housing choice and discrimination. Within both Orange County and the broader region, most racial or ethnic minority groups experience higher rates of housing problems, including but not limited to severe housing cost burden, with monthly housing costs exceeding 50 percent of monthly income, than do White households. In Orange County, Hispanic households are most likely to experience severe housing cost burden; in the region, it is Black households.

There are 194,569 households in Orange County experiencing housing cost burden, with monthly housing costs exceeding 30 percent of monthly income. Over 100,000 of these households are families. However, Orange County has only 429 project-based Section 8 units and 33 other multifamily units with more than one bedroom capable of housing these families. Housing Choice Vouchers are the most utilized form of publicly supported housing for families, with 2,286 multi-bedroom units accessed. Large family households are also disproportionately affected by housing problems as compared with non-family households. Some focus groups have communicated that

<sup>9</sup> Source: *The Pandemic Has Exacerbated Housing Instability for Renters of Color*, Center for American Progress, October 30, 2022. <<https://www.americanprogress.org/article/pandemic-exacerbated-housing-instability-renters-color/>>

---

---

those regulations and cost issues can make Orange County too expensive for families. The high percentage of studios and one-bedroom units in publicly supported housing and the low percentage of households with children in publicly supported housing support this observation.

## **AFFH COMMUNITY OUTREACH**

To meet AFFH objectives, including diligent efforts to include all economic segments of the community and to solicit comments from those who have specific housing needs, City staff balanced engagement activities by conducting meetings online and distributing flyers and community surveys at the locations where lower-income families, those with special needs, and residents who speak different languages. 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 who spoke English, Spanish, Vietnamese, and Korean; 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, and Vietnamese (see Appendix A, Table A-3, Fact Sheet Flyer Distribution). Nearly 5,000 fact sheet flyers in English, Spanish, Vietnamese, and Korean were distributed to the H. Louis Lake Senior Center, Buena Clinton Youth and Family Center, Magnolia Park Family Resource Center, Policy Department Liaison Division, and the Housing Authority. City staff assisted residents, including those who speak different languages, in filling out surveys and identifying the purpose of the Housing Element Update.

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.

To understand housing challenges and community needs for special needs groups, the City facilitated several meetings that included community-based organizations, housing and community developers, fair housing agencies, 20 services agencies, and community service organizations. On September 2, 2020, the City met with the Orange County Food Bank, Kennedy Commission (increase production of affordable housing), Lutheran Social Services (emergency and social services), Dayle McIntosh Center (services to people with disabilities), United Way, People for Housing OC, Fair Housing Foundation, and Community Active Partnership Orange County. On September 3, 2020, the City met with the Helping Others Prepare for Eternity (HOPE - services to abandoned or abused women and children from disadvantaged families), Acacia Day Services (older adults with Alzheimer's), Garden Grove Unified School District, and the Assistance League of Garden Grove (youth and families assistance). Please see Appendix A for a complete list of engagement activities.

---

---

## 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.

### Historic Patterns of Segregation in Orange County

In the 1940s, Orange County was largely segregated, according to Gilbert Gonzalez, author of the book “Chicano Education in the Era of Segregation.” Public parks, swimming pools, restaurants and movie theaters were all segregated, and houses were often sold with racially restricted covenants, stipulating that the property could only be resold to whites. School segregation first appeared in Orange County in 1919, and by the 1940s, more than 80 percent of students of Mexican heritage were attending separate schools from whites, said Gonzalez. The so-called Mexican schools were designed to Americanize the students — speaking Spanish was prohibited — and also to train boys for industrial work and agricultural labor and girls for housekeeping.

In 1946, four families—the Mendez, Ramirez, Estrada, Guzman, and Palomino families—were successful in a class action lawsuit filed on behalf of 5,000 students against four school districts, including Santa Ana, Garden Grove, and Westminster, in order to desegregate schools. The case became known as *Mendez v. Westminster*. The school districts unsuccessfully appealed the case to the U.S. Court of Appeals for the Ninth Circuit, which upheld the previous ruling that because of social equity, public schools could not segregate students based on lineage or ancestry. The triumph of *Mendez v. Westminster* paved the way for successes on the state and national levels, and eight years later, *Brown v. Board of Education* would be taken up by the United States Supreme Court, which ruled to desegregate public schools across the United States.

Additionally, Korean American Sammy Lee was the first Asian American Olympic gold medalist, and the first male diver to win consecutive gold medals, in 1948 and 1952. His achievements were hard won, as his local Pasadena pool only allowed non-whites to swim on Wednesdays, or “international days.” In 1954, after graduating from the USC School of Medicine, competing in the Olympics, and serving in the U.S. Army Medical Corps, he tried to move to Garden Grove to establish a medical practice. Orange County had enacted exclusive housing policies, and Lee was met with resistance from developers, neighbors, and fellow physicians. While attending a



---

---

White House physical fitness conference, at President Eisenhower's invitation, he learned that a developer had rejected his purchase application. San Francisco Chronicle editor Scott Newhall cautioned that Lee's case threatened to reinforce communist countries' allegations of U.S. racism. In response, the Orange County Register, the Garden Grove Chamber of Commerce, and others supported Lee. Developers then agreed to sell to the Lees, who eventually purchased a Garden Grove home from a Jewish man.

## Government Actions

Despite state and federal laws that ban housing discrimination, Orange County recognizes that some property deeds and other documents still contain restrictions intended to limit where certain people could live or buy property based on race, religion, and other characteristics. New homebuyers and others who need to record official property documents with the Orange County Clerk-Recorder's Office can get any discriminatory language removed for free, under a program the Orange County Board of Supervisors approved on September 29, 2020. Restrictive covenants were once a common tool designed to block Black, Jewish, Italian, Russian, Muslim, Latino, Asian, and other Americans at different times in our history from buying homes or residing in certain communities. Such clauses would prevent owners from selling property to buyers who were considered undesirable in the community, and they may linger today because newly recorded documents often largely copy the language of older deeds, Supervisor Andrew Do said. A 1948 U.S. Supreme Court ruling held that race-based restrictions in housing covenants are a violation of the 14th Amendment, which guarantees all citizens equal protection under the law. California also has its own law that bans housing discrimination. The Orange County board also agreed to have county officials notify the District Attorney in cases where a document filer seeks to add or declines to remove illegal discriminatory language.

## 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 12-32** 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 12-32**  
**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 12-33** 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 12-33**  
**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.

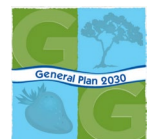
The Exposure Index is a group's exposure to all racial groups. Values for the Exposure Index also range from 0 to 100. A larger value means that the average group member lives in a census tract with a higher percentage of people from another group. **Table 12-34** identifies that the Hispanic and Asian have the highest Exposure Index Values at 30.0 or higher.

**Table 12-34**  
**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



---

---

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 higher 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.



---

---

**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 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. However, within a regional area, there are three R/ECAP areas within the City of Santa Ana (two along McFadden Avenue and one within Downtown Santa Ana) and one R/ECAP in the City of Irvine at UC Irvine. These are the only R/ECAP areas throughout Orange County. The closest R/ECAP to Garden Grove is located at Harbor Boulevard and McFadden Avenue in Santa Ana.

## **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. Other neighboring Orange County cities with areas that designated RCAAs include Seal Beach, Rossmoor (unincorporated Orange County), Los Alamitos, Huntington Beach, and Cypress, as well as portions of east Long Beach neighborhoods in adjacent Los Angeles County.



---

---

## OPPORTUNITY ACCESS

Barriers exist beyond fair housing issues that can limit access to opportunities in education, employment, transportation, and environmentally healthy neighborhoods. To facilitate the access to opportunity analysis, HUD provides a table that measures access to opportunity by seven indices. The indices allow comparison of opportunity indicators by race and ethnicity, for households below and above the poverty line, among jurisdictions, and to the region. With these indices, a higher number is correlated to a better outcome and range from a scale of 0 to 100. Each index should not be thought of as a percentage—but as an “opportunity score” (Table 12-35).

1. The **environmental health index** summarizes potential exposure to harmful air quality toxins at a neighborhood level. The higher the value, the better the environmental quality of a neighborhood. Garden Grove has moderate levels of environmental health across all ethnic groups and economic status. Garden Grove fairs better in environmental health when compared to the region, which scores very low. The region also has disparities among ethnic groups where Asian and Hispanic residents experience greater exposure to pollution burdens than White residents.
2. The **low poverty index** captures poverty in a neighborhood or jurisdiction. The higher the score, the lower the area's exposure to poverty. Garden Grove residents share similar scores with the region. Hispanic residents experience the greatest exposure to poverty, while Asians below the federal poverty line score better than those in the region.
3. The **school proficiency index** uses test scores from fourth-grade students to determine whether neighborhoods have high-performing or low-performing elementary schools. The higher the score, the higher the quality of elementary schools in the area. Garden Grove shows that it significantly higher access to high quality schools than the region. Having good access to high quality schools increases an individual's ability to have upward social mobility and access opportunities that can improve one's quality life. This is especially crucial for those living in poverty who already lack the resources necessary to move out of poverty.
4. The **job proximity index** quantifies the accessibility of a given residential neighborhood as a function of its distance to all job locations within the region, with larger employment centers weighted more heavily. The higher the score, the better access to employment opportunities in terms of distance for a given area. Generally, Garden Grove has moderate levels of proximity to jobs in comparison to the region which has slightly higher levels of proximity to jobs. This is true across ethnic and economic groups, even though Garden Grove is centrally located in Orange County and within close proximity to major employers in the surrounding cities.

**Table 12-35  
Opportunity Indicators, by Race/Ethnicity and Poverty**

City and Region	Indices						
	Low Poverty	School Proficiency	Labor Market	Transit	Low Transportation Cost	Jobs Proximity	Environmental Health
<b>Garden Grove</b>							
<b>Total Population</b>							
White, Non-Hispanic	51.61	62.62	46.45	89.02	75.00	36.85	5.30
Black, Non-Hispanic	41.29	55.63	41.33	89.90	78.05	34.48	5.93
Hispanic	38.31	49.57	38.53	90.25	78.44	36.49	6.55
Asian or Pacific Islander, Non-Hispanic	36.53	57.58	38.40	89.26	78.09	26.41	6.31
Native American, Non-Hispanic	42.49	57.15	40.82	89.84	77.88	33.27	6.01
<b>Population Below Federal Poverty Line</b>							
White, Non-Hispanic	43.98	59.78	40.82	89.70	77.12	33.92	5.82
Black, Non-Hispanic	31.36	52.83	42.46	88.39	77.73	22.40	6.08
Hispanic	33.96	47.89	37.29	90.91	80.88	38.03	6.46
Asian or Pacific Islander, Non-Hispanic	34.39	57.31	37.26	89.10	78.63	24.49	6.43
Native American, Non-Hispanic	25.46	59.54	38.35	90.71	82.88	20.33	5.55
<b>Los Angeles-Long Beach-Anaheim Region</b>							
<b>Total Population</b>							
White, Non-Hispanic	65.19	68.03	67.43	77.63	73.13	54.59	21.35
Black, Non-Hispanic	36.07	33.82	35.34	87.25	79.02	40.72	11.92
Hispanic	35.53	39.72	35.73	86.48	77.78	43.70	12.36
Asian or Pacific Islander, Non-Hispanic	55.03	61.94	57.64	85.13	75.98	51.11	13.13
Native American, Non-Hispanic	48.40	50.70	48.58	81.04	75.36	45.88	17.68
<b>Population Below Federal Poverty Line</b>							
White, Non-Hispanic	53.66	60.62	59.62	83.19	78.51	56.98	18.46
Black, Non-Hispanic	24.12	28.03	26.41	88.34	81.07	36.90	11.74
Hispanic	25.05	33.70	29.50	89.09	80.94	44.63	10.63
Asian or Pacific Islander, Non-Hispanic	45.45	57.59	51.41	88.58	80.61	52.88	11.05
Native American, Non-Hispanic	33.63	39.10	36.05	84.43	78.22	47.65	16.22

Source: Decennial Census; ACS; Great Schools; Common Core of Data; SABINS; LAI; LEHD; NATA

5. The **labor market index** aims to understand factors that may impact access to jobs other than just distance, such as transportation options, jobs available in the area or the education and training necessary to obtain them. For example, there may be concentrations of jobs in urban centers, but many of the jobs might be unattainable for residents of low-income



---

---

neighborhoods due to low educational attainment opportunities. The higher the score, the higher labor market engagement and opportunity to attain jobs. Similar to the jobs proximity index, Garden Grove residents have equivalent labor market engagement when compared to the region. White residents have the best labor market engagement, but scores are still significantly lower than that of the region.

6. The transit index is based on estimates of transit trips taken by a family. The higher the score, the more likely residents are to utilize public transportation. For this index, Garden Grove has high levels of transit usage but is slightly higher than the region. There is slightly higher transit usage among racial and ethnic groups or for those living below the poverty line in the City.
7. The low transportation cost index is based on estimates of transportation expenses for a family. The higher the score, the lower the transportation cost for an area. Garden Grove also has moderate levels of transportation costs and is equal to that of the region.

The discussion below addresses opportunity access in Garden Grove in more depth regarding education, environmental, transportation, and economic scores.

## Education

The TCAC Opportunity maps address education, economic, and environmental opportunity. TCAC's education score is based on math proficiency, reading proficiency, high school graduation rates, and the student poverty rate. According to TCAC's educational opportunity map **Exhibit H-10**, most Census Tracts in Garden Grove score 0.5. Opportunity scores are presented on a scale from zero to one, and the higher the number, the more positive the outcomes. Most Census Tracts on the eastside and some areas north of Chapman Avenue score less than 0.25. Census Tracts in the south and western parts of Garden Grove score between 0.50 to 0.75. Two Census Tracts in the western part of Garden Grove (1100.01 and 1100.10) score in the top tier, 0.75 and above. However, other communities and cities in the northern and eastern, such as Anaheim and Santa Ana, have scores that are 0.25 and below. Census Tracts in Los Alamitos and Seal Beach score above 0.75.

Information on schools in Garden Grove (from [www.publicschoolreview.com](http://www.publicschoolreview.com)) shows that the City's average testing ranking is 8/10, which is in the top 30 percent of public schools in California. Public schools in Garden Grove have an average math proficiency score of 50 percent (versus the California public school average of 40 percent) and reading proficiency score of 60 percent (versus the 51 percent statewide average). The highest-ranking schools are Loyal Barker Elementary (10/10), Patton Elementary School (10/10), and A.J. Cook Elementary School (10/10).

In the 2020/21 school year, 71.9 percent of students qualified for free/reduced-price meals due to household income, were English learners, or were foster youth within the Garden Grove Elementary School District. English learners are predominately Spanish speaking (21.2%) and



---

---

Vietnamese (10.1%). The Education Data Partnership reports an ethnic diversity score of 42. The Ethnic Diversity Index reflects how evenly distributed these students are among the race/ethnicity categories. The more evenly distributed the student body, the higher the number. A school where all of the students are the same ethnicity would have an index of 0. The index is out of 100; the highest score any school currently receives in the country is 76. In Garden Grove, the diversity score has remained relatively steady in recent years since 2016/17.

## 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 (CalEnviro Screen). 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 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-11** shows CalEnviroScreen results for Garden Grove. The map shows that the disadvantaged communities experiences pollution burdens that include concentrations of ozone, hazardous waste, solid waste, and water contamination. Additionally, the disadvantaged communities have high rates of poverty, unemployment, cardiovascular disease, and asthma.

## Transportation

Orange County residents in urban and suburban areas generally enjoy superior access to transportation infrastructure. The County is also traversed by numerous major freeways within its boundaries (including Interstates 5 and 405 and State Routes 57, 55, 22, 73, and 91). Proximity to these highways allows access to employment and other activity centers in Santa Ana and Irvine.

The City scored 5.5 in the AllTransit Performance Score (Center for Neighborhood Technology 2019, AllTransit, [alltransit.cnt.org](http://alltransit.cnt.org)), indicating that the City had a moderate combination of trips per week and number of jobs accessible enabling moderate number of people to take transit to work. The City's score was slightly higher than the County score of 4.2 and better than Anaheim of 4.9, but lower than Santa Ana of 6.6. AllTransit data also shows that in Garden Grove, 2.5 percent of commuters use transit compared with 2.3 percent for the County. Garden Grove has access to five local bus routes provided by the Orange County Transportation Authority. One commuter light rail station is planned for the Harbor Boulevard and Westminster Avenue intersection in Garden Grove. Most transit service is concentrated along major roadway corridors.

## Employment/Economic

Local economic characteristics impact local housing needs, even though these characteristics may not be directly related to fair housing. These economic characteristics include the types of jobs available within the municipality, the way residents access jobs (e.g., auto, transit, etc.), the

---

---

types of occupations held by residents, and their household income. Garden Grove's top 10 employers are in the hospitality, aerospace/industrial, retail, and healthcare fields. This is consistent with the major employers in the City of Garden Grove. Major Garden Grove employers in 2021 included Great Wolf Lodge with 700 employees, Air Industries Company with 625 employees, Garden Grove Medical Center with 516 employees, and Hyatt Regency with 424 employees.

In terms of unemployment, February 2022 unemployment data from the State Employment Development Department reported that Orange County had an unemployment rate of 3.7 percent while the State of California had an unemployment rate of 4.8 percent. Garden Grove had similar level of unemployment (4.3 percent) as Anaheim (4.1 percent). Other communities adjacent to Garden Grove had similar levels, including Santa Ana (3.8 percent), Huntington Beach (3.6 percent), and Westminster (4.1 percent).

The HCD AFFH Data viewer provides additional information on economic opportunities. The Economic Opportunity Index is a composite of four indicators depicting elements of neighborhood socio-economic character. The entire City of Garden Grove scores between 0.25 and 0.50, and 0.25 or below, which is the lowest category. Several northern and western Census Tracts score between 0.75 and 0.50. **Exhibit H-12** illustrates the Economic Opportunity Index.

There are two primary ways that economic indicators can improve in any location. The first is through educational attainment: better educated and skilled residents earn higher wages. The primary way in which a city can attract higher skilled workers is through improving local amenities and services, such as improving schools. The second is by nurturing the City's better-paying industries and attracting more of such industries, consistent with the City's job base. Better-paying industries can provide employment opportunities for local workers and enhance their ability to earn higher incomes. Garden Grove's General Plan Land Use Element contains strategies to improve economic indicators throughout the City, and the Environmental Justice Element focuses on attracting more economic opportunity to disadvantaged communities.

### **TCAC Opportunity Maps (2021)**

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-13**, 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 12-36**) were incorporated in the development of this index:

**Table 12-36  
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 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.

In comparing Garden Grove to the region, neighborhoods generally along the coast tend to have areas with the Highest Resources, while some neighborhoods located inland tend to be



---

---

designated as High Resource or Moderate Resource. These include the cities of Long Beach (eastern and southeastern neighborhoods), Los Alamitos, Seal Beach, Huntington Beach, and Fountain Valley. The City of Cypress in Orange County and Cerritos in Los Angeles County, although not near the coast, do have high levels of Highest Resources and High Resources. On the opposite end of the scale, neighborhoods in the cities of Anaheim and Santa Ana include primarily Low Resource areas. Westminster, like Garden Grove, tends to be divided between Moderate Resource and Low Resource areas. Western Westminster does have some Moderate Resource areas, while Garden Grove's western neighborhoods are both Moderate and High Resource areas.

## **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 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 (defined as a household that lacks a complete kitchen, lacks complete plumbing, severely overcrowded, and severely cost-burdened), 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.

Regionally, when comparing surrounding communities with the percent of all households with any of the four severe housing problems (i.e., lacks a complete kitchen, lacks complete plumbing, severely overcrowded, severely cost-burdened), Garden Grove ranked near the middle with an average of 34.2 percent of all households with four severe housing problems. The cities of Orange, Los Alamitos, Cypress, Seal Beach, and the community Rossmore all had averages below 30



percent, averaging between 14 to 28 percent. The cities of Buena Park, Westminster, Anaheim, and Stanton had percentages between 30 and 38 percent, including Garden Grove at 34.2 percent. The City of Santa Ana had one of the highest percentages, with 46.6 percent of households with severe housing problems.

### 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.

In terms of trends, overpayment for housing costs has primarily increased for renter-occupied households; see **Table 12-37**. Between 2014 and 2018, overpayment increased by 24 percent for renter-occupied households. Owner-occupied households have seen a drop in overpayment, except households paying less than 30 percent of their income on housing costs. Although the costs of purchasing a home have increased since 2014, the data shows that those who have the means of purchasing a home, their income has raised, as a larger proportion of homeowners are paying equal to or less than 30 percent of their income on housing costs. Renters are more likely to take on the burden of overpayment of rental units.

**Table 12-37  
City Garden Grove Cost Burden Change**

Housing Cost Burden	Owner-Occupied Households			Renter-Occupied Households			Total Households		
	2014	2018	Change	2014	2018	Change	2014	2018	Change
Less than or equal to 30%	16,520	17,475	5.8%	8,350	9,150	9.6%	24,870	26,625	7.1%
Greater than 30% but less than or equal to 50%	5,025	4,225	-15.9%	5,345	6,235	16.7%	10,370	10,460	0.9%
Greater than 50%	4,290	3,775	-12.0%	6,265	6,720	7.3%	10,555	10,495	-0.6%
Cost Burden not available	175	120	-31.4%	500	330	-34.0%	675	450	-33.3%
<b>Total</b>	<b>26,005</b>	<b>25,595</b>	<b>-1.6%</b>	<b>20,445</b>	<b>22,435</b>	<b>9.7%</b>	<b>46,455</b>	<b>48,030</b>	<b>3.4%</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), 2014-2018 ACS.





---

---

**Exhibit H-14** shows cost burden (overpayment) for homeowners and **Exhibit H-15** shows cost burden for renters. Throughout the entire City, 20 percent or more of homeowners experience cost burdens, 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.

The highest percentages of rental overpayment households are generally spread throughout the City, with census tracts consisting of 60 percent of higher overpaying located in the western, central, southern, and eastern portions of the City. The two highest census tracts with 74 and 77 percent of rental overpayment households are generally located in the southcentral portion of the City bordering the City of Westminster. These two adjoining tracts are located south of SR-22, north of the Garden Grove southern boundary, west of Brookhurst Avenue, and east of Beach Boulevard. These neighborhoods average between 56 to 71 percent Asian residents and 13 to 28 percent Hispanic residents.

One area in central Garden Grove has two census tracts with over 70 percent of homeowner households that are overpaying. This area is located east of Dale Street, south of Lampson Avenue, west of Nutwood Street, and north of Garden Grove Boulevard. This area primarily consists of single-family homes with some apartments. This area consists between 50 and 60 percent of Asian residents and 22 and 36 percent of Hispanic residents.

### **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-16** 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 30 percent or more. Census tracts in the western portion of the City experience the highest rates of overcrowding, averaging over 26 percent of the households with overcrowded conditions. The neighborhood north of SR-22, south of Garden Grove Boulevard and east of Harbor Boulevard, has the highest percentage of overcrowded households, with 39 percent. Although this neighborhood primarily consists of single-family homes, two large mobile home parks are located here, Bahia Village and Thunderbird Mobile Home Park, as well as the

---

---

GiGi Apartment complex. This Census Tract also includes several apartment complexes just south of SR-22, east of Harbor Boulevard, and north of Trask Avenue, including The Acacian Apartments and Kamia Village Apartments. This specific Census Tract also consists of a minority population above 90 percent, with a Hispanic population consisting over 70 percent. Another neighborhood with a high percentage of overcrowding households (33 percent) and high Hispanic population percentage (82 percent) is the Buena Clinton neighborhood. Once labeled in a 1990s *Los Angeles Times* article as Orange's County worst slum, with high crime rates in the 1980s, this neighborhood's apartment buildings had mostly two bedrooms designed for only one family. Landlords allowed two or three families to rent each apartment, which contributed to high overcrowding rates. Through federal grants and funds, the neighborhood has gradually improved, with rehabilitation investments made to many of the apartments generally improving overcrowding conditions. However, it is still considered as one of the higher overcrowded areas in the City.

One neighborhood with a higher proportion of Asian residents (57 percent) and higher percentage of overcrowding households (22 percent) is located along the southern central area of the City, south of SR-22, east of Beach Boulevard, and north of Task Avenue. This neighborhood consists of single-family residential uses and several apartment complexes, including the Brookdale Apartments and Newland Garden Apartments.

## 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-17** shows CalEnviroScreen 3.0 results for Garden Grove. **Exhibit H-17** shows that nine census tracts are considered disadvantaged 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 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.

### Homelessness

In 2022, 391 homeless individuals were in Garden Grove, which represents 3.3 percent of the total number of homeless individuals in Orange County (5,718 individuals). Of the 391 homeless individuals, 113 were sheltered and 278 unsheltered. In 2019, 225 homeless individuals were in Garden Grove, which represents 3.3 percent of the total number of homeless individuals in Orange County (6,860 individuals). Of the 225 homeless individuals, 62 were sheltered and 163 unsheltered. According to the Homeless Services of Orange County, Garden Grove's annual homeless count has increased 74 percent over two years from 225 in 2019 to 391 in 2022. The latest count shows an increase in Garden Grove, but a 17 percent decrease countywide.

The City has been a proactive leader on homelessness prevention in the region. Many services and resources are available to assist homeless persons, with strong grass roots community engagement and coordination. Over the past several years, the City has conducted community outreach and engagement, initiated the Coalition to End Homeless program, a Special Resource Team that provides essential services, provided a central webpage for homeless resources, and launched a Be Well OC program to provide immediate in-community assessment and stabilization to residents experiencing mental health issues, substance abuse, and homelessness. Nevertheless, the demand for services and housing in Garden Grove continues to be greater than the supply.

In Garden Grove, homeless housing resources include the Interval House, Mercy House, and Illumination Foundation, which all provide emergency shelters and rental assistance. Collette's Children's Home provides an emergency shelter for up to 90 days and transitional housing program with supportive services for an average of five months. The Orange County Asian and Pacific Islander Community Alliance provides rental assistance, the Community Action Partnership of Orange County provides homeless prevention rental assistance, Families Forward provides rapid rehousing rental assistance for families, and Stand Up for Kids provides rapid rehousing rental assistance for transitional aged youth.

**Table 12-38  
Homeless Emergency Shelter Providers**

Agency	Project	Beds
1736 Family Crisis Center	Supportive Services for Veteran Families (SSVF) Emergency Housing Assistance	18
	CalWorks HSP Emergency Shelter	2
Illumination Foundation	Emergency Shelter Program for Families	25
Thomas House	2 <sup>nd</sup> Step Transitional Housing	15
	Homeless Family Shelter #10	26



Agency	Project	Beds
US Veterans Initiative	Supportive Services for Veteran Families (SSVF) Emergency Housing Vouchers (EHV)	28

Source: City of Garden Grove, 2022.

In 2021, the City developed a five-year homeless plan, the Comprehensive Strategic Plan to Address Homelessness (CSPA), to create the systems, policy changes, and coordination necessary to address the various segments of the homeless population. The CSPA will enable the City to be strategic in identifying ways to connect the homeless to resources and programs, as well as maintain strong connections with the Central Service Planning Area of Orange County and other regional partners. Additionally, the CSPA provides a framework to help the City be more proactive, contribute to the regional efforts regarding ending homelessness, and develop a framework for funding decisions related to homelessness. While the CSPA identifies goals and strategic actions aimed at addressing homelessness over the next five years, it is designed to be flexible and adaptable to community needs as priorities, opportunities, and/or available resources that may change.

### Disproportionate Need Summary of Issues

- For households experiencing severe housing problems, Hispanic households had the highest level of need compared with the City as a whole. Specific geographic locations were primarily concentrated in the eastern and southeastern neighborhoods bordering SR-22 and the City of Santa Ana.
- Asian homeowner households in a centrally located neighborhood experienced the highest housing overpayment.
- Renter-occupied households experiencing overpayment is generally located citywide, with no distinct geographic pattern or consistent with one or two racial or ethnic groups.

Within the City, the areas with the highest levels of overcrowding includes the eastern portion (Census Tracts 884.02 and 891.06, east of West Street and Harbor Boulevard), where overcrowding ranges from 31 to 45 percent of households and correspond with higher proportion of Hispanic residents. This overlaps with areas where renter households are cost burdened, indicating that there is likely a lack of supply of affordable housing in this area.

Disadvantaged communities (DAC) consistent with SB 535 are in the areas along the western portion of the SR-22 near Harbor Boulevard, within and adjacent to the two industrial districts within the City. These same areas are also characterized by a higher proportion of Hispanic residents, lower incomes, and higher levels of overcrowding and cost burdens.



---

---

## 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. Displacement is often confused with gentrification, but while displacement can result from gentrification, it is critical to maintain clear distinctions between the two. The effects of displacement can include homelessness, loss of community, and loss of access to jobs and mobility. Displaced low-income residents often move to neighborhoods with fewer resources for economic advancement and quality of life.

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-18** identifies the displacement typology within the City.

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).

In Garden Grove, as shown in **Table 12-39**, White owner-occupied households paid less than or equal to 30 percent of their income for housing, while mostly Hispanic and Asian renter-occupied households paid less than or equal to 30 percent of their income for housing costs. Even so, primarily Asian households, either renter or owner occupied, paid greater than 30 percent of their income, and a higher proportion of Asian households paid greater than 50 percent of their income toward housing costs.

**Table 12-39  
Cost Burden by Race/Ethnicity and Tenure**

	Garden Grove Cost Burden - Households Paying:								
	Less than or equal to 30%		Greater than 30% but less than or equal to 50%		Greater than 50%		Not Computed/ No Income		Total
<b>Owner Occupied</b>	<b>17,475</b>	<b>100%</b>	<b>4,229</b>	<b>100%</b>	<b>3,770</b>	<b>100%</b>	<b>125</b>	<b>100%</b>	<b>25,599</b>
White, alone	7,205	41.2%	1,475	34.9%	1,110	29.4%	35	28.0%	9,825
Asian, alone	6,410	36.7%	1,640	38.8%	1,695	45.0%	50	40.0%	9,795
Hispanic, any race	3,450	19.7%	1,055	24.9%	875	23.2%	40	32.0%	5,420
Black, alone	110	0.6%	30	0.7%	10	0.3%	-	0.0%	150
Pacific Islander, American Indian, Alaska Native, alone	70	0.4%	4	0.1%	15	0.0%	-	0.0%	89
Other	230	1.3%	25	0.6%	65	1.7%	-	0.0%	320
<b>Renter Occupied</b>	<b>9,155</b>	<b>100%</b>	<b>6,245</b>	<b>100%</b>	<b>6,715</b>	<b>100%</b>	<b>330</b>	<b>100%</b>	<b>22,445</b>
White, alone	1,780	19.4%	1,040	16.7%	985	14.7%	40	12.1%	3,845
Asian, alone	3,375	36.9%	2,535	40.6%	3,065	45.6%	185	56.1%	9,160
Hispanic, any race	3,635	39.7%	2,405	38.5%	2,410	35.9%	80	24.2%	8,530
Black, alone	215	2.3%	105	1.7%	70	1.0%	-	0.0%	390
Pacific Islander, American Indian, Alaska Native, alone	35	0.4%	0	0.0%	115	1.7%	-	0.0%	150
Other	115	1.3%	160	2.6%	70	1.0%	25	7.6%	370
<b>Total</b>	<b>26,630</b>	<b>-</b>	<b>10,474</b>	<b>-</b>	<b>10,485</b>	<b>-</b>	<b>455</b>	<b>-</b>	<b>48,044</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), 2015-2019 ACS.

Instances of housing discrimination related to race and ethnicity have occurred in Garden Grove in the past. In 2006, the U.S. Department of Housing and Urban Development (HUD), on behalf of numerous Hispanic families and the Fair Housing Council of Orange County, filed a housing discrimination complaint against Gary Luke and Mary Ngo. In 2005, Gary Luke and Mary Ngo, who is Vietnamese American, purchased an eight-unit apartment complex in Garden Grove.



---

---

The complaint alleged that the new apartment owners violated the Fair Housing Act by discriminating based on national origin. The suit alleged that as soon as Gary Luke and Mary Ngo took ownership of the apartment complex, they gave four Hispanic families 60-day notices to vacate their units in order to repair and renovate the units. The owners never allowed the vacated tenants an opportunity to rent the renovated apartments after multiple requests by the families. The new tenants of the renovated units were all Vietnamese Americans. A federal judge confirmed that the new owners violated the Fair Housing Act, and they were ordered to compensate for damages, including economic loss, inconvenience, emotional distress, and loss of an important housing opportunity caused by discriminatory conducts.

### Urban Displacement Project

The Urban Displacement Project and HCD define sensitive communities as “communities [that] currently have populations vulnerable to displacement in the event of increased development or drastic shifts in housing cost.” The following characteristics define a vulnerable community:

- The share of very low-income residents is above 20 percent; and
- The tract meets two of the following criteria:
  - Share of renters is above 40 percent;
  - Share of people of color is above 50 percent;
  - Share of very low-income households (50 percent AMI or below) that are severely rent burdened households is above the county median;
  - The community or areas in close proximity have been experiencing displacement pressures (percent change in rent above County median for rent increases); or
  - Difference between Census tract median rent and median rent for surrounding Census tracts above median for all tracts in the County (rent gap).

In Garden Grove, numerous census tracts (28 out of 40 census tracts) are identified as vulnerable communities by the Urban Displacement Project (**Exhibit H-18**). These communities are generally located in the central and eastern portion of the City. The western neighborhoods, west of Western Avenue, are not considered vulnerable and have higher percentages of white residents. Additionally, census tracts with high proportions of Asian and Hispanic residents are also in areas identified as vulnerable communities, as well in neighborhoods where a significant proportion of households are overpaying for housing costs and have higher levels of overcrowding.

### Displacement Risk Summary of Issues

- Of the 40 census tracts overlapping Garden Grove 28 (70 percent of them) are classified as vulnerable, meaning households could easily be displaced in the event of increased development or drastic shifts in housing cost.
- Of the 28 census tracts identified as vulnerable, these same areas are also characterized by a higher proportion of non-white residents including both Asian and Hispanic residents, lower incomes, and higher levels of overcrowding and housing overpayment.



---

---

## 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-19** (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.

See Section 12.4.3 (Housing Resources Chapter) for a detailed analysis comparing the sites inventory data with the opportunity areas in the City.

### **FAIR HOUSING ISSUE: DISPROPORTIONATE HOUSING NEEDS**

The analysis found that in the central and eastern areas of the City, east of Western Avenue, have overlapping concentrations of lower incomes, higher proportion of non-white residents, lower resources, higher levels of overcrowding and cost burden (for renter households), environmental pollution, and displacement risk. While most TCAC opportunity areas in Garden Grove are in the moderate and low resources category, the westernmost part of the City (west of Western Avenue) is designated as high and moderate resource areas. These areas are also considered disadvantaged communities (DAC) consistent with SB 535. The map (**Exhibit H-17**) shows that DACs score high in pollution and population characteristics, such as having high rates of toxic release facilities and air pollution. The areas are generally located along SR-22, Harbor Boulevard, and along Western Avenue. These DACs are defined as the top 25 percent scoring areas from CalEnviroScreen along with other areas with high amounts of pollution.

#### **Contributing Factors:**

- Lack of affordable, accessible housing in a range of unit sizes





- 
- Displacement of residents due to economic pressures
  - High land and development costs in the region
  - Community opposition

## **FAIR HOUSING ISSUE: DISPLACEMENT RISK**

The analysis found that many areas of the City may have higher risks for displacement. As mentioned previously, a high proportion of cost burdened homeowner households exists in the central portion of the City, near Garden Grove Boulevard, Magnolia Street, and Brookhurst Street. Cost burdened renter-occupied households can also be found citywide. Asian households have the highest proportion for overpaying for rents and mortgages.

Additionally, many central, northern, and southern neighborhoods have lower median household incomes, making these renters particularly susceptible to displacement. One area with very low income (under \$30,000) and high poverty status is located south of Katella Avenue, west of Gilbert Avenue, east of Barclay Drive, and north of Orangewood Avenue. This census block includes a large grouping of apartment buildings along Maureen Drive. Low-income residents could also be at risk of economic displacement due to having fewer financial resources to afford housing.

Most of the northern, eastern, and southern portions of the City have overcrowding rates higher than the state of California (8.2 percent) and lower than most areas in the region, excluding the cities of Anaheim and Santa Ana. These neighborhoods overlap with areas where renter households are cost burdened, indicating there is likely a lack of supply of affordable housing in this area. These same areas are also characterized by a higher proportion of non-white residents, lower incomes, and higher levels of overcrowding, cost burden, and environmental pollution burden.

### **Contributing Factors:**

- The availability of affordable units in a range of sizes
- Displacement of residents due to economic pressures
- Lack of private investments in specific neighborhoods
- Lending discrimination

The City is taking several actions (reflected in the Housing Plan) to address contributing factors for these two fair housing issues and to affirmatively further fair housing throughout the city. The main strategy to address identified issues is to expand the opportunity for the development of housing for a variety of income levels throughout the City and through assistance programs for renters and homeowners:

The City is increasing housing opportunities through these programs:



- 
- Housing Rehabilitation Grant (Program 1) will allow major residential improvements to be more affordable to lower-income homeowners.
  - Multi-family Acquisition and Rehabilitation (Program 3) will increase and maintain the City's affordable housing stock through acquisition and rehabilitation of aging and/or deteriorating multi-family residential units
  - Affordable Housing Construction (Program 4) will leverage available local funding to assist and increase the supply of affordable housing.
  - Housing Assistance (Program 5 and Program 6) will provide targeted rental and housing homeownership assistance to help lower-income applicants. Recognizing many households are paying over 30 percent toward housing, particularly Asian and Hispanic residents, emphasizes the importance of this program.
  - The Preservation of Affordable Rental Housing (Program 7) will preserve existing affordable housing in the City. Increasing the supply of affordable housing by preserving existing covenants and housing units, as well as building new units is critical in Garden Grove.
  - Inclusionary Housing Ordinance (Program 11) and Affordable Housing Overlay (Program 22) will provide regulatory incentives and requirements to increase the supply of affordable housing in the City.

The City will affirmatively further fair housing opportunities by:

- Ensuring that all development applications are considered, reviewed, and approved without prejudice to the proposed residents.
- Conducting public meetings at suitable times, accessible to Environmental Justice communities' residents, persons with disabilities, and near public transit.
- Providing resources such as interpretation and translation services when requested at public meetings, including languages for residents speaking Spanish Korean, or Vietnamese.
- Actively recruit residents from underserved neighborhoods, including the Environmental Justice communities, to participate on committees to address affordable housing needs and homelessness.

## **FAIR HOUSING ISSUES**

The 2020 Analysis of Impediments to Fair Housing Choice (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:

- 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.



This page left intentionally blank.



---

---

## 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 12-40** 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.

---

<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 12-40  
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 12-41**). 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 12-41  
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 12-42**.



**Table 12-42  
Remaining RHNA After Credits**

<b>Income Category</b>	<b>RHNA</b>	<b>Units Constructed, Under Construction, or Approved</b>	<b>Remaining RHNA</b>
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-190**). 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 RNHA 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.

---

---

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 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 12-43** with General Plan Land Use Designations corresponding Zoning Districts and maximum densities.



**Table 12-43  
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)	32
			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



---

---

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

---

---

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 218 in 2019, 268 in 2020, and 283 units in 2021. The average number of ADUs



---

---

between 2019 and 2021 is 256.<sup>2</sup> ADUs will be constructed each year during the planning period (2021-2029), equalling a projection of 2,048 ADUs (256 x 8 = 2,048).

As of 2021, there were 24,000 parcels zoned R-1 for single-family housing, totaling 4,600 net acres (6.8 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 2009 ADUs (256 ADUs per year for 8 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 10.5 percent of the total 19,168 RHNA housing units.

### **Realistic Capacity Assumption**

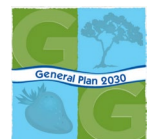
Consistent with HCD guidelines, the review of existing and proposed multi-family projects within a zone or particular area helps to identify the realistic density that can be anticipated for potential development. To determine realistic capacity assumptions for each zone, the City surveyed projects since 2016 to identify the average densities that have recently been achieved in each zone. See **Table 12-44** for recent development trends and related project densities, as well as **Table 12-45** 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. In September 2022, the City Council adopted zoning code amendments that included eliminating the sliding scale. 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.

---

<sup>2</sup> 256 ADUs per year is calculated by adding the number of permitted ADUs between 2019 and 2021 and dividing by three to get the average (218 + 268 + 283 = 769/3 = 256).

<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 one-half acre in size are assumed to develop at 75 percent of maximum capacity, while sites over one-half acre 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 General Plan update completed in late 2021, the corridors were re-evaluated, and incentives for additional housing opportunities were provided via higher allowed densities. 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.

All mixed-use zones allow 100 percent nonresidential development in addition to residential uses. The sites inventory includes sites that have the greatest potential for residential development based on a combination of site selection methodology and incentives in Program 12 (Mixed Use Development) requiring technical support, strategic partnerships, and annual monitoring of mixed-use development trends in the City. The City is also relying on a strong demand for residential development on nonresidential sites.

Regional mixed-use trends in the adjacent cities of Anaheim and Santa Ana indicate that recently approved or under construction mixed-use projects have a ratio of 99.6 percent of residential square footage to 0.4 percent of commercial square footage along major corridors. City staff has indicated that the demand for housing in Garden Grove is high even for sites developed with or zoned for nonresidential uses. Recent projects where residential development is currently occurring on sites that allow 100 percent non-residential use show a variety of existing uses are being recycled and replaced with housing, ranging from small-scale commercial, offices, auto-repair shops, religious institutions (church sites), and parking lots. The trends seen in Garden Grove are also occurring in the general region due to the high demand for housing. Many of these sites also had large parking lots, low building-to-land value ratios, and aging buildings.

**Table 12-44  
Garden Grove 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%		
	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%		





## Local and Regional Trends

Based on survey recent housing development over the past 10 years in Garden Grove and ongoing development applications for housing and mixed-use projects, we have identified a set of consistent site and building characteristics for properties that are being redeveloped. The existing uses of the properties typically consist of older churches, auto dealerships, car washes, auto repair shops, older commercial centers, restaurants, schools and daycare centers, office buildings, and single-family units. The buildings of these uses tend to be older than 30 years of age and have not been physically repaired or improved for quite some time. The buildings are experiencing physical distress and are on an economic decline. See Table 12-44 for listing of completed projects in Garden Grove.

**Table 12-45  
Garden Grove Mixed-Use and Housing Trends**

Completed Project/ Address	Residential Units	Project Description	Previous Existing Use Prior to Redevelopment	Status
<b>Completed/Built Projects</b>				
Shea Homes 70-Unit Small Lot Subdivision	70	70 single family detached residential units on a 9.01 acre	Church/religious facility and school	Completed
Wesley Village	47	47 affordable units on 2.5 acres	Garden Grove United Methodist Church and church operated pre-school and the Head Start pre- school program	Completed
Garden Brook Senior Village	394	394 affordable units on 5.1 acres (mixed use)	Vacant buildings from a prior car dealership	Completed
The Centre	16	Two work-live and 14 residential units with tandem format parking	2,680-square-foot restaurant building built in 1960	Completed
Brookhurst Triangle	800	800 units on 13.9 acres and 200,000 sf of commercial uses (mixed Use_	Commercial buildings/uses and used auto dealerships	Phase 1 completed
Century Triangle	53	53 townhomes on 3 acres	Various uses included commercial buildings, auto repair buildings/uses, and single-family homes	Completed
Walden	18	18-unit single family residential small lot subdivision	Church	Completed

Completed Project/ Address	Residential Units	Project Description	Previous Existing Use Prior to Redevelopment	Status
Lotus Walk	159	159 condominiums on 3.8-acre site	Office buildings	Completed
Grove Senior Apartments	85	85 senior apartment units	Restaurant and automotive buildings/uses	Completed
Harbor Grove Senior Apartments	93	93 senior apartment units	Commercial buildings	Completed
Sungrove Senior Apartment Homes	93	93 senior apartment units	Commercial buildings (flower shop, dairy shop, coin-operated car wash)	Completed
Bria Townhomes	31	31 townhomes	Intermediate care facility for developmentally disabled	Completed
<b>Preliminary Projects (Under Entitlement Process or Preliminary Discussions)</b>				
9691 Bixby Avenue	27	27 units (2 affordable) with some tandem parking	Daycare facility	Undergoing Review
13252 Brookhurst Street	24	24 townhomes or 35 townhomes	Restaurant building and/or rental car lot	Undergoing Review
8322 Garden Grove Blvd	19	19 attached units (2 affordable)	Commercial buildings	Undergoing Review
13002 Nina Pl	15	15-unit apartment building (2 affordable)	Commercial buildings and single-family residence	Undergoing Review
9891 Garden Grove Blvd	59	59-unit apartment building on 1.2-acre site	Auto repair building/use	Undergoing Review
9961 Garden Grove Blvd	55	55-unit affordable apartment building	Used auto dealership buildings/use	Undergoing Review
8642 Garden Grove Boulevard	23	23-unit mixed use project on 0.54 acres	Commercial and office buildings	Undergoing Review
10231 Garden Grove Blvd	52	52-unit mixed use project on 1.86 acres	Commercial building (furniture store) and used auto dealership	Undergoing Review
Pearl Street Work-Live 10662 Pearl St	10	10-unit work-live mixed use project	Commercial buildings (bicycle shop) and a single-family home	Undergoing Review
Smallwood Plaza 12891 Main St	9	9-unit mixed use project	Commercial buildings	Undergoing Review
8734 Garden Grove Blvd	20	19 attached units (affordable)	Used car auto dealership	Undergoing Review

---

---

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, Santa Ana, and Westminster 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 12-46** for a listing of recently approved/under construction mixed-use projects in neighboring jurisdictions and the comparison of total residential square footage to ground-floor commercial square footage. This table also identifies built affordable housing in neighboring jurisdictions.

The prior property conditions of nonvacant sites that were recently developed into new residential and mixed-use projects within the region signify a trend that can be used for selecting other sites suitable for redevelopment in Garden Grove. These include a range of building conditions and existing land uses. The sites previous uses consisted primarily of commercial, industrial 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. Many of the sites includes older commercial buildings such as used car dealerships, restaurants, car washes, industrial warehouse, offices, retail shopping centers, furniture store, motels, and parking lots. These uses are also consistent with uses that were redeveloped locally in Garden Grove. Many buildings are over 50 years old and built prior to 1970. The exterior building conditions exhibit physical distress and lack of maintenance or upkeep. Physical symptoms of distress include overgrown or neglected vegetation, litter and trash, deteriorating building façade, building/structural issues, and vandalism. Older shopping centers show underinvestment/lack of market interest via high vacancy rates and marginal or struggling tenants.

**Table 12-46  
Regional Mixed-Use and Affordable Housing Trends**

Recently Approved/Under Construction Mixed Use Project Address	Residential Units	Ground Floor Commercial Square Footage	Previous Existing Use Before Development and Building Age	Percent of Use Based on Total Project Square Feet	
				Residential	Commercial
<b>Mixed Use Projects in Neighboring Jurisdictions (Approved/Under Construction)</b>					
1600 W. Lincoln Ave., Anaheim	315	3,413	Used vehicle dealership (building over 40 years old)	99.1%	0.9%
2970 W. Lincoln Ave., Anaheim	134	5,000	Restaurant and car wash (buildings over 50 years old)	96.4%	3.6%
1910 S. Union St., Anaheim	332	14,504	Industrial/warehouse (building over 30 years old)	95.8%	4.2%
1011-1091 N. Tustin Ave., Anaheim	406	5,000	Office building, small retail shopping center, and large format retail store (buildings between 20 and 30 years old)	98.8%	1.2%
1623 W. Cerritos Ave., Anaheim	57	16,500	Single family house	77.6%	22.4%
2301-2331 W. Lincoln Ave., Anaheim	152	922	Office complex (building over 30 years old)	99.4%	0.6%
419-421 N. Harbor Blvd., Santa Ana	94	9,500	Vacant lot	99.0%	1.0%
3630 Westminster Ave., Santa Ana	228	9,816	Office complex (building over 30 years old)	99.6%	0.4%
	<b>1,718</b>	<b>64,655</b>		<b>99.6%</b>	<b>0.4%</b>
<b>Affordable Housing Projects in Neighboring Jurisdictions (Built)</b>					
2114 E. First St., Santa Ana	552	N/A	Used vehicle dealership	N/A	N/A
609 N. Spurgeon St., Santa Ana	93	1,750	Vacated church building (buildings over 50 years old)	N/A	N/A
1108 N. Harbor Blvd., Santa Ana	89	N/A	Motel (building over 30 years old)	N/A	N/A



Recently Approved/Under Construction Mixed Use Project Address	Residential Units	Ground Floor Commercial Square Footage	Previous Existing Use Before Development and Building Age	Percent of Use Based on Total Project Square Feet	
				Residential	Commercial
2530 Westminster Ave., Santa Ana	85	N/A	Industrial equipment rentals and vacant lot	N/A	N/A
923 N. Santiago St., Santa Ana	70	8,500	Vacant lot	85.5%	14.5%
1440 E. First St., Santa Ana	69	N/A	Office building (building over 30 years old)	N/A	N/A
14800 Beach Blvd., Westminster	50	N/A	Commercial businesses and a parking lot (buildings over 50 years old)	N/A	N/A
7122 Westminster Blvd., Westminster	65	N/A	Furniture store (building over 50 years old)	N/A	N/A
	<b>1,076</b>	<b>N/A</b>		<b>N/A</b>	<b>N/A</b>

Developers can take advantage of an affordable housing density bonus to increase the number of housing units allowed. **Table 12-47** 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 12-47  
Garden Grove 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



Activity Name/Address	Completed	Tool/ Funding	Zone	Allowed Density	Total Units	Affordable Units	Acres	Built Density
<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

## 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).



**Residential Sites on Industrial Properties**

This Housing Element is relying on industrial sites to accommodate a portion of the lower-income RHNA. As shown in **Table 12-48** below, industrial lower income sites only make up 15.5 percent of all lower-income units. When compared to all income categories combined, such units only make up 5.5%. The data demonstrates that the City's lower-income RHNA does not rely heavily on industrial sites.

**Table 12-48  
Industrial Sites**

Sites	Lower Income	All Income Categories
All RHNA Sites	5,616 units	15,732 units
Industrial Sites	869 units	869 units
<b>Percentage of Total Sites</b>	<b>15.5%</b>	<b>5.5%</b>

Additionally, the following analysis demonstrates that industrial properties that are designated for future housing sites are not an impediment to the construction of new housing. The City has conducted extensive research to learn about previous construction examples on industrial sites within the region and Garden Grove. The City has had discussions with housing and industrial developers and Garden Grove Public Works staff to learn more about remediation approaches and to understand the level of impediments to the overall costs of construction when developing former industrial properties or contaminated sites. The following summarizes the analysis and findings of the research.

**Discussion with Developers**

The City consulted with a housing developer, who has developed many residential projects across Southern California, to inquire on their experience and knowledge in working with brownfield sites – sites that were found to be contaminated. A brownfield site means real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. The following discussion will highlight two (2) examples where the housing developer had worked with a brownfield site as part of a new residential housing development project. The takeaway from these examples is that even where significant contamination requiring remediation is found on a site, it does not necessarily preclude residential development.

**Example 1: City of Stanton.** In 2020, within the City of Stanton, which shares its boundary with Garden Grove, a new 10-acre shopping center named Rodeo 39, was constructed, which also included a 14-acre residential component. During the environmental due diligence phase for the project, it was discovered that the northerly half of the property was contaminated from a prior dry cleaning commercial operation. On the northerly half of the property, which was impacted by the contamination, a new multi-unit residential townhome development was constructed. Soil vapor extraction units currently exist on the property today and are actively remediating on site contamination. The residential units were designed to include vapor barriers, called “liquid boots”, which creates an impermeable membrane to prevent vapor intrusions into the residential units.



---

---

“Liquid boot” is a cold, spray-applied, water-based membrane, which provides a seamless, impermeable barrier against vapor intrusion, where it is spray applied to penetrations, footings, grade beams, and pile caps, providing a fully adhered gas vapor barrier system. This project represents a case where the property was deemed safe for residential occupancy, while there is active remediation and annual monitoring of the on-site contamination. Upon acquisition of the site, the housing developer was required to conduct an environmental site assessment by its lender. As part of their due diligence, the housing developer determined the estimated costs and anticipated timing required to remediate the site. The remediation cost was then built into the housing developer’s acquisition cost and negotiated with the property owner. Typically, the cost to acquire the property (land value) is drawn down (discounted) by the remediation cost. In other words, remediation of prior contamination does not necessarily add significantly to redevelopment cost; rather, remediation costs reduce the land value and are effectively borne by the seller of the property.

**Example 2: City of Pomona.** In the City of Pomona, a prior commercial dry-cleaning facility had operated on a portion of the property since 1988. The subject property was to be redeveloped as a multi-unit housing project. During the environmental due diligence phase for the project, it was discovered that a portion of the property had been contaminated by a prior commercial dry-cleaning facility. The contamination was in a very localized area of the property. The housing developer designed the housing project to place the common recreation space, which was open to the sky, directly on top of the contaminated area. The housing developer expressed that there are ways to narrowly define the contamination area and, as an example, require that contaminated portion of the site be part of the project’s open space. This housing project included the installation of active soil vapor extraction units throughout the property. The housing developer’s total cost of remediation was \$500,000 and the process took 12 months to clear with the Los Angeles County Fire Department. Similar to Example 1, prior to property acquisition, and during the environmental due diligence phase, the housing developer determined the estimated costs and anticipated timing required to remediate the site. This remediation cost ultimately discounted the land cost that was agreed upon between the housing developer and the former property owner.

City Staff also consulted with an industrial developer, who has developed many industrial projects across California, as well as in Garden Grove, to inquire on their experience and knowledge in working with “Brownfield sites” - sites that were found to be contaminated. The industrial developer provided many examples of industrial projects that involved various levels and types of contamination across the communities of Rancho Dominguez (Unincorporated Los Angeles County), La Palma, Torrance, Camarillo, and Garden Grove.

One of the industrial developer’s recent projects in Garden Grove included minor contamination, which required the installation of an active soil vapor extraction unit on-site. The project included a vapor barrier for the building and the concentrations of contamination detected were low and considered to be safe for the occupancy of the building. The industrial building recently completed its construction, and a Certificate of Occupancy was issued.

The industrial developer provided the following comments:

- That property acquisition by the industrial developer is typically the trigger that requires environmental site assessment to determine if contamination exists on the property;



- 
- That the industrial developer conducts a thorough investigation in its environmental due diligence to determine an estimation on the anticipated cost and timing required for remediation;
  - That the cost for remediation is built into the industrial developer's cost to acquire the land;
  - That, if a property is contaminated, and if applicable, the industrial developer will design the plans for the project to include a vapor barrier, which would allow the building to be safe to occupy and operate;
  - That many projects involve minimal soil contamination, which may only require replacement of the impacted soil near the surface, which is not costly and can be completed in a short amount of time;
  - That many projects involve buildings that are cleared for occupancy and continue operating while active remediation is occurring and being monitored on-site; and
  - That in their experience, contamination has never limited or prevented development of a property, but rather, only introduces additional cost to the project, which is built into the land acquisition cost.

### **Garden Grove Public Works Yard**

City Staff consulted with the staff of the City of Garden Grove Public Works Department to inquire about their experience and knowledge in working with sites that were previously found to be contaminated. One of the examples given was the City's own Municipal Yard (the "Public Works Yard"), specifically the vehicle service bay ("City Yard vehicle bay"). The City Yard vehicle bay is used for repair and maintenance of City vehicles.

On an off-site property, near the Public Works Yard, an industrial laundry facility had operated from 1969 through the mid-1980s. Historical industrial laundry activities reportedly used the cleaning solvent tetrachloroethane (PCE). Several years following the cessation of dry-cleaning activities, equipment was removed, and soil and groundwater samples were collected in 2006. Based on the results of historical sampling, remediation was conducted in 2008 and 2009, which involved soil vapor extraction, air sparging, and chemical oxidation.

In 2013, the Regional Water Quality Control Board issued a clean-up and abatement order to the owners of the former industrial laundry facility operator, and a sequential phased environmental assessment of the groundwater and soil vapor at the former industrial laundry site and surrounding off-site properties was conducted. The scope of the assessment involved multiple groundwater monitoring wells and soil vapor sampling, which included samples being drawn from the Public Works Yard. Historical releases of PCE from the former industrial laundry facility migrated into the soil and groundwater beneath the building. Over time, PCE was found to have impacted the groundwater, flowing towards and under the Public Works Yard forming a plume. Soil vapor probes were installed inside and outside of the City Yard vehicle bay in the Public Works Yard.

In 2018 and 2019, multiple air sampling events were conducted to test the levels of contamination, and it was concluded that the concentrations of PCE and TCE (Trichloroethylene) detected in indoor air at the City Yard vehicle bay did not pose unacceptable risks to the workers when compared to typical commercial/industrial risk thresholds and the Division of Occupational Safety



---

---

and Health (CAL/OSHA) standards. Based on these conclusions, it was determined that no further evaluation of the indoor air conditions at the Public Works Yard was warranted.

The main takeaways of this example are:

- That the Public Works Yard had been in operation during the entirety of the remediation and monitoring process;
- That at no time was the Public Works Yard deemed unsafe for staff/employees to occupy, nor was the Yard ever required to cease operations for any period of time;
- That staff of the Public Works Yard found through its research of records that a contamination case such as this is very infrequent and not a chronic issue that is experienced in Garden Grove, including in industrially developed areas; and
- That this case of contamination involving an industrial laundry operation did not require a cessation of business and operations on either the originating contaminated site, nor on any affected off-site properties, such as the Public Works Yard.

### ***Low-Barrier Navigation Center in the City of Garden Grove***

The City of Garden Grove, as of 2023, is working to develop a year-round low-barrier navigation center in partnership with the Cities of Fountain Valley and Westminster. The navigation center will provide emergency housing and wrap-around services to individuals experiencing homelessness. In September of 2022, the City of Garden Grove acquired a property located in its M-1 (Light Industrial) zone with intent to redevelop the site with an 11,363 square foot navigation center, to support 80-100 individuals experiencing homelessness within the participating cities. The site was previously used as an auto body repair and body shop for more than thirty (30) years. During the property acquisition process, Phase I and Phase II Environmental Site Assessments (ESAs) were conducted, as required by the lender involved, to provide an assessment concerning environmental conditions as they exist at the subject property. This assessment concluded that the detected concentrations of chemicals of concern in the soil did not represent an unacceptable risk to human health, and that there is not an elevated risk to residential users of the property due to vapor intrusion from the subsurface. At the time of the writing of this letter, architectural plans were in process to be approved by the City, and building permits ready to be issued, with commencement of construction to occur shortly thereafter.

The takeaway from this example is that although the property in the City's industrial zone had long been used for auto repair industrial uses and some chemicals of concerns were found to be present in the soil as a result of the Phase II ESA, a threat to occupants of the building via vapor intrusion was not identified, and the concentrations detected were considered to be de minimis, allowing for safe occupancy of the building/site for residential use. This example may be typical of other former industrial sites in the City.

### ***Key Takeaways from the Analysis***

- Historically, contamination has not been a chronic nor significant issue for properties, including industrial properties, in the City of Garden Grove.
- There has been no evidence found, to date, that the discovery and presence of contamination has been a significant site constraint to the point that it has precluded

---

---

development/redevelopment of a property, nor required the cessation of any business in areas of Garden Grove or in similar nearby urban cities.

- Typically, when a property owner, or prospective property owner (i.e., a developer looking to acquire a property), engages with a lender to finance or refinance a property, the lender requires the applicant to complete a Phase I and/or Phase II ESA. The undertaking of this process is a private matter between the applicant and lender and does not involve the City as a primary participant.
- Upon acquisition of a site, a developer is required to conduct an environmental site assessment by its lender. As part of their environmental due diligence, the developer determines the estimated costs and anticipated timing required to remediate a site. The remediation cost is then built into the developer's acquisition cost and negotiated with the property owner. Typically, the cost to acquire the property (land value) is drawn down (discounted) by the remediation cost.

---

---

## 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.

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 12-48**.

**Table 12-47** 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.

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. These align with uses identified in Table 12-44 that lists mixed use projects in surrounding cities and the previous use. Some sites with existing residential uses provide the opportunity for significant capacity increases.

### **Criteria for Selecting Sites to Meet the Lower-Income RHNA**

The following suitability criteria was used to identify underutilized parcels listed in Table 12-46 under the *Meets Suitability Criteria* column:

1. **Interest:** Developer interest or property owner interest to redevelop the site
2. **Vacant/Minimal Improvements:** Vacant lot, parking lot, open storage that includes minimal existing improvements on site
3. **City Ownership:** Property is under City ownership
4. **Existing Use:** Uses that are similar to those that have been previously recycled in surrounding communities (e.g., industrial uses, small shopping centers and big box retail stores, office complexes, standalone restaurants and retail uses, and single-family buildings)
5. **Building/Land Value:** Property improvement value is less than half of the land value (ratio is less than 1.00)
6. **Year:** Structure was built prior to 1985 (and therefore over 36 years of age)
7. **Building Intensity (FAR):** Low existing floor-area ratio (FAR) under 0.50

- 
- 
8. **Lease:** No existing tenant lease(s) or lease(s) expires within early in 6th Cycle planning period
  9. **Building Condition:** Building deteriorating and/or many tenant vacancies

Sites that meet criteria #1, 2, or 3 are included in the sites inventory. In addition, sites that meet two or more of the remaining four criteria under #4 through #9 are also included due to trends exhibited in the region. The region includes cities in Garden Grove, Anaheim, Santa Ana, and Westminster.

**Table 12-49** summarizes the sites identified to meet the lower-income RHNA, which can facilitate 5,616 units. It also identifies if the site meets the suitability criteria for nonvacant sites. 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. The criteria thresholds selected are based on regional trends for redevelopment of residential and mixed-use development. Additionally, 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 12-49  
Sites to Meet the Lower Income RHNA**

Site No:	APN	Existing Use	Zoning	Meets Suitability Criteria	Density Allowed (units/acre)	Parcel Size (acres)	Realistic Capacity (units)
1	10013067	Light industrial: carpet cleaning	IWMU (HO)	<b>Meets Criteria: #4, #5, #6</b> Building over 40 years old; BLVR less than 1.00	70	0.54	36
	10013066	Light industrial: metal fabrication	IWMU (HO)	<b>Meets Criteria: #4, #6</b> Building over 40 years old	70	0.54	36
2	23149112	Vacant	IWMU (HO)	<b>Meets Criteria: #2</b> Vacant	70	0.67	36
	23149113	Single family unit	IWMU (HO)	<b>Meets Criteria: #4, #7</b> Underdeveloped; Existing FAR under 0.50	70		
	23149115	Single family unit	IWMU (HO)	<b>Meets Criteria: #4, #7</b> Underdeveloped; Existing FAR under 0.50	70		
	23149114	Single family unit	IWMU (HO)	<b>Meets Criteria: #4, #7</b> Underdeveloped; Existing FAR under 0.50	70		
3	10013079	Used car sales	IWMU (HO)	<b>Meets Criteria: #4, #5, #7</b> BLVR less than 0.40; Existing FAR under 0.50	70	1.78	119
4	23156114	Hospital parking lot	IWMU (HO)	<b>Meets Criteria: #2, #7</b> Parking lot; Existing FAR under 0.50	70	3.16	210
5	10012232	Transportation fleet	IWMU (HO)	<b>Meets Criteria: #6, #7</b> Building over 60 years old; Existing FAR under 0.50	70	2.59	172
6	10108075	Commercial shopping center	IWMU (HO)	<b>Meets Criteria: #4, #6, #7</b> Building over 30 years old; Existing FAR under 0.50	70	2.00	133
7	10012302	Used auto sales	IWMU (HO)	<b>Meets Criteria: #4, #7, #8</b> Existing lease expires in 2024; Existing FAR under 0.50	70	1.66	111
8	23132320	Hospital parking lot	IWMU (HO)	<b>Meets Criteria: #2, #5, #6, #7</b> Building over 40 years old; BLVR less than 0.50; Existing FAR under 0.50	70	1.62	108

Site No:	APN	Existing Use	Zoning	Meets Suitability Criteria	Density Allowed (units/acre)	Parcel Size (acres)	Realistic Capacity (units)
9	10013069	Industrial park	IWMU (HO)	<b>Meets Criteria: #4, #5, #6, #7</b> 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)	<b>Meets Criteria: #4, #5, #6, #7</b> Building over 70 years old; BLVR less than 0.50; Existing FAR under 0.50	70	1.51	100
11	10035220	Vacant	IWMU (HO)	<b>Meets Criteria #2</b> Vacant	70	1.13	75
12	10108063	Used auto sales	IWMU (HO)	<b>Meets Criteria: #4, #5, #6, #7</b> 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)	<b>Meets Criteria: #4, #5, #6, #7</b> 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)	<b>Meets Criteria: #4, #5, #6, #7</b> Building over 50 years old; BLVR less than 1.00; Existing FAR under 0.50	70	0.74	49
15	10161101	Commercial: child development center and dance school	IWMU (HO)	<b>Meets Criteria: #1, #4, #8, #7</b> No existing lease; owner interest in redevelopment; Existing FAR under 0.50	70	0.65	43
16	10101101	Used auto sales	IWMU (HO)	<b>Meets Criteria: #4, #5, #6, #7</b> Building over 50 years old; BLVR less than 0.50; Existing FAR under 0.50	70	0.64	43
17	10101104	Medical office: rehabilitation center (physical therapy)	IWMU (HO)	<b>Meets Criteria: #4, #6, #7, #8</b> Lease expires 2026; building over 60 years old; Existing FAR under 0.50	70	0.63	42
18	10013068	Light industrial: solar panels	IWMU (HO)	<b>Meets Criteria: #1, #4, 7</b> Existing lease expires in 2023; owner interest in redevelopment; Existing FAR under 0.50	70	0.52	34





Site No:	APN	Existing Use	Zoning	Meets Suitability Criteria	Density Allowed (units/acre)	Parcel Size (acres)	Realistic Capacity (units)
19	10134366	Commercial: restaurant	IWMU (HO)	<b>Meets Criteria: #4, #6, #7</b> Building over 60 years old; Existing FAR under 0.50	70	0.53	35
	10101106	Motel	IWMU (HO)	<b>Meets Criteria: #4, #2, #7</b> Parking lot; Existing FAR under 0.50	70		
21	23132322	Medical office	IWMU (HO)	<b>Meets Criteria: #1, #4, #7, #8</b> Lease expires 2026; property owner interest in redevelopment; Existing FAR under 0.50	70	2.47	164
22	09015457	Publicly owned	CC MU	<b>Meets Criteria: #3, #7</b> Owner: Garden Grove Housing Authority; Existing FAR under 0.50	60	3.78	214
23	09628209	Private school	R/C MU 1	<b>Meets Criteria: #5, #6, #7</b> Building over 50 years old; BLVR less than 0.50; Existing FAR under 0.50	60	1.79	102
	09628205	Private school	R/C MU 1	<b>Meets Criteria: #5, #6, #7</b> Building over 50 years old; BLVR less than 0.50; Existing FAR under 0.50	60		
	09628206	Private school	R/C MU 1	<b>Meets Criteria: #6, #7</b> Building over 60 years old; Existing FAR under 0.50	60		
27	09628111	Motel	R/C MU 1	<b>Meets Criteria: #1, #4, #8</b> No existing tenants; owner interest in redevelopment	60	1.76	100
28	09017135	Office building	CC MU	<b>Meets Criteria: #4, #6, #7</b> Building over 40 years old; Existing FAR under 0.50	60	1.76	100
29	09913507	Commercial shopping center	CC MU	<b>Meets Criteria: #4, #1, #7</b> Property owner interest in redevelopment; Existing FAR under 0.50	60	1.63	93
30	09628215	Motel	R/C MU 1	<b>Meets Criteria: #4, #5, #6, #7</b> 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	<b>Meets Criteria: #6, #7</b> Building over 60 years old; Existing FAR under 0.50	60	1.49	85



Site No:	APN	Existing Use	Zoning	Meets Suitability Criteria	Density Allowed (units/acre)	Parcel Size (acres)	Realistic Capacity (units)
33	10002125	Commercial: pet hotel	CC MU	<b>Meets Criteria: #4, #6, #7</b> 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	<b>Meets Criteria: #2, #7</b> Parking lot; Existing FAR under 0.50	60	1.19	68
35	09628207	Religious institution	R/C MU 1	<b>Meets Criteria: #6, 7</b> Building over 50 years old; Existing FAR under 0.50	60	1.07	61
36	09736405	Commercial Shopping Center	R/C MU 1	<b>Meets Criteria: #4, #5, #7</b> BLVR less than 1.00; Existing FAR under 0.50	60	0.97	55
37	09015320	Single family unit	CC MU	<b>Meets Criteria: #4, #5, #6, #7</b> 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	<b>Meets Criteria: #4, #5, #6, #7</b> No existing tenants; owner interest in redevelopment site; Existing FAR under 0.50	60	0.81	46
39	09807070	Light industrial: storage	R/C MU 1	<b>Meets Criteria: #4, #5, #6, #7</b> 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	<b>Meets Criteria: #4, #6, #7</b> Building over 60 years old; Existing FAR under 0.50	60	0.72	41
41	09017128	Office building	CC MU	<b>Meets Criteria: #4, #6, #7</b> Building over 40 years old; Existing FAR under 0.50	60	0.66	38
42	09736407	Commercial shopping center	R/C MU 1	<b>Meets Criteria: #4, #7, #8</b> Existing lease expires in 2024; Existing FAR under 0.50	60	0.60	34
43	10010143	Commercial Shopping Center	CC MU	<b>Meets Criteria: #4, #5, #6, #7</b> Building over 100 years old; BLVR less than 0.50; Existing FAR under 0.50	60	0.59	33
44	23139228	Commercial: small indoor nursery	R/C MU 3	<b>Meets Criteria: #4, #5, #6, #7</b> Building over 60 years old; BLVR less than 0.50; Existing FAR under 0.50	48	0.97	44



Site No:	APN	Existing Use	Zoning	Meets Suitability Criteria	Density Allowed (units/acre)	Parcel Size (acres)	Realistic Capacity (units)
	23139224	Small commercial shopping center	R/C MU 3	<b>Meets Criteria: #4, #5, #6, #7</b> Building over 60 years old; BLVR less than 1.00; Existing FAR under 0.50	48	0.88	40
45	23139227	Small commercial shopping center	R/C MU 3	<b>Meets Criteria: #4, #5, #6, #7</b> Building over 60 years old; BLVR less than 0.50; Existing FAR under 0.50	48	0.90	41
	23139226	Office: health insurance and income tax services	R/C MU 3	<b>Meets Criteria: #4, #5, #6, #7</b> 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	<b>Meets Criteria: #4, #5, #6, #7, #8</b> 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	<b>Meets Criteria: #1, #4, #5, #6, #8</b> Existing lease expires in 2026; owner interest in redevelopment; Existing FAR under 0.50	48	2.25	103
48	08908033	Light industrial: air conditioning	I/R MU-2	<b>Meets Criteria: #4, #5, #6, #7</b> Building over 60 years old; BLVR less than 1.00; Existing FAR under 0.50	48	1.60	72
49	08967103	Light industrial: heavy equipment	I/R MU-2	<b>Meets Criteria: #4, #5, #6, #7</b> Building over 60 years old; BLVR less than 0.50; Existing FAR under 0.50	48	1.58	71
50	08909124	Light industrial: landscape materials	I/R MU-2	<b>Meets Criteria: #4, #5, #6, #7</b> Building over 40 years old; BLVR less than 0.50; Existing FAR under 0.50	48	1.51	68
51	08909123	Light industrial use: vacant building (5/2022)	I/R MU-2	<b>Meets Criteria: #1, #4, #6, #5, #8</b> No existing leases; owner interest in redevelopment property; Existing FAR under 0.50	48	1.41	64
52	08967106	Light industrial:auto repair	I/R MU-2	<b>Meets Criteria: #4, #6, #5</b> Building over 60 years old; BLVR less than 1.00	48	1.24	56

Site No:	APN	Existing Use	Zoning	Meets Suitability Criteria	Density Allowed (units/acre)	Parcel Size (acres)	Realistic Capacity (units)
53	08910131	Light industrial: plumbing & heating	I/R MU-2	<b>Meets Criteria: #4, #8, #7</b> No existing leases; Existing FAR under 0.50	48	1.11	50
54	13345419	Commercial shopping center	R/C MU 3	<b>Meets Criteria: #6, #7, #5, #9</b> Building over 30 years old; building façade in poor condition; many tenant vacancies; Existing FAR under 0.50	48	1.05	48
55	13337115	Small commercial shopping center	R/C MU 3	<b>Meets Criteria: #6, #7, #5</b> Building over 60 years old; BLVR less than 1.00; Existing FAR under 0.50	48	1.04	48
56	08910124	Commercial: plastering contractors	I/R MU-2	<b>Meets Criteria: #6, #7, #5</b> Building over 50 years old; BLVR less than 0.50; Existing FAR under 0.50	48	1.03	47
57	08908032	Light industrial: auto repair	I/R MU-2	<b>Meets Criteria: #6, #7, #5</b> 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	<b>Meets Criteria: #4, #6, #7, #5</b> 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	<b>Meets Criteria: #5</b> BLVR less than 1.30	48	0.83	38
60	13336309	Truck shell sales	R/C MU 3	<b>Meets Criteria: #4, #6, #7, #5</b> 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	<b>Meets Criteria: #4, #6, #7, #5, #9</b> 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	37
62	13336308	Auto repair	R/C MU 3	<b>Meets Criteria: #6, #7, #5, #9</b> 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



Site No:	APN	Existing Use	Zoning	Meets Suitability Criteria	Density Allowed (units/acre)	Parcel Size (acres)	Realistic Capacity (units)
63	08910123	Light industrial: Auto repair & tow use	I/R MU-2	<b>Meets Criteria: #4, #6, #7, #5</b> Building over 50 years old; BLVR less than 0.50; Existing FAR under 0.50	48	0.77	34
64	09905152	Commercial: hydro nursery and supply	R/C MU 3	<b>Meets Criteria: #4, #6, #7, #5</b> Building over 60 years old; BLVR less than 0.50; Existing FAR under 0.50	48	0.66	30
65	13345414	Motel	R/C MU 3	<b>Meets Criteria: #4, #6</b> Building over 60 years old; outdated motel	48	0.64	29
66	08910132	Light industrial: airplane parts support services	I/R MU-2	<b>Meets Criteria: #4, #6, #7, #5</b> Building over 40 years old; BLVR less than 0.50; Existing FAR under 0.50	48	0.59	27
67	09628113	Motel	GGMU-3	<b>Meets Criteria: #1</b> Owner interest	60	0.25	14
68	08967108	Industrial building	I/R MU-2	<b>Meets Criteria: #5, #6, #7</b> Building over 60 years old; BLVR less than 1.00; Existing FAR under 0.50	48	0.42	38
	08967107		I/R MU-2		48	0.41	
69	10131125	Retail Building (Solar Panels)	IWMU (HO)	<b>Meets Criteria: #5, #6, #7</b> Building over 50 years old; BLVR less than 1.00; Existing FAR under 0.50	70	0.43	65
	10108071		IWMU (HO)		70	0.54	
70	09909137	Retail building for lease	GGMU-1	<b>Meets Criteria: #5, #6, #7</b> Building over 100 years old; BLVR less than 0.25; Existing FAR under 0.25	60	0.22	13
72	08910121	Contractor Office	I/R MU-2	<b>Meets Criteria: #5, #6, #7</b> Building over 60 years old; BLVR less than 1.00; Existing FAR under 0.50	48	0.11	23
	08910125					0.40	
73	08967122	Auto Body/Large Parking	I/R MU-2	<b>Meets Criteria: #2, #5, #6, #7</b> Building over 60 years old; BLVR less than 1.00; Existing FAR under 0.75	48	0.23	33
	08967121		I/R MU-2		48	0.23	
	08967104		I/R MU-2		48	0.23	
74	09901113	Used Auto Sales	GGMU-3	<b>Meets Criteria: #5, #6, #7</b> Building over 50 years old; BLVR less than 0.25; Existing FAR under 0.10	48	0.15	23
	09901114		GGMU-3		48	0.16	
	09901120		GGMU-3		48	0.20	
75	09763006	Gas station	GGMU-3		48	0.39	38



Site No:	APN	Existing Use	Zoning	Meets Suitability Criteria	Density Allowed (units/acre)	Parcel Size (acres)	Realistic Capacity (units)
	09763005	Shopping Center	GGMU-3	<b>Meets Criteria: #5, #6, #7, #9</b> Building over 50 years old; BLVR less than 1.00; Existing FAR under 0.50; Shopping center not in good condition.	48	0.44	
76	13336307	Parking Lot/Storage	GGMU-3	<b>Meets Criteria: #2, #5, #6, #7</b> Building over 70 years old; BLVR less than 1.00; Existing FAR under 0.50	48	0.40	18
77	09909139	Animal Hotel/Hospital	GGMU-1	<b>Meets Criteria: #5, #6, #7</b> Building over 40 years old; BLVR less than 1.00; Existing FAR under 0.50	60	0.37	37
	09909138		GGMU-1		60	0.30	
78	10010125	Single Family House	CC MU	<b>Meets Criteria: #4, #6</b> Building over 70 years old	60	0.16	33
	10010142	Plant Nursery/ Building Materials	CC MU	<b>Meets Criteria: #4, #6, #7</b> Building over 60 years old; Existing FAR under 0.50	60	0.14	
	10010141		CC MU		60	0.14	
	10010140		CC MU		60	0.14	
79	09905129	Single Family House	GGMU-1	<b>Meets Criteria: #4</b> Building over 60 years old	48	0.17	24
	09905154	Used Auto Dealership	GGMU-1	<b>Meets Criteria: #4, #5, #6, #7</b> Building over 60 years old; BLVR less than 1.00; Existing FAR under 0.50	48	0.17	
	09905130		GGMU-1		48	0.17	
80	13336306	Auto Repair	GGMU-3	<b>Meets Criteria: #4, #5, #6, #7</b> Building over 50 years old; BLVR less than 0.10; Existing FAR under 0.25	48	0.40	18
81	13345416	Auto Repair	GGMU-3	<b>Meets Criteria: #4, #5, #6, #7</b> Building over 60 years old; BLVR less than 0.50; Existing FAR under 0.20	48	0.29	29
	13345426		GGMU-3		48	0.35	
82	10014110	Vacant	R-3	<b>Meets Criteria: #2</b>	32	0.54	39
	10014109		R-3		32	0.89	
83	13337161	Old Motel/Large Parking Lot	GGMU-3	<b>Meets Criteria: #2, #4, #5, #6, #7</b> Building over 60 years old; BLVR less than 1.00; Existing FAR under 0.50	48	0.42	40
	13337147		GGMU-3		48	0.47	
84	09917320	Vacant	R-3	<b>Meets Criteria: #2</b>	32	0.52	39
	09917310		R-3		32	0.93	
85	09812040		R-3	<b>Meets Criteria: #2</b>	32	0.22	41



Site No:	APN	Existing Use	Zoning	Meets Suitability Criteria	Density Allowed (units/acre)	Parcel Size (acres)	Realistic Capacity (units)
	09812039	Church	R-3		32	0.22	
	09812062	Parking Lot	R-3		32	2.20	
86	10012301	Used Car Sales	I/R MU-1	<b>Meets Criteria: #4, #8</b> Lease expires in 2024	70	1.21	76
87	21514113	Auto Body and Painting	I/R MU-1	<b>Meets Criteria: #4, #6</b> Building over 40 years old	60	0.81	46
88	21514112	Auto Body and Painting	I/R MU-1	<b>Meets Criteria: #4, #6</b> Building 38 years old	60	0.67	38
89	21514111	Plumbing Store	I/R MU-1	<b>Meets Criteria: #4, #6</b> Building over 30 years old	60	0.60	34
90	21514108	Industrial: Fire Sprinkler Fabrication	I/R MU-1	<b>Meets Criteria: #4, #6</b> Building over 30 years old	60	0.51	29
91	21514109	Industrial: equipment rentals	I/R MU-1	<b>Meets Criteria: #4, #6</b> Building over 30 years old	60	0.63	36
92	21514110	Industrial: retail store	I/R MU-1	<b>Meets Criteria: #4, #6</b> Building over 30 years old	60	0.68	39
93	08920114	Single Family Home (large lot)	R-3	<b>Meets Criteria: #4, #6</b> Building over 70 years old	32	0.87	23
94	23302323	Shopping Center	R-3	<b>Meets Criteria: #4, #9</b> Building not in a great condition.	32	1.05	29
95	08967101	Vacant	R-3	<b>Meets Criteria: #2</b>	32	1.33	36
96	09701146	Medical Office	R-3	<b>Meets Criteria: #4, #6</b> Building over 50 years old	32	0.74	20
97	09701111	Retail Building/ Church	R-3	<b>Meets Criteria: #4, #5, #6, 7, #9</b> Building over 60 years old; BLVR less than 0.75; Existing FAR under 0.50; Retail building not in good condition.	32	0.74	20
98	09812041	Addiction Treatment Center	R-3	<b>Meets Criteria: #5, #6, #7</b> Building over 70 years old; BLVR less than 1.00; Existing FAR under 0.50	32	2.56	70
99	10014111	Auto Repair/ Vacant/ Storage Lot	R-3	<b>Meets Criteria: #4, #5, #6, #7</b> Building over 100 years old; BLVR is 1.03; Existing FAR under 0.30	32	2.75	75
<b>Total</b>						<b>113.4</b>	<b>5,616</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**

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, with a total of 7,436 units. Above Moderate sites also include 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 12-50** 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 12-50  
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>

**Table 12-51** summarizes sites to meet the moderate-income RHNA SB 9 sites can be found in Appendix B.

**Table 12-51  
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)
100	23103102	Church Parking Lot	MDR	4.92	24	112
101	13206132	Shopping Center	GGMU-2	0.33	24	5
102	13206131	Shopping Center	GGMU-2	2.58	24	58
103	13206128	Shopping Center	GGMU-2	1.73	24	39

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



Site No:	APN	Existing Use	General Plan; Zoning	Parcel Size (acres)	Density Allowed (units/acre)	Realistic Capacity (units)
104	13206129	Shopping Center	GGMU-2	0.59	24	13
105	13206118	Shopping Center	GGMU-2	0.38	24	7
106	13154120	Shopping Center	GGMU-2	6.57	24	149
107	13168262	Office	GGMU-3	2.26	60	128
108	13168261	Office	GGMU-3	1.34	60	76
109	13168205	Business Park	GGMU-3	3.03	60	172
110	08901034	Shopping Center	GGMU-2	5.00	24	114
111	08901065	Shopping Center	GGMU-2	0.69	24	15
112	08901057	Shopping Center	GGMU-2	8.31	24	189
113	08901064	Shopping Center	GGMU-2	1.41	24	31
114	08901060	Shopping Center	GGMU-2	0.23	24	4
115	08961341	Auto Repair	GGMU-2	1.06	24	24
116	10034521	Commercial	IWMU (HO)	0.44	70	23
117	10034523	Commercial	IWMU (HO)	1.19	70	79
118	10033534	Commercial	IWMU (HO)	0.85	70	56
119	10033537	Commercial	IWMU (HO)	0.82	70	54
120	10033530	Commercial	IWMU (HO)	0.76	70	50
121	10033525	Commercial	IWMU (HO)	1.03	70	68
122	23139229	Single Family Detached	GGMU-3	0.45	48	20
123	23159102	Convalescent Home	R-3	3.79	32	103
124	08966226	Wholesale Warehousing	GGMU-2	0.99	24	20
125	08966225	Commercial	GGMU-2	1.09	24	22
126	08907130	Commercial	GGMU-1	1.65	60	94
127	08907267	Office	GGMU-2	0.92	24	21
128	09736402	Auto Repair	GGMU-1	1.99	60	113
129	09721324	Commercial	GGMU-2	0.13	24	3
130	09701103	Commercial	R-3	0.50	32	14
131	09721323	Commercial	GGMU-2	0.13	24	3
132	09857104	Commercial	R-3	1.83	24	37
133	09801109	Commercial	GGMU-2	1.14	24	26
134	09801102	Commercial	GGMU-2	0.48	24	10
135	09736403	Office	GGMU-3	0.58	60	32
136	09736404	Commercial	GGMU-3	0.48	60	27
137	09736408	Office	GGMU-3	0.30	60	14
138	09723108	Commercial	GGMU-2	0.54	24	11
139	09723109	Commercial	R-3	0.56	24	11
140	09723103	Commercial	GGMU-2	0.53	24	11



Site No:	APN	Existing Use	General Plan; Zoning	Parcel Size (acres)	Density Allowed (units/acre)	Realistic Capacity (units)
141	09722201	Commercial	GGMU-2	0.85	24	19
142	09722202	Commercial	GGMU-2	0.84	24	19
143	09722203	Commercial	GGMU-2	0.85	24	19
144	09721340	Commercial	GGMU-2	0.27	24	6
145	09721331	Commercial	GGMU-2	0.55	24	12
146	09721330	Commercial	GGMU-2	0.23	24	5
147	09721329	Commercial	GGMU-2	0.32	24	7
148	09721335	Commercial	GGMU-2	0.55	24	12
149	09721337	Commercial	GGMU-2	0.55	24	12
150	09701105	Commercial	R-3	0.37	32	9
151	09701104	Commercial	R-3	0.37	32	9
152	09701102	Commercial	R-3	0.22	32	6
153	09701101	Commercial	R-3	0.32	32	9
154	09916205	Single Family Detached	R-3	0.51	32	14
155	10161102	Commercial	IWMU (HO)	0.90	70	60
156	10161178	Convalescent Home	IWMU (HO)	1.42	70	94
157	10145202	Partial Vacant; Adult Store	IWMU (HO)	1.09	70	72
158	10036234	Religious Institution	R-3	0.76	32	12
159	10036229	Elks Lodge	R-3	4.16	32	113
160	08966224	Church Parking Lot	R-3	2.08	32	56
161	21509130	Religious Institution	R-3	0.76	32	6
162	13311110	Private School	R-3	0.82	32	7
163	23145140	Single Family Detached	IWMU (HO)	0.14	70	7
164	23145136	Vacant	IWMU (HO)	0.14	70	7
165	23145137	Vacant	IWMU (HO)	0.14	70	7
166	23145138	Vacant	IWMU (HO)	0.14	70	7
167	09807014	Single Family Detached	GGMU-1	0.19	60	8
168	09807015	Single Family Detached	GGMU-1	0.19	60	8
<b>Total/Average</b>				<b>83.35</b>	<b>40</b>	<b>2,680</b>

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

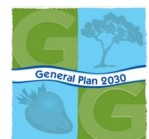


### Adequacy of Sites Toward the RHNA

Including all vacant and underutilized sites, ADU projections, and projects in the pipeline, the sites inventory identifies capacity for 15,732 units, 5,616 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 12-52**). 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 12-52  
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>RHNA</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	512	881	614	41	<b>2,048</b>
SB 9 Duplex Sites	--	--	--	1,459	<b>1,459</b>
Underutilized Sites		5,616	2,680	7,436	<b>15,732</b>
<b>Total Sites</b>		<b>7,009</b>	<b>3,294</b>	<b>8,936</b>	<b>19,239</b>
<b>Total Sites and Credits</b>		<b>7,409</b>	<b>3,418</b>	<b>9,371</b>	<b>20,199</b>
<b>RHNA Status (-shortfall/+surplus)</b>		<b>+442</b>	<b>+207</b>	<b>+382</b>	<b>+1,031</b>



---

---

### 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-20**, 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 15,732 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. The following section identifies how the sites inventory is distributed within TCAC opportunity areas, non-White population areas, persons with disabilities areas, familial status areas, low- and moderate-income (LMI) areas, and CalEnviroScreen areas.

- **TCAC Opportunity Areas:** Table 12-53 shows that capacity for multi-family and mixed-use residential development within the RHNA income categories is primarily distributed among the low (35.7 percent) and moderate (63.7 percent) resources areas. A higher proportion of very low- and low-income targeted housing units are 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. This combination does not result in exacerbated conditions related to the addition of lower income housing in an area with a higher proportion of low- and moderate-income populations in an area with relatively lower opportunities.



**Table 12-53  
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	--	2,044	3,572	--	5,616	35.7%
Moderate	--	2,063	617	--	2,680	17.0%
Above Moderate	93	1,512	5,831	--	7,436	47.3%
<b>Total</b>	<b>93</b>	<b>5,619</b>	<b>10,020</b>	<b>--</b>	<b>15,732</b>	<b>100.0%</b>
<b>Percentage of Total</b>	<b>0.6%</b>	<b>35.7%</b>	<b>63.7%</b>	<b>0.0%</b>	<b>100.0%</b>	<b>--</b>

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

- Non-White population:** The majority of block groups in the City has a non-White population over 60 percent and there are concentrations of White majority population in the very western portion of the City. Most of the sites inventory capacity (68 percent) is in areas with a non-White population of 80 to 100 percent. Only 32 percent of the capacity is in areas with a non-White population of 60 to 80 percent. This proportion is similar for all income categories. Garden Grove is predominantly non-White across its entire boundary. Therefore, racial segregation pattern analysis requires a locational approach to identify some of the nuances and patterns that may exist at a Census tract level within a City that is largely non-White. Lower income sites are primarily distributed along Garden Grove Boulevard and south Harbor Boulevard. These census tracts have higher proportions of Hispanic/Latino and Asian residents. This combination can result in exacerbated conditions related to the addition of lower income housing in an area with a higher proportion of non-White, lower income residents in an area with relatively lower opportunities. Conversely, by placing more affordable housing in predominantly non-White communities, housing issues such as overcrowding, overpayment, and lack of housing options can be alleviated where they are felt most. The distribution of lower-income household opportunities into places where non-White predominance is not as strong could mean Garden Grove residents could become further integrated in regard to race/ethnicity and income.
- Persons with disabilities:** Eighteen census tracts in the City have less than 10 percent of their population living with a disability. Additionally, another 18 tracts have between 10 to 20 percent population living with a disability. Most of the sites inventory capacity (50 percent) is in areas with less than 10 percent of the population living with a disability. White 50 percent of the capacity is in areas with 10 to 20 percent population living with a disability. The sites are equally distributed between these two categories. This results in improved conditions by



---

---

avoiding concentration of new development in areas with higher proportions of disabled residents.

- **Familial Status:** All tracts in the City have less than 40 percent of children living in female-headed households. The sites inventory reflects this in that 65 percent of capacity is in areas with less than 20 percent of children living in female headed households compared to 35 percent of capacity in areas with 21 to 40 percent of children living in female headed households. This proportion is similar for all income categories. This results in improved conditions by avoiding concentration of new development in areas with higher proportions of female-headed households with children as these households tend to have lower incomes and a greater need for affordable housing and accessible daycare and other supportive services.
- **Low- and moderate-income (LMI) areas:** The sites inventory capacity distribution indicates that 60 percent of capacity is in areas with 50 to 75 percent low- and moderate-income (LMI) population. The lower income capacity has a lower proportion of units in the same category (38 percent) and the above moderate-income capacity has a higher proportion of sites in these areas (59 percent). While 32 percent of the capacity is in areas between 75 to 100 percent LMI. Overall, this results in improved conditions because all income levels are similarly distributed. Nonetheless, it also results in exacerbated conditions because only a smaller proportion of sites inventory capacity is in areas with LMI populations less than 50 percent. Placing site capacity in these areas is unavoidable. The site inventory strategy adds high density, residential capacity throughout the City along the City's major corridors with good access to good schools and transit. This combination results in exacerbated conditions related to the addition of lower income housing in an area with a higher proportion of LMI population in an area with relatively lower opportunities. However, potential low-income units would also help lower income communities by providing lower income households more stable and reliable housing options in their neighborhoods.
- **Racially or Ethnically Concentrated Area of Poverty (R/ECAP):** R/ECAPs are not analyzed due to their absence within City boundaries which is confirmed by data in the HCD AFFH Data Viewer.
- **CalEnviroScreen (CES 3.0) and DACs:** In general, the majority of Garden Grove (25 census tracts) has CalEnviroScreen (CES) scores between 50<sup>th</sup> and 74<sup>th</sup> percentile scores. Seven census tracts have scores over the 75<sup>th</sup> percentile. One census tract (1100.04) has a percentile score lower than 24, while eight census tracts are between 25<sup>th</sup> and 49<sup>th</sup> percentiles. As expected, most (63 percent) of the site inventory capacity is in areas with CES percentile scores of between 50<sup>th</sup> to 74<sup>th</sup> percentiles. While 33 percent of all site capacity is in the highest CES percentile group (75<sup>th</sup> percentile or more), while only 24 percent of lower income sites are in this same category. The location of future housing sites in areas with environmental burdens is not ideal. The Environmental Justice Element identifies programs to improve these census tracts from reducing pollution burdens, increasing access to parks and transit, and prioritizing community improvements within Disadvantaged Communities (DAC) and lower income

---

---

census tracts. Disadvantaged Communities (DAC) are defined as the top 25 percent scoring areas from CalEnviroScreen. Most site capacity (67 percent) is outside of areas designated as DACs. The proportion of sites outside of DACs is higher for lower income site capacity (76 percent of capacity is located outside of DACs). This distribution results in improved conditions by locating lower income capacity outside DACs. Concentrating housing (of all income levels) in areas with higher environmental burdens could bring more interest in future resource development and investment to these communities.





---

---

## 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 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- 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.

### **12.4.6 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 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 organizations. 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.





This page left intentionally blank.



---

---

## 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.

---

---

## 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.



---

---

**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.



---

---

**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.



---

---

**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.

---

---

**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: Race and Ethnicity Discrimination.** Consult with community organization that represent minority residents and ethnic communities to educate and disseminate information about fair housing enforcement, discrimination practices, counseling, training, and landlord/tenant disputes.

**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-5.4: 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-5.5: 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.
- Policy H-5.6: 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.
- Policy H-5.7: Displacement.** Establish programs and actions to offer tenant protection and mitigate tenant displacement due to development impacts.
- Policy H-5.8: Outreach and Engagement.** Conduct fair housing outreach and education in various languages for Garden Grove residents, property owners, and housing providers to ensure each understands their rights and responsibilities.
- Policy H-5.9: Disproportionate Need.** Identify programs and funding strategies to alleviate significant disparities in housing issues within certain geographic areas of the city and by certain groups of residents experiencing a category of housing need.
- Policy H-5.10: Overcrowding Conditions.** Increase supply of affordable housing with larger units or additional bedrooms within geographic areas experiencing high overcrowding conditions.
- Policy H-5.11: Housing Cost Burden.** Target financial housing assistance programs to prioritize geographic areas where high concentration of renter and homeowner households are overpaying for housing costs.
- Policy H-5.12: Neighborhood Conditions.** Prioritize neighborhood condition improvements in low-income and disadvantaged communities through coordinated community development efforts and financial programming.

---

---

## 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.



---

*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.** The City will actively monitor industrial properties designated for affordable housing on the City's sites inventory by conducting an environmental desktop review to search available relevant state and federal records and databases to determine if there is reported contamination that might affect the subject site. If industrial properties designated for affordable housing on the City's sites inventory are determined to be contaminated, based on reasonably available information, the City will evaluate whether the contamination renders the site nonviable for affordable housing. In the event the City determines a site is no longer viable, in accordance with Program 8 (Residential Sites Inventory and Monitoring of No Net Loss), the City will identify one or more additional sites within 180 days if necessary in order to accommodate the City's RHNA by income level, in accordance with No Net Loss law.

In addition, if industrial properties have been determined to be contaminated by previous activities as identified in technical studies prepared by the applicant during the entitlement process, 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: Ongoing; pre-application technical assistance to all residential development applicants that includes options, incentives, and resources (list of affordable housing developers and affordable housing financing agencies/programs) or technical assistance for including affordable units in the project; Within 1 year compile a list of local for profit and nonprofit developers and lenders/finance programs for property owners interested in developing housing; Consultation with*



---

---

*local developers (including nonprofit developers) to start immediately after Housing Element adoption and continue annually; industrial property contamination studies to occur prior to submittal of development applications by applicant and/or property*

### **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). Additionally, the City is working with the property owners of the Tamerlane Drive low-income housing units as they are seeking financial assistance, and refinancing and consolidating various loans to extend affordability on all units for additional 55 years and to preserve at-risk units.

**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.
- Potentially provide financial assistance to owners of the Tamerlane Drive low-income housing units to preserve at-risk units.

*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 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 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.
- 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:* 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: Evaluate the current Density Bonus ordinance within one year of Housing Element adoption; adopt a new Density Bonus Ordinance by the end of 2022; and provide ongoing promotion of the density bonus incentives and ongoing technical assistance.*

**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:* 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 Relating to the Provision of Housing Affordable to Lower-Income Households.** 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 commit to developing additional actions as necessary, including, but not limited to incentives, waivers, concessions, expedited processing, and other regulatory 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 and extremely low-income households, 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.
- **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. Garden Grove's existing Permanent Supportive Housing Program is designed to increase and preserve the supply of supportive housing for extremely low-income households. This program produces affordable housing through the acquisition and rehabilitation of existing housing units, as well as the construction of new units. In the past, the City has partnered with nonprofit organizations and housing developers to accomplish this goal. Currently, the City is developing the Stuart Drive Permanent Supportive Housing Project, which is anticipated to open in 2022. Additionally, the City implemented the Homeless Emergency Assistance and Rental Transition (HEART) Program and the Mainstream and Emergency Housing Voucher Programs, which provide tenant-based rental assistance and supportive services to extremely low-income individuals. These programs provide rental assistance and wrap around supportive services for Garden Grove households experiencing homelessness. This program effectively turns market rate rental units into affordable units for extremely low-income households, and the supportive services work to help the household maintain that housing once the assistance lapses. This program will continue.
- **Incentives.** Provide, when possible, developer incentives such as expedited permit processing and developer impact fee deferrals for units that are affordable to lower-income households, including extremely low-income households.



- 
- 
- **Special Needs Housing:** Review the permit and processing procedures and permitted use tables (land use matrix tables) in all residential zones for group homes and residential group living uses for seven plus clients to ensure that these uses are treated objectively and do not discriminate against persons with disabilities or other special needs, as identified in Program 17.

*Funding Source:* General Fund  
*Responsible Party:* Neighborhood Improvement Division of the Community and Economic Development Department  
*Timeframe:* Ongoing; update Development Code by the end of 2022

### **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.** 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:* Ongoing; update Municipal Code standards specific to parking within four years of Housing Element adoption



---

---

### **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 and Development Standards**

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

**Objective:**

Adopt objective design and development standards amending 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: By the end of 2022*

### **Program 17: Zoning Code Update**

In 2021, the City of Garden Grove adopted a focused General Plan Land Use Element Update that increased the residential densities for the mixed-use designations and amended the Zoning Code to align mixed-use district densities with the General Plan land use densities. The increase in residential densities in the Land Use Element and the Zoning Code were to create additional capacity to meet the RHNA. Additionally, the City will pursue amendment the Zoning Code to remove development standard constraints and to meet State law requirements.

**Objectives:**

- Modify Single-Family Residential Development Standards to codify existing policies for single-family residential improvements, not expressly written in the Municipal Code,





---

---

aimed at addressing impacts on city infrastructure, and on-site and on-street parking, to provide clearer and more objective direction to developers and property owners, and to conform zoning regulations regarding transitional and supportive housing to existing State law.

- Per State law, specifying that transitional and supportive housing are permitted in residential zoning districts subject to the same approval requirements, development standards, and restrictions that apply to other residential dwellings of the same type in the same zone, which shall be determined by the City based upon the predominant characteristics of the use, and eliminating distinctions based on the number of persons.
- Remove the existing density bonus provisions in Chapter 9.08 in conjunction with the adoption of updated density bonus regulations to be consolidated as a new section in proposed new Chapter 9.60.
- Remove the restriction on the maximum number of bathrooms allowed for residential dwellings.
- Establish objective design standards for detached accessory structures to ensure they are designed and used as non-habitable structures (as required by the California Building Code) and objective minimum separation requirements between detached accessory structures and all other structures on-site.
- Update the landscaping standards to provide clearer and more objective direction to developers and property owners and to provide more flexibility regarding acceptable types of landscaping, groundcover, and substitute landscaping to account for drought conditions.
- Modify Multi-Family Residential Development Standards to ensure all development standards in the Municipal Code that are applicable to multifamily housing development projects in the R-2 (Limited Multiple Residential) and R-3 (Multiple Family Residential) zones, are objective and in compliance with State housing laws.
  - Per State law, specifying that transitional and supportive housing are permitted in residential zoning districts subject to the same approval requirements, development standards, and restrictions that apply to other residential dwellings of the same type in the same zone, which shall be determined by the City based upon the predominant characteristics of the use, and eliminating distinctions based on the number of persons.
  - To comply with State housing law, allowing "Supportive Housing for the Homeless" as a permitted use by right in the R-2 and R-3 zones, subject to statutory requirements described in new proposed Section 9.60.070.
  - To comply with State housing law, allowing Single Room Occupancy (SRO) as a permitted use by right in the R 3 zone and establishing new SRO regulations and development standards (Section 9.12.050).

- Remove the existing density bonus provisions in Chapter 9.12 in conjunction with the adoption of updated density bonus regulations to be consolidated as a new section in proposed new Chapter 9.60.
- Establish updated objective requirements for screening and location of mechanical equipment.
- Replace confusing on- and off-site building separation requirements with clear, objective building setback and step back requirements for first, second, and third floors.
- Remove the restriction on the maximum number of bathrooms allowed for residential dwellings.
- Update the development and design standards for duplex and triplex developments in the R-2 and R-3 zones and Small Lot Subdivisions to ensure they are objective.
- Remove restrictive sliding scale R-3 zone density table, "Table of Development Density R-3 Zone", and establishing maximum residential densities consistent with General Plan maximum densities, which are 21 units per acre for the R-2 zone, and 32 units per acre for the R-3 zone.
- Establish maximum building height requirements for multifamily residential buildings when adjacent to R-1 (Single-Family Residential) zoned property.
- Reduce the minimum private storage requirement.
- Update private and common open space and recreation area requirements, for multifamily developments, to allow for greater flexibility in the location, size, and type of amenities provided, while maintaining (no change or reduction to) the current standard of 300 square feet of private/common open space required. Allowing rooftop decks and indoor spaces to count towards common recreation area requirement.
- Update the landscaping standards to provide clearer and more objective direction to developers and property owners and to provide more flexibility regarding acceptable types of landscaping, groundcover, and substitute landscaping to account for drought conditions.
- Modify Mixed Use Regulations and Development Standards to ensure all development standards in the Municipal Code that are applicable to multifamily housing development projects and certain new mixed use projects (with at least two thirds residential) in the mixed use zones, are objective and in compliance with State housing law.
  - /;
- Modify Special Housing Regulations (Chapter 9.60) to implement specified provisions of State law pertaining to local regulation of housing development projects, including,



---

---

but not limited to, the State Density Bonus Law, the Housing Accountability Act, the Housing Crisis Act of 2019, the No Net Loss Law, and the Housing Element Law.

- Provisions specifying the findings required for disapproval of housing development projects, including additional findings required for affordable housing projects, consistent with the Housing Accountability Act (Gov't Code §65589.5).
- Separate procedures for the ministerial and discretionary review of housing development projects and related land use actions, which are consistent with the Housing Accountability Act and other State housing laws.
- Provisions expressly delegating authority to the Department Director to review and approve housing development projects that are subject to ministerial review by law and to conduct the initial determination of a housing development project's compliance and conformance with applicable, objective general plan, zoning, and subdivision standards and criteria and providing written notice to the applicant within 30 or 60 days, as required by the Housing Accountability Act (Gov't Code §65589.5(j)).
- Provisions specifying what the City and applicants must do to comply with the "no net loss" provisions of the Housing Crisis Act (Gov't code §66300) and the State No Net Loss Law (Gov't Code §65863). This section includes a requirement that applicants provide specified assistance to the City to comply with the "no net loss" requirements when the applicant is seeking to develop a site identified for housing in the City's Housing Element in a manner that would result in the remaining sites identified in the City's Housing Element not being adequate to accommodate the City's RHNA.
- A section that updates and consolidates in a single location in the Code the City's residential density bonus regulations pursuant to Government Code 65915.
- A new section establishing minimum requirements and procedures for the preparation, execution, and recording of affordable housing regulatory agreements (such as density bonus agreements) containing affordability covenants for housing units when such agreements are required by State law or another provision of the Code. This section delegates authority to the City Manager to approve, execute, and implement such agreements. This section also makes applicants responsible for reimbursing the City for professional fees and costs incurred by the City to prepare such regulatory agreements, as well as the City's annual monitoring costs for these agreements.
- A new section implementing the Housing Crisis Act provisions that require developers to replace demolished affordable housing units and to provide relocation assistance and other benefits to existing occupants of such units (Gov't Code §66300(d)). These provisions are intended to provide clear guidance to applicants, City staff, and affected tenants to assist with compliance with these State mandated requirements. This section also makes applicants responsible for

reimbursing the City for professional fees and costs incurred by the City to implement these State mandates.

- o A section specifying the applicable legal requirements and review and approval procedures for transitional and supporting housing projects, including "Supportive Housing For the Homeless" and "Low-Barrier Navigation Centers," pursuant to State law.

*Funding Source:* General Fund and Grants  
*Responsible Party:* Planning Services Division of the Community and Economic Development Department  
*Timeframe:* By the end of 2022

**Program 18: Affirmatively Furthering 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, Korean, and Vietnamese and make available to the public.

Identify Fair Housing Issue and Priority	Contributing Factors	Meaningful Actions
<p><b>Displacement Risk</b> due to high housing cost burdens and to regional economic pressure (<b>Priority:</b> High)</p> <p><b>Disproportionate Housing Needs</b> in areas with lower incomes, overcrowding, environmental</p>	<ul style="list-style-type: none"> <li>▪ Lack of affordable, accessible housing in a range of unit sizes</li> <li>▪ Inadequate supply/production of affordable housing</li> <li>▪ Displacement of residents due to regional economic pressures</li> </ul>	<p>The two identified fair housing issues are closely related, as such, the meaningful action items address both issues.</p> <ul style="list-style-type: none"> <li>▪ <b>ACTION 1:</b> Promote public awareness of federal, State, and local regulations regarding fair housing. Provide information to the public about local, state, and federal housing programs and fair housing law. Maintain referral information on the City's website, social media, newspaper ads, and at a</li> </ul>



Identify Fair Housing Issue and Priority	Contributing Factors	Meaningful Actions
<p>pollution, high proportion of minority (Asian and Hispanic) households, and higher proportions of renters (<b>Priority:</b> High)</p>	<ul style="list-style-type: none"> <li>▪ Housing discrimination</li> <li>▪ High land and development costs in the region</li> <li>▪ Public opposition to new development and land use and zoning laws</li> <li>▪ Access to financial services</li> <li>▪ Lack of meaningful language access for individuals with limited English proficiency</li> <li>▪ Lack of private investment in specific neighborhoods</li> </ul>	<p>variety of other locations such as community and senior centers, local social service offices, in City utility bills, and at other public locations including City Hall and the library. Add or translate resources and information in Vietnamese, Korean, and Spanish and make available to the public through communications materials and online.</p> <p><b>Timeframe:</b> Four times per year</p> <p><b>Geographic Targeting:</b> Citywide; target Spanish and/or Vietnamese language workshop in the southern and eastern portion of the City</p> <p><b>2021-2029 Metrics:</b> Four times per year as part of fair housing workshops by the Fair Housing Council of OC and other housing related events. Conduct at least one workshop in both Spanish and/or Vietnamese and provide translation services available at other workshops.</p> <ul style="list-style-type: none"> <li>▪ <b>ACTION 2:</b> Include a fair housing presentation in City Council meetings and include summary of affirmatively furthering fair housing metrics. <b>Timeframe:</b> 2021-2029 <b>Geographic Targeting:</b> Citywide <b>2021-2029 Metrics:</b> Conduct presentation once a year prior</li> <li>▪ <b>ACTION 3:</b> Direct homebuyers and property owners with property deeds, covenants, and other real estate property documents that contain restrictions intended to limit where certain people could live or buy property, based on race, religion, or other characteristics, to the Orange County Clerk-Recorder's Office to have such discriminatory language removed at no charge.</li> </ul>



Identify Fair Housing Issue and Priority	Contributing Factors	Meaningful Actions
		<p><b>Timeframe:</b> Ongoing  <b>Geographic Targeting:</b> Citywide  <b>2021-2029 Metrics:</b> Publish available Orange County Clerk-Recorder's Office services at least twice a year, and as inquiries are received, the City will respond within seven business days to direct homebuyers and property owners to the Orange County Clerk-Recorder's Office. To the extent requests or inquiries are received, City to direct a minimum of 10 property documents per year to the County, as requested.</p> <ul style="list-style-type: none"> <li>▪ <b>ACTION 4:</b> Target dissemination of Fair Housing Outreach information and notices of available services and workshops in neighborhoods identified with disproportionate housing needs and displacement risks.  <b>Timeframe:</b> Annually  <b>Geographic Targeting:</b> Central, eastern, and southern portions of the City  <b>2021-2029 Metrics:</b> Increase fair housing inquiries by 10 percent</li> <li>▪ <b>ACTION 5:</b> 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.  <b>Timeframe:</b> Ongoing  <b>Geographic Targeting:</b> Citywide  <b>2021-2029 Metrics:</b> Report progress toward Annual Planning Report and include AFFH metrics</li> <li>▪ <b>ACTION 6:</b> Pursue funding and target neighborhoods of concentrated poverty for investment in rehabilitation, parks, transit, active transportation, and</li> </ul>



Identify Fair Housing Issue and Priority	Contributing Factors	Meaningful Actions
		<p>other needs identified in the Environmental Justice Element. Ensure funding plans reflect the needs of lower-opportunity neighborhoods.</p> <p><b>Timeframe:</b> One funding application annually.</p> <p><b>Geographic Targeting:</b> Prioritize Disadvantaged Communities and lower-income Census Tracts.</p> <p><b>2021-2029 Metrics:</b> Allocate at least 20 percent of funds for capital improvement projects to Disadvantaged Communities and/or lower-income Census Tracts.</p> <ul style="list-style-type: none"> <li>▪ <b>ACTION 7:</b> Continue to implement the Analysis of Impediments to Fair Housing Choice and HUD Consolidated Plan.  <b>Timeframe:</b> Ongoing  <b>Geographic Targeting:</b> Citywide  <b>2021-2029 Metrics:</b> Not applicable</li> <li>▪ <b>ACTION 8:</b> Annually monitor building and home sales activities in historically under-market neighborhoods to identify any adverse trends. If trends indicate substantial displacement, investigate effective means to address issue. Consult with the Fair Housing Council of Orange County and Fair Housing Foundation to provide multi-lingual tenant legal counseling within these impacted areas.  <b>Timeframe:</b> Ongoing  <b>Geographic Targeting:</b> Citywide  <b>2021-2029 Metrics:</b> Reduce displacement</li> <li>▪ <b>ACTION 9:</b> Investigate ways to incentivize housing developers to increase the number three-bedroom units in their developments  <b>Timeframe:</b> 2026</li> </ul>



Identify Fair Housing Issue and Priority	Contributing Factors	Meaningful Actions
		<p><b>Geographic Targeting:</b> Citywide  <b>2021-2029 Metrics:</b> Increase the number of three-bedroom units within multi-residential development projects by 10 percent</p> <ul style="list-style-type: none"> <li>▪ <b>ACTION 10:</b> In concert with Program 2 (Code Enforcement), develop a proactive cooperative code compliance program that targets areas of concentrated rehabilitation needs, results in repairs and mitigates potential cost, displacement, and relocation impacts on residents.  <b>Timeframe:</b> Ongoing  <b>Geographic Targeting:</b> Citywide  <b>2021-2029 Metrics:</b> Resolve a minimum of 75 complaints in the concentrated rehabilitation needs area.</li> <li>▪ <b>ACTION 11:</b> Implement Program 4 (Affordable Housing Construction), Program 9 (Accessory Dwelling Units), Program 13 (Special Needs Housing), and Program 24 (SB 9 Unit Housing Development) to increase housing choices and affordability (e.g., duplex, triplex, multifamily, accessory dwelling units, SB 9 housing developments, transitional and supportive housing, and group homes), with a particular focus in High Opportunity Areas. Establish a protocol to annually monitor development progress towards housing creation that increases housing choices and affordability in High Opportunity Areas. Should monitoring reveal a shortfall in development progress towards housing creation of increased housing choices and affordability, the City will commit to developing additional actions, as necessary, including, but not limited to incentives,</li> </ul>





Identify Fair Housing Issue and Priority	Contributing Factors	Meaningful Actions
		<p>waivers, concessions, expedited processing, and other regulatory approaches (including examination of development standards) to ensure the City satisfies its identified housing need (RHNA).</p> <p><b>Timeframe:</b> Ongoing  <b>Geographic Targeting:</b> High Opportunity Areas  <b>2021-2029 Metrics:</b> A minimum of 50 low income or special needs housing units to be built in High Opportunity Areas.</p> <p>Related program actions in other programs in this Housing Plan:</p> <ul style="list-style-type: none"> <li>▪ <b>Program 1:</b> Housing Rehabilitation Grant</li> <li>▪ <b>Program 2:</b> Code Enforcement</li> <li>▪ <b>Program 3:</b> Multi-Family Acquisition and Rehabilitation</li> <li>▪ <b>Program 4:</b> Affordable Housing Construction</li> <li>▪ <b>Program 5:</b> Rental Assistance</li> <li>▪ <b>Program 6:</b> Home Ownership Assistance</li> <li>▪ <b>Program 7:</b> Preservation of Affordable Rental Housing</li> <li>▪ <b>Program 10:</b> Density Bonus</li> <li>▪ <b>Program 11:</b> Inclusionary Housing Ordinance</li> <li>▪ <b>Program 13:</b> Special Needs Housing</li> <li>▪ <b>Program 19:</b> Homeless Housing Needs</li> <li>▪ <b>Program 20:</b> Healthy and Sustainable Living Environments</li> <li>▪ <b>Program 21:</b> Replacement of Units on Sites</li> <li>▪ <b>Program 22:</b> Affordable Housing Overlay</li> </ul>



Identify Fair Housing Issue and Priority	Contributing Factors	Meaningful Actions
		<ul style="list-style-type: none"> <li>▪ <b>Program 25:</b> Fair Housing Services</li> </ul>

*Funding Source:* General Fund

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

*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).
- Continue to support local organizations that provide emergency resources and provide opportunities for service expansion.
- Continue to participate in regional efforts to address homelessness, and support additional bridge housing, access centers, and other homeless services offered in the region.
- Continue to allow emergency shelters as a permitted use (by right) in the Emergency Shelter Housing Overlay Zone within the Light Industrial (M-1) zone, subject to those conditions and standards consistent with State law. As part of the annual General Plan report, identify any new shelters that have been constructed in the City.



- Allow Low Barrier Navigation Centers within all mixed use zones and all nonresidential zones permitting multi-family uses.
- Support ongoing efforts to address homelessness through the provision of emergency shelter, transitional housing, and supportive housing and seek innovative solutions to address homelessness.
- Implement the goals and supporting actions identified in the Garden Grove Comprehensive Strategic Plan to Address Homelessness.

*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, with code amendments to include low-barrier navigation centers by the end of 2022*

### **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*  
*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: 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.*

**Program 24: SB9 Unit Housing Development**

On January 25, 2022, the City adopted an SB 9 Ordinance establishing regulations pertaining to two-unit residential developments and urban lot splits in single-family residential zones in the City, pursuant to Senate Bill 9 (SB9), which became effective on January 1, 2022. The City will continue to review the SB 9 Ordinance and update it as needed to achieve our goals to facilitate SB9 housing production and to be consistent with any future changes to SB9 State law.

*Funding Source: General Fund*

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

*Timeframe: Ongoing*



---

---

### Program 25: Fair Housing Services

- Continue to comply with all State and federal fair housing requirements when implementing housing programs or delivering housing-related services.
- 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 assist households through the Fair Housing Council of Orange County, providing fair housing services and educational programs concerning fair housing issues. Refer fair housing complaints to the Fair Housing Council and continue to provide funding support.
- 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.

*Funding Source:* General Fund

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

*Timeframe:* Ongoing

### 12.5.3 QUANTIFIED OBJECTIVES

**Table 12-54** summarizes the City's quantified objectives for the 2021-2029 planning period by income group as required by law.

**Table 12-54  
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	4,401	2,608	3,294	8,936	<b>19,293</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.



This page left intentionally blank.





---

---

## 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.



- 
- 
- **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 12-55** 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 12-56** 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 12-55**  
**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 12-56  
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>



---

---

## **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>

---

---

## **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.

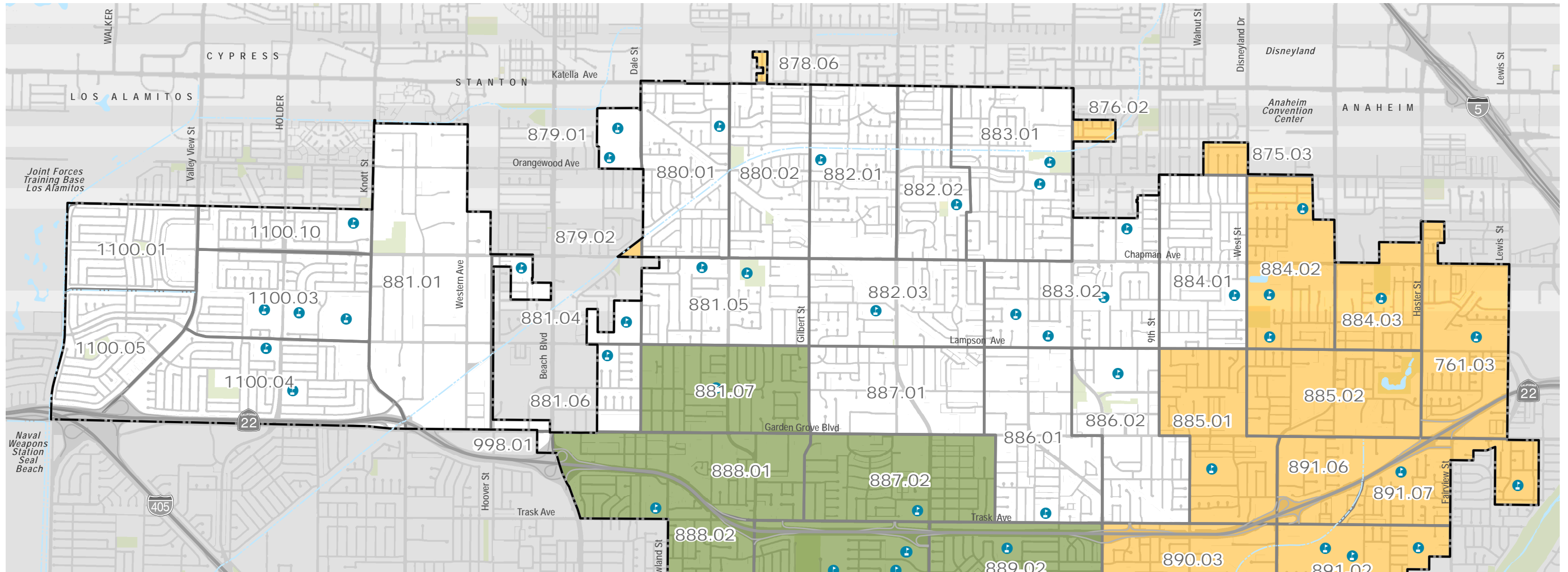
Between 2014 and 2021, the City has partnered with the Fair Housing Foundation to provide fair housing services to 3,063 Garden Grove residents, approximately 437 annually.

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

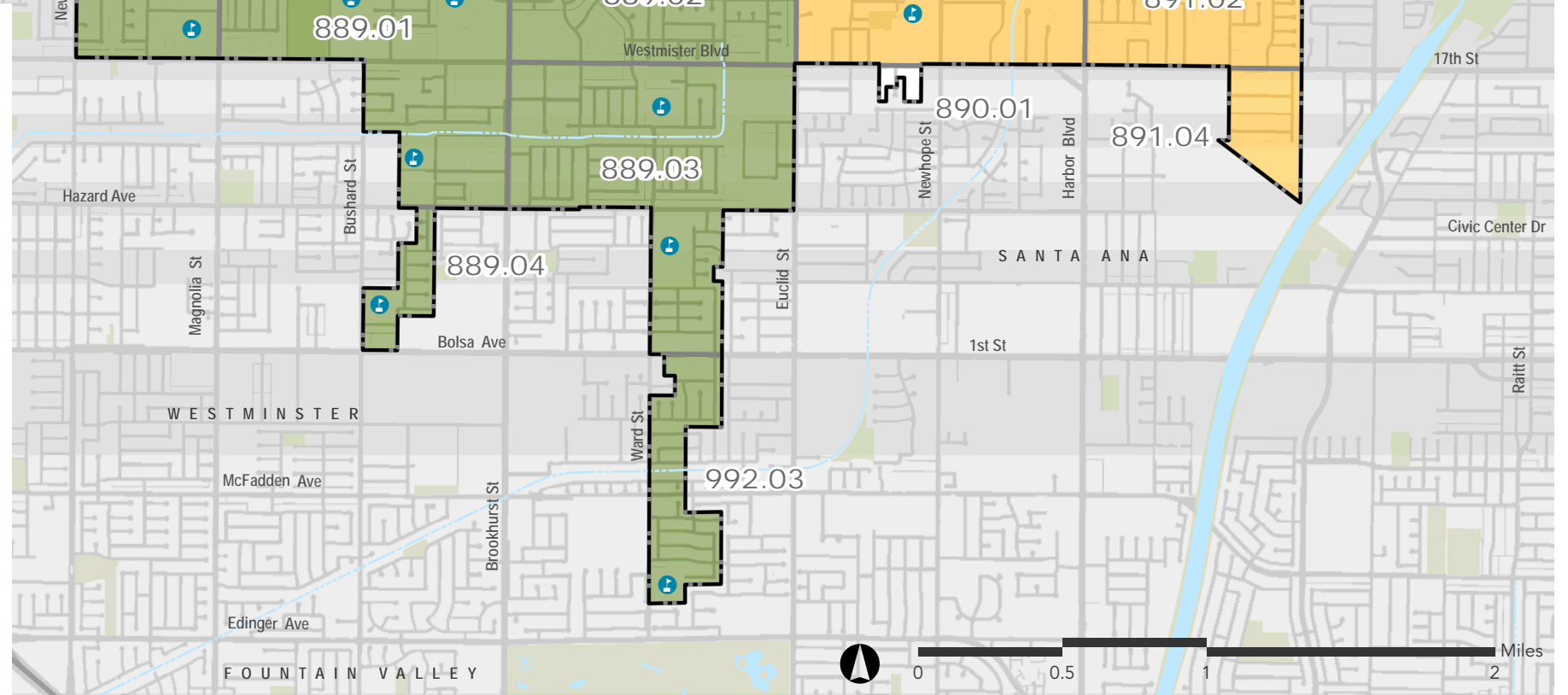
No other census tracts include a race/ethnicity that is greater than 50% of the census tract population.

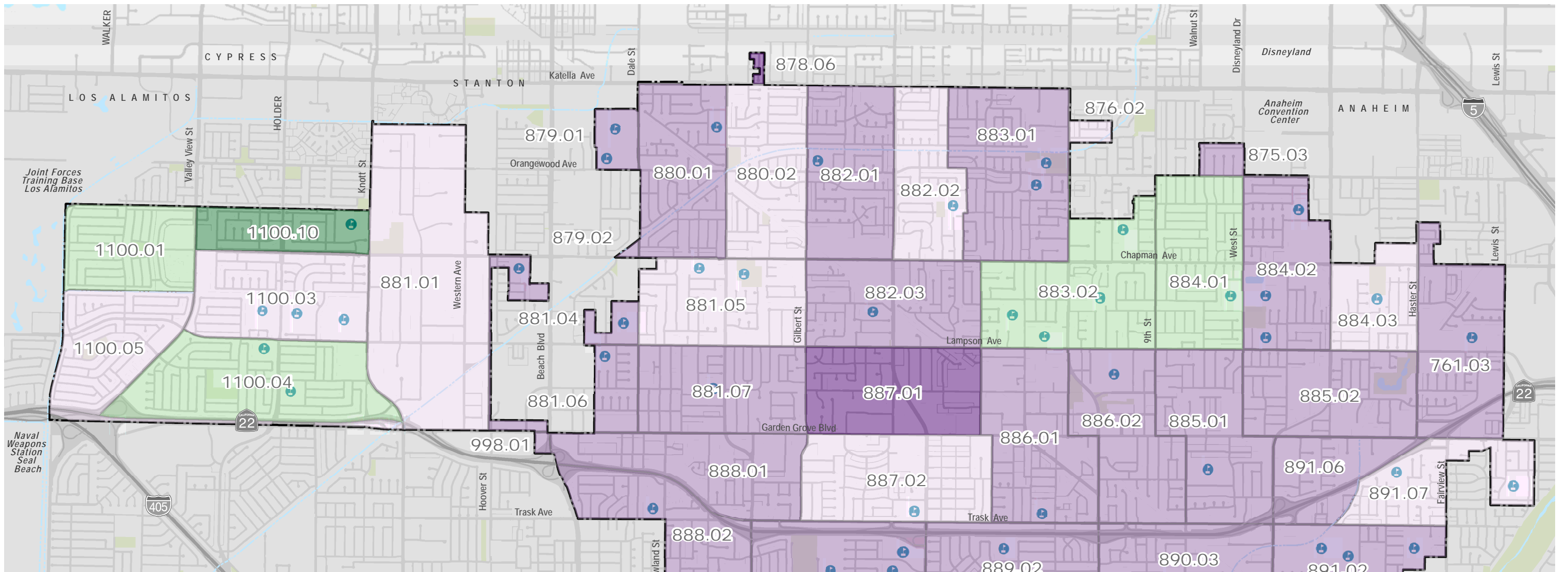
### Base Map Features

Garden Grove City Boundary

Waterbodies

Schools





## 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

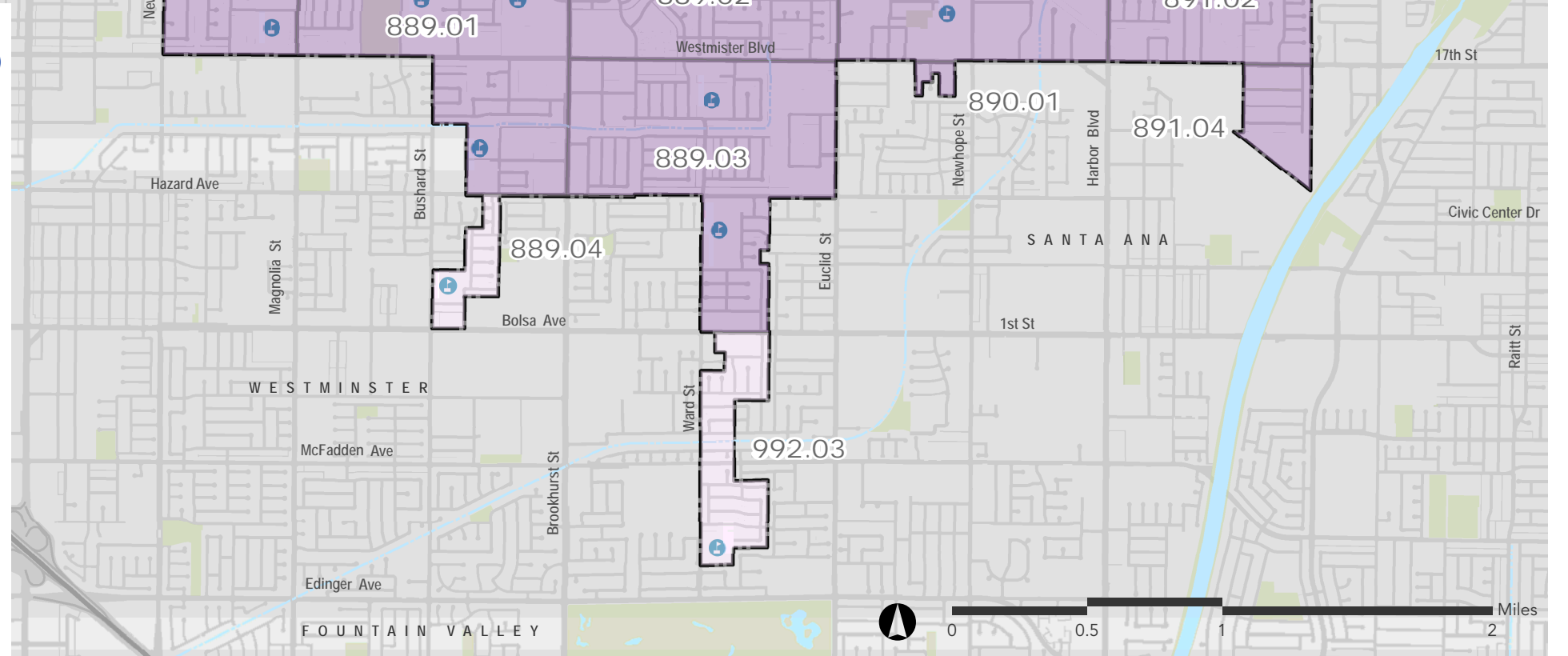
### Base Map Features

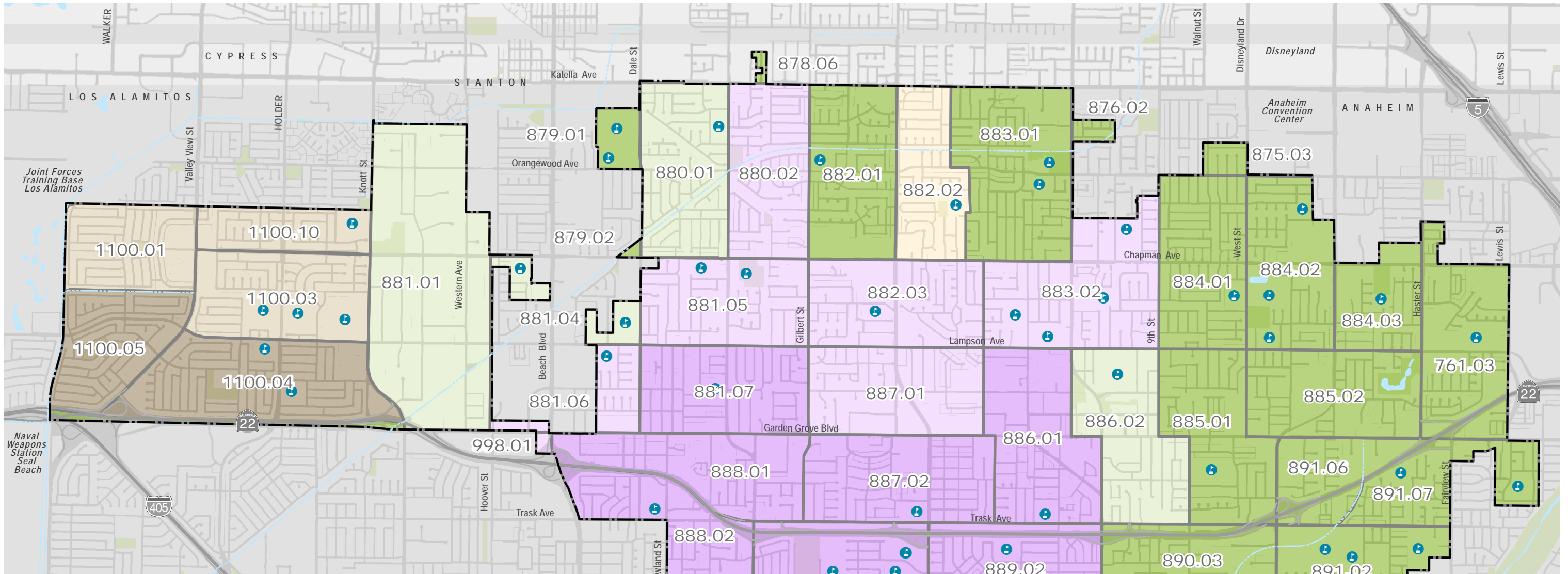
- Garden Grove City Boundary
- Waterbodies
- Schools

*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%)

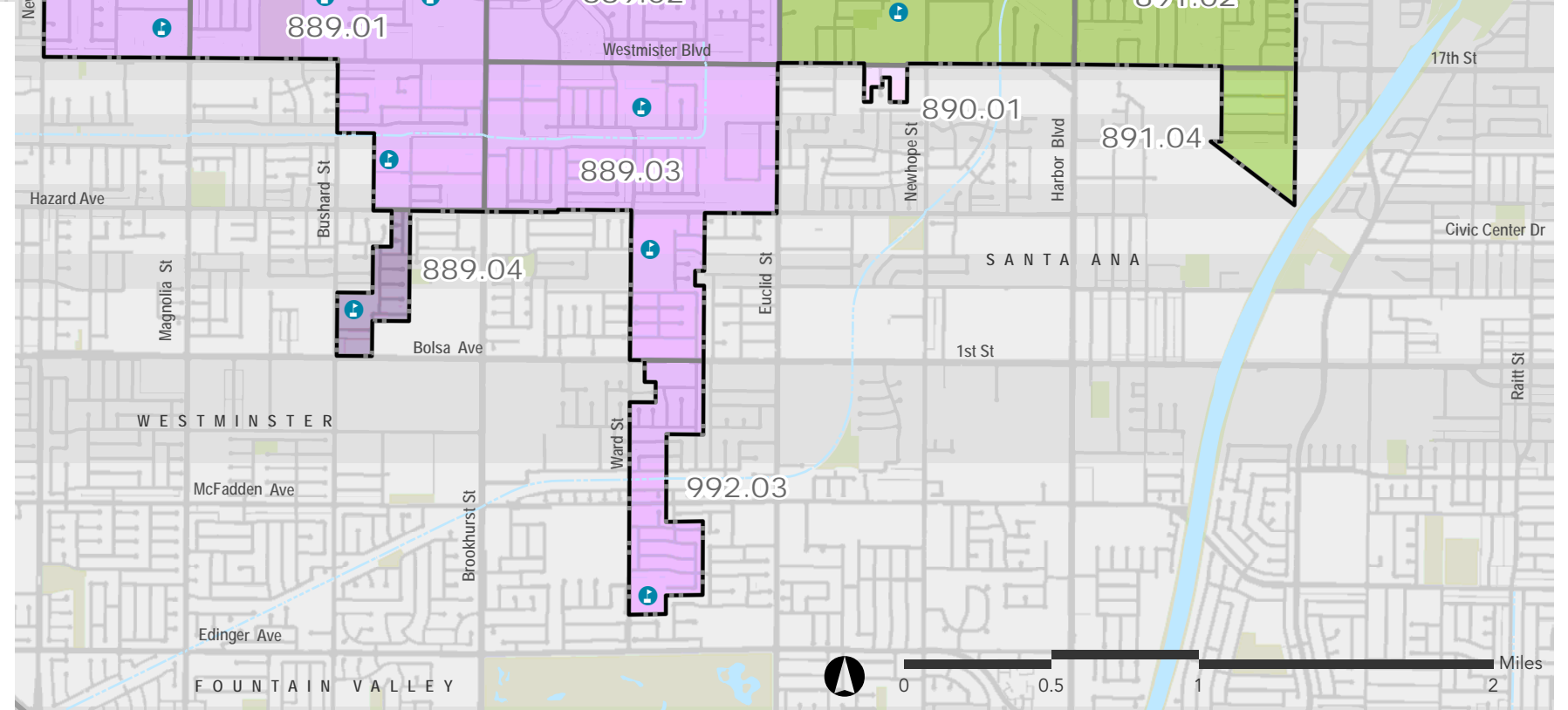
##### Predominant Population - Asian Majority Tracts

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

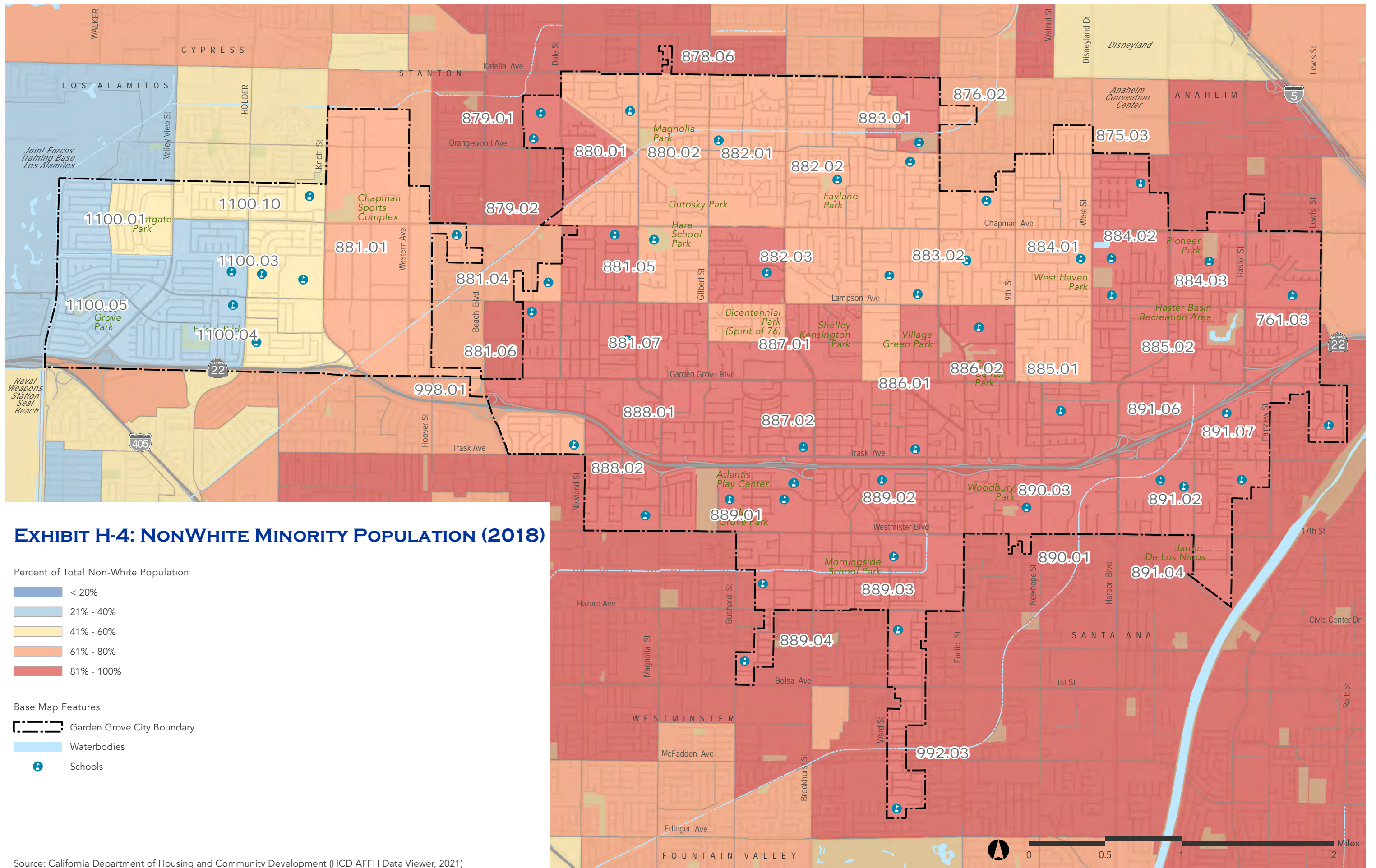
#### Base Map Features

- Garden Grove City Boundary
- Waterbodies
- Schools

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



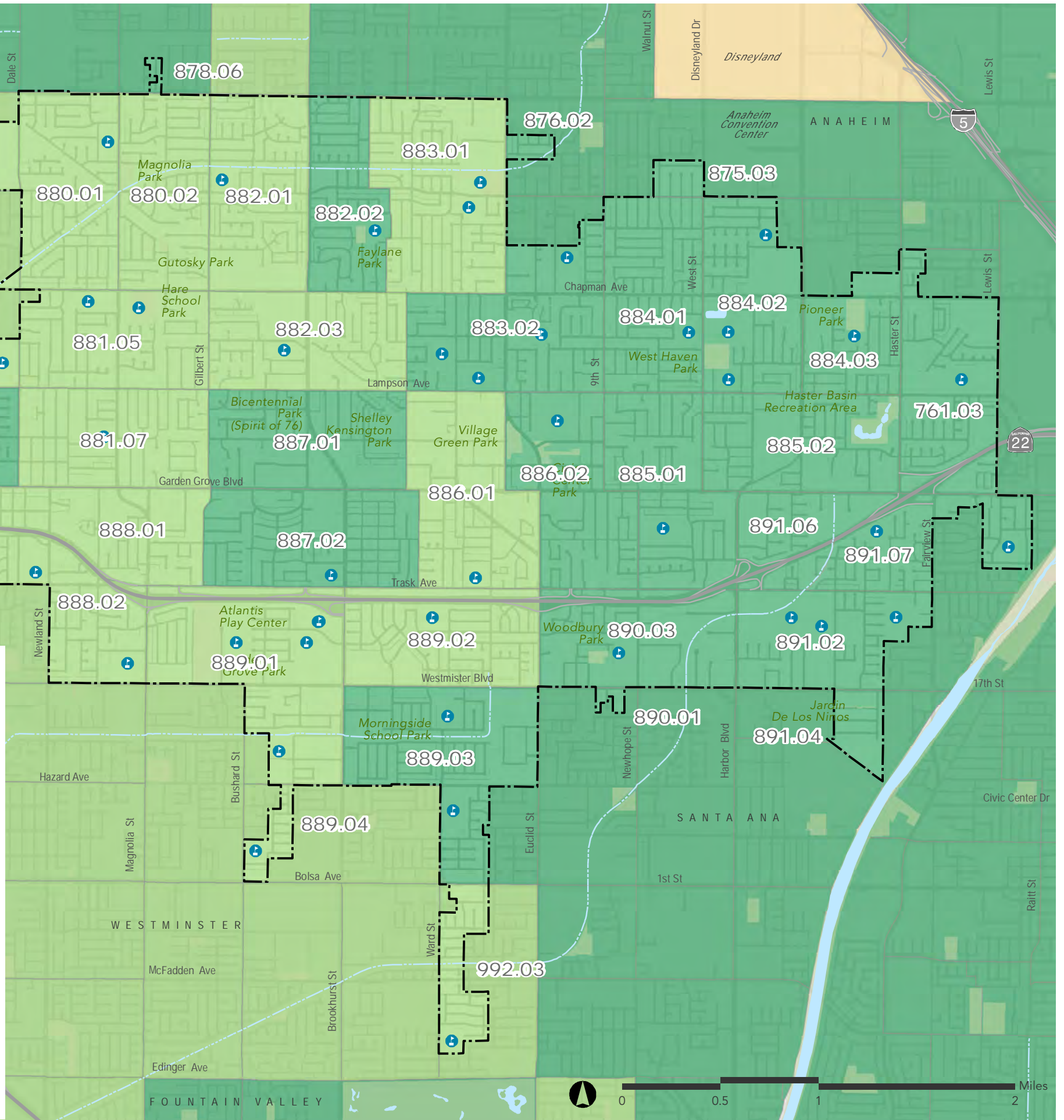
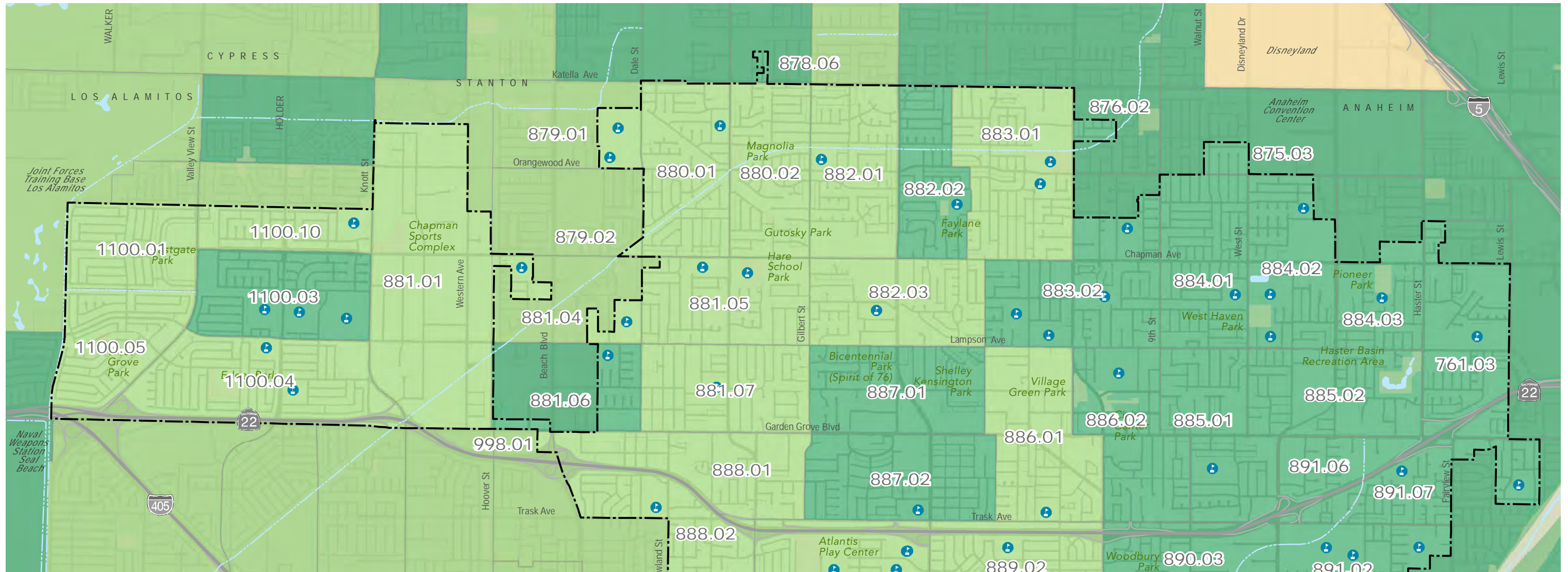




### EXHIBIT H-4: NONWHITE MINORITY POPULATION (2018)

- 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

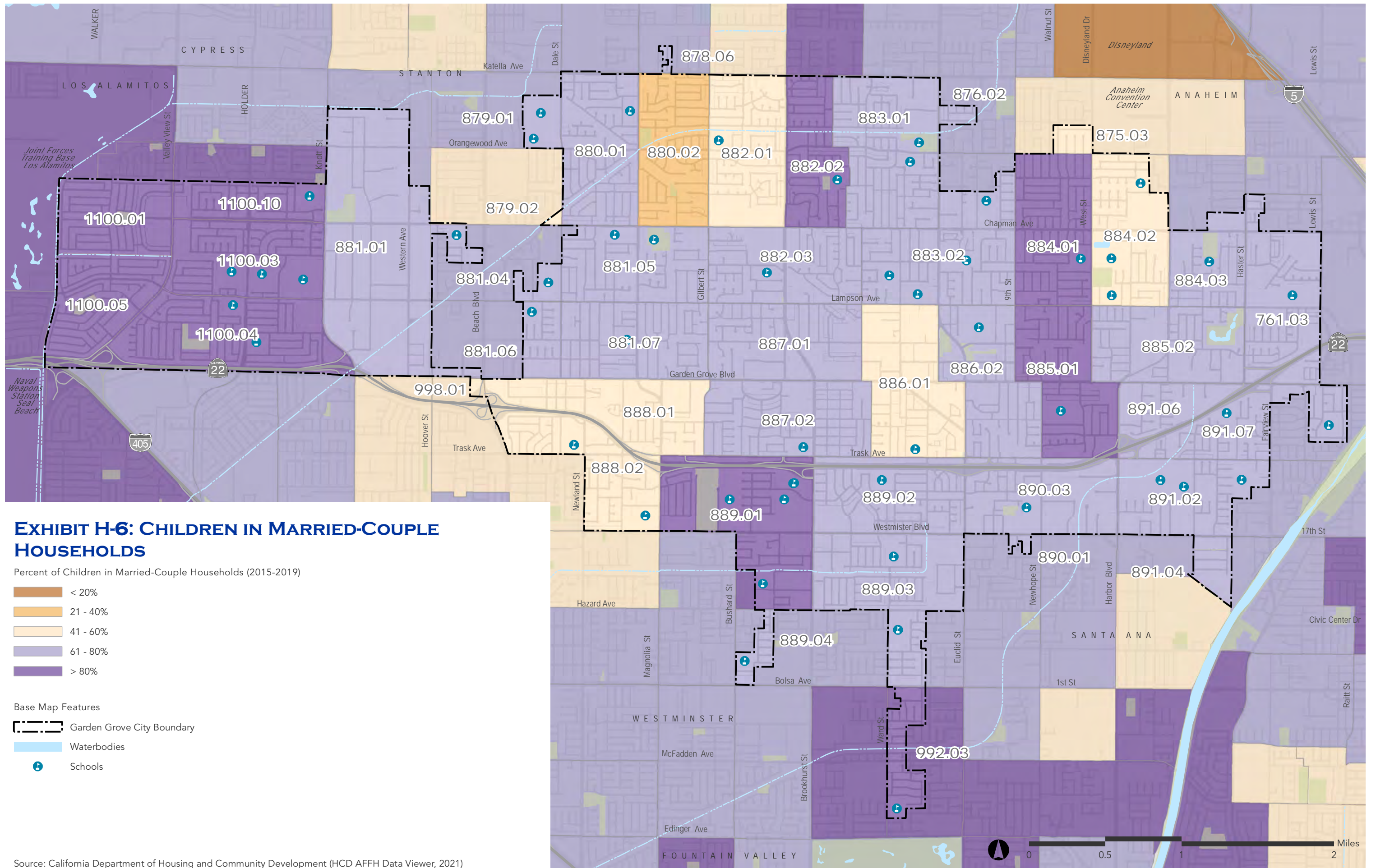
Populaton with a Disability (2015-2019)

- < 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

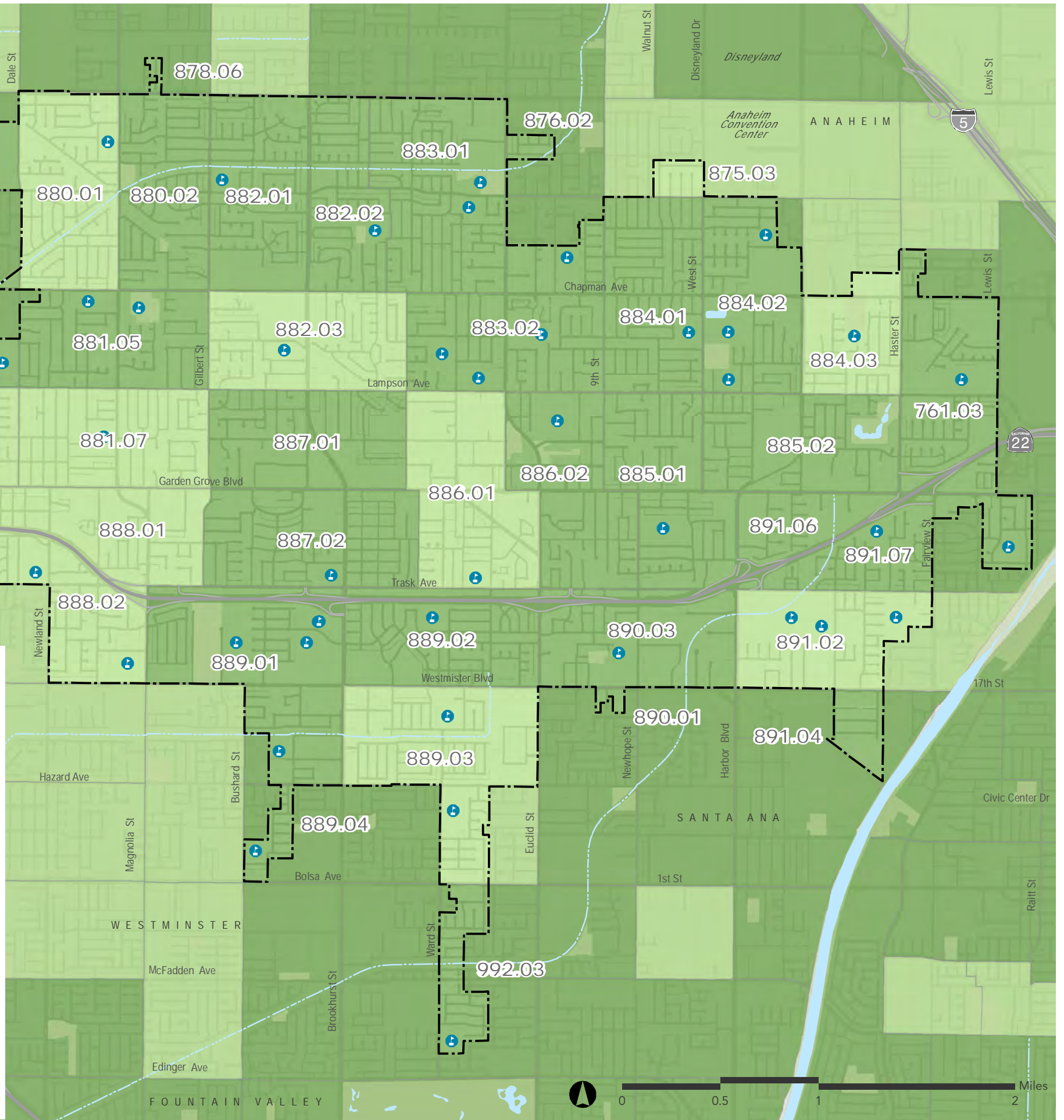
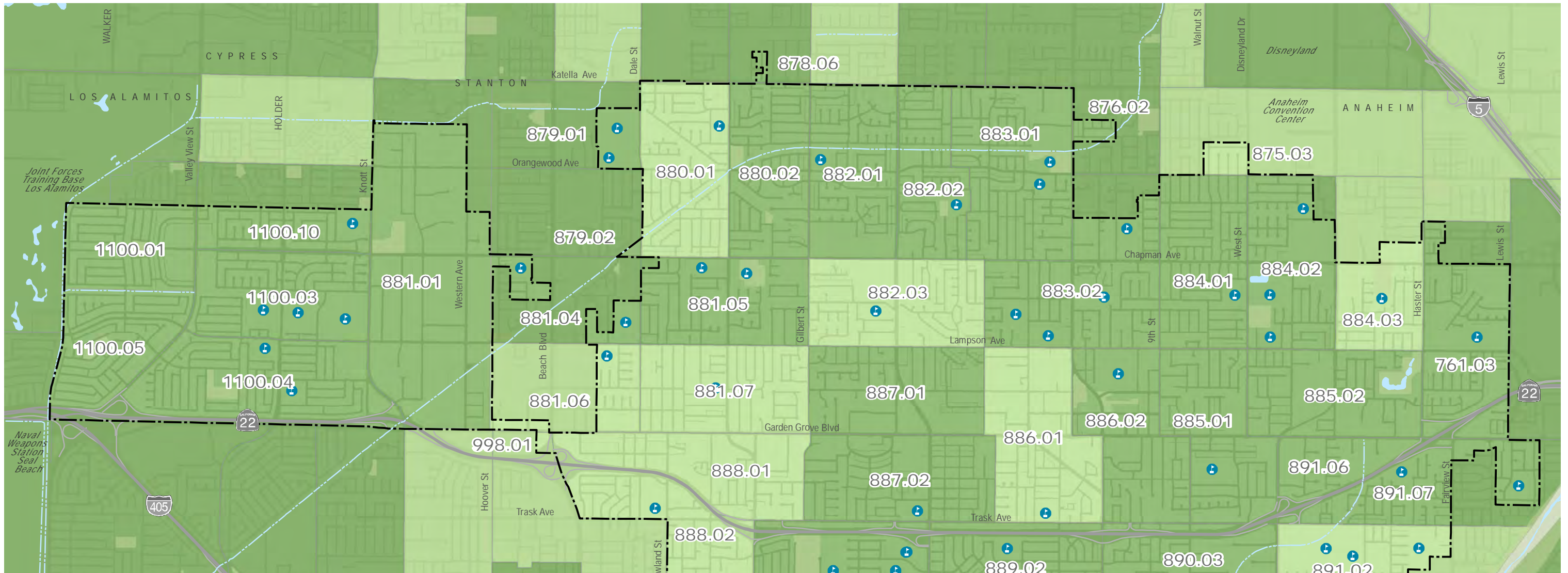
Percent of Children in Married-Couple Households (2015-2019)

- < 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)

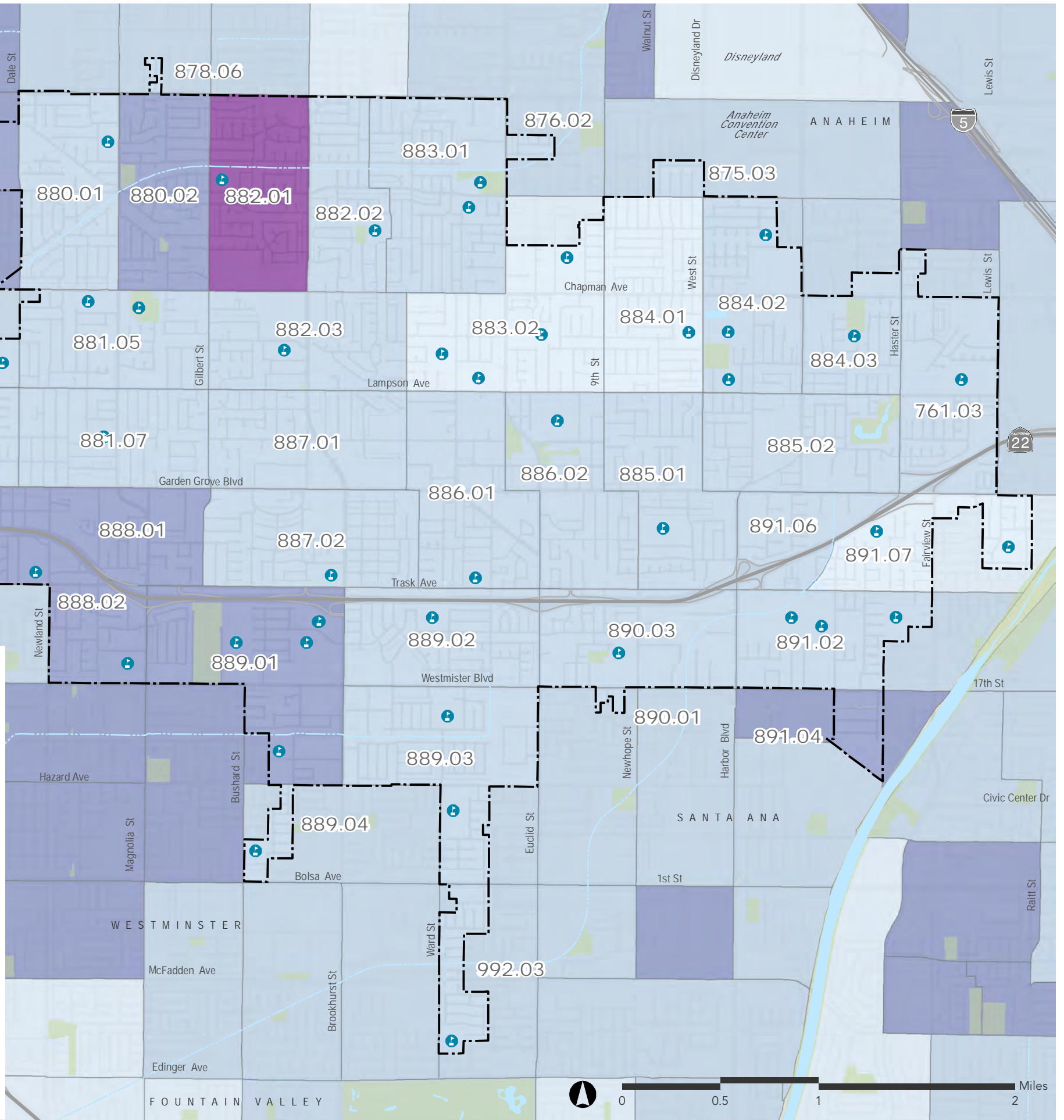
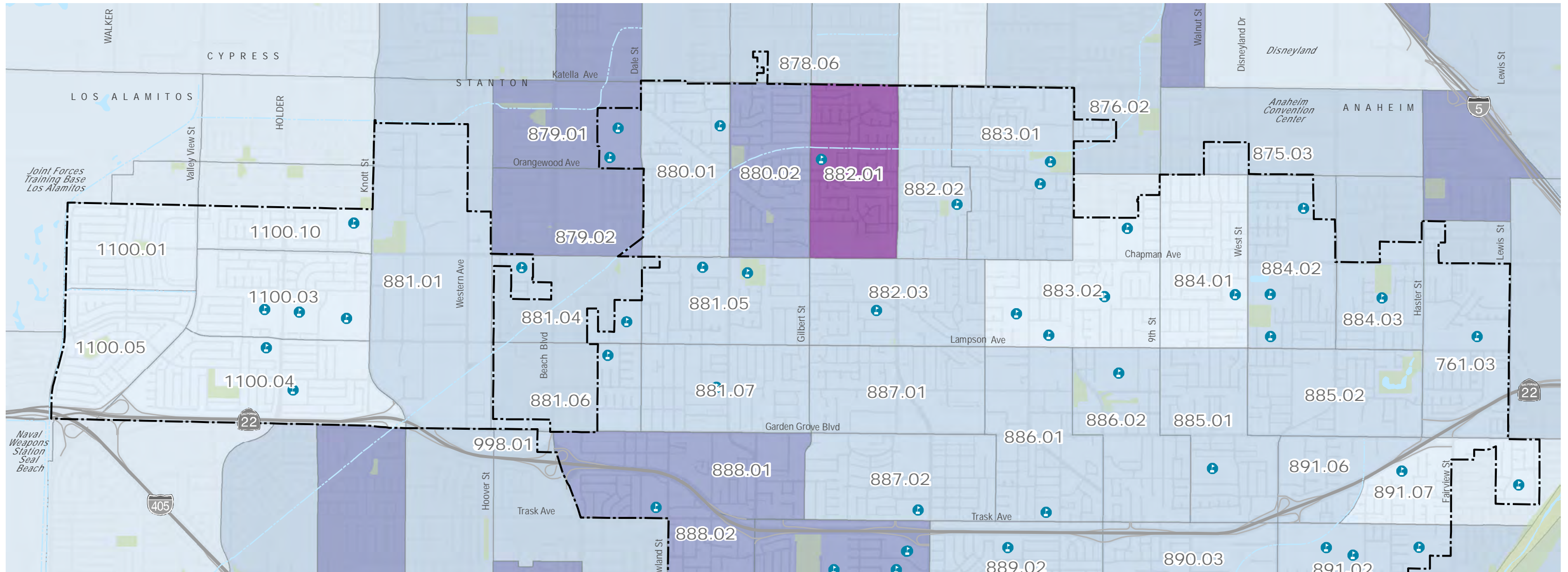
- < 20%
- 21 - 40%
- 41 - 60%
- 61 - 80%
- > 80%

Base Map Features

- Garden Grove City Boundary
- Waterbodies
- Schools

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





### EXHIBIT H-8: POVERTY STATUS

Poverty Status (2015-2019)

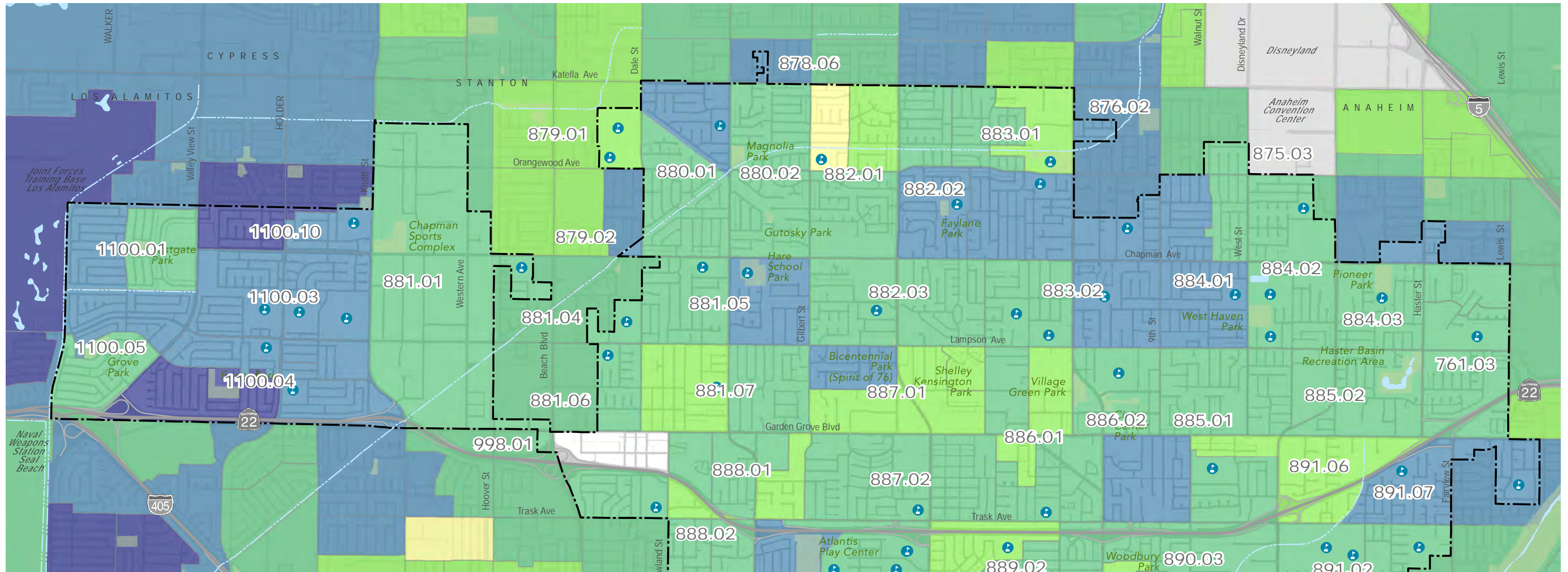
- < 10%
- 10% - 20%
- 20% - 30%
- 30% - 40%
- > 40%

Base Map Features

- Garden Grove City Boundary
- Waterbodies
- Schools

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

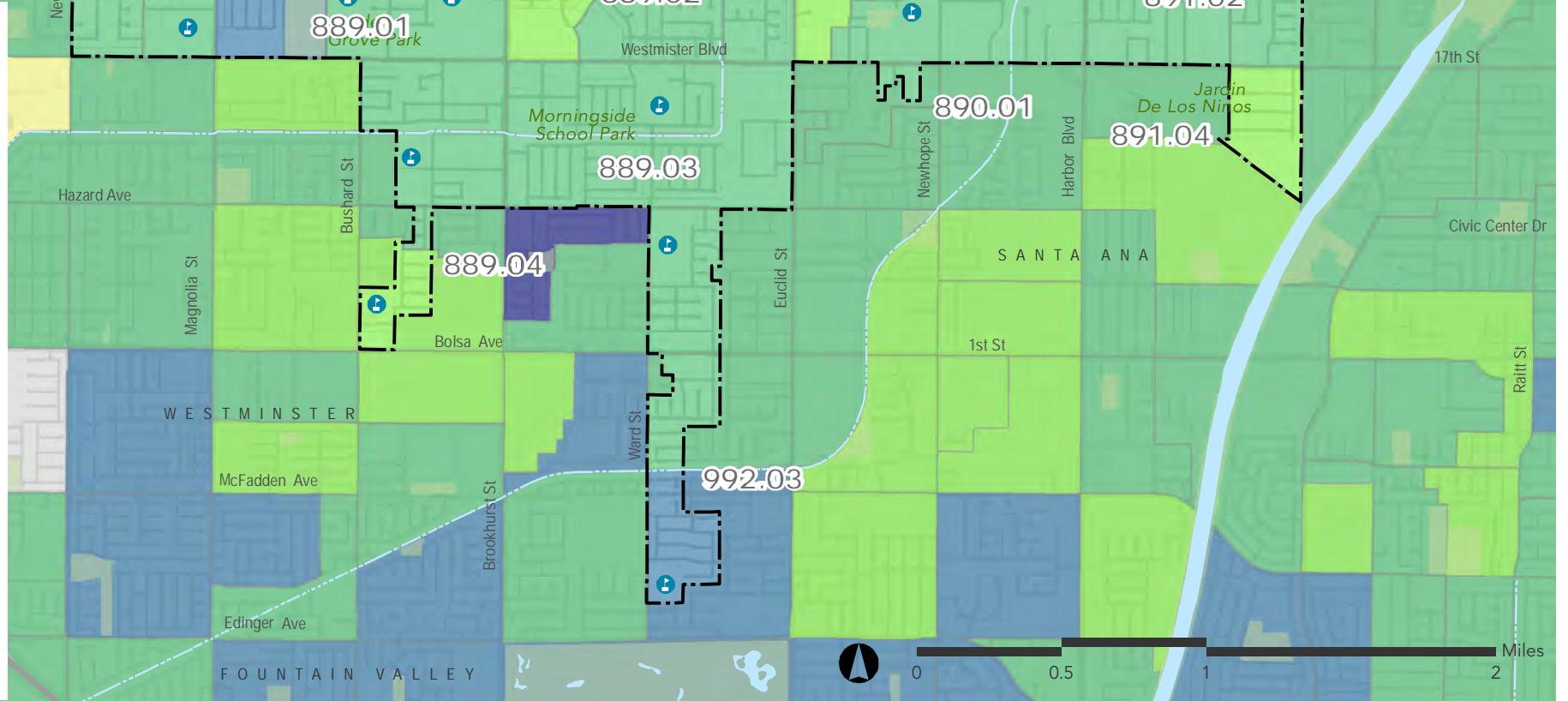




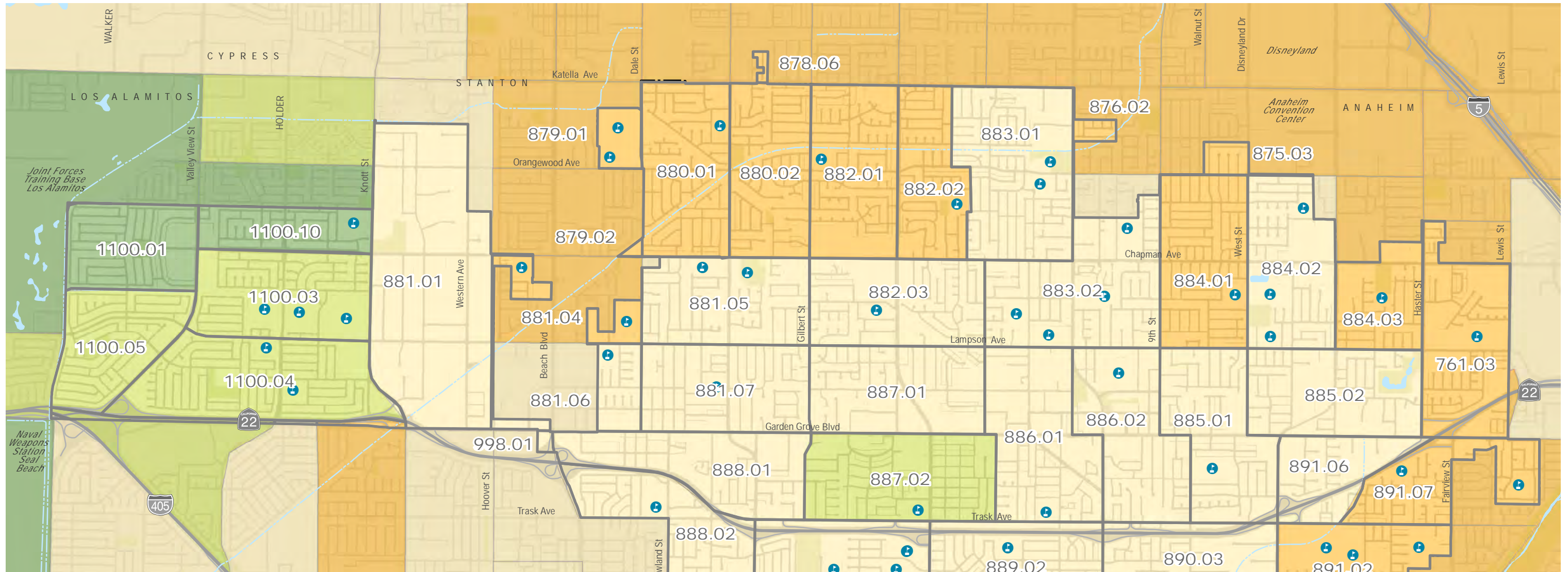
### EXHIBIT H-9: MEDIAN INCOME (2019)

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

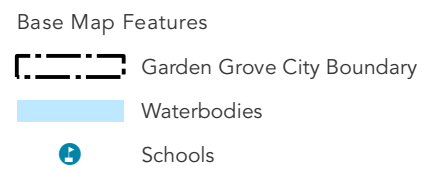
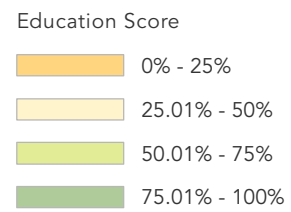
- Base Map Features
- Garden Grove City Boundary
  - Waterbodies
  - Schools



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

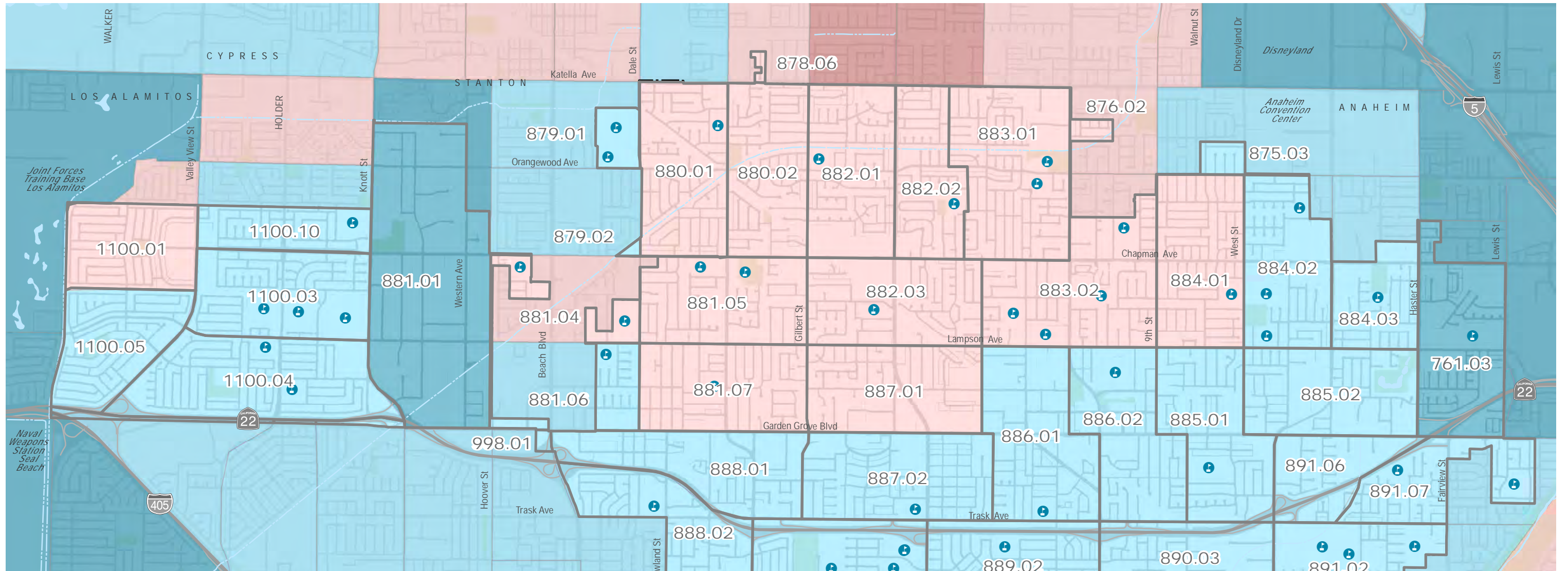


## EXHIBIT H-10: TCAC OPPORTUNITY AREAS EDUCATION SCORE



Source: TCAC/HCD Opportunity Area Maps, California State Treasurer, 2021.





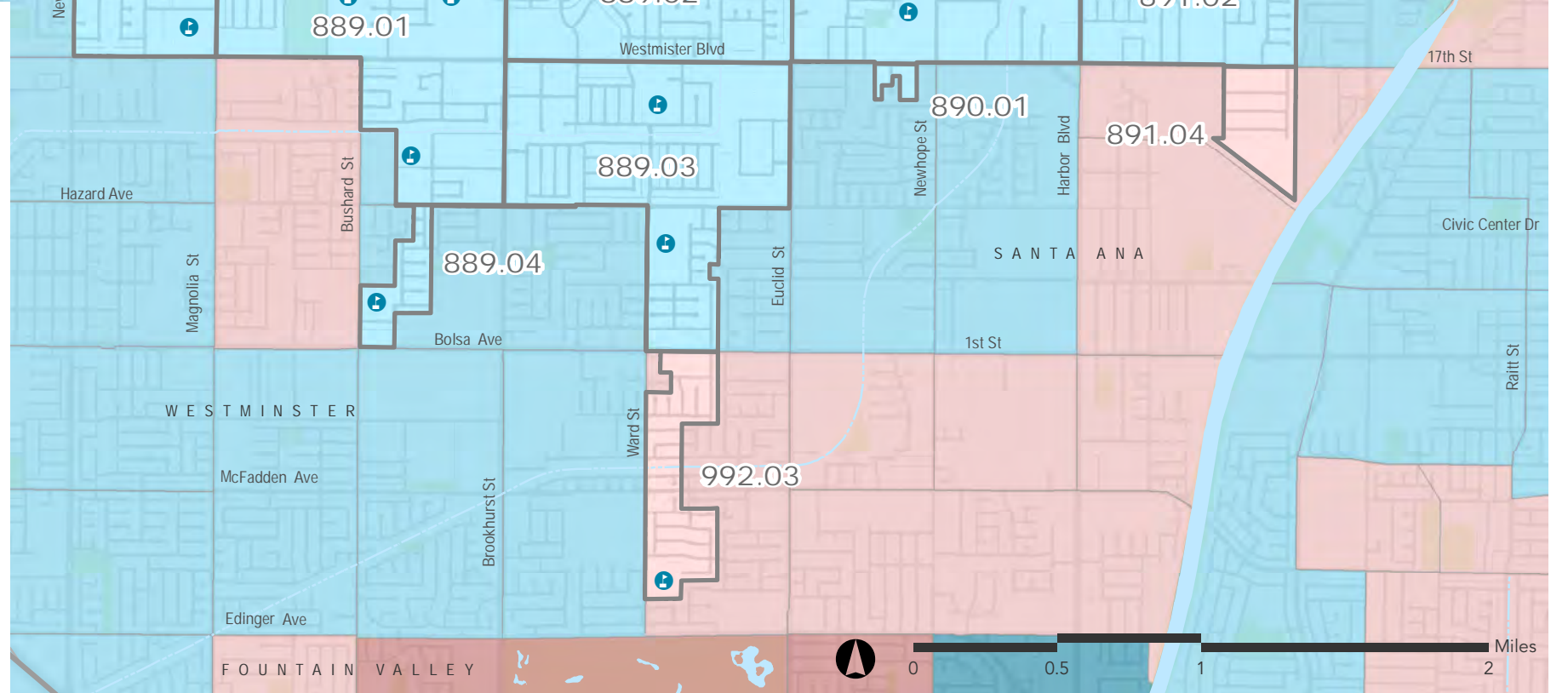
## EXHIBIT H-11: TCAC OPPORTUNITY AREAS ENVIRONMENTAL SCORE

### Environmental Score

- 0% - 25% (Less Positive Outcome)
- 25.1% - 50%
- 50.1% - 75%
- 75.1% - 100% (More Positive Outcome)

### Base Map Features

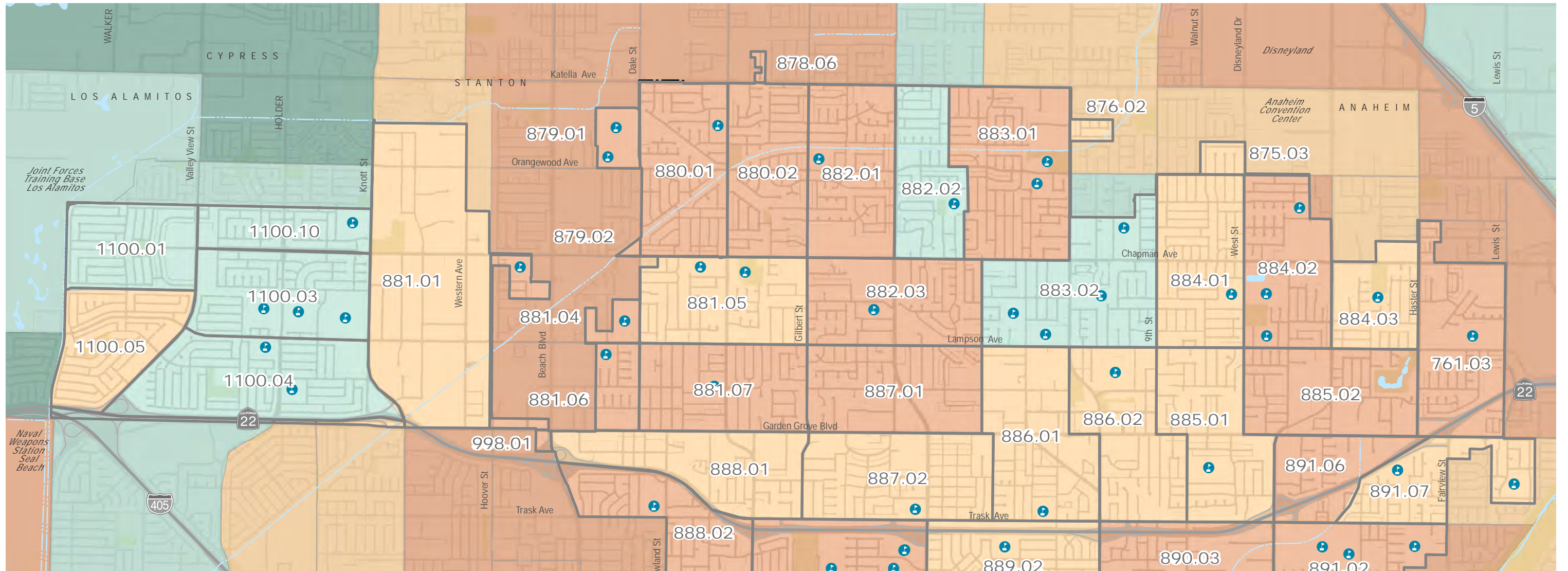
- Garden Grove City Boundary
- Waterbodies
- Schools



Source: TCAC/HCD Opportunity Area Maps, California State Treasurer, 2021.







## EXHIBIT H-12: TCAC OPPORTUNITY AREAS ECONOMIC SCORE

### Economic Score

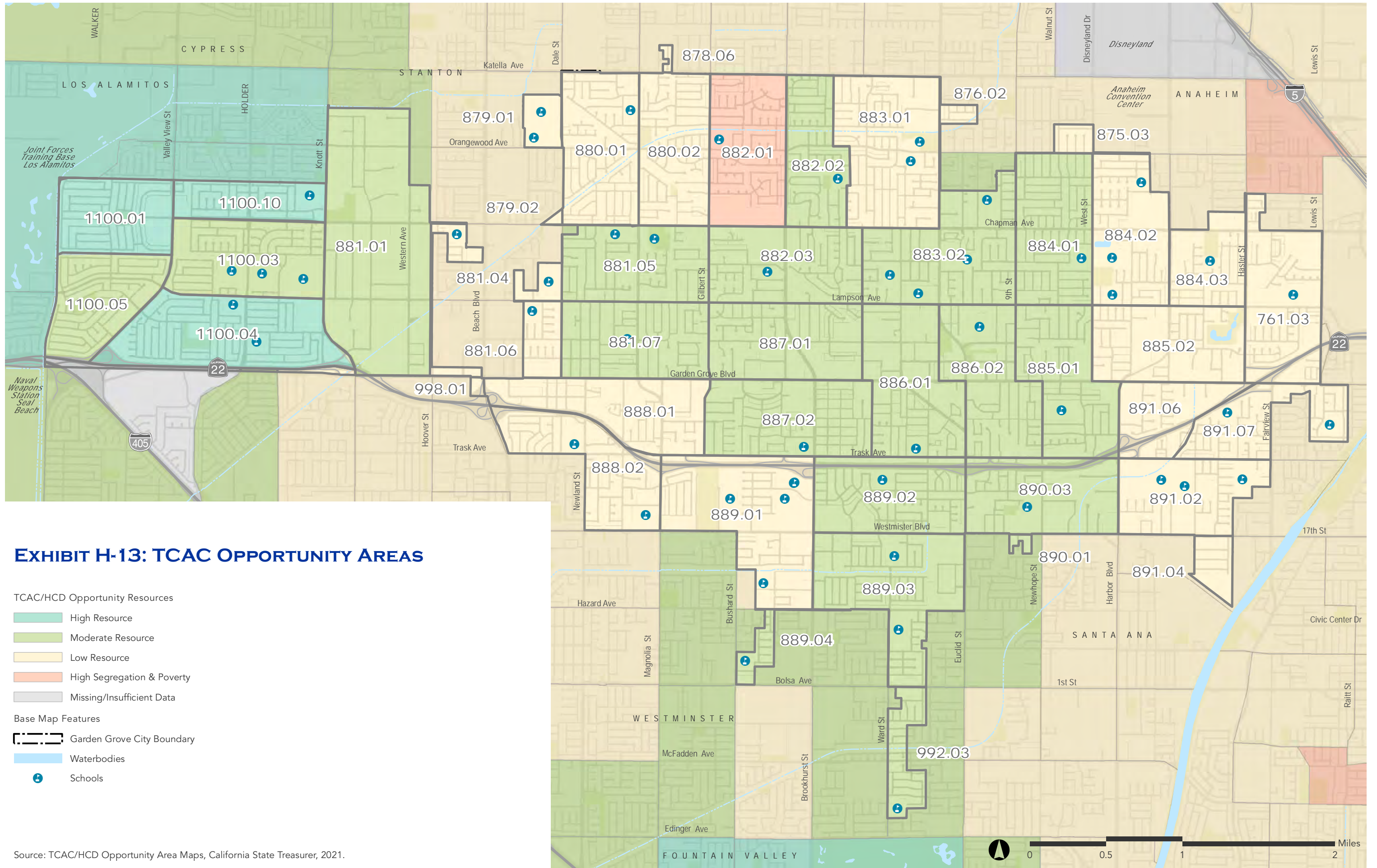
- 0% - 25% (Less Positive Outcome)
- 25.1% - 50%
- 50.1% - 75%
- 75.1% - 100% (Less Positive Outcome)

### Base Map Features

- Garden Grove City Boundary
- Waterbodies
- Schools

Source: TCAC/HCD Opportunity Area Maps, California State Treasurer, 2021.





### EXHIBIT H-13: TCAC OPPORTUNITY AREAS

TCAC/HCD Opportunity Resources

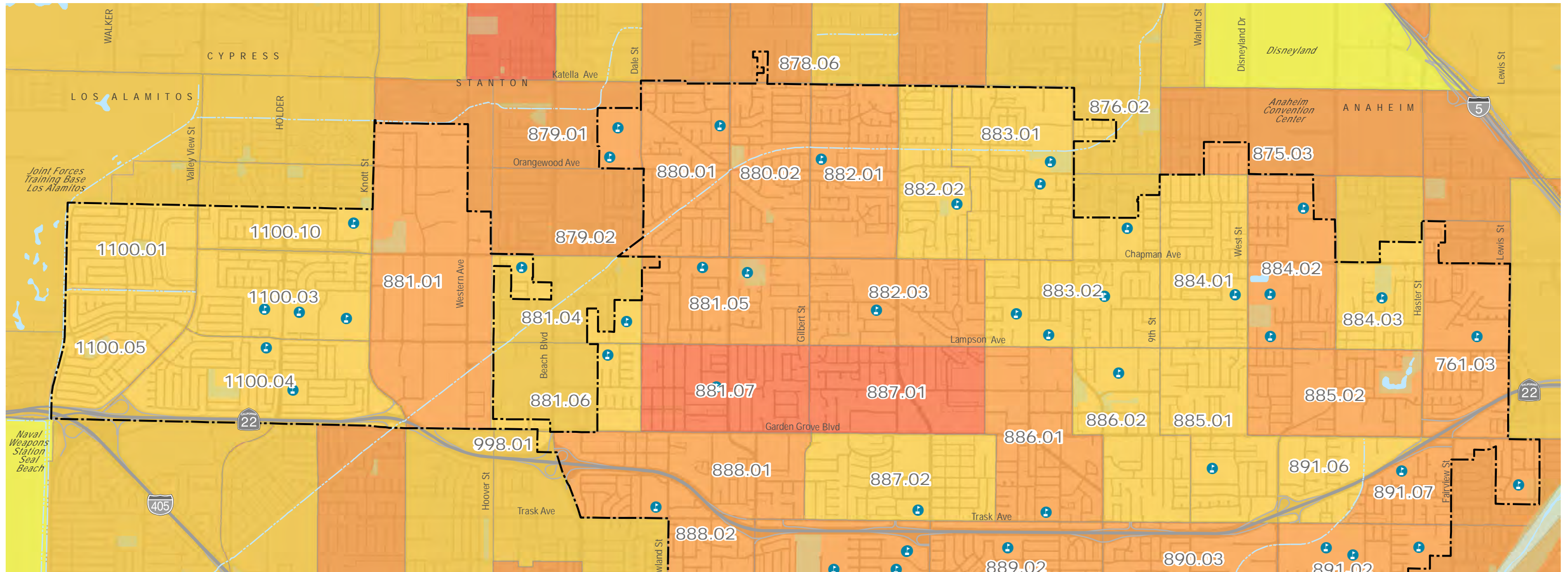
- High Resource
- Moderate Resource
- Low Resource
- High Segregation & Poverty
- Missing/Insufficient Data

Base Map Features

- Garden Grove City Boundary
- Waterbodies
- Schools

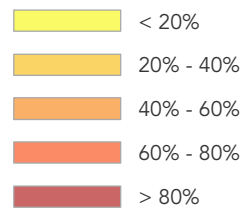
Source: TCAC/HCD Opportunity Area Maps, California State Treasurer, 2021.



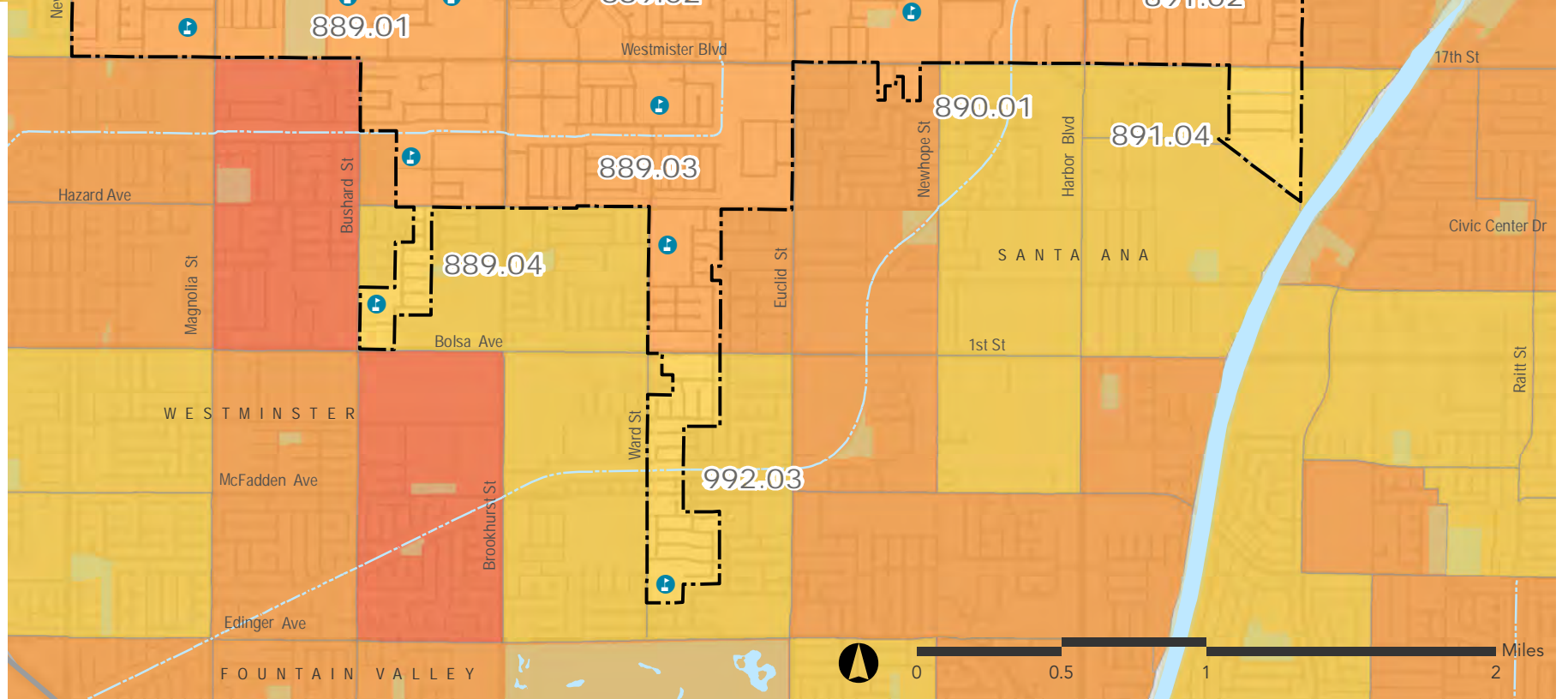
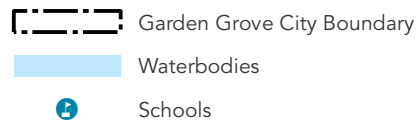


### EXHIBIT H-14: HOMEOWNER OVERPAYMENT

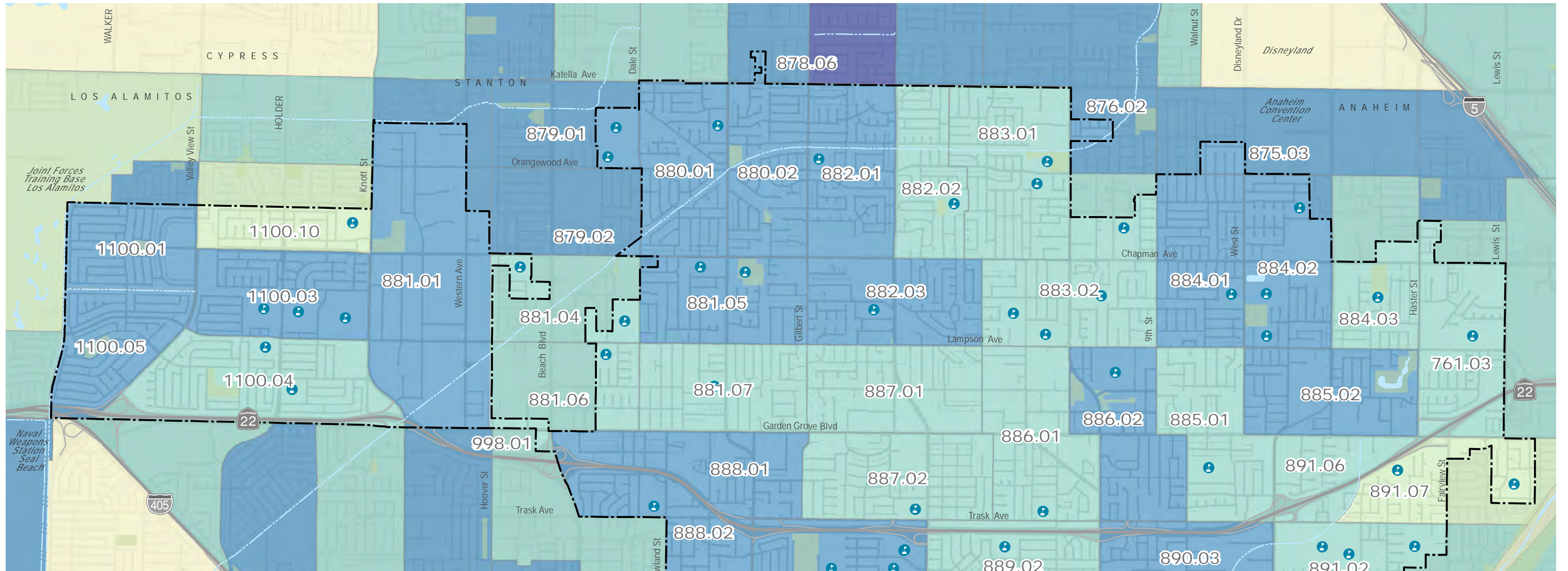
Overpayment by Homeowners (2015-2019)



Base Map Features

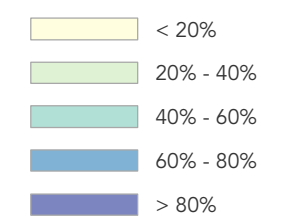


Source: California Department of Housing and Community Development (HCD AFFH Data Viewer, 2021)

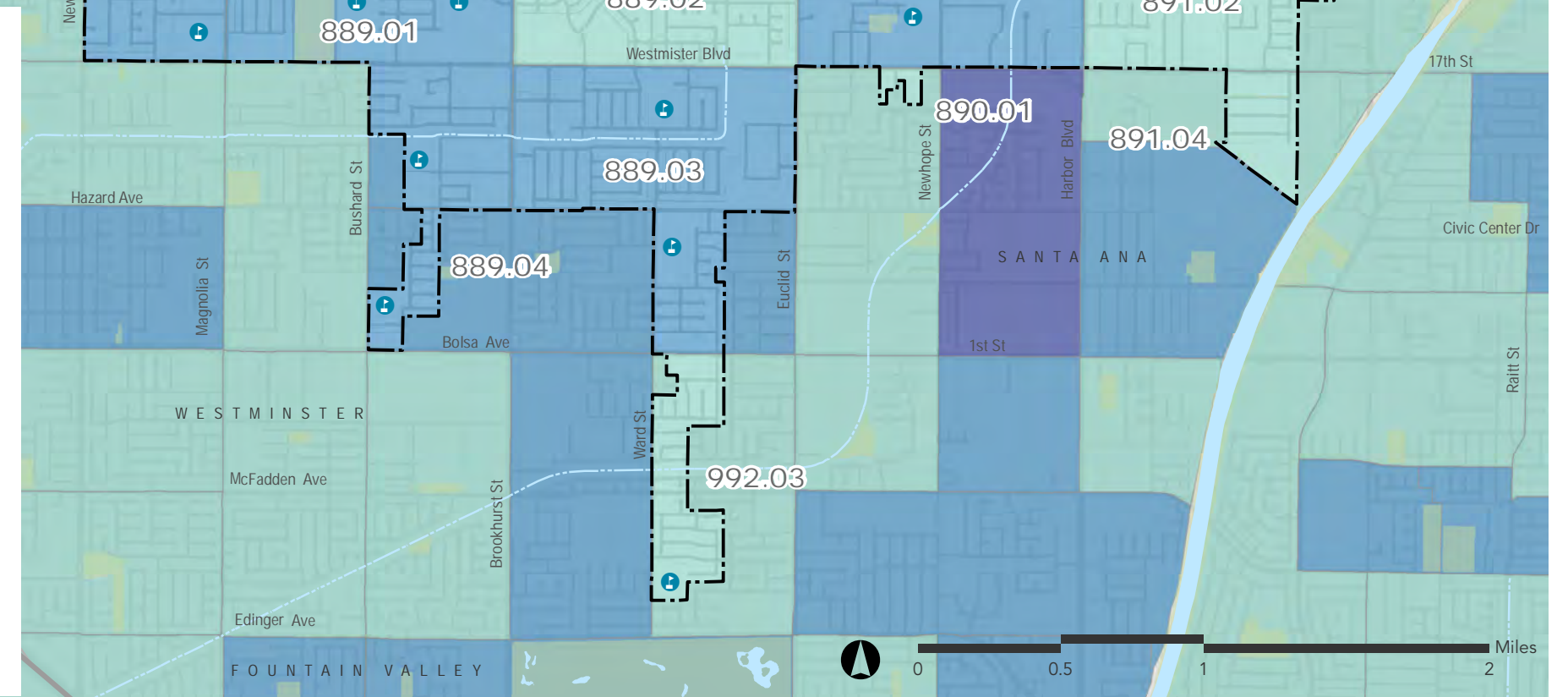
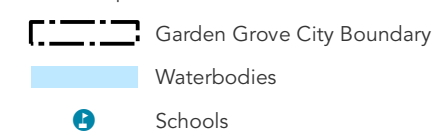


### EXHIBIT H-15: RENTER OVERPAYMENT

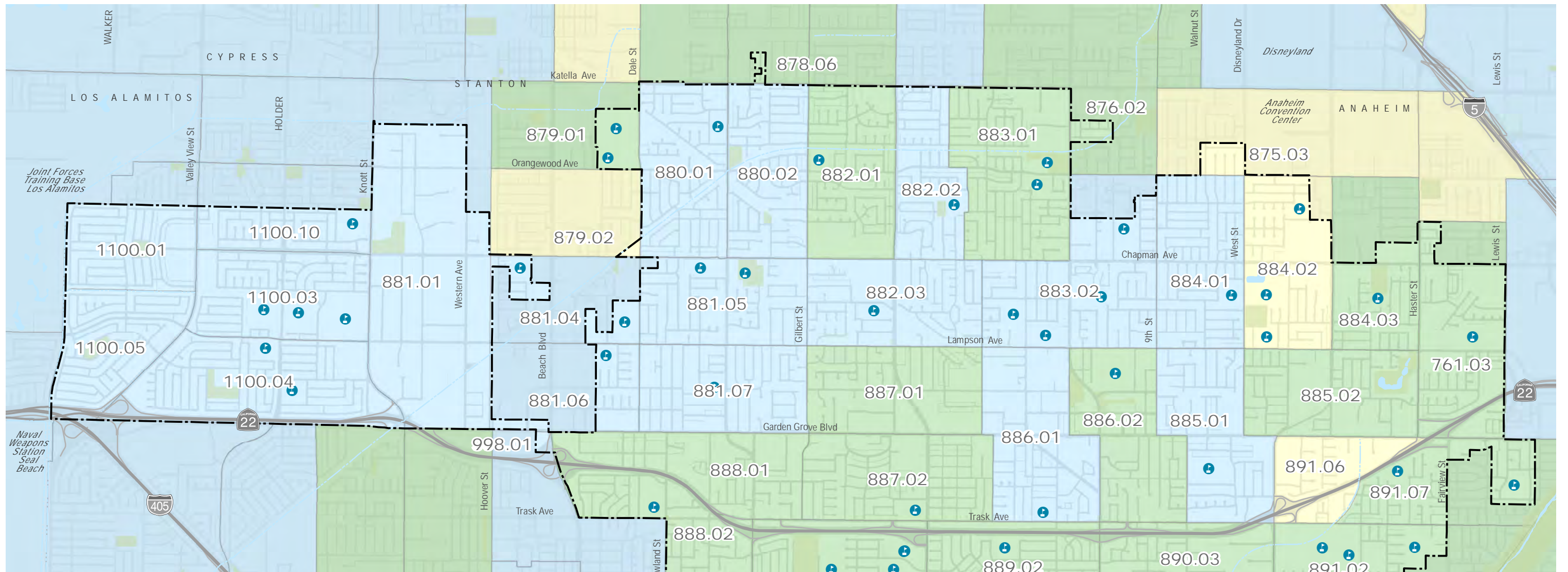
Overpayment by Renters (2015-2019)



Base Map Features

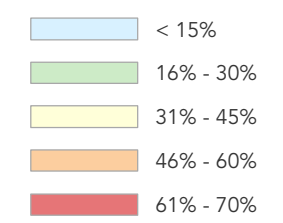


Source: California Department of Housing and Community Development (HCD AFFH Data Viewer, 2021)

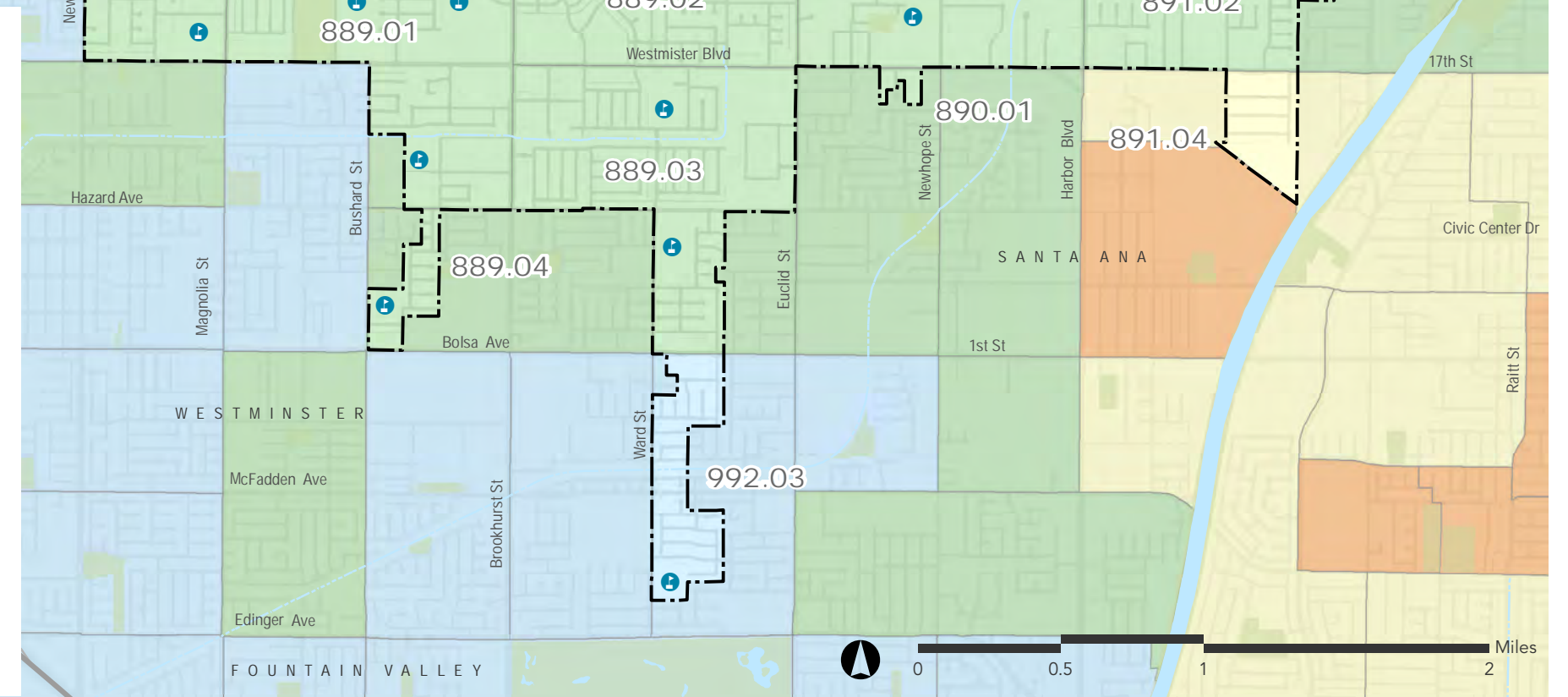
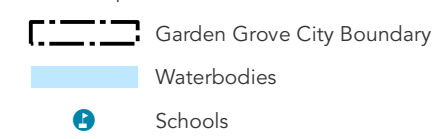


## EXHIBIT H-16: OVERCROWDED HOUSEHOLDS

Overpayment by Renters (2015-2019)

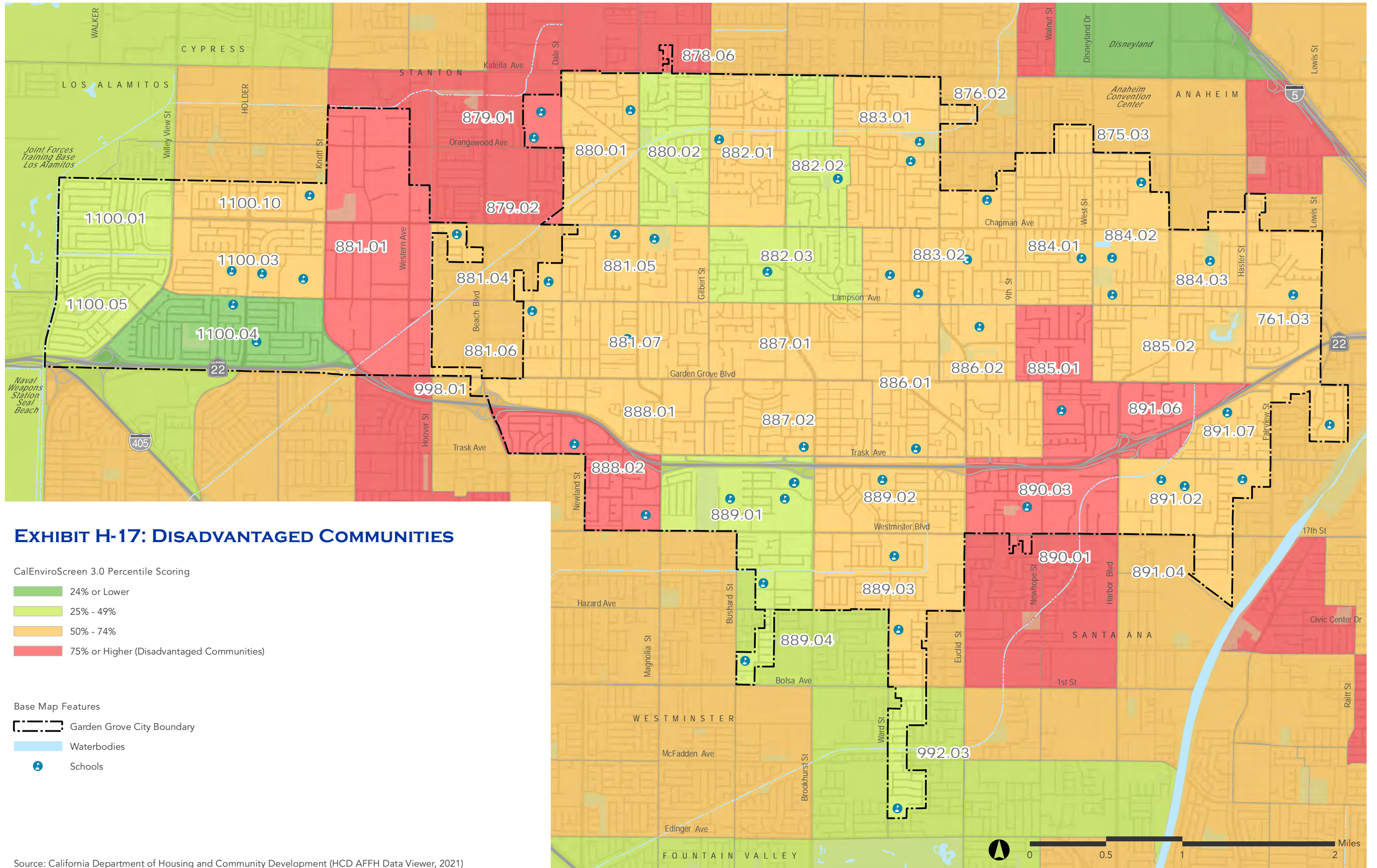


Base Map Features

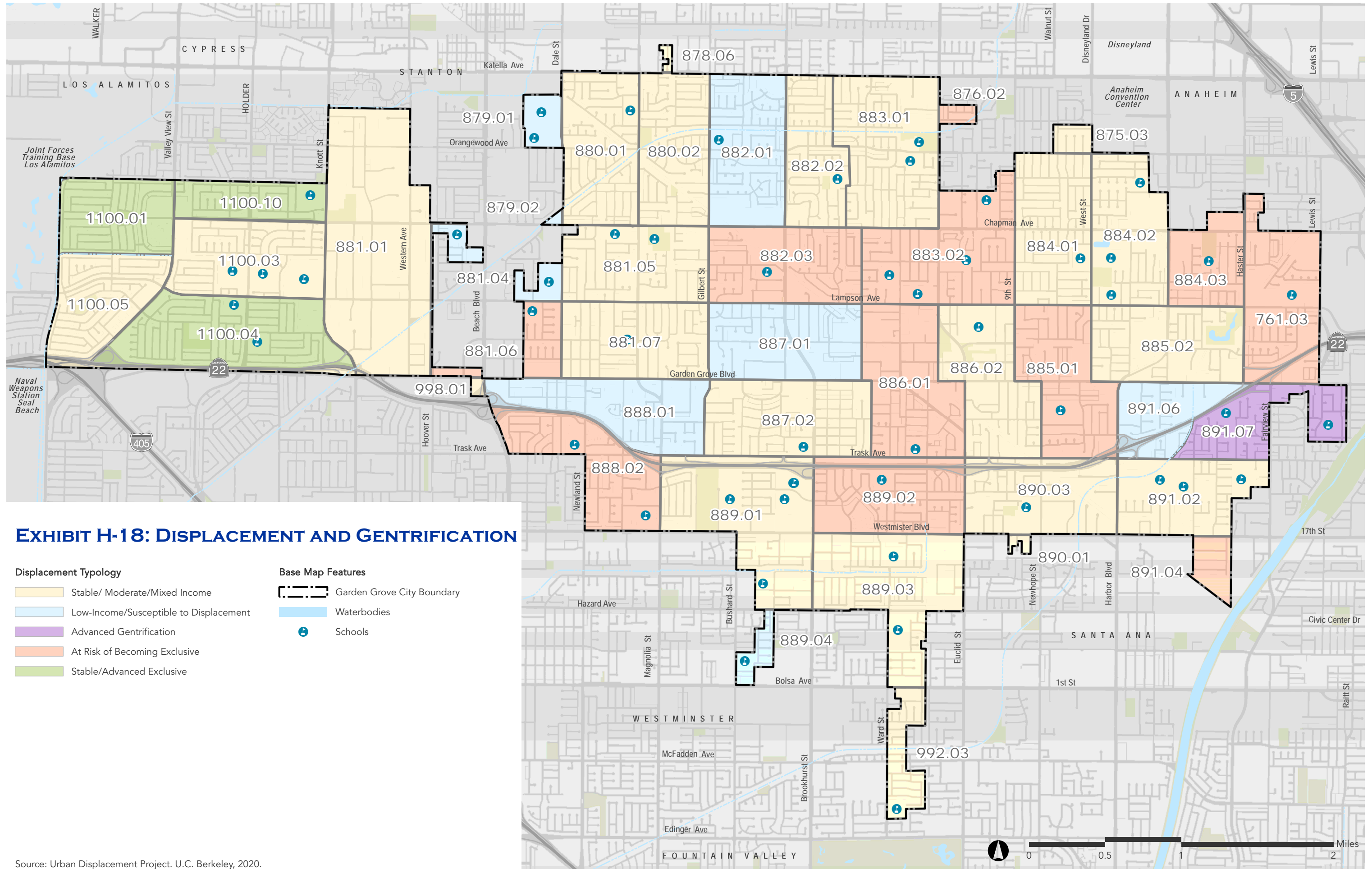


Source: California Department of Housing and Community Development (HCD AFFH Data Viewer, 2021)





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



### EXHIBIT H-18: DISPLACEMENT AND GENTRIFICATION

#### Displacement Typology

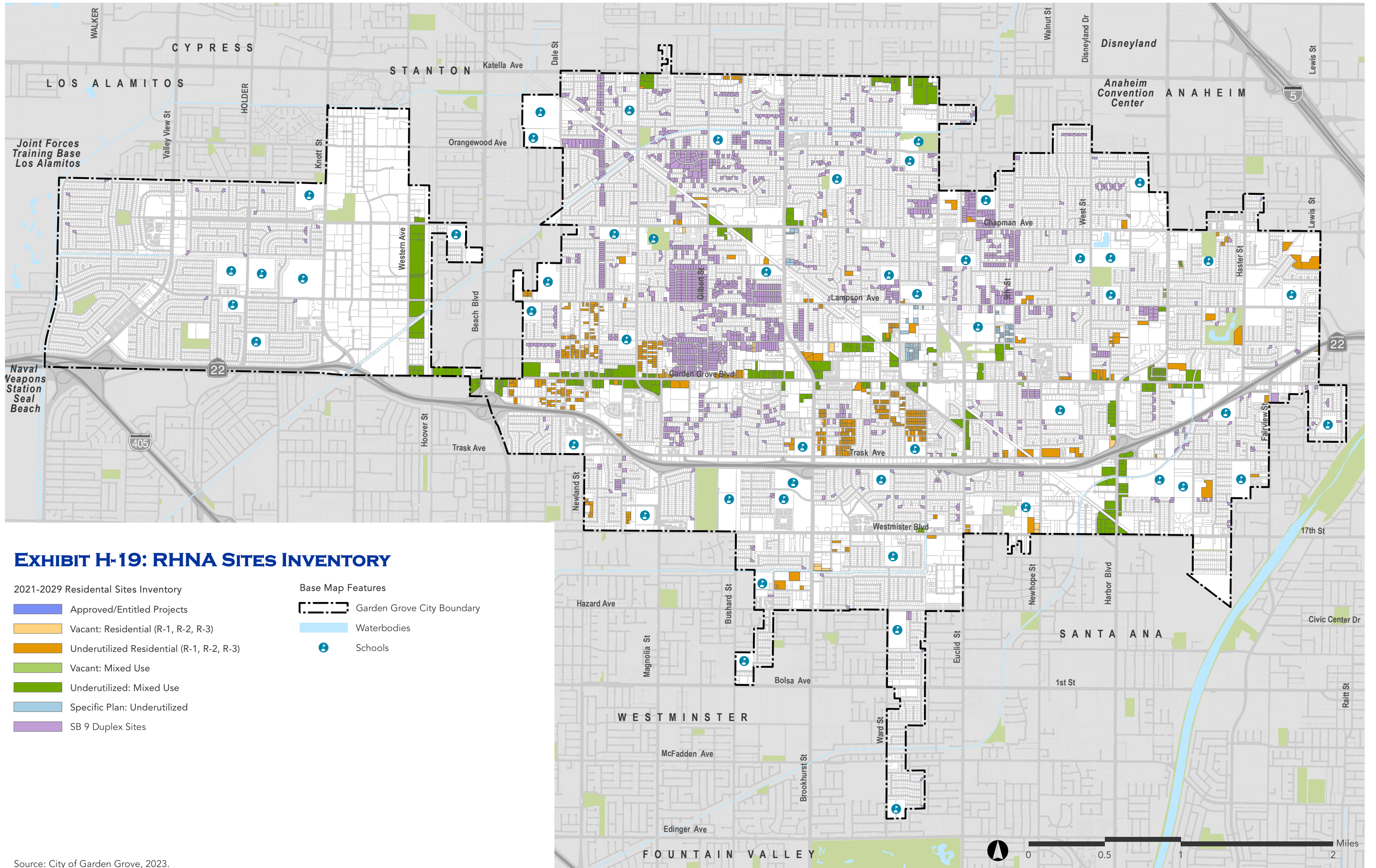
- Stable/ Moderate/Mixed Income
- Low-Income/Susceptible to Displacement
- Advanced Gentrification
- At Risk of Becoming Exclusive
- Stable/Advanced Exclusive

#### Base Map Features

- Garden Grove City Boundary
- Waterbodies
- Schools

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





## EXHIBIT H-19: RHNA SITES INVENTORY

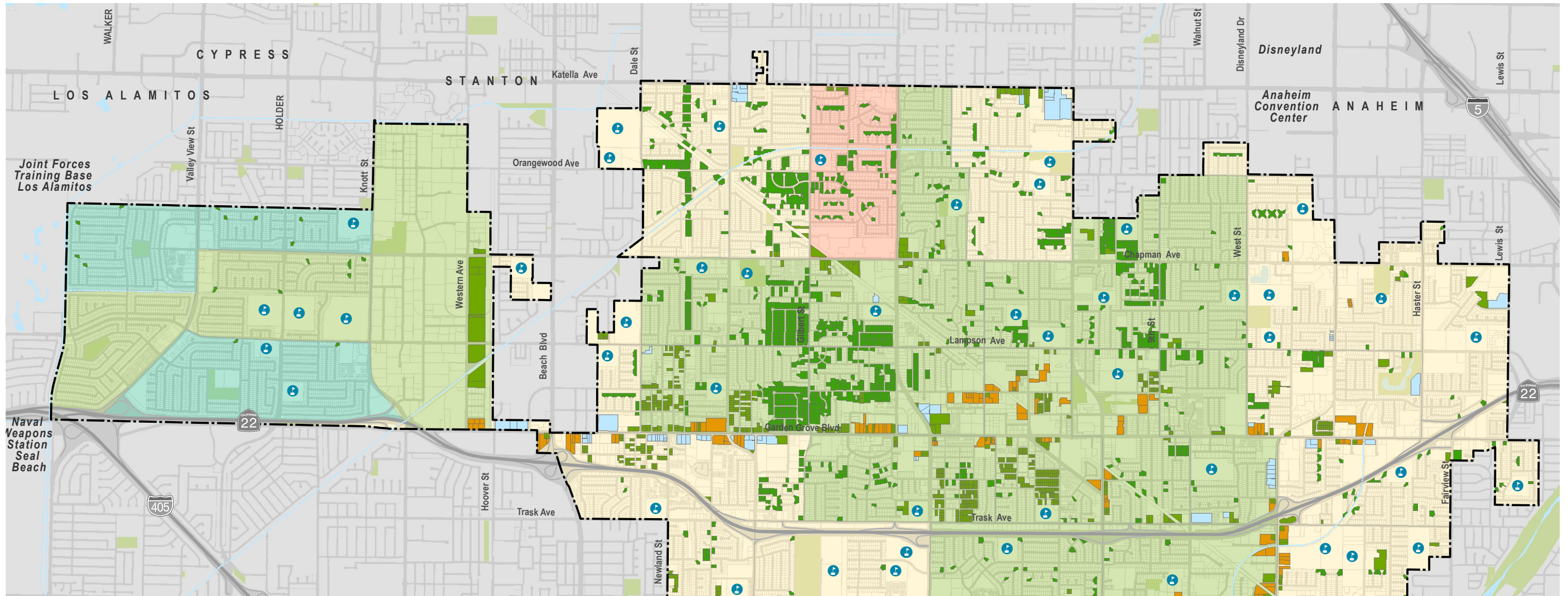
### 2021-2029 Residential Sites Inventory

- 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





## EXHIBIT H-20: TCAC OPPORTUNITY AREAS AND SITES INVENTORY

### Sites Inventory by RHNA Income Categories

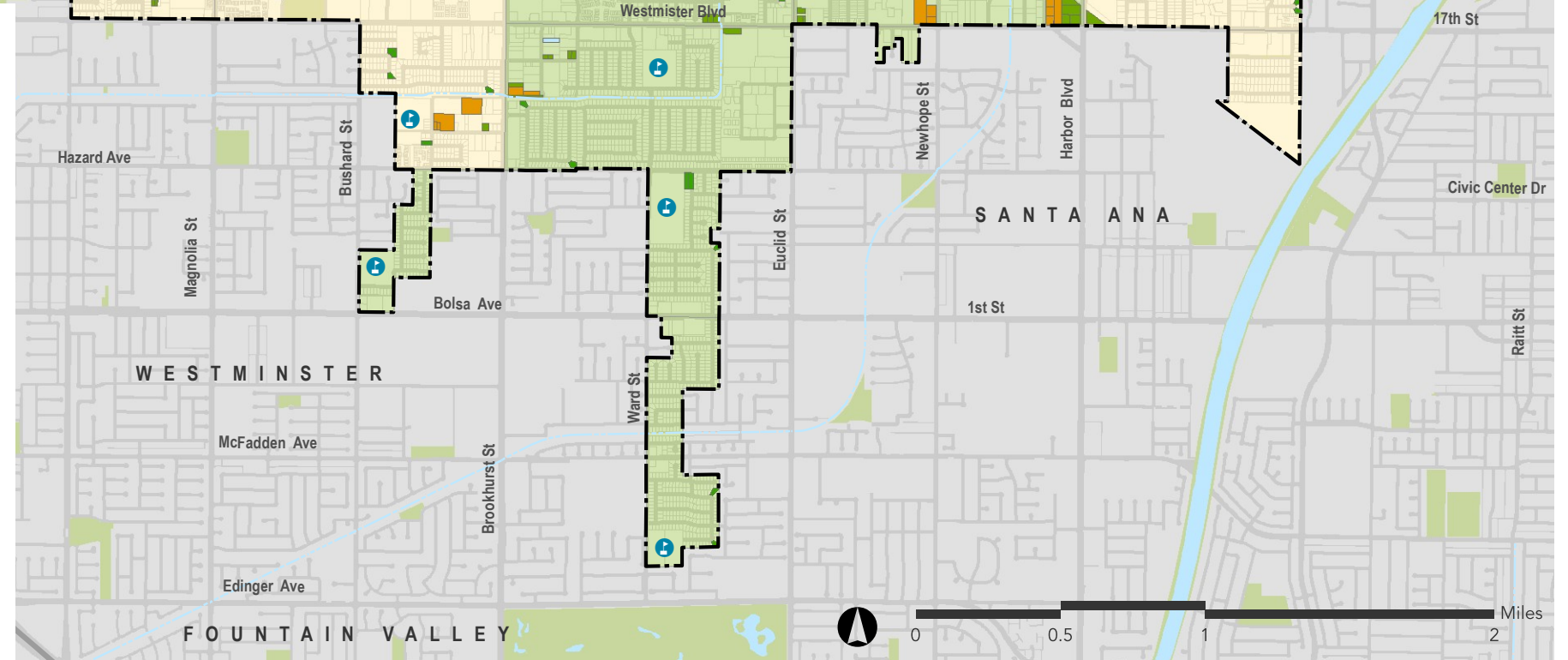
- Lower
- Moderate
- Above Moderate

### HCD and TCAC Opportunity Areas

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

### Base Map Features

- Garden Grove City Boundary
- Waterbodies
- Schools



---

---

## APPENDIX A: ENGAGEMENT MATERIALS

- A1: Engagement invitee List
- A2: Community Survey Outreach Effort
- A3: Focus Groups and Workshop Summaries
- A4: First Community Survey Summary
  - A4-1: Open-Ended Questions
  - A4-2: Survey Questions: English, Korean, Spanish, and Vietnamese

### 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 Sunswept 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

**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

---

Garden Grove, CA 92840  
mallory.vega@alzoc.org  
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

**The Syriac Charitable Society of America**  
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

---

---

## 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



---

---

**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@msapcg.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

---

---

## 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

---

---

## 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**

Location	Date	Activity	Activity Details
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>



**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>

---

---

## 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/ implement 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

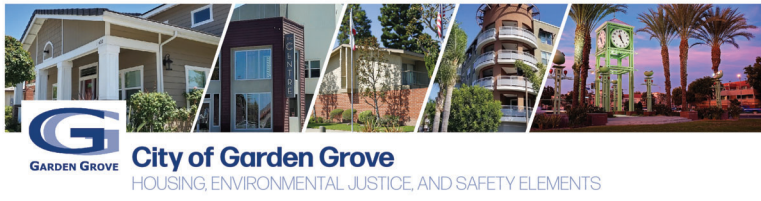
## Environmental Justice and Community Health

**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			

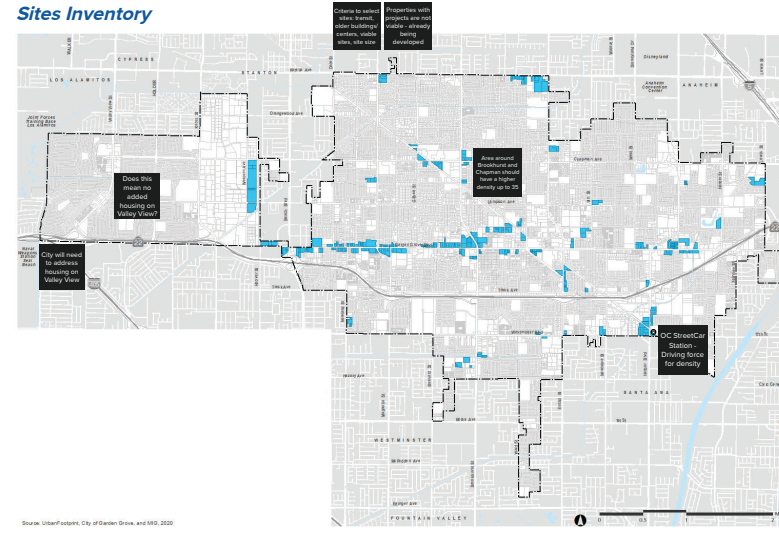
### Opportunities

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
--------------	--	--	--

Community Workshop

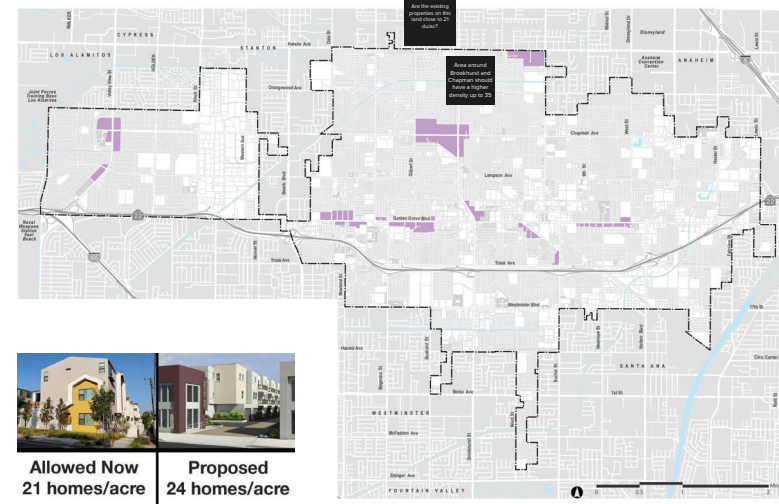
November 18, 2020, 6:00 p.m.

Sites Inventory

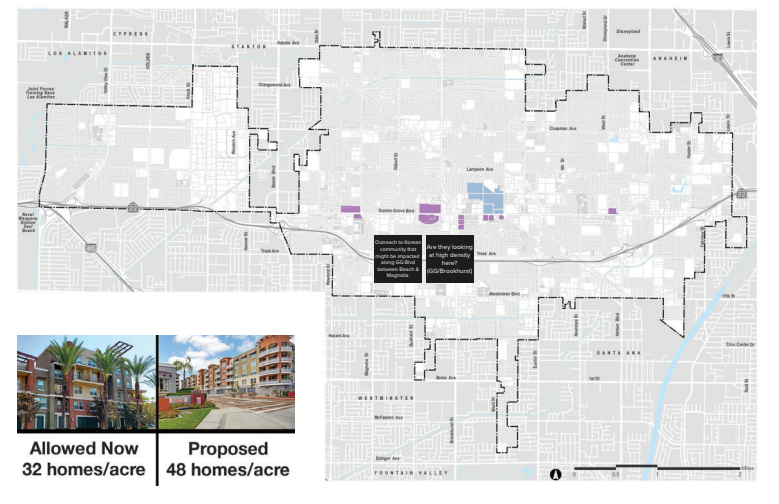


Source: UrbanFootprint, City of Garden Grove, and MPO, 2020

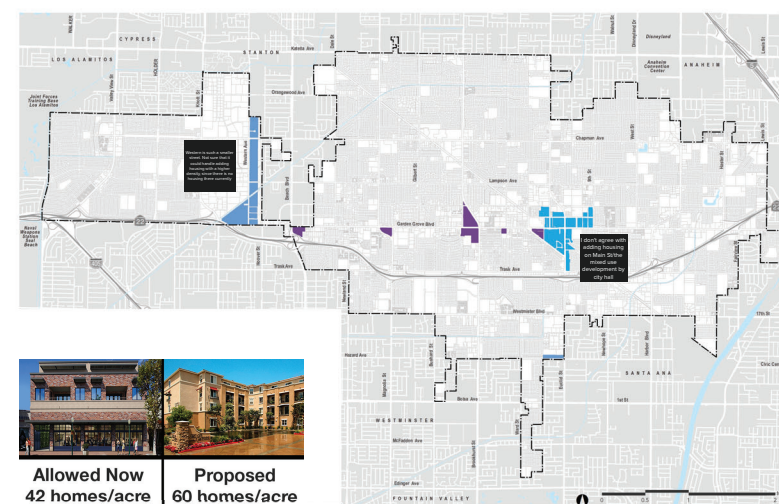
Mixed Use - Allowed Now: 21 du/ac; Proposed 24 du/ac



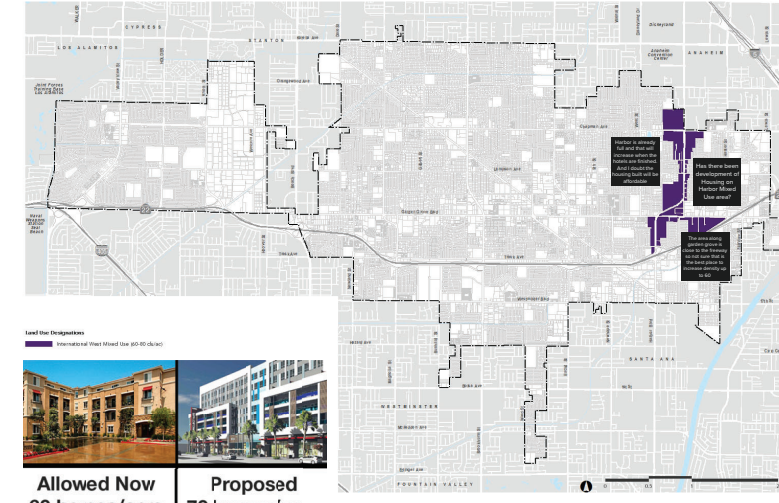
Mixed Use - Allowed Now: 32 du/ac; Proposed 48 du/ac



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 support the RHNA and the goal of increasing housing density in Garden Grove.	2. I support the RHNA and the goal of increasing housing density in Garden Grove.	3. I support the RHNA and the goal of increasing housing density in Garden Grove.	4. I support the RHNA and the goal of increasing housing density in Garden Grove.	5. I support the RHNA and the goal of increasing housing density in Garden Grove.	6. I support the RHNA and the goal of increasing housing density in Garden Grove.	7. I support the RHNA and the goal of increasing housing density in Garden Grove.	8. I support the RHNA and the goal of increasing housing density in Garden Grove.	9. I support the RHNA and the goal of increasing housing density in Garden Grove.	10. I support the RHNA and the goal of increasing housing density in Garden Grove.	11. I support the RHNA and the goal of increasing housing density in Garden Grove.	12. I support the RHNA and the goal of increasing housing density in Garden Grove.	13. I support the RHNA and the goal of increasing housing density in Garden Grove.	14. I support the RHNA and the goal of increasing housing density in Garden Grove.	15. I support the RHNA and the goal of increasing housing density in Garden Grove.	16. I support the RHNA and the goal of increasing housing density in Garden Grove.	17. I support the RHNA and the goal of increasing housing density in Garden Grove.	18. I support the RHNA and the goal of increasing housing density in Garden Grove.	19. I support the RHNA and the goal of increasing housing density in Garden Grove.	20. I support the RHNA and the goal of increasing housing density in Garden Grove.
---	---	---	---	---	---	---	---	---	--	--	--	--	--	--	--	--	--	--	--



---

---

## A4: FIRST COMMUNITY SURVEY SUMMARY





## 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 thị quý vị đang:

Vui lòng chọn chỉ một trong những cái sau:

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

## 가든 그로브 지역사회(Garden Grove Community) 설문조사



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 한 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!

시시요:  
가?  
니가?  
또한 근무합니까?  
근무하지 않습니까?

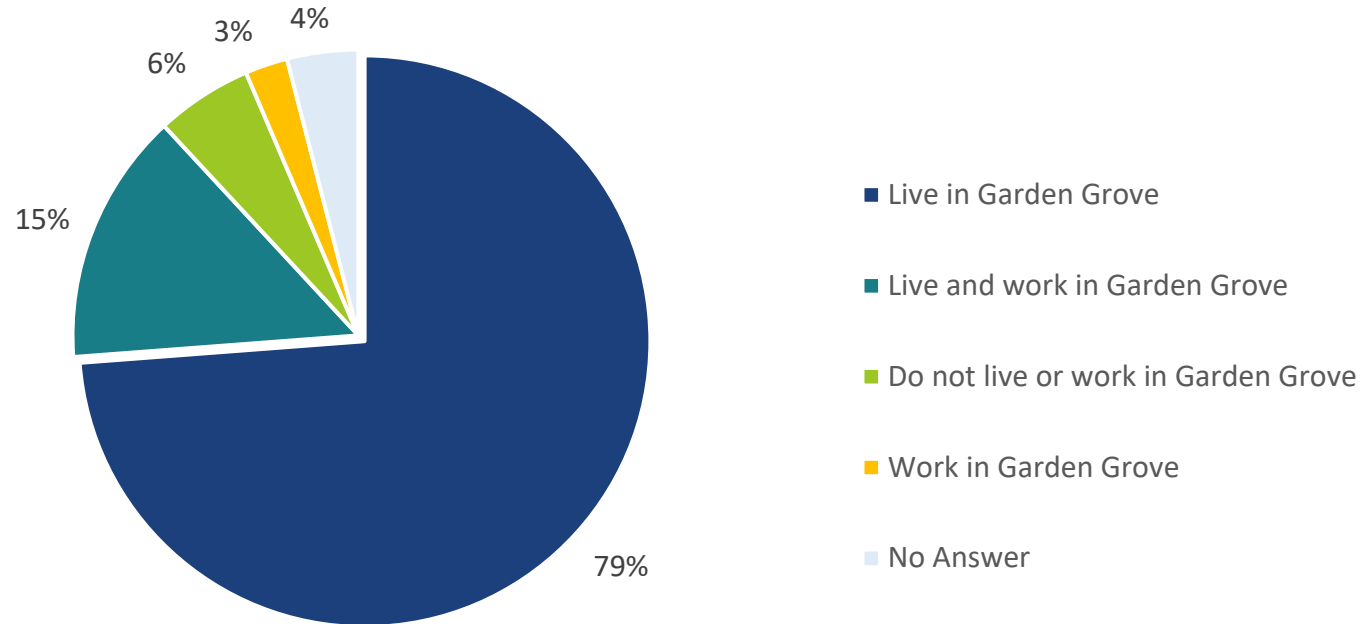
# HOUSING QUESTIONS

**City of Garden Grove**

HOUSING, ENVIRONMENTAL JUSTICE, AND SAFETY ELEMENTS

# QUESTION A1 – MULTIPLE CHOICE [PICK 1]

CURRENTLY, DO YOU:



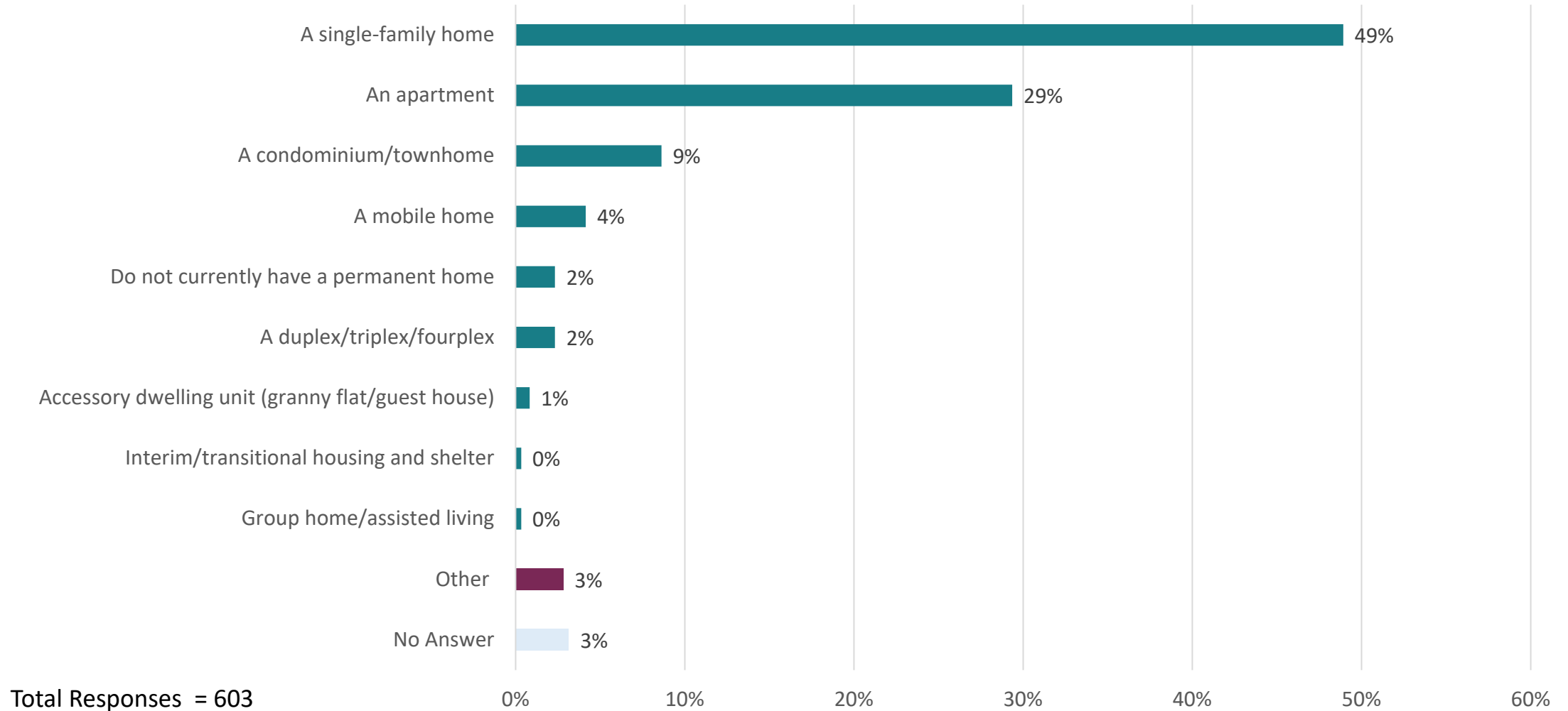
Answer Options	Number	Percent
Live in Garden Grove	459	79%
Live and work in Garden Grove	89	15%
Do not live or work in Garden Grove	34	6%
Work in Garden Grove	15	(3%)
No Answer	25	(4%)
<b>Total</b>	<b>582</b>	<b>100%</b>

Total Responses = 582

Note: (%) excluded from total

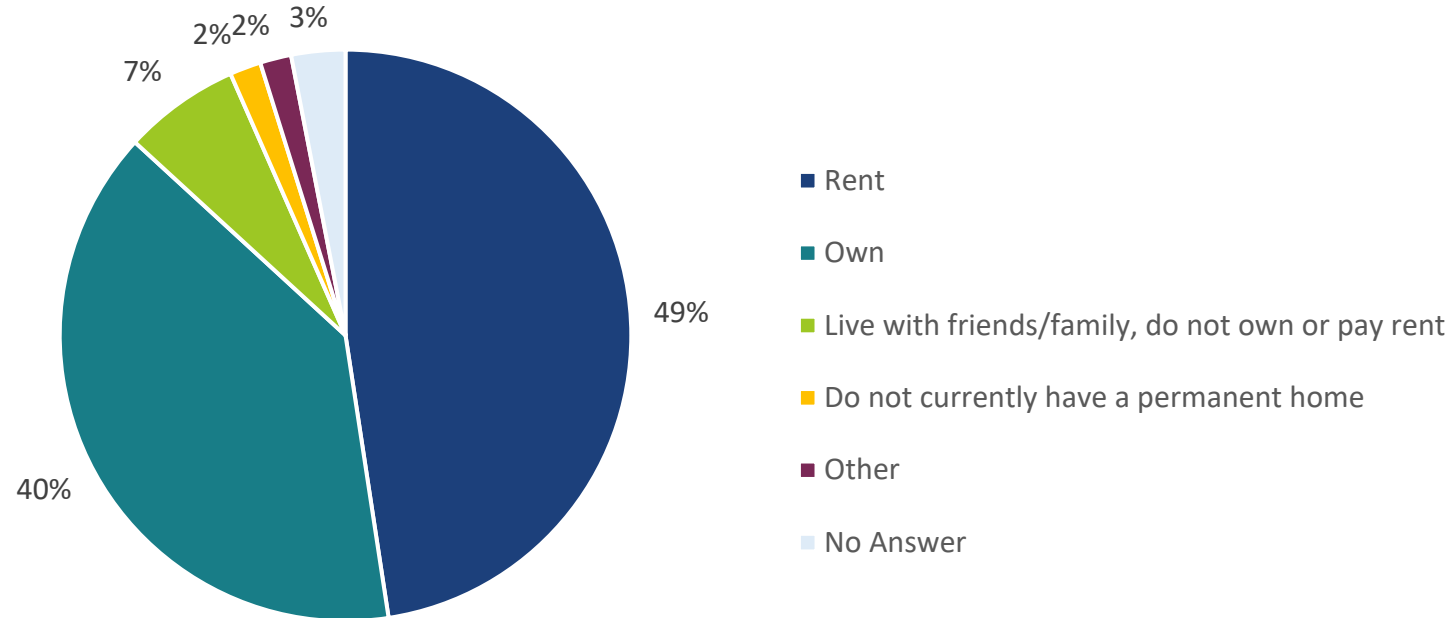
# QUESTION A2 – MULTIPLE CHOICE [PICK 1]

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]

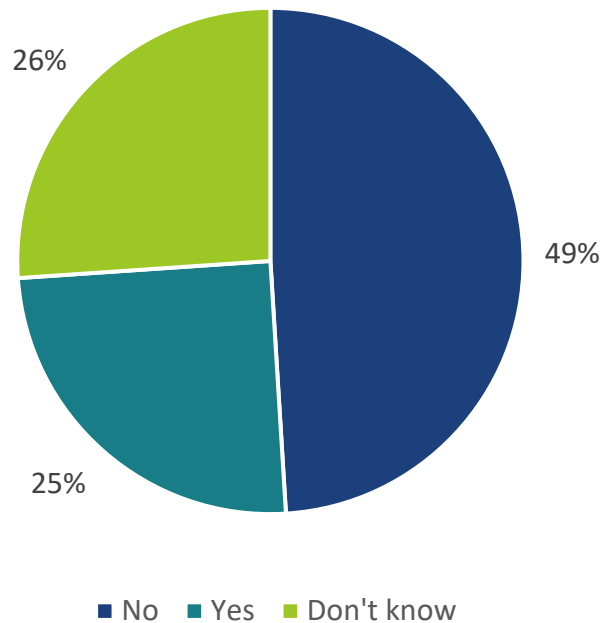
PLEASE RANK THE FOLLOWING IN ORDER OF IMPORTANCE TO YOU AND YOUR FAMILY.

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

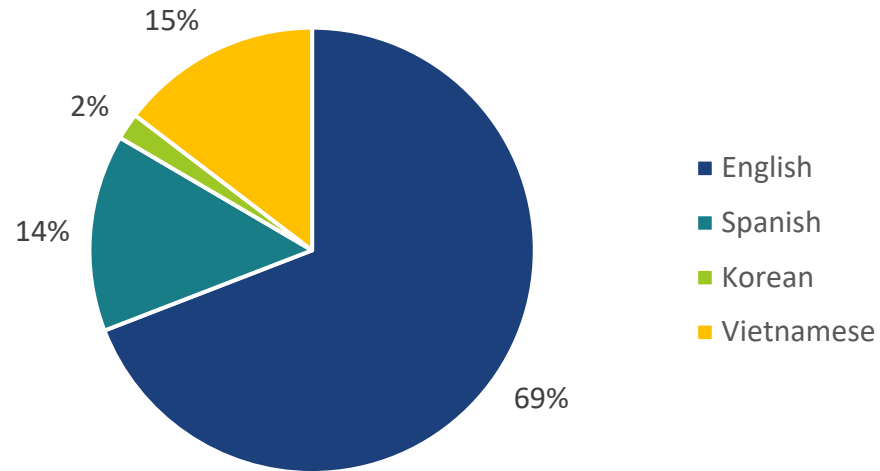
**City of Garden Grove**

HOUSING, ENVIRONMENTAL JUSTICE, AND SAFETY ELEMENTS

# SURVEY COMPLETION

TOTAL RESPONDENTS: 622

## SURVEY COMPLETED IN THE FOLLOWING LANGUAGES

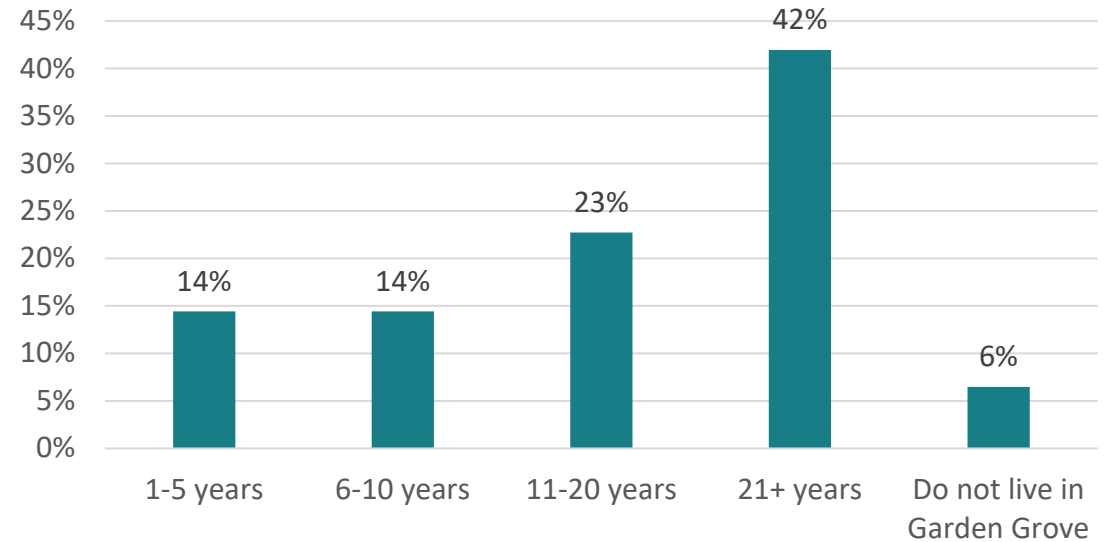


Language	Number	Percent
English	430	69%
Vietnamese	91	15%
Spanish	89	14%
Korean	12	2%
<b>Total</b>	<b>622</b>	<b>100%</b>

# QUESTION C1 –

## MULTIPLE CHOICE [PICK 1]

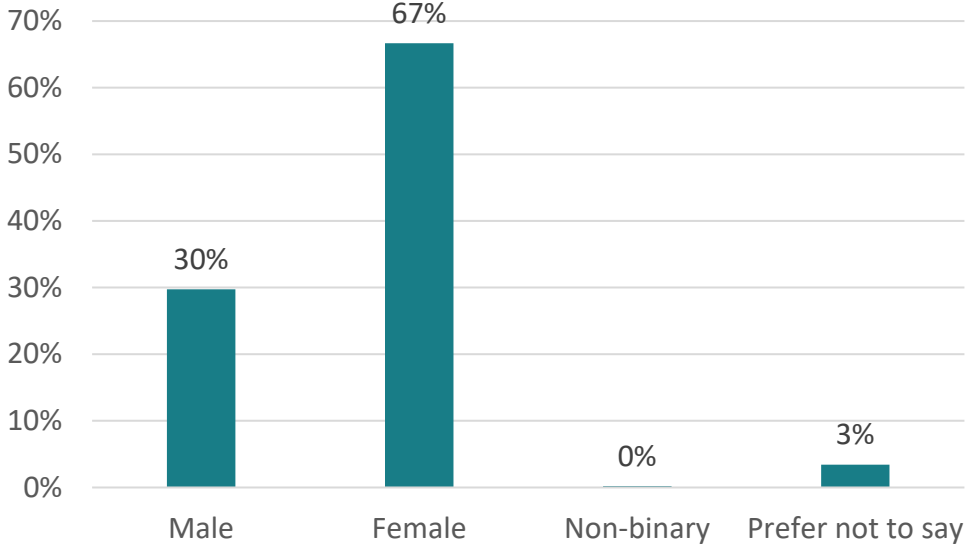
HOW LONG HAVE YOU LIVED IN GARDEN GROVE?



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]

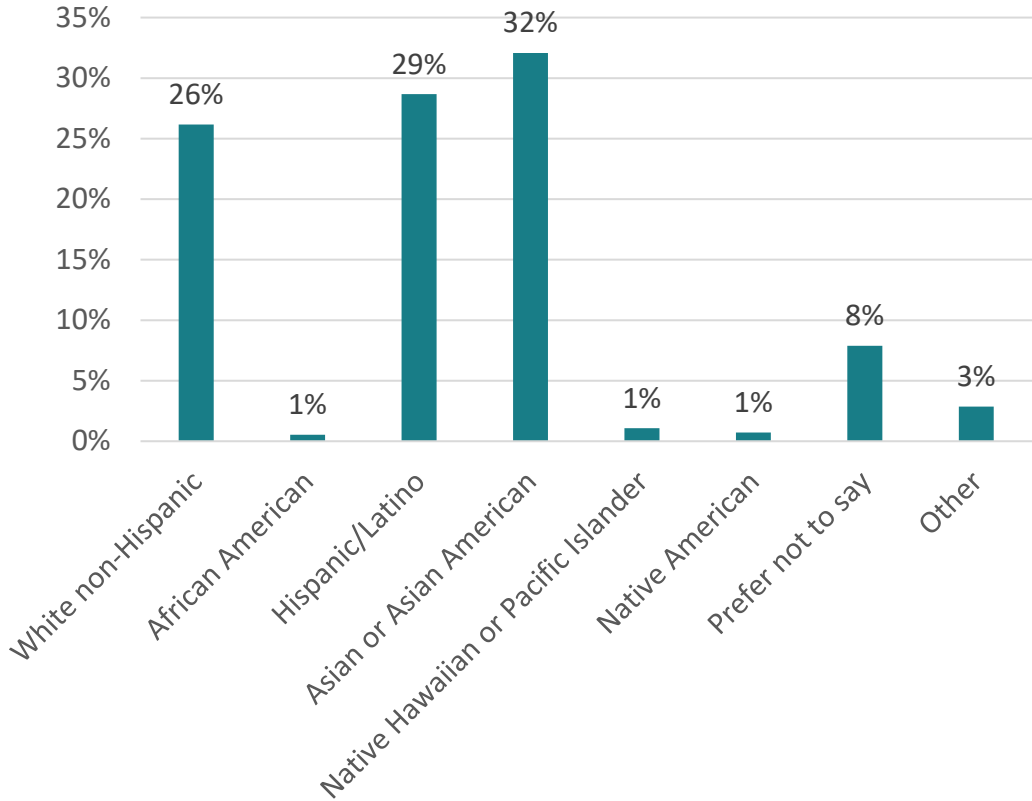
PLEASE INDICATE YOUR GENDER.



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.

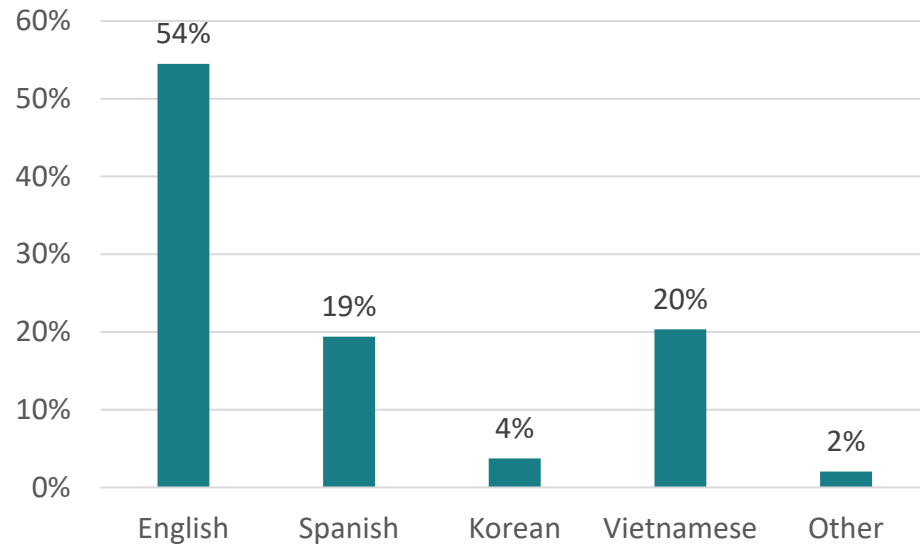


Race/Ethnicity	Number	Percent
White non-Hispanic	146	26%
African American	3	1%
Hispanic/Latino	160	29%
Asian or Asian American	179	32%
Native Hawaiian or Pacific Islander	6	1%
Native American	4	1%
Prefer not to say	44	8%
Other	16	3%
<b>Total</b>	<b>558</b>	<b>100%</b>

## QUESTION C4 – MULTIPLE CHOICE [PICK 1]

WHAT LANGUAGE IS PRIMARILY SPOKEN IN YOUR HOUSEHOLD?

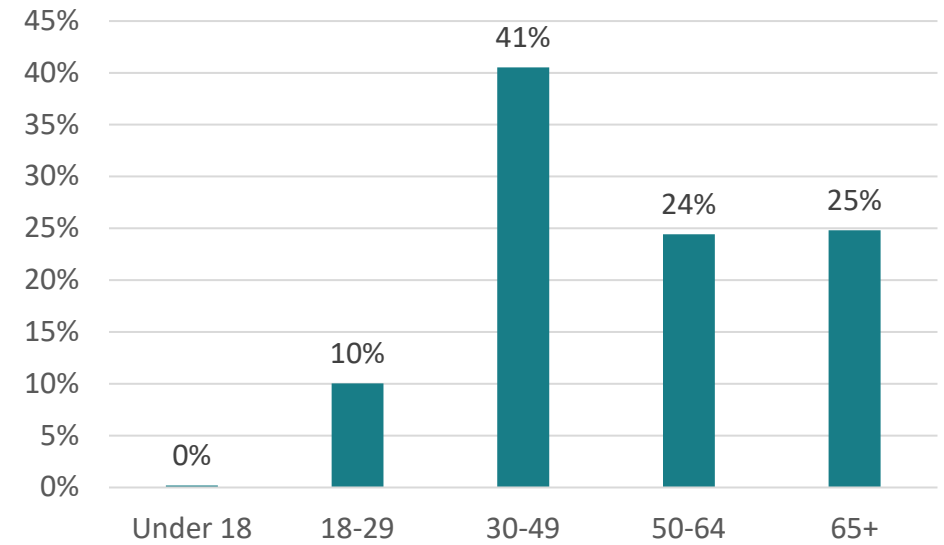
SEE THE APPENDIX FOR “OTHER” RESPONSES.



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]

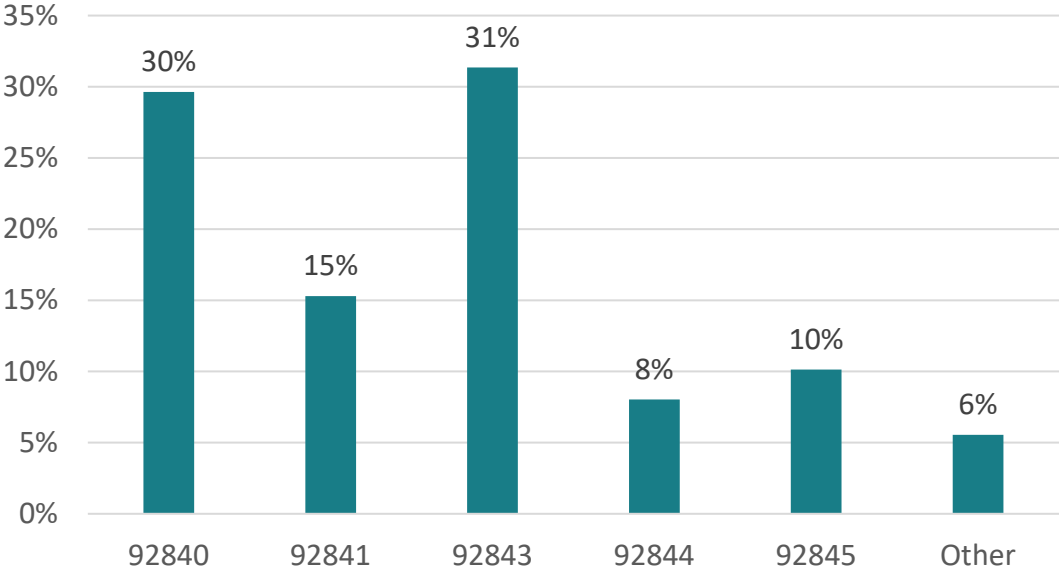
WHAT IS YOUR AGE GROUP?



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 A4-1: OPEN-ENDED QUESTIONS

**City of Garden Grove**

HOUSING, ENVIRONMENTAL JUSTICE, AND SAFETY ELEMENTS



## City of Garden Grove

HOUSING, ENVIRONMENTAL JUSTICE, AND SAFETY ELEMENTS

### Appendix A4-1:

#### Question A8 – Open Ended

What else would you like the City to consider when updating Garden Grove’s Housing Element?

<b>A2. Which best describes your current living situation?</b>
Renting a room
Rent a room in a single-family home
Apartment
room rental
sharing a room
live in car
Live with parents in a house
Rento un cuarto (renting a room)
Mobile home
Renting a room
Rent a room at my parents home
Homeless by choice don't want any services hotel or apartment
Share phòng (share a room)
thuê phòng (rent a room)
share room
live with parents

<b>A3. Which best describes your current housing situation?</b>
Vivo con amigos si pago renta (living with friends and paying rent)
Live with family and pay rent
Housing
homeless
Multi-generational household, sharing expenses
Vivo con amistades y pago renta (I live with my friends and pay rent)
Live with family pay a 1 room rent
Own mobile but rent space the unit sits on
Homeless by choice don't want hotel or apartment
Live with family which they are buying, and I am renting
Rent room with family

<b>A8. What else would you like the City to consider when updating Garden Grove's Housing Element?</b>
Incentives for making energy efficient upgrades to aging homes. Some kind of policy to discourage commercial landowners for maintaining low occupancy rates. These half deserted (or more) strip malls and commercial properties could be much better served in the efforts to develop more affordable housing solutions/mixed income communities. These properties are eyesores in the community. These properties also tend to attract homeless encampments, thus making them ideal locations for transitional housing programs/units or other social service hubs. Meet the people/ need where they are.
New houses should be minimal in areas where it is already so tight . There has been a lot of new homes being constructed near homes where there is barely enough room for a home to be constructed between houses . There should be some rent control within apartments . Landlords are charging an extensive amount .
Stop allowing house to build houses on the property
When considering new housing, particularly apartment/condo/townhome communities, please consider requesting that the developer add small park facilities within each location so families have access to play equipment and open space. Garden Grove is short on parks within the city that are in close proximity to neighborhoods, allowing families to walk to parks.
Viviendas de bajos recursos (low-income housing)
Prohibit HUGE houses in older neighborhoods
Increase the number of very low income and low-income units. Ensure there is sample parking for residents.
Parking must be a consideration.
People with low income need to have more places available for them. GG needs rent control. Rental prices are outrageous.
#blacklivesmatter
Somehow manage the housing market. Prices are out of control.
build more affordable housings.
Lampson should not be considered a 'major street' when considering adding additional housing units. It's only a single lane in either direction for most of its length, with numerous stops signs along it. Traffic and parking are already crazy. Please don't add to it.
Parking! Most new condo or apartment building only have one parking space. The people living there have 3-4 cars. I am tired of extra cars taking up all space on streets.
Parking. Where will everyone park? We don't have a robust public transit system in our city that negates the need for cars. Most residents still need cars.
I would like to see more mixed used development with housing along major streets and commercial centers. More investment in public transportation. More affordable housing required in all new developments. Rent control in the city so low income people can afford to live here. Affordable Housing offered to people who work in hotels, schools, grocery stores in our city.
Building five or six houses on a formerly single family lot is not the answer. Apartments in commercial locations, near transportation and shopping is important.
Actual affordable housing
When issuing permits for "Granny Flats" have consideration for the close neighbors. A house was built in the back yard of the house right next to mine. It is way too close. These lots were not designed or zoned for multiple residences. It would have been considerate of the city to alert the neighbors of the changes, if in fact there were changes.
WORK first on existing issues, like crime, enforcing codes on homes with deplorable appearance, keeping city clean by preventing dumping, littering. installing trash cans by bus stops.

<p>BEFORE bringing more people in and adding to existing issues. PLEASE PLEASE, consider the above. Can't believe the city of GG has denied us of public lighting where crime is constant, a trash can by our home's bus stop that looks like a dumpster, DENIED posting signs of speed limit, citation warnings for dumping, DENIED having parking permits only for residents of the area to prevent foot traffic, break-ins, overcrowding streets with no parking spaces for residents! SOLVE THOSE ISSUES BEFORE BRINGING MORE PEOPLE INTO THIS COMMUNITY,</p>
<p>If feel that if you can't afford to live here, then you should move to where it's affordable. That goes for any city. People need to learn to work for what they want and not just sit back and wait for handouts. Low cost rent should be temporary to help get people on their feet, not a permanent thing. What kind of future do you want for this city. Low lives or hard-working citizens that pay taxes and provide for themselves? This is not the city it used to be. There are barely any single families in houses. All the bedrooms are rented out to too many people. There's not enough parking on our own residential streets.</p>
<p>Have a cap on the number of ADU permits allowed each year. They are ruining our neighborhoods. Re-purpose blighted apartment complexes; update them to increase occupancy and clean up the existing grounds. Develop properties in the West Garden Grove Industrial area to incorporate housing projects.</p>
<p>Traffic Parking Overcrowding</p>
<p>More affordable housing / income based housing. If your housing needs are met, Garden Grove citizens can actually begin to thrive versus just fighting for survival and I think that would make Garden Grove better overall.</p>
<p>Please don't allow all these granny flats and two houses per lot. It creates havoc on streets with limited parking. Also concentrate on senior affordable housing and maybe the longtime residents will sell their home to go into senior housing and this will make room for a family to own the home the senior sells. Our neighborhoods are TOO overcrowded!</p>
<p>The city should consider adding walking trails and parks.</p>
<p>Upholding all codes and laws regarding , i.e., parking, trash cans, noise, etc.</p>
<p>affordable</p>
<p>Rent control,</p>
<p>Prices. As the cost of living increases and minimum wage falls far behind Cheap/ affordable housing would help out garden citizens. Cost per unit must be low and geared toward the denser parts of garden grove. Garden grove should also focus more towards building apartments rather than allowing for hotels to be built. Apartment renter would be going to our schools and paying taxes in our cities which is beneficial for us. Apartments would also have no off season in the sense that there would be no lull period where the city receives less in sales taxes because the apartment renters would always be there unlike tourists in the hotels during Disneyland off season.</p>
<p>There are other human beings sleeping on concrete outside. This alone should be enough of a motivator to build more housing.</p>
<p>We need to make housing more affordable!</p>
<p>Low income housing. 2,500 a month is not low income. Senior low income housing 1,200 is not low income for seniors.</p>
<p>Affordable housing, we don't need the fanciest things just a place to live that doesn't require you to crowd the home to make rent.</p>
<p>Implementing programs and temporary shelter for the homeless with assistance to get back on their feet</p>

Affordable housing rates
Rent is way too high. Minimum wage earners should be able to afford at least a one bedroom apartment for themselves .
Pet friendlier , greener areas, help the homelessness problem
We must at all costs maintain our "small town community" culture. We are not Santa Ana and we are not Long Beach.
Please don't implement rent control, since it will drive out anyone who wants to build houses in garden grove. Housing is already enough of a bad situation in California, please don't make it worse by following in the footsteps of far left cities such as Santa Ana and Los Angeles by forcing rent controls. Please consider opening up the zoning laws to allow for more housing and more commercial property to help increase home values around garden grove
I see an increase of homeless population that I am very concerned for. I hope that the Garden Grove City can find a sustainable way to house this vulnerable population and help them get back on their feet.
It's critical to provide more affordable housing, for: lower or moderate incomes, disabled people, seniors, and homeless individuals. Supportive housing (with on-site services) is helpful to all of the vulnerable populations!
Affordable and fixed rent.
People buying in central Garden Grove with the main motivation of income but not residing is ruining our neighborhood. People don't put their trash away in the back, trash is all over the front of the yard and in the street, parking spaces on the property are not paved, and basically there is a diminished interest in caring how the front of one's property looks and affects others. The City must take this issue seriously, and I request that you continually address these issues before you start allowing more construction or denser construction. I don't want a return to "garbage grove."
The traffic on Brookhurst is truly awful and affects time spent in traffic, frustration, noise, and air quality. Please improve the traffic and light sequencing on Brookhurst. Thanks.
Cost
CONTROL DE RENTAS Y CONSTRUCCION DE VIVIENDAS A BAJO COSTO (RENT CONTROL AND HOUSING CONSTRUCTION AT LOW COST)
If 'sober living' is considered in Garden Grove may it be Very Limited and next to the Police and Fire Stations or Not at all.
Minimalize the amount of approved ADU units in neighborhoods.
Due to the Pandemic to prove relief for renters so that they don't get harassed by landlord. Put a cap of raising the rents.
More affordable housing. I grew up in Garden Grove, but I find it hard to afford living in Garden Grove on my own with my family.
We have too many people in single apartment buildings. This causes parking in other neighbors and it jeopardize safety in our neighborhoods. Overcrowding causes traffic and crime to raise.
Please consider establishing the number limit of people and vehicles allowed in a household per room or square feet to prevent overcrowded streets and parking issues.
Ban AirBnB short-term rental as they displace people, disrupt the local economy by driving up rent and pricing out longtime residents. Or put Airbnb under a zoning law, higher tax collection and stricter restrictions. Allow only if hosts are full-time residents. Cap rental days per year depending on the unit with single family homes at 90 days and apartments, townhomes, & condominiums at 30 days. All

hosts must register with the city for a permit. Require hosts to register their home and display the registration number in their ad. Fine illegal listings which will benefit GG. Use Canada, Reykjavík, Santa Monica, Las Vegas, Japan, and others as stepping stone.
near schools and parks for easy access and walking distance for parents who don't drive and students
We should consider low income and very low income housing options in our city, including housing for seniors, veterans and people experiencing homelessness.
Don't mess up property values in well-developed areas of Garden Grove by overcrowding them or forcing change.
More affordable housing. The cost of housing is currently too high.
Prioritize housing for the elderly.
We need more affordable housing units throughout Orange County. We have too many low-wage workers who are unable to secure a place to live independently because they can't qualify. We have to stop penalizing people who work hard and play by the rules. They should be able to live in the community in which they work.
Reduce the cost of rent
High cost of rent. Same cost of rent for 2 and 3 bedroom units.
The process of more housing should focus on keeping neighborhoods intact and improved. Building for the sake of hitting the RHINA numbers without taking into account the effects on neighborhoods is not in the best interests of Garden Grove. I want the city to push back on unrealistic housing numbers. The State should lower the restrictions building to bring the costs down. Parks need to be increased/improved since yards will be smaller or none at all.
Renting is too expensive. I'd like for it to stop increasing.
More community centers
For the city to visit residential areas to see what we need
More community centers
More access to help
low cost of housing for low income households
more housing for the disabled
lower the cost of rent
More parks and more recreational and educational areas
For the city to provide support for residents to buy a home
More public safety.
Parking permits in single family home neighborhoods. No allowance of apartment parking in neighborhoods.
Garden Grove needs an inclusionary housing ordinance to ensure that as new housing is built there is housing for low income and very low income persons.
This state should NOT be adding more housing until it figures out how to store more water and provide electricity without rolling blackouts. We don't have enough resources to build more housing. This state requirement forcing cities to build high density housing is illegal and the City should fight the state to stop them!
do not know
Use eminent domain on bad areas, such as between Trask & GG BLVD and Taft and Brookhurst. The city should buy out properties and have developers bid on them. Take over motels Garden Grove Inn and Hospitality Inn and redevelop them. Develop or convert the "Ranch" Inn on GG BLVD into a veteran supportive housing.

Clean up the city. So many neighborhoods look ridiculously run down. It's as if the city officials never drive through other cities and see what they're doing.
just offer more places for low income people
Reduce the cost of rent
Provide housing for all income levels.
Provide designated areas for smokers in housing to prevent contamination of air near children.
take care of homelessness
more safety in areas surrounding housing
More greenery in housing developments.
housing for all income levels.
focus on education
affordable internet access for senior
Information for affordable housing in the City should be available and easy to reach
Foreclosure Prevention workshop and information how to prevent foreclosure for homeowners. Pre-Purchase 8 hour first time homebuyer workshop provide by HUD certified counselor . Currently, the homebuyer orientation class is provided by the lender . The lender staff are not HUD certified to teach the homebuyer orientation or the homebuyer workshop.
More programs for first-time home-buyers.
There are significant corridors and nodes in the city that have inefficient uses of land. If you build denser sub-communities at major intersections (Chapman & Valley View; Chapman & Brookhurst, Katella & Euclid, Garden Grove & Brookhurst, etc.), you can get a more diverse mix of uses in key core areas of the city. Then, with strong public and active transportation, you can string together these different nodes throughout the city.
On a side note, the Housing Element, when identifying potential sites, should avoid historic, or architecturally significant buildings and areas. There are some fantastic pieces of architecture throughout the city that are endangered by the Housing Element. More housing should not equate to the loss of culture and character.
To not overspend (as we've read about in Los Angeles) on providing housing for the homeless who are largely homeless by choice. What a waste of resources. There should be incremental steps to permanent housing for homeless individuals who demonstrated responsibility and capability.
Take a look at the city's demographics and housing needs. I'm unfamiliar with GG's housing demands.
Streamline permits of housing remodeling and add-on.
Make housing affordable. Don't make them all 3-story buildings as not everyone likes all those stairs!
How about limiting the number of people living in 1 house. As it is right now there are far too many people in 1 house, which causes parking issues. Also how about limiting the number of people in the city? It is far to crowded already
Use/buy old/abandoned houses and consider turning them into apartments.
Garden Grove is a wonderful place to live. We should do all we can to welcome more residents and make it possible for them to live here!
Ensure affordable housing is available and accessible for all who need it
Offer grants
Strongly consider negative implications to single family homeowners that chosen to establish roots & make GG their home. Plan placement of new housing congruent with current income levels.
There are several empty houses that have been vacant for a long time. We need to utilize these resources.
My housing should have trees around.

To minimize the density of new housing options and consider the increase in population that added housing will have on resident's quality of this city. Would prefer to see added parks and community spaces.
No conversion of commercial to residential—this will create a parking and traffic nightmare. No rezoning. No permission for multiple units on one existing lot. No housing expansion—period!
Traffic is already impacted.
To lower taxes on middle class families so we can sustain making our monthly mortgage payments and not lose our homes. Housing MUST be AFFORDABLE!!!!!! Please take traffic into consideration when putting in new housing.
AFFORDABLE HOUSING FOR ALL
Stop placing large scale housing in areas of high traffic and close to existing neighborhoods where public parking would be seriously affected. Make more low-income housing available in Garden Grove in areas with low crime for new young families.
Stop permitting houses that do not fit in with the appearance of the neighborhood! Stop multi-family living in a house meant for one family! Stop religious organizations in residential neighborhoods! Enforce eliminating vagrants!
Shame on those on the urban and planning committee and the city of the Garden Grove for allowing multi unit housing construction in industrial area and single family neighborhoods that have not only degraded the value of our neighborhood but also the city as a whole.
We are full. There should be minimal new housing built as parking and existing neighborhoods are suffering from inappropriate number of people living in single family homes. The quality of life is deteriorating rapidly.
please make it affordable so young locals can stay in their city. i understand the money need to be made back for the cost of creation but let's keep the community here. affordable for us to stay in garden grove
Stop building houses and apartments! Develop upscale stores and restaurants to bring in tax dollars!
Do NOT Buckle under to the state of California. GG needs sales tax revenue from legitimate businesses.
I would like the city to have more resources for single parents. More housing resources to buy a house here in Garden Grove because rents are extremely ridiculous high and the apartment conditions are not very good.
Consider low income families when building new home dwellings. Please keep all rent affordable
active transportation commission to ensure the increase density will address the very limited parking issues we face now and in the near future.
Provide a beautiful park for its residents to relax, unwind, exercise and socialize.
Tiny homes at railways or motels
Parking, speed and noise controls
Quit tearing up single family residence with ADUs. Please consider parking and traffic when allowing investors to build. They don't live here and they are just looking easy money. They do not care what it does to the community long term.
Make sure there is plenty of parking for tenants and surrounding neighbors. No expensive high rises. Stay family friendly.
Más vigilancia de policía en el área y q si no se pueden estacionar sigan asiendo su trabajo para verificar q nadie se estacione afuera delos apartamentos (More police surveillance in the area and that if you cannot park, continue to work to verify that no one is parking outside the apartments)
I think our City has become very dense already. Traffic is really busy on major streets. I have trouble getting out of my own housing tract onto Magnolia. It has been this way for the last three years. I am



VERY CONCERNED that new housing and apartments will impact our streets even more. Second or third units on our single family properties are already causing MAJOR problems parking in our neighborhoods.
Que las viviendas tengan suficiente parqueadero y que las rentas no fueran muy altas. (Houses have enough parking space and that the rents were not very high.)
Garden Grove's West end needs a center for all ages to learn arts and crafts (like Irvine's).
Reduce permit fees & difficulties getting through the planning stages.
Parques familiares donde puedan hacer deportes para los jóvenes y niños. (Family parks where they can do sports for young people and children.)
Consider enforcing codes on older apartments. Some apartments are so old they have mold, are not taken care of at all, some do not have working windows. We've even been left with no gas for a month. The ceiling even fell on us due to water leaks.
Add more traffic lights. Add more street lights. Add flashing dots to crosswalks for visibility to drivers at night.
Ayudar a las personas de bajos recursos con un por ciento en el pago de sus rentas Ila que no cuentan con un buen trabajo por causa del Covid 19 el trabajo bajó y no todos cuentan con un empleo (Help low-income people with a percentage in the payment of their rents who do not have a good job because of COVID-19, the work dropped and not all have a job)
That during a world pandemic there should not be a tent increase or eviction placed.
I am really thankful from city of Garden Grove I am requesting from city of Garden Grove always keep helping poor and big size families. Thanks
Make accommodations for lower income families. The supply of units goes up but the price of the units goes up instead of leveling off at some point. Garden Grove has people working and making 45,000 plus a year and living in their RV
Put a cap on rent , more rent control
Don't create the same problem you already have on Haster by putting to many high density apartments and condos in the same area. Updating things like Garden Grove Blvd and putting in a real effort to build up main street area would help the image of Garden Grove
Consider the excessive traffic and making lights synchronized to ease traffic due to increased vehicles. Also, it seems with these high expectations set by the state, are we going to lose parks in order to meet the demand? Last, thanks for listening! You have a tough job.
Consider low-income apartments/studios for citizens other than retired persons. A lot of citizens in Garden Grove are living with family because the prices for 1 bedroom apartments are way too high. I work for GGUSD part time and go to school part time and I can't afford an apartment or a studio. If the city were to cap the rent for low-income apartments at \$800/month, I could live in Garden Grove and close to my work site instead of moving to Long Beach where rent is cheaper.
2 parking spaces for each apartment. Apartment complexes and mixed use should not be built near single family homes. There is not enough parking for these places and causes parking to overflow into single family home areas.
Following code to amount of people in a single family home
New housing development for the working class. I'm a single mom who works but cannot afford a home with 1 income. I can afford a condo but I would have to look into Anaheim. I would love to stay in GG with my 2 young boys.
Senior housing
Parking! While many in the area i addresses (transitional, assisted, senior) may not have cars; some may. Parking and traffic are already major issues. Especially Brookhurst near 22, and GG Blvd from

magnolia, to Santa Ana border. Adding apartments and condos must include parking.
Public transportation and city amenities like parks and libraries.
Big parking lots in order to prevent bothering residential areas and blocking visually principal streets to avoid accidents
More big restaurants!
I think new housing should be a priority over "impacts to single family neighborhoods." I would upzone the entire city.
Affordable for housing for single parents ,
To be kid-friendly. Security. Safety. To be affordable
Que le den prioridad a mamas solteras trabajadoras
Un control de Renta, porque los los propietarios están aumentando el 25% o 15% en un término de 18 meses y ahora tenemos que pagar por todos los servicios y la manager tienes sus propias lavadoras en su garage y nosotros pagando por todos los servicios y no tenemos medidores y cobran lo que ellos quieren. (Rent control, because the owners are increasing 25% or 15% in a term of 18 months and now we have to pay for all the services and the manager has her own washing machines in her garage and we pay for all the services and We don't have meters and they charge what they want.)
Tener un control de renta por que los propietarios donde yo vivo En 6 meses aumentaron el 20% luego el 15% y tenemos que pagar todas las utilidades y no quieren arreglar los apartamentos y la manager es una persona discrimina y no los quiere arreglar nada. (Tener un control de renta por que los propietarios donde yo vivo En 6 meses aumentaron el 20% luego el 15% y tenemos que pagar todas las utilidades y no quieren arreglar los apartamentos y la manager es una persona discrimina y no los quiere arreglar nada.)
Que tenga más apartamentos para personas de bajos recursos para que sean accesibles a las personas que ganan salario mínimo que combatan más la venta de drogas prostitución y la idijescia ya que cada vez hay más yo vivo en Stanton en Chapman y Beach Blvd y el área está muy descuidada por los indigentes y los grafiteros cada día está peor también mirar si se puede aser algun programa para que sea fácil comprar viviendas las personas con bajos ingresos. (Have more apartments for low-income people to be accessible to people who earn minimum wage that fight more the sale of drugs, prostitution and idiocy since more and more I live in Stanton on Chapman and Beach Blvd and the area is Very neglected by the homeless and graffiti artists, it is worse every day to see if a program can be implemented to make it easy for people with low incomes to buy homes.)
Casas para persona que Viven en la calle que leda un ver ala ala comunidad de Garden Grove. (Homes for people who live on the street that gives a view to the garden grove community.)
You should have all New houses be two story, you should allow all existing one story houses to convert to two story. You should allow more 5 story Apartment buildings, with rooftop gardens. New Construction Apartment buildings should take priority, make it easier for planning with fewer restrictions.
Ending racial and economic segregation in housing. Concentrate on density not overcrowding for families.
Entertainment places
Provide sufficient Parking not impacting existing neighborhoods
Quit raising rents. We get paid \$15 per hour max. And rent for 2 bdrm runs 1800 plus. In Apts. Help us
Stopping tax subsidies to hotels and redirecting revenue to housing
Making sure that housing is affordable. Too many rich companies come in creating these boutique apartments and the average family or person cannot afford them. Then they sit empty or they are

bought up to become short term rentals. This needs to change and the focus should be getting families into appropriate housing.
OPEN EXISTING PLAYGROUNDS IN OUR PARKS THAT OUR TAXES PAY FOR! Put in more playgrounds like in other cities that actually care that children have a safe place to play! ADD PLAYGROUNDS TO ALL NEW HOUSING!
It is important to provide enough green belts, pathways, exercise trails and opportunities throughout the city. Think beyond the park but how citizens can utilize different sized spaces for a more health lifestyle. More people will use walking trails if they exist.
I know the state requires the addition of affordable housing, but all these ADUs going up only cause more problems with parking, concentrating more density, and pushing an urban style into the suburbs.
Parks, Museums, More family Festival.
Making choices for the benefit of the residents of Garden Grove and not the pocketbooks of city officials.
Do not want big complexes where retail or commercial is currently.
The state has a lot of land to build in the eastern portion, Garden Grove, and Orange County in general cannot continue to have more residents. The homeless population needs to be compelled to get assistance to move off the streets and be responsible for themselves. Our city needs to be cleaned up with home and land owners being compelled to be responsible, we need more enforcement for codes and maintenance in general. Run down business areas also need to be compelled to maintain a healthy appearance.
Stop with the ADU's! There are already too many people on our street. There is less available parking.
1.) Place/ Build more single family homes on aging Commercial lands (such as old shopping malls, strip malls, old industrial Properties) 2.) NO more ADU's. 3.) Update!! Pass new GGMC to bring to code/ update all old existing High density apartment property's. (This could double the number of units on the property bringing pride back to the tired Propertys and surrounding areas)
Beautiful streets, avoiding overload of housing to reduce traffic impact and at the same time easy access to shooring areas and freeways
Las rentas sean más accesibles porque con el sueldo mínimo no alcanza (Income is more accessible because the minimum wage is not enough)
Rentas e hipotecas al alcance de la clase media (Rents and mortgages within the reach of the middle class)
Consider parking... It's a reality that had to be dealt with. People rent all the rooms sometime multiple families are in places meant for one consider parking
Make sure we are not lowering the value of property in Garden Grove by bringing in traffic problems, increasing crime rates, and lowering the appeal If our city.
Easier access to the section 8 housing list, I have lived here for 5 years and the list has never been open
Compact, walkable neighborhoods that limit the necessity of single-occupancy car trips would be ideal; it reduces traffic and pollution while encouraging fitness and shopping at local business.
Parking availability (capacity) needs to be part of the plan. This seems to be a big complaint when single family homes are near apartments where the tenants have more cars than parking spaces for the unit they are in.
Traffic, density, schools

Ensure that adequate parking exists for both existing residents and residents in the new housing. This is a major topic of conversation on community communication sites.
The city needs to consider how SCE doesn't have the capacity to accommodate more housing. During the summer months, rolling blackouts will get worse. Keep the city looking like a beautiful city. Do not compact it with apartments.
Me gustaría que existiera viviendas accesibles para las personas como yo de bajos ingresos, personas mayores, incapacitadas, más ayuda para poder pagar las rentas que son muy altas en Garden Grove, gracias. (I wish there were affordable housing for people like me with low income, elderly, disabled, more help to pay the rents that are very high in Garden Grove, thank you)
No more homeless, low income crime ridden apartments at garden grove and Brookhurst area. The traffic, garbage, drug usage, and crime is abhorrent.
new housing is no longer affordable, you can build it, but then people have to buy them. Encourage builders to build affordable housing for the average working person. High rise buildings are not conducive to family living, no place for children. Lets keep GG family orientated.
Having maybe a free parking structure for nearby apartments with residential who have multiple cars.
It better be affordable. What's the point if it'll be super expensive?!
Provide more facilities to treat mental illness among the homeless population.
It would be great if the new housing was actually affordable. If you price everyone in the city out of buying/renting because the costs are too high it does not help the housing situation.
Lower taxes and more affordable homes
Affordable housing for not just minorities but for people that have limited income ( single) . I have been a part of Garden Grove for 40 years . I raised my kids here and now grandkids . I should have to live in a one bedroom apartment . I should be able to buy a home again.
None
Implement rent control.
Nên quy hoạch tiền thuê nhà mobile home một cách hợp lý hơn. Không tăng tiền thuê nhà mobile home mỗi khi bán cho người khác ( mỗi lần tăng hơn 150\$ mỗi tháng). (Should plan mobile home rent in a more reasonable way. Do not increase mobile home rent every time you sell to others (each increase is more than \$ 150 per month).
I am a firm believer in making single family homes affordable but I know in this economy may not be possible. What I don't want is apartments/ condos stacked one on top of each other in West Garden Grove.
Garden grove Blvd near nut wood and Brookhurst is congested enough, adding any more apartments would clog the streets with traffic and create gridlock. The crime, homeless who don't utilize services, drugs, trash, and graffiti is out of control. Fix the problems now, your plans to spend more money on useless social programs that no one utilizes is a joke.
We don't need to provide shelters and transitional housing for homeless families and individuals, together along with services that help move people into permanent housing. If you haven't done that now with the tax dollars you've wasted, why should I support your proposal to do it in the future? Homeless don't want your services, tens of millions of dollars have been wasted, yet the homeless are still crowding every major Street in garden grove. Their camps, trash, and drugs are everywhere. They constantly beg on the streets and are aggressive and rude. It's not safe in garden grove, wake up and deal with the problem
1)범죄로부터 안전 2)주차장이 충족될것

3)길거리 주차는 범죄와 동네의 품격을 떨어트림
4)너무 자주있는 좌회전을 금지(원활한 교통의 흐름을 방해함)
1) Safe from crime
2) Parking lot will be satisfied
3) Street parking is a crime and degrades the neighborhood.
4) Too frequent left turns are prohibited (disrupting smooth traffic flow)
Please have follow-up services to assist new families to be able to stay in their new homes, such as job assistance, financial education, and supportive health services, including mental health services. Thank you.
Condos or housing development for multi-generational families. Houses or Condos with attached mini apartments for grandparents
Clean up the streets and diversify the city. All cultures should be taken into account. So many places are crowded with too many businesses in one shopping center and it looks horrible.
GG needs affordable housing for YOUNG PEOPLE and SENIORS. Housing is too expensive for these people, as there is not enough of it!
Programs to assist first time homebuyers are important. So is adequate rent control.
I'd like to see streets in and around areas housing and shops be safe and accessible for bicycle traffic.
Stop making all these new housing developments so unaffordable
Affordable housing
Ban Mega sized homes, number of families in single family homes, auto repair shops in a residential neighborhood and number of vehicles taking up parking in front of a home and you can't have visitors park at your home.
Apartment buildings should be eliminated or replaced with Condominiums to increase property value and the prestige of Garden Grove. Copy the City of Cerritos and install fiber optics throughout the City.
Don't make this city a place for low life people to come and live that do not want to work for what they have, keep GG great!
I like park build with more walking trail, plants and exercise equipment.
have trees and shade
Your social services are useless I'm homeless by choice. I don't want services just give me money for alcohol. Leave me alone to shit on the streets and harass people
Please provide or at least take a survey of how many people need affordable/accessible housing to serve the disabled community. Please be a leader for accessible housing.
xây thêm nhà cho người cao niên với giá ưu đãi. (Build more affordable housing for seniors)
cần xây cất nhà chung cư nhiều cho người già. (Need to build more apartment for seniors)
an ninh cho dân cư và việc làm tại thành phố Garden Grove được phần thịnh vệ sinh. (safety for all residences, abundant job opportunities, and keeping the City clean)
Vợ chồng tôi cần nơi ở vừa chi phí. Về hưu rồi cuộc sống rất chật vật. (our couple needs an affordable housing. we are already retired, and our life is getting very difficult).
it would be extremely important to provide at least every year neighborhoods with dumpster to allow residents to get rid of all the junk that they don't use anymore. It is wrong to leave furniture, mattresses, unwanted items on the sidewalks, and I believe that if dumpsters are provided, it will help to maintain our city free of these items.
This was implemented a few years back; I think it is important to do it again. Please consider this. Thank you for your attention,

A grateful Garden Grove Citizen
Affordable housing for those on a fixed income ie: SSI, SSDI, Etc. and more Board and Cares for senior population
Take care of the prostitution and drug on 1st street is so bad. Everyone closes their eyes to this. This is where we live. This needs to be cleaned and cleared out.
Parking needs to be addressed along with additional housing. Streets close to apartment complexes are filled with cars to the point that adjacent streets and cross streets are packed too. We need to address homelessness too. I am sick of seeing people living on the streets. Housing needs to be affordable for all, not just the low income folks. Growing up as a Garden Grove resident, I cannot afford to buy a home in Garden Grove and may have to look at neighboring cities. Such a disappointment.
When people make complaints on other neighbors but their grass being dead or car park that we don't move we should keep. Record who they are because we feel like we are the target
Discrimination to minorities.
Get rid of the restriction if a house has a 2 car garage who can only have 4 bedrooms. When I tried to add a 5th bedroom to my house the planning people turned it down even though I have a large driveway that can park 6 cars.
Making affordable for everyone. Not a bidding war so the rich always win over the average people. We are very nice people to live next door to. Especially as we age. Some of us still love living in our own homes. Please make that possible.
Care about the long term residents! How about you address issues that we've asked for for so many years- traders Jos or restaurant where Cocoa was! What the heck- how about solve long term issues and stop trying to make money from taxes!
Please do not put them near schools/parks.
More available housing for low income
Planning for parks and open space must be incorporated into housing planning.
Consider parking/or lack of, when considering permits for ADUs and other multi-unit housing and people density, lack of parks and open spaces.
Housing Plans should Not disrupt, overcrowd or cause the dismantling of our existing single family residential neighborhoods.
Safety and security in all apartments.
To implement high-tower apartment/condominium construction to assist with the growing city population and underground structures parking to avoid crowded public parking.
Parques para niños (Parks for children)
Ayuda a indigentes (Help the homeless)
Add more accessible apartments.
Los precios que fueran mas acesesibles ya que actualmente has subido bastante tanto rentas como para comprar y estohace que algunas personas pensemos en salir fuera de esta ciudad (The prices that were more affordable since currently you have risen enough both in rent and to buy and this makes some people think about going out of this city)
que se construyeran viviendas asecibles que la gente podiera pagar (to build affordable housing that people could afford)
Remodel old apartments or old hotels or motels preferable near hospitals, doctors and strip malls, public transportation

<b>B1. What pollution issues concern you and your family most?</b>
Vệ sinh môi trường : đường phố, vỉa hè, bãi đậu xe...(Environmental sanitation: streets, sidewalks, parking lots)
None
Lack of recycling/composting access
Control de mosquitos hay muchísimas fuentes de que abundan los mosquitos cerca de mi vecindario y el manager no toma acción. (Mosquito control there are many sources of mosquitoes abound near my neighborhood and the manager takes no action.)
Street sweeping that just moves glass and trash around - they barrel down the street at high speed, making it seem like a rouse to place parking tickets instead of carefully cleaning our streets of polluting items.
Your polluting me with your social services I don't want
People leaving large items on the curbs for animals and homeless to use as toilets
Side walks are filthy, especially where the bus stops are located. Example the bus stop on Brookhurst and Bixby
La verdad nunca lo he pensado tendría que informarme más para opinar (The truth is that I have never thought about it, I would have to learn more to comment)
Basura tirada muebles desechos de basura (Garbage thrown furniture garbage waste)
objects, furniture, mattresses, (trash) left on the sidewalks
Difficulty with recycling centers closing
PLEASE CLEAN UP trash dumped all over GG! Put up signs to remind people not to litter & keep our city clean! Provide more trash bins & dump them often! Hire people to do this that need jobs!
Mold
None
RUIDO EN EXCESO (Excessive noise)
Homeless conditions that are unsanitary.
Trash relating to homelessness around Twin Lakes Park
Trash in streets and illegal dumping
Trucks are on residential street such as West Street.
Not enough useable recreation space.
None.
None
We need more green plants and trees and bush clean the air green instead of artificial grass and plants that heat the atmosphere.res.
smoking and wildfires
Wildfire
wildfire and plastics
I don't know if this is happening in GG, but if so, it is a big concern.
Cars are making circles all day long in the street. They don't care about old people.
Anthropocentric Climate Change
Large number of people living in single family homes treating their yards and streets like dumps
noise pollution on Brookhurst
Freeway noise from the carpool lane "improvements. The noise bounces off of the high ramps, right over the 30-foot sound wall.
Homeless trash under freeway underpasses and on the streets
Noise from cars

More housing is more people, more people is higher pollution. Don't build more housing.
human waste
LITTERING, DUMPING
<b>B3x. How can the City increase community participation in key decisions? Select the ways you think would be most effective.</b>
I like this survey.
Listen! And be willing to act on our concerns
Inform residents through social media and texting
City doesn't listen to anyone
use non city social media sites to spread information
That our elected council members actually meet with all their constituents not just their chosen elite like in district one where the focus is the east gate neighborhood but everyone else is ignored,
Surveys
Provide information via social media platforms. That's the only reason I know about this survey.
Hand out flyers for people who don't have access to internet
no interest
I think it is more of a symptom of American culture wherein the public is apathetic toward decisions until it directly (and usually negatively) affects them. I do not think the City is doing anything wrong.
not interested
no comment
no comment
do not care about politics
Stop treating West Grove like they are better than the rest. But an end to the divide of the city and put forth more concern for all of GG not just "West GG".
Surveys like this one



<b>B4. What else would you like the City to consider when creating Garden Grove’s Environmental Justice Element?</b>
I’d like to see some of the run down neighborhoods refurbished. I see empty boarded up homes too that could be made into affordable homes. I’m tired of the dirt yards, run down homes, filthy vacant lots in my area of Harbor/ Twintree.
Announcements of city events on social media are often written in Vietnamese and English. Spanish speakers are being left out
To offer jobs to the city/county residents to low-income families in the assistance of building new housing. Should independent contractors be given contracts to build new housing, the city should suggest the contractors to consider offering jobs to low income families to build the welfare equity of city/county residents.
None
Create a group where we can HIGHLY encourage parents to participate or ask help for young children development. Prevent any more children from join/making gangs.
Consider net zero energy consumption.
Make sure that the city understands that they need to keep the community as environmentally friendly as possible while at the same time creating opportunities for those who need it. New public buildings should be more sustainable if they are ever built.
I would like to be informed how can I participate in helping my city to be better. During the last 6 months I noticed how our city has more homeless people everywhere
Put screens on rain ditches so that plastics and other trash don't go into the ocean. Give a tax break for people who drive electric/hybrid vehicles or use carpools for work.
Areglos de calles que tienen que ser reparadas (Street arrangements that need to be repaired)
Encourage recycling in city parks and have more engaging healthy community events. We need to revamp main street with better businesses that attract people from other cities to bring in revenue
Consider the issue of recycling plastics so they are actually recycled. When approving projects consider both the impact on both health and on the environment such as not putting housing next to freeways, having housing in walkable communities, etc.
Offer spaces for community gardening (fresh vegetables!) Create and offer an accessible and affordable city-wide composting program. Make sure our infrastructure can support whatever additions you add: sewer, drainage, traffic.
Cuidar los parques de delincuencia e iluminación y también en la Educación que sea de alta calidad. (Take care of the crime and lighting park and also in Education that is of high quality.)
Control de plagas en nuestro vecindario hay muchísimos mosquitos y focos de contaminación. Y iluminen más los parques. (Pest control in our neighborhood there are many mosquitoes and sources of contamination. And light up more parks.)
Consider going up against the big property owners (like old Vons site) that have sat useless for decades and are a waste of space. Vitalize them. CVS parking lot is a safety hazard with no stop signs or road markings remaining. Make Historic Main St a PEDESTRIAN ONLY area with bollards at north and south ends to create a beautiful Parisian like walkable downtown. Stop over charging for entertainment permits, and allow restaurants to have live music without hassle or insane costs. Extend the new bike trail in both directions but SERIOUSLY make access to downtown and steel craft by bike or foot the goal. OPEN all park restrooms and make their constant upkeep an EXTREMELY HIGH priority: Patrol them as needed for safety and sanitary conditions as the PARKS ARE THE JEWELS OF THE CITY. Each and every one.
Our homeless don’t care about your services wasting money on useless projects

To keep are city clean , make sure that the tree are trimmed and kept up
They need to know that people live in the city and it needs to be safe and accessible for all.
We need more recycling options
As long as it means to improve city to make it look better, modern, safe, increase trees and green areas
Requiring affordable housing in all new developments. Building mixed used housing along with new community centers.
Create more gardens , parks, fields to help the environment and beauty our neighborhood
Don't go overboard. Don't be like Gavin Newsom. Allow citizens to live freely. Lower taxes and do not force people to buy electric vehicles. It's dumb and stupid. Government is to protect our rights not take it away with pretty words. Love the people in your community or they will leave and then you will have an influx of residents who don't care about the city.
Keep the side walks clean , there's always glass and trash.
Sustainable and environmentally friendly developments that partner with or the city creates programs for employment for the disabled--especially young adults exiting school services, and veterans
Que tengas jardines comunitarios donde se pueda plantar con la familia cultivar frutos y verduras (That you have community gardens where you can plant with the family to grow fruits and vegetables)
More luxury hotels, theme park hotels, luxury apartments, mix use, more American franchise restaurants.
Trolly and tourist visiting center
Using solar power would be amazing to save our planet!!
Reducing our dependency on tourism
Clean the trash and fines for littering or business not keeping their property clean. There is not enough trash cans in most commercial properties.
More transparency
Increase code enforcement, there have been an increase in the number of abandoned shopping carts throughout the City. Follow the "Broken Window" philosophy by issuing more Notices to Correct to properties that are run down or require maintenance. Issue overnight parking permits to limit the amount of vehicles parked in residential neighborhoods.
Any new housing should be solar powered, any roof replacement should include solar and offer free solar power for single family homes.
Consider low-income neighborhoods and neighborhoods most impacted by pollution from companies like CR&R, they can possibly work with the city to give their employees more information about this.
n/a
Post project information to social media.
Balance of open space areas for parks, riding spaces for residents. Keep high density housing close to freeways and reduce traffic in the city.
Stop making luxury apartments or expensive townhouses that only the rich can afford.
Single family housing neighborhoods needs to be Protected. There is currently too many Homes being used as room rental apartments that each house many unrelated persons. This practice should be ban. Our city infrastructure needs to also be considered. How will it be maintained, replaced and updated with increased populations? And how will these be funded? City codes need better enforcement.

<p>Education of All residents is a must. The residents of the city of Garden Grove Need to know what is expected of them as a member of the community. Our city has very few HOAs and there for We need the "city" and our elected officials to fulfill that roll of property protector and code, rules &amp; regulations enforcers.</p> <p>Owners of rental units should be required to accept greater responsibility for their Rental units and their tenet's education as to city's rules &amp; regulations and then be held responsible for the enforcement of them. Many Landlords in our city just collect rental income and allowing their property to exist in a substandard condition, Overgrown &amp; in disrepair with no regulation as to the actual number of residents in their rental units.</p> <p>Does the city even have rules for rental units that are enforced?</p> <p>The landlords get rich at the expense of the neighborhood and the city with it's increased expenses of wear &amp; tear on streets, sewer systems and enforcement.</p> <p>Perhaps a city landlord tax or annual fee should be charged to cover these expenses?</p>
<p>I used to work as a clean air lobbyist and in my professional opinion, Garden Grove is a really clean place. Excluding of course the garbage caused by transients and other criminal elements.</p>
<p>consider feral animals and homeless people</p>
<p>After 18 years in GG, I know there are not enough parks. People need nature, trees, water, plants. We're greatly deficient in it. We need tree programs to add more trees to our streets. There are too many streets with little to no trees or green at all. It's sad and ugly. Plants bring a lot of benefits to our environment.</p> <p>I don't know what is meant by "high quality" parks or housing. Why use the terms "high quality"? If not used, does it imply "low quality"?</p>
<p>Be fair to all. Not favor one side or the other.</p>
<p>make sure it is best for the community not for personal gain</p>
<p>Clean up the city as there's trash everywhere.</p>
<p>Green technology.</p>
<p>homeless peoples</p>
<p>None</p>
<p>eliminate businesses that handle or release toxic materials</p>
<p>The relationship between environmental justice and housing cannot be ignored.</p>
<p>This city needs to change!</p>
<p>Weekly street sweeping</p>
<p>Partner with local groups for greater and faster spread of information, resources, and public input options.</p>
<p>Address homeless population impacts to nearby residents. Help clean-up homelessness near residential area and provide help/support to mentally ill homeless population. The homeless population is my main concern where I live around the Brookhurst/Westminster business complexes.</p>
<p>Educate and promotion of gray water recycle system.</p>
<p>Increased assistance in helping current residents to improve and repair their homes to avoid blighted conditions, either low-cost or free.</p>
<p>Illegal dumping in areas around Great Wolf Lodge. I have observed several occasions of dumping larger waste and abandoned shopping carts in the past couple months.</p>
<p>Environmental justice sounds like a bureaucratic waste of money to make the far left politically happy. Sounds good, doesn't mean a thing to most of us. Be reasonable but seeking justice for the environment sounds ridiculous.</p>

the city is divided racially and by class with the western portion living in its own world and stagnating because of it. Garden Grove needs to unify its planning to incorporate a whole city process rather than the west and the rest process it has now.
Same as stated earlier. Make our current neighborhoods safer with better access. I believe we need to fix and clean up what we have first before adding more. We have run down areas, many homeless issues where assistance is refused but that those same people then infringe on my right to live in a clean and healthy neighborhood. More enforcement of current laws and codes. We need to compel people and not coddle and placate as much. Restructure roadways to meet traffic demands along the higher use corridors and reduce access for speeding shortcuts through our residential neighborhoods where children should be able to be out playing.
Create an open house type of event to provide opportunities to ask questions.
Longer metro hours for late night shift workers
Reduce traffic especially trucks and consider parking impact
Balance between keeping neighborhoods safe and desirable and meeting the needs of disadvantaged
A greater alignment with zero waste initiatives. Trash bins that enable separation of waste into compost, landfill, and recycle.
Plant lots of trees. Adopt a tree by residents and businesses to help offset cost? Sidewalks in Brookhurst/Chapman area neighborhoods so families can walk safely in their own neighborhoods.
PLEASE CONTINUE TO ATEMPT TO KEEP OUR AIR AND WATER FREE OF CONTAMINATION!!!!
Equity not equality.
Perhaps implement a local TV channel to observe city meetings so the public can be aware of any potential developments whether it be businesses, schools, housing, etc.
More community gardens .
Common-sense fact-based approaches.
Trash on sidewalks homeless encampments near schools, it no longer is safe for kids to walk alone, we are accosted every day from homeless on freeway exits gas pumps, in front of stores. I am not mean but enough is enough I am frightened by the mental ill and druggies. They need help.
There are plenty of parks. Maintain them, remove the homeless, drugs, crime and trash. Stop spending money on more projects, clean up the spaces we already have.
Get rid of crime, homeless, Trash and graffiti. We don't need low income crime ridden housing that people will trash and disrespect. We don't need additional tax and social service burdens. We don't need thousands of apartments, we need quality single family homes with people who pay taxes, respect property, don't commit crimes, go to work and are productive members in the city.
No more "affordable housing" monstrosities which is a liberal euphemism for people who never apply themselves and live their lives expecting handouts from the rest of us. These brand new "affordable housing" units look like crap due to residents destroying them. This city is looking like a dump, yet you keep adding more and more crappy apartments.
I don't even know what Environmental Justice is. Sounds like a feel-good catch-phrase.
Try to use existing buildings and not build all new sites. Population density should be kept at a minimum- controlling traffic and overpopulated schools.
N/A
Do not cut down trees in our neighborhood. Maintain parks with healthy and strong trees. Check toxic emission levels in our City.
More parks. More access to fresh food. More safety in our neighborhood.
More activities in parks.
Do not construct housing near freeways.

Activities for children to exercise
More green open space.
I would like the City to hire friendlier police
For the city to assist the residents in learning English.
more recycling
Place more trash cans in the streets and more lighting near schools at night
Public safety
safe and clean environment in housing
more parking in housing areas
A cleaner city
graffiti and air contamination
streamline project approvals and reduce red tape for developers
waste problem
internet and transportation for senior
Water quality
Everything in the City is good enough
Have better training.
Less public smoking
Waste
Noise
Everything written should revolve about anthropocentric climate change. Any point and nonpoint sources of pollution should be subservient to the impacts from climate change. This is a long-term issue, where the effects are already being felt, particularly by the lowest income (and usually lowest polluting) communities. It will be an utter travesty if the environmental justice element does not actively address impacts from climate change. To the best of my knowledge, the 2008 Garden Grove General Plan did not once mention climate change by name. It is a shame that our community is willfully ignoring this.
No drugs. No alcohol. More parks and trees.
close proximity to the market and public transportation
education for children
Noise issue
Thành phố Garden Grove đã làm sạch môi trường như công viên, đường sá đều rất tốt. (The City of Garden Grove has cleaned up the environment. Parks, and streets are really good)
Chính quyền luôn có ý nghĩ và hành động sáng suốt trong việc điều hành công việc luôn tốt đẹp. (the local government always has good ideas and appropriate actions in managing and administrating jobs).
I would like the City to consider 1st to tear down Motel 6 on Trask Avenue and Harbor. So much prostitution and drug. We see this every day. How can this be allowed? We don't even feel safe going to the gas station on Fairview and Trask Avenue. Drug dealing every day in the back in broad daylight into the evening. And lastly, the so-called Asian Cafes in Garden Grove. Same issues Prostitution and Drugs. It is a disgrace. In my opinion, this needs to be taken care of first. As time goes by it will just get worse. Our kids in Garden Grove are living in this. :(
Primero tener mas limpieza en los parques y cajas y aceras donde se camina. Tener un proyecto de mas arboles para purificar el ambiente. (First, have more cleanliness in parks and boxes and sidewalks where you walk. Have a project of more trees to purify the environment.)
No entiendo la pregunta (I do not understand the question)

**Community Survey Summary**

N/A - no idea Just keep everyone up to date
Stop construction of homes and convert to green space and parks.
A cleaner, safer environment. Family friendly parks. Build up the Main Street district and be sure there is plenty of parking to support it and the entertainment venues (The Gem and Garden Amp)
More and better parks and ways to exercise outside are needed.
Less people in the city
Please, please, please consider the diverse community of our city. It is largely supportive of low cost low quality foods fast foods while a fair amount of the community is not being served with higher quality whole food options. The diverse community of our city. It is largely supportive of low cost low quality foods fast foods while a fair amount of the community is not being served with higher quality whole food options. Advocate for a Sprouts and/or Trader Joe's, healthy whole food eateries & fast foods. I travel outside of the city once a week to do my grocery shopping & pick up healthy take out. Huntington Beach is getting my money not Garden Grove, which saddens me.
More walking/bike trails!!!
The homeless trash and feces being left on the ground.
Emphasis on community building ACROSS Garden Grove, not just focused on the west side which is considered more wealthy.
Have a program for high school students help to get a job and complete goals.
Follow code enforcement laws and get our neighborhoods cleaned up
Consider traffic an crime levels. The more people the more crime rate will go up. Lower class people tend to have more of a criminal history. We want our city to be safe
상업지역과 주택가의 분리 (Separation of commercial and residential areas)
That any new housing would be planned in places that have ease of access to grocery & retail stores, on land free on contamination & that facilitates a sense of community.
Place for teenagers and young adults to work.
Common sense. Affordable housing near transportation, plentiful parking for multi units.
No comment.
Minorities
Plant more large trees.
Hiring professional grant writer with a budget the time with cost factor in each city planed budgeted that will meeting the requirements per grant this has been stated in the Oct,2019 park master plan. We are unable be effective in abstaining grants as not utilizing the downtown active transportation master plan require the commission to become aware of the investment of resource where spent to address the Garden Grove's Environmental Justice Element?
Clean up the homeless population. Way too much trash, crime, graffiti. The city seems VERY weak on those issues compared to other cities
Take down graffiti faster. Triple the staff for that and remove trash on the streets and freeway ramps
I would like to see Garden Grove support more innovation in renewable energies and electric vehicle companies and infrastructure
More police to cut crimes
This is a joke. I hate this name by the way. What is environmental justice? Sounds like some new fangeled hippy dippy bologna.
Shopping carts are a major nuisance Should require businesses to have locking Wheels

Where the city is failing to solve our existing issues is it's working to spend money on "fixing" them, PREVENTION is key. Prevent littering the streets by installing trash cans where there's a lot of foot traffic. Prevent crime by installing public lighting where needed.

LISTEN TO RESIDENTS!!!, you can't fix anything if you can't understand what the issues are.

Work with students and young people in Orange County. Lots of students take science classes and know lots about this subject. They are the future and a say in the future of their environment would be nice

unknown

Trees. Planting. Preserving. Protecting.

# APPENDIX A4-2: SURVEY QUESTIONS: ENGLISH, KOREAN, SPANISH, AND VIETNAMESE

## **City of Garden Grove**

HOUSING, ENVIRONMENTAL JUSTICE, AND SAFETY ELEMENTS



# Garden Grove Community Survey



**City of Garden Grove**

HOUSING, ENVIRONMENTAL JUSTICE, AND SAFETY ELEMENTS

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

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

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

We encourage you to identify what you believe are the most important issues to address over the next five to ten years. Thank you for participating!

## Housing

### Currently, do you:

Please choose **only one** of the following:

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

## Which best describes your current living situation?

Please choose **only one** of the following:

- A single-family home
- A duplex/triplex/fourplex
- A condominium/townhome
- An apartment
- Accessory dwelling unit (granny flat/guest house)
- A mobile home
- Group home/assisted living
- Interim/transitional housing and shelter
- Do not currently have a permanent home
- Other (please specify)

## Which best describes your current housing situation?

Please choose **only one** of the following:

- Rent
- Own
- Live with friends/family, do not own or pay rent
- Do not currently have a permanent home
- Other (please specify)

## What types of housing does Garden Grove need most?

*Drag and drop your top three priorities from the "Your choices" list on the left to the "Your ranking" box on the right, ranking them in order of importance. The most important on top and the least important on the bottom.*

**Please choose no more than 3 items:**

Single-family homes

Condominiums/townhomes

Larger scale apartments (5 units or more)

Smaller scale apartments (4 units or less)

Senior housing

Mobilehome parks

Special needs housing for families and individuals who need supportive services like jobs training and social services

Interim/transitional housing for people looking to transition from homelessness

Accessory dwelling units (granny flat/guest house)

## Rank the importance of current housing challenges in Garden Grove.

Please choose the appropriate response for each item:

	Very Important	Somewhat Important	Not Important	Don't Know
Ensure that children who grow up in Garden Grove can afford to live in Garden Grove on their own.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Focus new housing near commercial locations, creating “live/work” neighborhoods	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Streamline the process for new housing construction.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Establish housing for seniors, large families, veterans, and/or persons with disabilities.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Provide shelters and transitional housing for homeless families and individuals, together along with services that help move people into permanent housing.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Encourage the rehabilitation of existing housing in older neighborhoods.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Support programs to help homeowners at risk of mortgage default to keep their homes, including mortgage loan programs.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

	<b>Very Important</b>	<b>Somewhat Important</b>	<b>Not Important</b>	<b>Don't Know</b>
<b>Targeted efforts to address long-term inequities in the housing market, including discrimination in renting.</b>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

**To meet the State's 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.**

*Drag and drop your top three priorities from the "Your choices" list on the left to the "Your ranking" box on the right, ranking them in order of importance. The most important on top and the least important on the bottom.*

**Please choose no more than 3 items:**

Along Garden Grove Boulevard, Chapman Avenue, Euclid Street, Brookhurst Street, Lampson Avenue, and similar major streets.

Within aging commercial centers.

Within industrial districts.

In motels that can be converted to housing.

By increasing the number of housing units allowed on each piece of property within existing higher density residential areas.

Anywhere in Garden Grove as long as any impacts to single-family neighborhoods are minimal.

**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.**

*Drag and drop your top three priorities from the "Your choices" list on the left to the "Your ranking" box on the right, ranking them in order of importance. The most important on top and the least important on the bottom.*

**Please choose no more than 3 items:**

New housing should be concentrated near existing and planned public transit.

New housing should blend in with the character of surrounding neighborhoods.

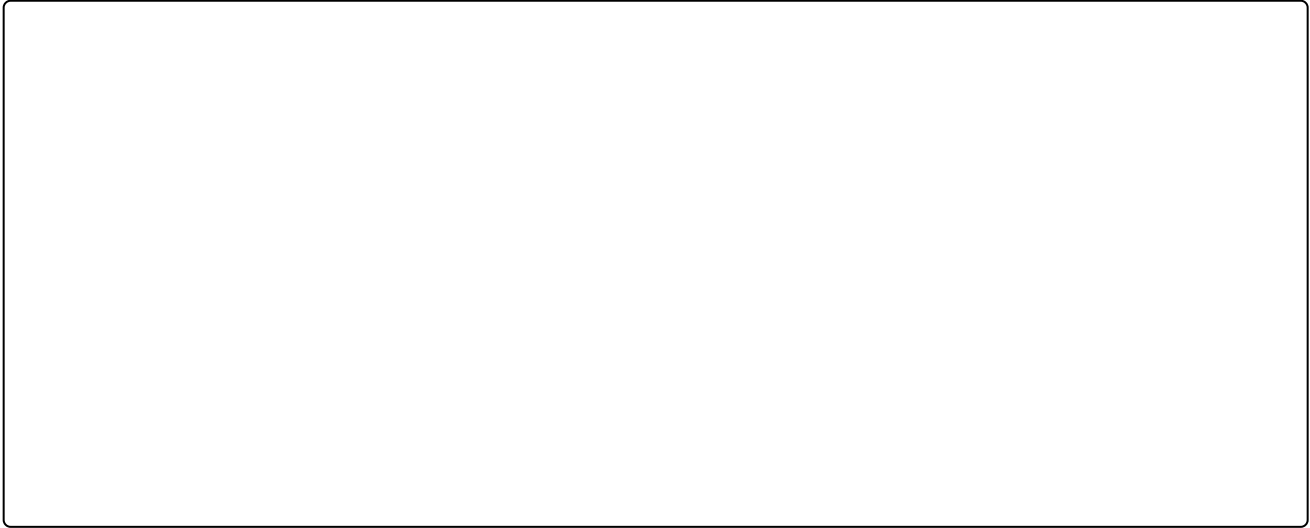
New housing should be spread evenly across all parts of the city.

New housing should be located where it will have the least impact on traffic in Garden Grove.

New housing should be located within easy access of shops and services.

**What else would you like the City to consider when updating Garden Grove's Housing Element?**

Please write your answer here:

A large, empty rectangular box with a thin black border, intended for the user to write their answer to the question above.



# Environmental Justice

**What pollution issues concern you and your family most? (Select all that apply)**

Please choose **all** that apply:

- Vehicle emissions associated with freeway and local roadway traffic
- Industrial businesses that handle or release toxic materials
- Living close to businesses that release toxic materials
- Truck traffic from warehousing businesses
- Contaminated industrial sites
- Trash hauling and recycling facilities
- Contamination threats to local groundwater supplies
- Other (please specify):

**Please rank the following in order of importance to you and your family.**

*Drag and drop your top three priorities from the "Your choices" list on the left to the "Your ranking" box on the right, ranking them in order of importance. The most important on top and the least important on the bottom.*

**Please choose no more than 3 items:**

High-quality parks and recreational facilities

Healthy food choices and greater access to fresh and affordable healthy food

Neighborhoods that provide safe sidewalks and crosswalks and easy access to bike routes and public transit

High-quality, safe, and affordable housing, neighborhoods, and public spaces

Increased economic opportunities for all residents

Resident participation in events, festivals, and education programs

**Do you feel that you, your neighbors, and the broader community participate in decisions made by City leaders?**

Please choose **only one** of the following:

- Yes
- No
- Don't know

**How can the City increase community participation in key decisions?  
Select the ways you think would be most effective.  
(Select up to three)**

**Please select at most 3 answers:**

- Provide project information in languages other than English
- Give direct notice to tenants and property owners living near proposed development sites
- Conduct more community meetings
- Conduct more meetings online
- Provide more project information on the City's website or online project portal
- Provide more information through City newsletters
- Provide more time to review projects and opportunities to provide feedback
- Other (please specify):

## What else would you like the City to consider when creating Garden Grove's Environmental Justice Element?

Please write your answer here:

## About You

### How long have you lived in Garden Grove?

Please choose **only one** of the following:

- 1-5 years
- 6-10 years
- 11-20 years
- 21+ years
- Do not live in Garden Grove

**Please indicate your gender.**

Please choose **only one** of the following:

- Male
- Female
- Non-binary
- Prefer not to say

**How do you identify yourself? (Select all that apply)**

Please choose **all** that apply:

- White non-Hispanic
- African American
- Hispanic/Latino
- Asian or Asian American
- Native Hawaiian or Pacific Islander
- Native American
- Prefer not to say
- If you prefer to self-identify, do so here:

## What language is primarily spoken in your household?

Please choose **only one** of the following:

- English
- Spanish
- Korean
- Vietnamese
- Other (please specify)

## What is your age group?

Please choose **only one** of the following:

- Under 18
- 18-29
- 30-49
- 50-64
- 65+

## Which zip code do you reside in?

Please choose **only one** of the following:

- 92840
- 92841
- 92843
- 92844
- 92845
- Other (please specify)

## Which best describes your annual household income?

Please choose **only one** of the following:

- Under \$24,999
- \$25,000 - \$49,999
- \$50,000 - \$74,999
- \$75,000 - \$99,999
- \$100,000 - \$149,999
- \$150,000 or more
- Prefer not to say



## City of Garden Grove

HOUSING, ENVIRONMENTAL JUSTICE, AND SAFETY ELEMENTS

Thank you for your input!



# 가든 그로브 지역사회(Garden Grove Community) 설문조사



**City of Garden Grove**

HOUSING, ENVIRONMENTAL JUSTICE, AND SAFETY ELEMENTS

2008년에 가든 그로브(Garden Grove) 시는 지역사회의 장기적인 물리적 성장과 공공 서비스를 개략적으로 설명하는 종합 계획을 채택했습니다. 시 당국은 현재 해당 계획의 주택 요소를 갱신하고 새로운 환경정의 요소를 준비하고 있습니다. 주택 요소는 모든 소득수준에서 지역사회의 주택 수요를 분석하고 주택 전략 및 해결방안을 파악합니다. <https://ggcity.org/housing-element>

환경정의 요소는 대기 질 개선, 공원 및 공공시설 접근성, 음식 선택의 다양성, 안전하고 위생적인 주거환경, 모든 주민이 건강한 신체활동에 참여할 수 있는 능력 등을 통한 지역사회 건강 증진에 중점을 두고 있습니다.

우리는 귀하가 향후 5년에서 10년 동안 해결해야 할 가장 중요한 문제가 무엇이라고 생각하는지 파악할 것을 권장합니다. 참여해 주셔서 감사합니다!

## 주택

**현재, 귀하는:**

다음중에 오직 하나만 고르십시오:

- 가든 그로브에 거주합니까?
- 가든 그로브에서 근무합니까?
- 가든 그로브에 거주하고 또한 근무합니까?
- 가든 그로브에 거주 또는 근무하지 않습니까?

**다음 중 귀하의 현재 생활 환경을 가장 잘 설명하는 것은 무엇입니까?**

다음중에 오직 하나만 고르십시오:

- 단독주택
- 듀플렉스/트리플렉스/포플렉스
- 콘도미니엄/타운홈
- 아파트
- 별채 주택 (그래니플랫/게스트하우스)
- 이동 주택
- 그룹홈/요양 시설
- 노숙자 임시 거주지 및 보호소
- 현재 영구 거주지가 없음
- 기타 (구체적으로 명시)

**다음 중 귀하의 현재 거주 환경을 가장 잘 설명하는 것은 무엇입니까?**

다음중에 오직 하나만 고르십시오:

- 임대
- 자가
- 소유하거나 임대료 없이 친구나 가족과 함께 거주
- 현재 영구 거주지가 없음
- 기타 (구체적으로 명시)

## 가든 그로브에 가장 필요한 주택 종류는 무엇입니까?

왼쪽의 "선택사항" 목록에서 오른쪽의 "순위" 상자로 상위 3개의 우선순위를 끌어다 놓아 중요도에 따라 순위를 매기십시오. 가장 중요한 것은 맨 위에, 덜 중요한 것은 아래에 있습니다.

3까지의 항목을 선택하여 주십시오:

단독주택

콘도미니엄/타운홈

대규모 아파트 (5세대 이상)

소규모 아파트 (4세대 이하)

고령자 주택

이동 주택

직업훈련, 사회서비스 등 지원 서비스가 필요한 가족 및 개인들을 위한 특별 수요 주택

노숙자에서 벗어나려는 사람들을 위한 노숙자 임시 거주지

별채 주택 (그래니플랫/게스트하우스)

## 가든 그로브의 현재 주택 문제의 중요도에 따라 순위를 매기십시오.

각각의 항목에 적당한 응답을 골라주세요:

	매우 중요 함	다소 중요 함	중요하지 않음	모름
가든 그로브에서 자란 아이들이 경제적으로 자립하여 가든 그로브에서 살 수 있도록 보장	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
상업 지역 근처에 새 주택을 집중 배치하여 "주거/근무" 환경 조성	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
새 주택 건설 절차를 간소화	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
고령자, 대가족, 참전용사 및/또는 장애인을 위한 주택 마련	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
노숙자 가족과 개인들을 위한 보호소 및 노숙자 임시 거주지를 제공하고 사람들을 영구 주택으로 들어가도록 돕는 서비스를 제공	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
오래된 지역의 기존 주택 재건을 장려	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
주택 담보 대출 채무 불이행의 위험에 처한 주택 소유주를 돕기 위해 주택 담보 대출 프로그램을 포함한 프로그램들을 지원	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
임대 차별을 포함한 주택시장의 장기적인 불평등 문제를 해결하기 위해 집중적으로 노력	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

주 전체, 특히 오렌지 카운티에서 확인된 주의 장기 주택 수요를 충족하기 위해 시 당국은 더 많은 아파트, 타운홈, 콘도미니엄에 대한 계획을 수립. 가든 그로브에서 새 주택 설립에 가장 적합하다고 생각하는 곳을 바탕으로 아래의 아이디어에 순위를 매기십시오.

왼쪽의 "선택사항" 목록에서 오른쪽의 "순위" 상자로 상위 3개의 우선순위를 끌어다 놓아 중요도에 따라 순위를 매기십시오. 가장 중요한 것은 맨 위에, 덜 중요한 것은 아래에 있습니다.

3까지의 항목을 선택하여 주십시오:

가든 그로브 블러바드(Garden Grove Boulevard), 채프먼 애비뉴(Chapman Avenue), 유클리드 스트리트(Euclid Street), 브룩허스트 스트리트(Brookhurst Street), 램슨 애비뉴(Lampson Avenue) 및 이와 유사한 주요 거리를 따라.

노후화된 상업 중심지 내.

공업 중심지 내.

주택으로 전환할 수 있는 모텔 내.

기존 고밀도 주거지역 내 각 부동산에 허용되는 주택의 수를 증 가시킴.

단독주택 지역에 미치는 영향이 최소화되는 한 가든 그로브 어디 든.

**가든 그로브에서 더 많은 주택을 제공하기 위한 다양한 접근 방식과 관련된 많은 절충점이 있습니다. 중요도에 따라 상위 3개의 선택 사항에 순위를 매기십시오.**

*왼쪽의 "선택사항" 목록에서 오른쪽의 "순위" 상자로 상위 3개의 우선순위를 끌어다 놓아 중요도에 따라 순위를 매기십시오. 가장 중요한 것은 맨 위에, 덜 중요한 것은 아래에 있습니다.*

**3까지의 항목을 선택하여 주십시오:**

새 주택은 기존 및 계획된 대중교통 근처에 집중되어야 한다.

새 주택은 주변 지역의 특성과 조화를 이루어야 한다.

새 주택은 도시 전역에 고르게 분포되어야 한다.

새 주택은 가든 그로브의 교통에 가장 적은 영향을 미치는 곳에 위치해야 한다.

새 주택은 상점과 서비스에 쉽게 접근할 수 있는 곳에 위치해야 한다.

**가든 그로브의 주택 요소를 갱신할 때 시 당국에서 고려해야 할 또 다른 사항은 무엇입니까?**

이곳에 답변을 작성하십시오:

## 환경정의

**귀하와 귀하의 가족이 가장 염려하는 오염 문제는 무엇입니까? (해당 사항을 모두 고르십시오)**

적합한 것을 모두 선택하십시오:

- 고속도로 및 지방 도로 교통과 관련된 차량 배기가스
- 독성물질을 취급하거나 배출하는 산업체
- 독성물질을 배출하는 사업장 가까이에 거주
- 창고 사업으로부터의 트럭 교통
- 오염된 산업 현장
- 쓰레기 운반 및 재활용 시설
- 지역 지하수 공급에 대한 오염 위험
- 기타 (구체적으로 명시):

**다음 목록에서 귀하와 가족에게 중요한 순서대로 순위를 매기십시오.**

왼쪽의 "선택사항" 목록에서 오른쪽의 "순위" 상자로 상위 3개의 우선순위를 끌어다 놓아 중요도에 따라 순위를 매기십시오. 가장 중요한 것은 맨 위에, 덜 중요한 것은 아래에 있습니다.

**3까지의 항목을 선택하여 주십시오:**

양질의 공원 및 휴양 시설

건강한 식품 선택 및 신선하고 저렴한 건강식품에 대한 접근성 확대

안전한 보도와 횡단보도가 있고 자전거 도로와 대중교통을 쉽게 이용할 수 있는 지역

양질의 안전하고 저렴한 주택, 주변 지역 및 공공장소

모든 거주자를 위한 경제적 기회 확대

행사, 축제 및 교육 프로그램에 대한 주민 참여



**귀하는 본인, 이웃 및 더 넓은 지역사회가 시 지도자들의 결정에 참여한다고 생각하십니까?**

다음중에 오직 하나만 고르십시오:

- 예
- 아니오
- 모름

**시 당국은 주요 결정에 대한 지역사회의 참여를 어떻게 늘릴 수 있습니까? 가장 효과적이라고 생각하는 방법을 선택하십시오. (최대 3개 선택)**

답변을 최대 3 개까지 선택하십시오:

- 영어 이외의 언어로 프로젝트 정보 제공
- 제안된 개발 부지 근처에 거주하는 세입자와 부동산 소유자에게 직접 통지
- 더 많은 지역사회 회의 실시
- 더 많은 온라인 회의 실시
- 시 당국의 웹사이트 또는 온라인 프로젝트 포털에서 더 많은 프로젝트 정보 제공
- 시 뉴스레터를 통해 더 많은 정보 제공
- 프로젝트를 검토할 수 있는 더 많은 시간 및 피드백을 제공할 수 있는 기회 제공
- 기타 (구체적으로 명시):

**가든 그로브의 환경정의 요소를 만들 때 시 당국에서 고려해야 할 또 다른 사항은 무엇입니까?**

이곳에 답변을 작성하십시오:

## 당신에 대한 설명

**가든 그로브에서 얼마나 거주했습니까?**

다음중에 오직 하나만 고르십시오:

- 1-5년
- 6-10년
- 11-20년
- 21년 이상
- 가든 그로브에서 거주하지 않음

## 귀하의 성별은 무엇입니까?

다음중에 오직 하나만 고르십시오:

- 남성
- 여성
- 논 바이너리(Non-binary)
- 답하고 싶지 않음

## 귀하의 인종은 무엇입니까? (해당 사항을 모두 고르십시오)

적합한 것을 모두 선택하십시오:

- 백인 비히스패닉계
- 아프리카계 미국인
- 히스패닉계/라틴계
- 동양인 또는 동양계 미국인
- 하와이 원주민 또는 태평양 섬 주민
- 북미 원주민
- 답하고 싶지 않음
- 기타 (구체적으로 명시):

## 가정에서 주로 사용하는 언어는 무엇입니까?

다음중에 오직 하나만 고르십시오:

- 영어
- 스페인어
- 한국어
- 베트남어
- 기타 (구체적으로 명시)

## 귀하의 연령대는 무엇입니까?

다음중에 오직 하나만 고르십시오:

- 18세 이하
- 18-29
- 30-49
- 50-64
- 65 이상

## 거주지의 우편번호는 무엇입니까?

다음중에 오직 하나만 고르십시오:

- 92840
- 92841
- 92843
- 92844
- 92845
- 기타 (구체적으로 명시)

## 귀하의 연간 가계 소득은 얼마입니까?

다음중에 오직 하나만 고르십시오:

- \$24,999 이하
- \$25,000 - \$49,999
- \$50,000 - \$74,999
- \$75,000 - \$99,999
- \$100,000 - \$149,999
- \$150,000 이상
- 답하고 싶지 않음



## City of Garden Grove

HOUSING, ENVIRONMENTAL JUSTICE, AND SAFETY ELEMENTS

귀하의 의견에 감사드립니다!

# Bản Khảo Sát Cộng Đồng Garden Grove



**City of Garden Grove**

HOUSING, ENVIRONMENTAL JUSTICE, AND SAFETY ELEMENTS

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

## Gia Cư

### Hiện tại thì quý vị đang:

Vui lòng chọn **chỉ một** trong những cái sau:

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

## Điều nào sau đây mô tả đúng nhất hoàn cảnh sống hiện tại của quý vị?

Vui lòng chọn **chỉ một** trong những cái sau:

- Nhà một căn
- Nhà duplex/triplex/fourplex
- Nhà sát vách/nhà phố (condominiums/townhomes)
- Nhà chung cư
- Nhà phụ (ADU)
- Nhà di động (mobile home)
- Nhà tập thể/những nơi hỗ trợ sinh hoạt
- Nhà ở tạm thời/chuyển tiếp
- Hiện không có nhà cố định
- Ý kiến khác (vui lòng ghi rõ)

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

Vui lòng chọn **chỉ một** trong những cái sau:

- Thuê
- Sở hữu
- Sống với gia đình hoặc bạn bè, và không sở hữu hoặc trả tiền thuê nhà
- Hiện không có nhà cố định
- Ý kiến khác (vui lòng ghi rõ)



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

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

Vui lòng chọn không nhiều hơn 3 mục:

Nhà một căn

Nhà sát vách/nhà phố (condominiums/townhomes)

Chung cư quy mô lớn (5 căn trở lên)

Chung cư quy mô nhỏ (4 căn hoặc ít hơn)

Nhà cho người cao niên

Khu nhà di động (mobile home)

Khu nhà ở đặc biệt dành cho các gia đình và cá nhân cần được hỗ trợ xã hội như đào tạo việc làm và các dịch vụ khác

Nhà ở tạm thời/chuyển tiếp cho những người muốn thoát khỏi tình trạng vô gia cư

Nhà phụ (ADU)

## Xếp hạng tầm quan trọng của những khó khăn về nhà ở hiện nay ở thành phố Garden Grove.

Vui lòng chọn phản hồi thích hợp cho mỗi mục:

	Rất quan trọng	Hơi quan trọng	Không quan trọng	Không biết
Đảm bảo các trẻ em lớn lên ở Garden Grove có thể sống tự túc ở Garden Grove.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Tập trung xây dựng các khu nhà ở mới gần các địa điểm thương mại, tạo ra các khu vực “vừa sống vừa làm việc”.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Hợp lý hóa quy trình xây dựng nhà ở.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Xây dựng nhà ở dành cho người cao niên, gia đình đông con, cựu chiến binh và /hoặc người khuyết tật.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Cung cấp nơi trú ẩn và nhà ở chuyển tiếp cho các gia đình và các cá nhân vô gia cư, cùng với các dịch vụ giúp những hộ vô gia cư xây dựng lại cuộc sống.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Khuyến khích sửa chữa lại nhà ở hiện hữu trong các khu phố cũ.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Hỗ trợ các chương trình giúp chủ nhà có nguy cơ bị thu hồi nhà do thế chấp, bao gồm cả chương trình hỗ trợ cho vay (mortgage loan).	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

	<b>Rất quan trọng</b>	<b>Hơi quan trọng</b>	<b>Không quan trọng</b>	<b>Không biết</b>
<b>Nỗ lực giải quyết những vấn đề bất bình đẳng còn tồn tại trong thị trường nhà đất, bao gồm cả sự phân biệt đối xử trong việc thuê nhà.</b>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

**Để đáp ứng nhu cầu nhà ở dài hạn trên toàn tiểu bang nói chung, và đặc biệt là ở quận Cam nói riêng, thành phố Garden Grove cần phải lập kế hoạch (quy hoạch) tạo điều kiện cho việc xây dựng các căn hộ nhà phố và các khu chung cư mới. Vui lòng đóng góp ý kiến dưới đây về vị trí nào mà quý vị nghĩ là tốt nhất cho việc xây dựng những khu nhà mới nói trên.**

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

Vui lòng chọn không nhiều hơn 3 mục:

Dọc theo Garden Grove Boulevard, Chapman Avenue, Euclid Street, Brookhurst Street, Lampson Avenue, và các con đường lớn tương tự.

Trong các trung tâm thương mại lâu đời.

Trong các khu công nghiệp.

Trong các khu nhà khách có thể chuyển đổi thành nhà ở.

Bằng cách gia tăng mật độ xây dựng nhà ở trong các khu dân cư có mật độ dân số cao.

Bất cứ nơi nào trong thành phố Garden Grove, miễn sao sự ảnh hưởng trong khu dân cư một hộ gia đình ở mức tối thiểu.

**Đề tạo điều kiện thuận lợi cho việc xây dựng thêm nhà ở, thành phố Garden Grove cần phải đánh đổi một vài yếu tố. Vui lòng đưa ra ba lựa chọn quan trọng nhất.**

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

Vui lòng chọn không nhiều hơn 3 mục:

Những công trình nhà ở mới chỉ nên được tập trung ở gần các phương tiện công cộng hiện hữu hoặc đã được quy hoạch.

Những công trình nhà ở mới nên đảm bảo tính đồng bộ về kiến trúc với các khu vực xung quanh.

Những công trình nhà ở mới nên được rải đều trên tất cả các khu vực của thành phố.

Những công trình nhà ở mới nên nằm ở những nơi ít ảnh hưởng đến giao thông trong thành phố Garden Grove.

Những công trình nhà ở mới nằm ở vị trí dễ dàng tiếp cận với các cửa hàng và các dịch vụ.

## Quý vị muốn thành phố Garden Grove cân nhắc về những điều gì khác khi điều chỉnh hạng mục Gia Cư trong bản Quy Hoạch Chung?

Vui lòng điền câu trả lời ở đây:

## Công Lý Môi Trường

**Vấn đề ô nhiễm nào khiến quý vị và gia đình quan tâm nhiều nhất?  
(Chọn tất cả các câu trả lời phù hợp)**

Vui lòng chọn **tất cả** để áp dụng:

- Khí thải liên quan đến giao thông trên xa lộ và đường cao tốc
- Chất thải và các vật liệu độc hại liên quan tới các hoạt động công nghiệp
- Sống gần các doanh nghiệp tạo ra các chất thải độc hại
- Lượng lưu thông xe tải từ các doanh nghiệp kinh doanh kho hàng
- Các khu công nghiệp bị ô nhiễm
- Cơ sở tái chế và vận chuyển rác
- Mối đe dọa gây ô nhiễm nguồn cung cấp nước ngầm tại địa phương
- Ý kiến khác (vui lòng ghi rõ):

**Vui lòng xếp hạng mức độ quan trọng của những điều sau đối với quý vị và gia đình theo thứ tự giảm dần.**

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

Vui lòng chọn không nhiều hơn 3 mục:

Công viên và các nơi sinh hoạt giải trí chất lượng cao

Đa dạng hóa và tăng cường khả năng tiếp cận với các loại thực phẩm tươi ngon, lành mạnh và giá cả phải chăng

Các khu vực có vỉa hè và lối đi bộ an toàn, đồng thời dễ dàng tiếp cận các tuyến đường dành cho xe đạp và phương tiện công cộng

Khu dân cư chất lượng cao, có không gian mở, an toàn và giá cả phải chăng

Tăng trưởng kinh tế, và tạo nhiều cơ hội việc làm cho mọi cư dân

Thúc đẩy cư dân tham gia các sự kiện, lễ hội và các chương trình giáo dục

**Quý vị có cảm thấy rằng bản thân quý vị hay những người láng giềng nói riêng, và cộng đồng nói chung thường tham gia vào các quyết định hành chính của thành phố không?**

Vui lòng chọn **chỉ một** trong những cái sau:

- Có
- Không
- Không biết

**Làm thế nào để thành phố Garden Grove có thể thúc đẩy sự tham gia của người dân trong cộng đồng vào các quyết định hành chính? Xin chọn những cách mà quý vị cho rằng là hiệu quả nhất. (Chọn tối đa ba câu trả lời)**

Vui lòng chọn nhiều nhất 3 câu trả lời:

- Cung cấp thông tin các dự án bằng những ngôn ngữ khác ngoài tiếng Anh
- Thông báo trực tiếp cho người thuê và chủ sở hữu bất động sản sống gần các địa điểm phát triển được đề xuất
- Tiến hành nhiều cuộc hội thảo cộng đồng hơn
- Tiến hành nhiều cuộc họp trực tuyến hơn
- Cung cấp thêm thông tin về dự án trên trang chủ của thành phố hoặc trên các giao diện trực tuyến
- Cung cấp thêm thông tin qua các bản tin thông báo của thành phố
- Cung cấp thêm thời gian để xem xét các dự án và cơ hội để phản hồi
- Ý kiến khác (vui lòng ghi rõ):



**Quý vị còn muốn thành phố Garden Grove cân nhắc về những điều gì khác khi tạo ra hạng mục Công Lý Môi Trường?**

Vui lòng điền câu trả lời ở đây:

## Thông tin bản thân

**Quý vị đã sống ở Garden Grove bao lâu?**

Vui lòng chọn **chỉ một** trong những cái sau:

- 1-5 năm
- 6-10 năm
- 11-20 năm
- 21+ năm
- Tôi không sống tại Garden Grove

## Xin cho biết giới tính.

Vui lòng chọn **chỉ một** trong những cái sau:

- Nam
- Nữ
- Phi giới tính
- Từ chối trả lời

## Quý vị thuộc sắc dân nào? (Chọn tất cả các câu trả lời phù hợp)

Vui lòng chọn **tất cả** để áp dụng:

- Người da trắng không phải gốc Tây Ban Nha
- Người Mỹ gốc Phi
- Người Latin
- Người Châu Á hoặc người Mỹ gốc Á
- Người Hawaii/ Châu Á Thái Bình Dương
- Thổ dân châu Mỹ (người da đỏ)
- Từ chối trả lời
- Ý kiến khác (vui lòng ghi rõ):

## Ngôn ngữ nào được sử dụng chủ yếu trong gia đình quý vị?

Vui lòng chọn **chỉ một** trong những cái sau:

- Tiếng Anh
- Tiếng Tây Ban Nha
- Tiếng Hàn Quốc
- Tiếng Việt
- Ý kiến khác (vui lòng ghi rõ)

## Quý vị thuộc nhóm tuổi nào?

Vui lòng chọn **chỉ một** trong những cái sau:

- Dưới 18
- 18-29
- 30-49
- 50-64
- 65+

## Quý vị cư trú ở mã vùng nào?

Vui lòng chọn **chỉ một** trong những cái sau:

- 92840
- 92841
- 92843
- 92844
- 92845
- Ý kiến khác (vui lòng ghi rõ)

## Tổng thu nhập hàng năm của gia đình bạn?

Vui lòng chọn **chỉ một** trong những cái sau:

- Dưới \$24,999
- \$25,000 - \$49,999
- \$50,000 - \$74,999
- \$75,000 - \$99,999
- \$100,000 - \$149,999
- Từ \$150,000 trở lên
- Từ chối trả lời



## City of Garden Grove

HOUSING, ENVIRONMENTAL JUSTICE, AND SAFETY ELEMENTS

Chúng tôi cảm ơn những đóng góp của quý vị!

# Encuesta Para la Comunidad de Garden Grove



**City of Garden Grove**

HOUSING, ENVIRONMENTAL JUSTICE, AND SAFETY ELEMENTS

En 2008, la Ciudad de Garden Grove adoptó un plan general que proyecta el crecimiento físico a largo plazo y los servicios públicos de la comunidad. En este momento la Ciudad está actualizando el Elemento de Vivienda de ese plan y preparando un nuevo Elemento de Justicia Ambiental. El Elemento de Vivienda analiza las necesidades de vivienda de la comunidad en todos los niveles de ingresos e identifica estrategias y soluciones de vivienda. <https://ggcity.org/housing-element>

El Elemento de Justicia Ambiental se enfoca en mejorar la salud de la comunidad a través de una mejor calidad del aire, acceso a parques e instalaciones públicas, diversidad de opciones alimenticias, condiciones seguras e higiénicas de hogares y la capacidad de todos los residentes para participar en actividades físicas saludables.

Lo alentamos a que identifique lo que crea que son las cuestiones más importantes a abordar durante los próximos cinco a diez años. ¡Gracias por participar!

## Vivienda

### Actualmente, usted:

Por favor seleccione **sólo una** de las siguientes opciones:

- Vive en Garden Grove
- Trabaja en Garden Grove
- Vive y trabaja en Garden Grove
- No vive ni trabaja en Garden Grove

## ¿Cuál de estas describe mejor su vivienda actual?

Por favor seleccione **sólo una** de las siguientes opciones:

- Una vivienda unifamiliar
- Un dúplex/tríplex/cuádruplex
- Un condominio/casa pegada a otra (townhome)
- Un apartamento
- Unidad de vivienda accesoria (apartamento para adulto mayor/casa de huéspedes)
- Una casa prefabricada
- Casa grupal/ residencia de vivienda asistida
- Vivienda provisional/de transición y refugio
- Actualmente no tengo una vivienda permanente
- Otro (por favor especifique)

## ¿Cuál describe mejor su situación actual de vivienda?

Por favor seleccione **sólo una** de las siguientes opciones:

- Arriendo
- Soy propietario
- Vivo con amigos/familiares, no soy propietario ni pago arriendo
- Actualmente no tengo una vivienda permanente
- Otro (por favor especifique)

## ¿Qué tipo de vivienda necesita más la ciudad de Garden Grove?

De la lista que aparece a su izquierda con el nombre "Sus elecciones" arrastre y coloque sus tres prioridades principales en el cuadro "Su clasificación" que se encuentra a la derecha, poniéndolas en orden de importancia. Lo más importantes en la parte superior y lo menos importante en la parte inferior.

Por favor, no escoja más de 3 elementos:

Viviendas unifamiliares

Condominios/casas pegadas (townhomes)

Apartamentos de mayor escala (5 unidades o más)

Apartamentos de menor escala (4 unidades o menos)

Vivienda para adultos mayores

Parques para casas prefabricadas

Vivienda para satisfacer necesidades especiales destinada a familias e individuos que necesitan servicios de apoyo como capacitación laboral y servicios sociales

Vivienda provisional/de transición para personas que buscan salir de la situación de vivir en la calle

Unidades de vivienda accesoria (apartamentos para adulto mayor/ casas de huéspedes)



**Clasifique la importancia de los desafíos actuales sobre vivienda que enfrenta Garden Grove.**

Por favor, seleccione la respuesta apropiada para cada concepto:

	<b>Muy importante</b>	<b>Algo importante</b>	<b>No es importante</b>	<b>No se</b>
<b>Asegurar que los niños que crecen en Garden Grove, luego puedan cubrir el costo de vivir por su cuenta en Garden Grove.</b>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
<b>Enfocarse en viviendas nuevas cerca de ubicaciones comerciales, creando vecindarios de "residencia/trabajo".</b>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
<b>Agilizar el proceso de construcción de nuevas viviendas.</b>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
<b>Establecer viviendas para adultos mayores, familias numerosas, veteranos y/o personas con discapacidades.</b>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
<b>Proporcionar refugios y viviendas de transición para familias y personas individuales sin vivienda, junto con servicios que ayuden a las personas a trasladarse a viviendas permanentes.</b>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
<b>Fomentar la rehabilitación de viviendas existentes en los vecindarios más antiguos.</b>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

	<b>Muy importante</b>	<b>Algo importante</b>	<b>No es importante</b>	<b>No se</b>
<b>Programas de apoyo para ayudar a los propietarios de viviendas en riesgo de incumplimiento del pago de la hipoteca a conservar sus viviendas, incluyendo los programas de préstamos hipotecarios.</b>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
<b>Esfuerzos específicos para abordar las desigualdades a largo plazo en el mercado de la vivienda, incluyendo la discriminación en el arrendamiento.</b>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

**Para satisfacer la demanda de vivienda estatal a largo plazo identificada en todo el estado, y particularmente en el condado de Orange, la Ciudad deberá planificar más apartamentos, casas pegadas (townhomes) y condominios. Clasifique las ideas que siguen a continuación según lo que crea que son las mejores ubicaciones en Garden Grove para construir viviendas nuevas.**

*De la lista que aparece a su izquierda con el nombre "Sus elecciones" arrastre y coloque sus tres prioridades principales en el cuadro "Su clasificación" que se encuentra a la derecha, poniéndolas en orden de importancia. Lo más importantes en la parte superior y lo menos importante en la parte inferior.*

**Por favor, no escoja más de 3 elementos:**

A lo largo de Garden Grove Boulevard, Chapman Avenue, Euclid Street, Brookhurst Street, Lampson Avenue y calles principales similares.

Dentro de los centros comerciales envejecidos.

Dentro de los distritos industriales.

En moteles que se pueden convertir en viviendas.

Aumentando el número de unidades de vivienda permitidas en cada propiedad dentro de las áreas residenciales existentes de mayor densidad.

En cualquier lugar de Garden Grove, siempre que los impactos en los vecindarios unifamiliares sean mínimos.

**Hay una serie de cosas buenas y malas asociadas con diferentes enfoques para proporcionar más viviendas en Garden Grove. Clasifique sus tres opciones principales en orden de importancia.**

*De la lista que aparece a su izquierda con el nombre "Sus elecciones" arrastre y coloque sus tres prioridades principales en el cuadro "Su clasificación" que se encuentra a la derecha, poniéndolas en orden de importancia. Lo más importantes en la parte superior y lo menos importante en la parte inferior.*

**Por favor, no escoja más de 3 elementos:**

Las viviendas nuevas deben concentrarse cerca del transporte público existente y planificado.

Las viviendas nuevas deben integrarse con las características de los vecindarios alrededor.

Las viviendas nuevas deben distribuirse de manera uniforme en todas partes de la ciudad.

Las viviendas nuevas deben ubicarse donde tengan el menor impacto en el tráfico de Garden Grove.

Las viviendas nuevas deben ubicarse donde haya más fácil acceso a comercios y servicios.

## ¿Qué más le gustaría que la Ciudad tuviera en cuenta al actualizar el Elemento de Vivienda de Garden Grove?

Por favor, escriba su respuesta aquí:

## Justicia Ambiental

### ¿Qué problemas de contaminación del aire le preocupan más a usted y a su familia? (Seleccione todas las que correspondan)

Por favor, marque las opciones que correspondan:

- Emisiones de vehículos asociadas con el tráfico en las autopistas y las vías locales
- Empresas industriales que manipulan o eliminan materiales tóxicos
- Vivir cerca de negocios que eliminan materiales tóxicos
- Tráfico de camiones de empresas con almacenes
- Sitios industriales contaminados
- Instalaciones de transporte de basura y reciclaje
- Amenazas de contaminación a los suministros locales de agua subterránea
- Otro (por favor especifique):

**Clasifique lo siguiente en orden de importancia para usted y su familia.**

*De la lista que aparece a su izquierda con el nombre "Sus elecciones" arrastre y coloque sus tres prioridades principales en el cuadro "Su clasificación" que se encuentra a la derecha, poniéndolas en orden de importancia. Lo más importantes en la parte superior y lo menos importante en la parte inferior.*

**Por favor, no escoja más de 3 elementos:**

Parques e instalaciones recreativas de alta calidad

Opciones de alimentos saludables y mayor acceso a alimentos saludables frescos y asequibles

Vecindarios que ofrecen aceras y cruces peatonales seguros y con fácil acceso a rutas para bicicletas y transporte público

Viviendas, vecindarios y espacios públicos de alta calidad, seguros y asequibles

Aumento de las oportunidades económicas para todos los residentes

Participación de residentes en eventos, festivales y programas educativos

**¿Siente que usted, sus vecinos y la comunidad en general participan en las decisiones tomadas por los líderes de la Ciudad?**

Por favor seleccione **sólo una** de las siguientes opciones:

- Sí
- No
- No se

**¿Cómo puede la Ciudad aumentar la participación de la comunidad en decisiones importantes? Seleccione las formas que crea que serían más efectivas. (Seleccione hasta tres)**

Por favor seleccione como máximo 3 respuestas:

- Proporcionar información de los proyectos en otros idiomas además del inglés
- Dar aviso directo a los inquilinos y propietarios que viven cerca de los sitios de construcción propuestos
- Realizar más reuniones comunitarias
- Realizar más reuniones por internet
- Proporcionar más información sobre proyectos en el sitio web de la Ciudad o en el portal de proyectos en línea
- Proporcionar más información a través de los boletines de la Ciudad
- Brindar más tiempo para revisar proyectos y oportunidades a fin de proporcionar comentarios
- Otro (por favor especifique):

## ¿Qué más le gustaría que la Ciudad considere al crear el Elemento de Justicia Ambiental de Garden Grove?

Por favor, escriba su respuesta aquí:

## Información acerca de usted

### ¿Cuánto tiempo ha vivido en Garden Grove?

Por favor seleccione **sólo una** de las siguientes opciones:

- 1-5 años
- 6-10 años
- 11-20 años
- 21 o más años
- No vivo en Garden Grove



**Por favor indique su género.**

Por favor seleccione **sólo una** de las siguientes opciones:

- Masculino
- Femenino
- No binario
- Prefiero no decirlo

**¿Cómo se identifica? (Seleccione todas las que correspondan)**

Por favor, marque las opciones que correspondan:

- Blanco no hispano
- Afroamericano
- Hispano/Latino
- Asiático o asiático americano
- Originario de Hawái o de las islas del Pacífico
- Nativo americano
- Prefiero no decirlo
- Otro (por favor especifique):

## ¿Qué idioma se habla principalmente en su hogar?

Por favor seleccione **sólo una** de las siguientes opciones:

- Inglés
- Español
- Coreano
- Vietnamita
- Otro (por favor especifique)

## ¿En cuál grupo de edad se encuentra usted?

Por favor seleccione **sólo una** de las siguientes opciones:

- Menor de 18 años
- 18-29
- 30-49
- 50-64
- 65 o más años

## ¿Cuál es el código postal de dónde vive?

Por favor seleccione **sólo una** de las siguientes opciones:

- 92840
- 92841
- 92843
- 92844
- 92845
- Otro (por favor especifique)

## ¿Qué monto describe mejor su ingreso familiar anual?

Por favor seleccione **sólo una** de las siguientes opciones:

- Menos de \$24,999
- \$25,000 - \$49,999
- \$50,000 - \$74,999
- \$75,000 - \$99,999
- \$100,000 - \$149,999
- \$150,000 o más
- Prefiero no decirlo



## City of Garden Grove

HOUSING, ENVIRONMENTAL JUSTICE, AND SAFETY ELEMENTS

¡Agradecemos su aporte!

## APPENDIX B: DETAILED SITES INVENTORY

Accessor Parcel Number	Acres	Existing Land Use/Vacant	General Plan	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
23156114	3.16	Hospitals	International West Mixed Use	IWMU-Ovly	70	210	Lower	Yes	No
10012232	2.59	Transportation Fleet	International West Mixed Use	IWMU-Ovly	70	172	Lower	Yes	No
23132300	2.47	Hospitals	International West Mixed Use	PUD-103-72	70	164	Lower	Yes	No
10013056	2.28	Used Car	International West Mixed Use	IWMU-Ovly	70	151	Above Mod	Yes	No
10108075	2.00	Commercial Center	International West Mixed Use	IWMU-Ovly	70	133	Lower	Yes	No
10012302	1.66	Used Car	International West Mixed Use	IWMU-Ovly	70	110	Lower	Yes	No
23132320	1.62	Hospital Parking	International West Mixed Use	IWMU-Ovly	70	107	Lower	Yes	No
10013069	1.53	Industrial Park	International West Mixed Use	IWMU-Ovly	70	102	Lower	Yes	No
10013058	1.51	Metal Recycling	International West Mixed Use	IWMU-Ovly	70	100	Lower	Yes	No
10161178	1.42	Convalescent Home	International West Mixed Use	IWMU-Ovly	70	94	Moderate	Yes	No
10013071	1.36	Commercial	International West Mixed Use	IWMU-Ovly	70	90	Above Mod	Yes	No
10034523	1.19	Commercial	International West Mixed Use	IWMU-Ovly	70	79	Moderate	Yes	No
10012300	1.21	Light Industrial	International West Mixed Use	IWMU-Ovly	70	76	Lower	Yes	No
10168122	1.12	Commercial	International West Mixed Use	IWMU-Ovly	70	74	Above Mod	Yes	No
10164202	1.11	Commercial	International West Mixed Use	IWMU-Ovly	70	73	Above Mod	Yes	No
10145202	1.09	Partial Vacant; Adult Store	International West Mixed Use	IWMU-Ovly	70	72	Moderate	Yes	No
10033525	1.03	Commercial	International West Mixed Use	IWMU-Ovly	70	68	Moderate	Yes	No
10035220	1.13	Vacant	International West Mixed Use	IWMU-Ovly	70	67	Lower	Yes	No
10108063	1.02	Used Car Sales	International West Mixed Use	IWMU-Ovly	70	67	Lower	Yes	No
10161102	0.90	Commercial	International West Mixed Use	IWMU-Ovly	70	60	Moderate	Yes	No
10013079	0.90	Commercial	International West Mixed Use	IWMU-Ovly	70	58	Lower	Yes	No
10013079	0.88	Commercial	International West Mixed Use	IWMU-Ovly	70	58	Lower	Yes	No
10033534	0.85	Commercial	International West Mixed Use	IWMU-Ovly	70	56	Moderate	Yes	No
10033537	0.82	Commercial	International West Mixed Use	IWMU-Ovly	70	54	Moderate	Yes	No
10013072	0.81	Light Industrial	International West Mixed Use	IWMU-Ovly	70	53	Above Mod	Yes	No
10033530	0.76	Commercial	International West Mixed Use	IWMU-Ovly	70	50	Moderate	Yes	No
10108068	0.75	Auto Repair	International West Mixed Use	IWMU-Ovly	70	49	Lower	Yes	No

Accessor Parcel Number	Acres	Existing Land Use/Vacant	General Plan	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
10013074	0.74	Commercial	International West Mixed Use	IWMU-Ovly	70	48	Above Mod	Yes	No
10013073	0.72	Commercial	International West Mixed Use	IWMU-Ovly	70	48	Above Mod	Yes	No
10108064	0.74	Auto Repair	International West Mixed Use	IWMU-Ovly	70	48	Lower	Yes	No
10161101	0.65	Commercial	International West Mixed Use	IWMU-Ovly	70	43	Lower	Yes	No
10101101	0.64	Commercial	International West Mixed Use	IWMU-Ovly	70	42	Lower	Yes	No
10101104	0.63	Commercial	International West Mixed Use	IWMU-Ovly	70	42	Lower	Yes	No
10164201	0.60	Commercial	International West Mixed Use	IWMU-Ovly	70	40	Above Mod	Yes	No
10013067	0.54	Light Industrial	International West Mixed Use	IWMU-Ovly	70	35	Lower	Yes	No
10013066	0.54	Light Industrial	International West Mixed Use	IWMU-Ovly	70	35	Lower	Yes	No
10108071	0.54	Commercial	International West Mixed Use	IWMU-Ovly	70	35	Lower	Yes	No
10108074	0.53	Commercial	International West Mixed Use	IWMU-Ovly	70	35	Above Mod	Yes	No
10108073	0.54	Commercial	International West Mixed Use	IWMU-Ovly	70	35	Above Mod	Yes	No
10013068	0.52	Light Industrial	International West Mixed Use	IWMU-Ovly	70	34	Lower	Yes	No
23144136	0.51	Commercial	International West Mixed Use	IWMU-Ovly	70	33	Above Mod	Yes	No
23140501	0.48	Commercial	International West Mixed Use	IWMU-Ovly	70	31	Above Mod	Yes	No
10034715	0.47	Commercial	International West Mixed Use	IWMU-Ovly	70	30	Above Mod	Yes	No
10012233	0.47	Commercial	International West Mixed Use	IWMU-Ovly	70	30	Above Mod	Yes	No
10108076	0.47	Commercial	International West Mixed Use	IWMU-Ovly	70	30	Above Mod	Yes	No
10131125	0.43	Commercial	International West Mixed Use	IWMU-Ovly	70	29	Lower	Yes	No
10034521	0.44	Commercial	International West Mixed Use	IWMU-Ovly	70	23	Moderate	Yes	No
10134365	0.39	Commercial	International West Mixed Use	IWMU-Ovly	70	21	Above Mod	Yes	No
23144135	0.37	Commercial	International West Mixed Use	IWMU-Ovly	70	19	Above Mod	Yes	No
10134366	0.36	Commercial	International West Mixed Use	IWMU-Ovly	70	19	Lower	Yes	No
10101102	0.30	Commercial	International West Mixed Use	IWMU-Ovly	70	16	Above Mod	Yes	No
10131533	0.29	Commercial	International West Mixed Use	IWMU-Ovly	70	15	Above Mod	Yes	No
23142207	0.26	Commercial	International West Mixed Use	IWMU-Ovly	70	14	Above Mod	Yes	No
23142214	0.24	Single Family Detached	International West Mixed Use	IWMU-Ovly	70	12	Above Mod	Yes	No
23142215	0.20	Single Family Detached	International West Mixed Use	IWMU-Ovly	70	11	Above Mod	Yes	No
23142212	0.20	Single Family Detached	International West Mixed Use	IWMU-Ovly	70	11	Above Mod	Yes	No
23142209	0.20	Multifamily	International West Mixed Use	IWMU-Ovly	70	11	Above Mod	Yes	No
23149112	0.17	Vacant	International West Mixed Use	IWMU-Ovly	70	10	Lower	Yes	No

Accessor Parcel Number	Acres	Existing Land Use/Vacant	General Plan	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
23149113	0.17	Single Family Detached	International West Mixed Use	IWMU-Ovly	70	10	Lower	Yes	No
23149114	0.16	Single Family Detached	International West Mixed Use	IWMU-Ovly	70	10	Lower	Yes	No
23149115	0.17	Single Family Detached	International West Mixed Use	IWMU-Ovly	70	10	Lower	Yes	No
23142309	0.19	Single Family Detached	International West Mixed Use	IWMU-Ovly	70	10	Above Mod	Yes	No
23142308	0.19	Single Family Detached	International West Mixed Use	IWMU-Ovly	70	10	Above Mod	Yes	No
23142208	0.19	Multifamily	International West Mixed Use	IWMU-Ovly	70	10	Above Mod	Yes	No
23142211	0.18	Single Family Detached	International West Mixed Use	IWMU-Ovly	70	9	Above Mod	Yes	No
23142210	0.18	Single Family Detached	International West Mixed Use	IWMU-Ovly	70	9	Above Mod	Yes	No
23142222	0.16	Office	International West Mixed Use	IWMU-Ovly	70	8	Above Mod	Yes	No
23142221	0.17	Single Family Detached	International West Mixed Use	IWMU-Ovly	70	8	Above Mod	Yes	No
23142220	0.17	Single Family Detached	International West Mixed Use	IWMU-Ovly	70	8	Above Mod	Yes	No
23142219	0.17	Single Family Detached	International West Mixed Use	IWMU-Ovly	70	8	Above Mod	Yes	No
23142218	0.17	Single Family Detached	International West Mixed Use	IWMU-Ovly	70	8	Above Mod	Yes	No
23142217	0.17	Single Family Detached	International West Mixed Use	IWMU-Ovly	70	8	Above Mod	Yes	No
23142216	0.17	Single Family Detached	International West Mixed Use	IWMU-Ovly	70	8	Above Mod	Yes	No
23142315	0.17	Single Family Detached	International West Mixed Use	IWMU-Ovly	70	8	Above Mod	Yes	No
23142316	0.17	Multifamily	International West Mixed Use	IWMU-Ovly	70	8	Above Mod	Yes	No
23142314	0.17	Single Family Detached	International West Mixed Use	IWMU-Ovly	70	8	Above Mod	Yes	No
23142313	0.17	Single Family Detached	International West Mixed Use	IWMU-Ovly	70	8	Above Mod	Yes	No
23142312	0.17	Single Family Detached	International West Mixed Use	IWMU-Ovly	70	8	Above Mod	Yes	No
23142311	0.17	Single Family Detached	International West Mixed Use	IWMU-Ovly	70	8	Above Mod	Yes	No
23142310	0.17	Single Family Detached	International West Mixed Use	IWMU-Ovly	70	8	Above Mod	Yes	No
23142302	0.17	Multifamily	International West Mixed Use	IWMU-Ovly	70	8	Above Mod	Yes	No
23142301	0.17	Commercial	International West Mixed Use	IWMU-Ovly	70	8	Above Mod	Yes	No
23142303	0.17	Commercial	International West Mixed Use	IWMU-Ovly	70	8	Above Mod	Yes	No
23142304	0.17	Single Family Detached	International West Mixed Use	IWMU-Ovly	70	8	Above Mod	Yes	No
23142305	0.17	Single Family Detached	International West Mixed Use	IWMU-Ovly	70	8	Above Mod	Yes	No
23142306	0.17	Single Family Detached	International West Mixed Use	IWMU-Ovly	70	8	Above Mod	Yes	No
23142307	0.17	Single Family Detached	International West Mixed Use	IWMU-Ovly	70	8	Above Mod	Yes	No
10131117	0.15	Commercial	International West Mixed Use	IWMU-Ovly	70	8	Above Mod	Yes	No
10101103	0.15	Multifamily	International West Mixed Use	IWMU-Ovly	70	8	Above Mod	Yes	No

Accessor Parcel Number	Acres	Existing Land Use/Vacant	General Plan	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
10101106	0.17	Accommodation	International West Mixed Use	IWMU-Ovly	70	8	Lower	Yes	No
10131119	0.14	Commercial	International West Mixed Use	IWMU-Ovly	70	7	Above Mod	Yes	No
10131124	0.14	Commercial	International West Mixed Use	IWMU-Ovly	70	7	Above Mod	Yes	No
10131121	0.14	Commercial	International West Mixed Use	IWMU-Ovly	70	7	Above Mod	Yes	No
10131120	0.14	Commercial	International West Mixed Use	IWMU-Ovly	70	7	Above Mod	Yes	No
23145140	0.14	Single Family Detached	International West Mixed Use	IWMU-Ovly	70	7	Moderate	Yes	No
23145136	0.14	Vacant	International West Mixed Use	IWMU-Ovly	70	7	Moderate	Yes	No
23145137	0.14	Vacant	International West Mixed Use	IWMU-Ovly	70	7	Moderate	Yes	No
23145138	0.14	Vacant	International West Mixed Use	IWMU-Ovly	70	7	Moderate	Yes	No
13167109	13.78	Wholesale Warehousing	Industrial/Residential Mixed Use 1	I/R MU 1 Ovrlly	60	785	Above Mod	Yes	No
13167106	8.75	Wholesale Warehousing	Industrial/Residential Mixed Use 1	I/R MU 1 Ovrlly	60	499	Above Mod	Yes	No
21503201	5.89	Light Industrial	Industrial/Residential Mixed Use 1	I/R MU 1 Ovrlly	60	335	Above Mod	Yes	No
21503301	4.38	Wholesale Warehousing	Industrial/Residential Mixed Use 1	M-P	60	249	Above Mod	Yes	No
13167112	3.53	Light Industrial	Industrial/Residential Mixed Use 1	I/R MU 1 Ovrlly	60	200	Above Mod	Yes	No
13168205	3.03	Business Park	Residential/Commercial Mixed Use 1	GGMU-1	60	172	Moderate	Yes	No
13168262	2.26	Office	Residential/Commercial Mixed Use 1	GGMU-1	60	128	Moderate	Yes	No
21503303	2.23	Light Industrial	Industrial/Residential Mixed Use 1	M-P	60	127	Above Mod	Yes	No
9015457	2.21	Civic Facilities	Civic Center Mixed Use	CC-3	60	125	Lower	Yes	No
9736402	1.99	Autp Repair	Residential/Commercial Mixed Use 1	GGMU-3	60	113	Moderate	Yes	No
9017135	1.76	Office	Civic Center Mixed Use	CC-3	60	100	Lower	Yes	No
9628111	1.76	Hotel/Motel	Residential/Commercial Mixed Use 1	GGMU-1	60	100	Lower	Yes	No



Accessor Parcel Number	Acres	Existing Land Use/Vacant	General Plan	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
8907130	1.65	Commercial	Residential/Commercial Mixed Use 1	PUD-123-09	60	94	Moderate	Yes	No
9913507	1.63	Commercial	Civic Center Mixed Use	CC-3	60	92	Lower	Yes	No
9015457	1.57	Civic Facilities	Civic Center Mixed Use	CC-3	60	89	Lower	Yes	No
9628215	1.54	Hotel/Motel	Residential/Commercial Mixed Use 1	GGMU-1	60	87	Lower	Yes	No
9905151	1.49	Religious Institution	Residential/Commercial Mixed Use 1	R-1-7	60	85	Lower	Yes	No
13167111	1.46	Light Industrial	Industrial/Residential Mixed Use 1	I/R MU 1 Ovrly	60	83	Above Mod	Yes	No
13168261	1.34	Office	Residential/Commercial Mixed Use 1	GGMU-1	60	76	Moderate	Yes	No
10002125	1.22	Commercial	Civic Center Mixed Use	CC-3	60	69	Lower	Yes	No
8920256	1.19	Religious Institution	Civic Center Mixed Use	CC-3	60	68	Lower	Yes	No
9628207	1.07	Religious Institution	Residential/Commercial Mixed Use 1	GGMU-1	60	61	Lower	Yes	No
13167110	0.99	Light Industrial	Industrial/Residential Mixed Use 1	I/R MU 1 Ovrly	60	56	Above Mod	Yes	No
9736405	0.97	Commercial Shop Center	Residential/Commercial Mixed Use 1	GGMU-3	60	55	Lower	Yes	No
9628209	0.95	School	Residential/Commercial Mixed Use 1	GGMU-1	60	54	Lower	Yes	No
9015320	0.83	Single Family Detached	Civic Center Mixed Use	CC-3	60	47	Lower	Yes	No
9628109	0.81	Hotel/Motel	Residential/Commercial Mixed Use 1	GGMU-1	60	46	Lower	Yes	No
21514113	0.81	Light Industrial	Industrial/Residential Mixed Use 1	M-1	60	46	Lower	Yes	No
9807070	0.78	Light Industrial	Residential/Commercial Mixed Use 1	GGMU-1	60	44	Lower	Yes	No
9736406	0.72	Auto Repair	Residential/Commercial Mixed Use 1	GGMU-3	60	41	Lower	Yes	No

Accessor Parcel Number	Acres	Existing Land Use/Vacant	General Plan	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
13160115	0.71	Light Industrial	Industrial/Residential Mixed Use 1	M-1	60	40	Above Mod	Yes	No
21514110	0.68	Light Industrial	Industrial/Residential Mixed Use 1	M-1	60	39	Lower	Yes	No
21514112	0.67	Light Industrial	Industrial/Residential Mixed Use 1	M-1	60	38	Lower	Yes	No
9017128	0.66	Office	Civic Center Mixed Use	CC-3	60	37	Lower	Yes	No
21514109	0.63	Light Industrial	Industrial/Residential Mixed Use 1	M-1	60	36	Lower	Yes	No
9736407	0.60	Commercial Shop Center	Residential/Commercial Mixed Use 1	GGMU-3	60	34	Lower	Yes	No
13167107	0.60	Railroad	Industrial/Residential Mixed Use 1	I/R MU 1 Ovrly	60	34	Above Mod	Yes	No
21514111	0.60	Light Industrial	Industrial/Residential Mixed Use 1	M-1	60	34	Lower	Yes	No
13160125	0.60	Light Industrial	Industrial/Residential Mixed Use 1	M-1	60	34	Above Mod	Yes	No
10010143	0.59	Commercial	Civic Center Mixed Use	CC-3	60	33	Lower	Yes	No
9736403	0.58	Office	Residential/Commercial Mixed Use 1	GGMU-3	60	32	Moderate	Yes	No
13167108	0.53	Light Industrial	Industrial/Residential Mixed Use 1	I/R MU 1 Ovrly	60	29	Above Mod	Yes	No
21514108	0.51	Light Industrial	Industrial/Residential Mixed Use 1	M-1	60	29	Lower	Yes	No
9736404	0.48	Commercial	Residential/Commercial Mixed Use 1	GGMU-3	60	27	Moderate	Yes	No
9909139	0.37	Commercial	Residential/Commercial Mixed Use 1	GGMU-1	60	21	Lower	Yes	No
9909136	0.42	Commercial	Residential/Commercial Mixed Use 1	PUD-125-10	60	19	Above Mod	Yes	No
9628206	0.42	School	Residential/Commercial Mixed Use 1	GGMU-1	60	19	Lower	Yes	No

Accessor Parcel Number	Acres	Existing Land Use/Vacant	General Plan	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
9628205	0.42	School	Residential/Commercial Mixed Use 1	GGMU-1	60	19	Lower	Yes	No
9909138	0.30	Commercial	Residential/Commercial Mixed Use 1	GGMU-1	60	17	Lower	Yes	No
9807022	0.31	Commercial	Residential/Commercial Mixed Use 1	GGMU-1	60	17	Above Mod	Yes	No
9806601	0.38	Commercial	Residential/Commercial Mixed Use 1	GGMU-1	60	17	Above Mod	Yes	No
9628114	0.35	Commercial	Residential/Commercial Mixed Use 1	GGMU-1	60	16	Above Mod	Yes	No
9909143	0.36	Commercial	Residential/Commercial Mixed Use 1	GGMU-1	60	16	Above Mod	Yes	No
9807044	0.32	Commercial	Residential/Commercial Mixed Use 1	GGMU-1	60	14	Above Mod	Yes	No
9807030	0.26	Commercial	Residential/Commercial Mixed Use 1	GGMU-1	60	14	Above Mod	Yes	No
9736408	0.30	Office	Residential/Commercial Mixed Use 1	GGMU-3	60	14	Moderate	Yes	No
9628113	0.25	Accommodation	Residential/Commercial Mixed Use 1	GGMU-1	60	14	Lower	Yes	No
9909137	0.22	Commercial	Residential/Commercial Mixed Use 1	GGMU-1	60	12	Lower	Yes	No
10010139	0.28	Commercial	Civic Center Mixed Use	CC-3	60	12	Above Mod	Yes	No
10010138	0.28	Commercial	Civic Center Mixed Use	CC-3	60	12	Above Mod	Yes	No
9909115	0.25	Civic Facilities	Residential/Commercial Mixed Use 1	GGMU-1	60	11	Above Mod	Yes	No
9909129	0.26	Commercial	Residential/Commercial Mixed Use 1	GGMU-1	60	11	Above Mod	Yes	No
9628114	0.25	Commercial	Residential/Commercial Mixed Use 1	GGMU-1	60	11	Above Mod	Yes	No
10010144	0.20	Commercial	Civic Center Mixed Use	CC-3	60	9	Above Mod	Yes	No
10010125	0.16	Commercial	Civic Center Mixed Use	CC-3	60	9	Lower	Yes	No

Accessor Parcel Number	Acres	Existing Land Use/Vacant	General Plan	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
10002128	0.20	Single Family Detached	Civic Center Mixed Use	CC-3	60	9	Above Mod	Yes	No
9736401	0.20	Commercial	Residential/Commercial Mixed Use 1	GGMU-3	60	9	Above Mod	Yes	No
9909114	0.18	Civic Facilities	Residential/Commercial Mixed Use 1	GGMU-1	60	8	Above Mod	Yes	No
10010147	0.17	Commercial	Civic Center Mixed Use	CC-3	60	8	Above Mod	Yes	No
10010142	0.14	Commercial	Civic Center Mixed Use	CC-3	60	8	Lower	Yes	No
10010141	0.14	Commercial	Civic Center Mixed Use	CC-3	60	8	Lower	Yes	No
10010140	0.14	Commercial	Civic Center Mixed Use	CC-3	60	8	Lower	Yes	No
9807014	0.19	Single Family Detached	Residential/Commercial Mixed Use 1	GGMU-1	60	8	Moderate	Yes	No
9807015	0.19	Single Family Detached	Residential/Commercial Mixed Use 1	GGMU-1	60	8	Moderate	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
10010146	0.16	Commercial	Civic Center Mixed Use	CC-3	60	7	Above Mod	Yes	No
10010145	0.16	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
10010137	0.14	Commercial	Civic Center Mixed Use	CC-3	60	6	Above Mod	Yes	No
10010136	0.14	Commercial	Civic Center Mixed Use	CC-3	60	6	Above Mod	Yes	No
9806603	0.14	Commercial	Residential/Commercial Mixed Use 1	GGMU-1	60	6	Above Mod	Yes	No
9909130	0.13	Commercial	Residential/Commercial Mixed Use 1	GGMU-1	60	5	Above Mod	Yes	No
9909128	0.11	Commercial	Residential/Commercial Mixed Use 1	GGMU-1	60	5	Above Mod	Yes	No
10002128	0.11	Single Family Detached	Civic Center Mixed Use	CC-3	60	5	Above Mod	Yes	No
9806605	0.11	Commercial	Residential/Commercial Mixed Use 1	GGMU-1	60	5	Above Mod	Yes	No

Accessor Parcel Number	Acres	Existing Land Use/Vacant	General Plan	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
9806604	0.13	Commercial	Residential/Commercial Mixed Use 1	GGMU-1	60	5	Above Mod	Yes	No
9806602	0.11	Commercial	Residential/Commercial Mixed Use 1	GGMU-1	60	5	Above Mod	Yes	No
9909127	0.08	Commercial	Residential/Commercial Mixed Use 1	GGMU-1	60	3	Above Mod	Yes	No
13344304	5.69	Commercial Shop Center	Residential/Commercial Mixed Use 3	GGMU-3	48	260	Lower	Yes	No
9763002	2.25	Commercial Shop Center	Residential/Commercial Mixed Use 3	GGMU-3	48	103	Lower	Yes	No
8908033	1.60	Light Industrial	Industrial/Residential Mixed Use 2	AR	48	72	Lower	Yes	No
8967103	1.58	Light Industrial	Industrial/Residential Mixed Use 2	AR	48	71	Lower	Yes	No
8909124	1.51	Light Industrial	Industrial/Residential Mixed Use 2	AR	48	68	Lower	Yes	No
8909123	1.41	Light Industrial	Industrial/Residential Mixed Use 2	AR	48	64	Lower	Yes	No
8967106	1.24	Light Industrial	Industrial/Residential Mixed Use 2	AR	48	56	Lower	Yes	No
8910131	1.11	Light Industrial	Industrial/Residential Mixed Use 2	AR	48	50	Lower	Yes	No
13345419	1.05	Commercial Shop Center	Residential/Commercial Mixed Use 3	GGMU-3	48	48	Lower	Yes	No
8910124	1.03	Commercial	Industrial/Residential Mixed Use 2	AR	48	47	Lower	Yes	No
13337115	1.04	Commercial	Residential/Commercial Mixed Use 3	GGMU-3	48	47	Lower	Yes	No
23139228	0.97	Commercial	Residential/Commercial Mixed Use 3	GGMU-3	48	44	Lower	Yes	No
23139227	0.90	Commercial	Residential/Commercial Mixed Use 3	GGMU-3	48	41	Lower	Yes	No

Accessor Parcel Number	Acres	Existing Land Use/Vacant	General Plan	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
23139224	0.88	Commercial	Residential/Commercial Mixed Use 3	GGMU-3	48	40	Lower	Yes	No
8908032	0.89	Light Industrial	Industrial/Residential Mixed Use 2	AR	48	40	Lower	Yes	No
13337149	0.85	Used Car Sales	Residential/Commercial Mixed Use 3	GGMU-3	48	38	Lower	Yes	No
13337162	0.83	Motel	Residential/Commercial Mixed Use 3	GGMU-3	48	37	Lower	Yes	No
13336305	0.80	Used Auto Sales	Residential/Commercial Mixed Use 3	GGMU-3	48	36	Lower	Yes	No
13336308	0.80	Auto Repair	Residential/Commercial Mixed Use 3	GGMU-3	48	36	Lower	Yes	No
13336309	0.80	Truck Shell Sales	Residential/Commercial Mixed Use 3	GGMU-3	48	36	Lower	Yes	No
8910123	0.77	Light Industrial	Industrial/Residential Mixed Use 2	AR	48	34	Lower	Yes	No
23139226	0.74	Commercial	Residential/Commercial Mixed Use 3	GGMU-3	48	33	Lower	Yes	No
13345414	0.64	Motel	Residential/Commercial Mixed Use 3	GGMU-3	48	29	Lower	Yes	No
9905152	0.66	Commercial	Residential/Commercial Mixed Use 3	GGMU-1	48	29	Lower	Yes	No
8910132	0.59	Light Industrial	Industrial/Residential Mixed Use 2	AR	48	27	Lower	Yes	No
23140413	0.53	Commercial	Residential/Commercial Mixed Use 3	GGMU-3	48	24	Above Mod	Yes	No
13345423	0.49	Commercial	Residential/Commercial Mixed Use 3	GGMU-3	48	22	Above Mod	Yes	No
13337147	0.47	Commercial	Residential/Commercial Mixed Use 3	GGMU-3	48	21	Lower	Yes	No
23139229	0.45	Single Family Detached	Residential/Commercial Mixed Use 3	GGMU-3	48	20	Moderate	Yes	No

Accessor Parcel Number	Acres	Existing Land Use/Vacant	General Plan	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
9763005	0.44	Commercial	Residential/Commercial Mixed Use 3	GGMU-3	48	20	Lower	Yes	No
8967108	0.42	Light Industrial	Industrial/Residential Mixed Use 2	AR	48	19	Lower	Yes	No
13337161	0.42	Commercial	Residential/Commercial Mixed Use 3	GGMU-3	48	19	Lower	Yes	No
8910125	0.40	Light Industrial	Industrial/Residential Mixed Use 2	AR	48	18	Lower	Yes	No
8967107	0.41	Light Industrial	Industrial/Residential Mixed Use 2	AR	48	18	Lower	Yes	No
13336306	0.40	Commercial	Residential/Commercial Mixed Use 3	GGMU-3	48	18	Lower	Yes	No
13336307	0.40	Commercial	Residential/Commercial Mixed Use 3	GGMU-3	48	18	Lower	Yes	No
9763006	0.39	Commercial	Residential/Commercial Mixed Use 3	GGMU-3	48	17	Lower	Yes	No
9905127	0.44	Commercial	Residential/Commercial Mixed Use 3	R-1-7	48	16	Above Mod	Yes	No
13345426	0.35	Commercial	Residential/Commercial Mixed Use 3	GGMU-3	48	15	Lower	Yes	No
13337148	0.42	Commercial	Residential/Commercial Mixed Use 3	GGMU-3	48	15	Above Mod	Yes	No
8908034	0.40	Light Industrial	Industrial/Residential Mixed Use 2	AR	48	14	Above Mod	Yes	No
13336304	0.38	Commercial	Residential/Commercial Mixed Use 3	GGMU-3	48	14	Above Mod	Yes	No
13345416	0.29	Commercial	Residential/Commercial Mixed Use 3	GGMU-3	48	12	Lower	Yes	No
13337151	0.35	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	11	Above Mod	Yes	No

Accessor Parcel Number	Acres	Existing Land Use/Vacant	General Plan	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
13345417	0.32	Commercial	Residential/Commercial Mixed Use 3	GGMU-3	48	11	Above Mod	Yes	No
8967122	0.23	Light Industrial	Industrial/Residential Mixed Use 2	AR	48	10	Lower	Yes	No
8967121	0.23	Light Industrial	Industrial/Residential Mixed Use 2	AR	48	10	Lower	Yes	No
8967104	0.23	Light Industrial	Industrial/Residential Mixed Use 2	AR	48	10	Lower	Yes	No
9901120	0.20	Commercial	Residential/Commercial Mixed Use 3	GGMU-3	48	9	Lower	Yes	No
8921334	0.24	Commercial	Civic Center Mixed Use	CC-2	48	8	Above Mod	Yes	No
13336303	0.22	Commercial	Residential/Commercial Mixed Use 3	GGMU-3	48	8	Above Mod	Yes	No
13336302	0.22	Commercial	Residential/Commercial Mixed Use 3	GGMU-3	48	8	Above Mod	Yes	No
9905129	0.17	Commercial	Residential/Commercial Mixed Use 3	GGMU-1	48	8	Lower	Yes	No
9905154	0.17	Commercial	Residential/Commercial Mixed Use 3	GGMU-1	48	8	Lower	Yes	No
9905130	0.17	Commercial	Residential/Commercial Mixed Use 3	GGMU-1	48	8	Lower	Yes	No
23140611	0.19	Commercial	Residential/Commercial Mixed Use 3	GGMU-3	48	7	Above Mod	Yes	No
9901113	0.15	Commercial	Residential/Commercial Mixed Use 3	GGMU-3	48	7	Lower	Yes	No
9901114	0.16	Commercial	Residential/Commercial Mixed Use 3	GGMU-3	48	7	Lower	Yes	No
9905153	0.19	Commercial	Residential/Commercial Mixed Use 3	GGMU-1	48	7	Above Mod	Yes	No
9905146	0.19	Commercial	Residential/Commercial Mixed Use 3	GGMU-1	48	7	Above Mod	Yes	No



Accessor Parcel Number	Acres	Existing Land Use/Vacant	General Plan	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
9901117	0.17	Commercial	Residential/Commercial Mixed Use 3	GGMU-3	48	6	Above Mod	Yes	No
23139225	0.13	Commercial	Residential/Commercial Mixed Use 3	GGMU-3	48	5	Above Mod	Yes	No
8910121	0.11	Light Industrial	Industrial/Residential Mixed Use 2	AR	48	5	Lower	Yes	No
8910122	0.15	Light Industrial	Industrial/Residential Mixed Use 2	AR	48	5	Above Mod	Yes	No
9901103	0.13	Commercial	Residential/Commercial Mixed Use 3	GGMU-3	48	5	Above Mod	Yes	No
10036229	4.16	Elks Lodge	Medium Density Residential	R-3	32	113	Moderate	Yes	No
23159102	3.79	Convalescent Home	Medium Density Residential	R-3	32	103	Moderate	Yes	No
10014111	2.75	Light Industrial	Medium Density Residential	R-3	32	75	Lower	Yes	No
9812041	2.56	Convalescent Home	Medium Density Residential	R-3	32	69	Lower	Yes	No
8966224	2.08	Church Parking Lot	Medium Density Residential	R-3	32	56	Moderate	Yes	No
8967101	1.33	Vacant	Medium Density Residential	R-3	32	36	Lower	Yes	No
9812062	2.20	Religious Institution	Medium Density Residential	R-3	32	35	Lower	Yes	No
8919124	1.91	Religious Institution	Medium Density Residential	PUD-113-77	32	31	Lower	Yes	No
23302323	1.05	Multifamily	Medium Density Residential	R-3	32	28	Lower	Yes	No
10036233	1.00	Single Family Detached	Medium Density Residential	R-3	32	27	Above Mod	Yes	No
9917310	0.93	Vacant	Medium Density Residential	R-3	32	25	Lower	Yes	No
10014109	0.89	Vacant	Medium Density Residential	R-3	32	24	Lower	Yes	No
8920114	0.87	Single Family Detached	Medium Density Residential	CCSP-CCR20	32	23	Lower	Yes	No
9701146	0.74	Commercial	Medium Density Residential	R-3	32	20	Lower	Yes	No
9701111	0.74	Commercial	Medium Density Residential	R-3	32	20	Lower	Yes	No
9701103	0.50	Commercial	Medium Density Residential	R-3	32	14	Moderate	Yes	No
9917320	0.52	Vacant	Medium Density Residential	R-3	32	14	Lower	Yes	No
9916205	0.51	Single Family Detached	Medium Density Residential	R-3	32	14	Moderate	Yes	No
10014110	0.54	Vacant	Medium Density Residential	R-3	32	14	Lower	Yes	No
21510207	0.44	Single Family Detached	Medium Density Residential	R-3	32	12	Above Mod	Yes	No
9917345	0.45	Vacant	Medium Density Residential	R-3	32	12	Above Mod	Yes	No

Accessor Parcel Number	Acres	Existing Land Use/Vacant	General Plan	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
9917308	0.46	Vacant	Medium Density Residential	R-3	32	12	Above Mod	Yes	No
10036234	0.76	Religious Institution	Medium Density Residential	R-3	32	12	Moderate	Yes	No
8919104	0.72	Religious Institution	Medium Density Residential	CCSP-PR12	32	12	Lower	Yes	No
8918130	0.73	Religious Institution	Medium Density Residential	CCSP-PR12	32	12	Lower	Yes	No
13342141	0.41	Commercial	Medium Density Residential	R-3	32	11	Above Mod	Yes	No
13342143	0.42	Commercial	Medium Density Residential	R-2	32	11	Above Mod	Yes	No
13346104	0.43	Single Family Detached	Medium Density Residential	R-3	32	11	Above Mod	Yes	No
13242330	0.38	Commercial	Medium Density Residential	R-3	32	10	Above Mod	Yes	No
13327241	0.39	Single Family Detached	Medium Density Residential	R-3	32	10	Above Mod	Yes	No
8920126	0.39	Single Family Detached	Medium Density Residential	CCSP-CCR20	32	10	Above Mod	Yes	No
9730212	0.38	Single Family Detached	Medium Density Residential	R-3	32	10	Above Mod	Yes	No
9812025	0.38	Single Family Detached	Medium Density Residential	R-3	32	10	Above Mod	Yes	No
13241302	0.35	Single Family Detached	Medium Density Residential	R-3	32	9	Above Mod	Yes	No
13241301	0.32	Single Family Detached	Medium Density Residential	R-3	32	9	Above Mod	Yes	No
13342125	0.37	Commercial	Medium Density Residential	R-2	32	9	Above Mod	Yes	No
13346314	0.37	Vacant	Medium Density Residential	R-3	32	9	Above Mod	Yes	No
21510133	0.36	Single Family Detached	Medium Density Residential	R-3	32	9	Above Mod	Yes	No
9912329	0.35	Single Family Detached	Medium Density Residential	R-3	32	9	Above Mod	Yes	No
8920230	0.34	Single Family Detached	Medium Density Residential	CCSP-CCR20	32	9	Above Mod	Yes	No
13338109	0.33	Commercial	Medium Density Residential	C-1	32	9	Above Mod	Yes	No
9702323	0.35	Single Family Detached	Medium Density Residential	R-3	32	9	Above Mod	Yes	No
9701105	0.37	Commercial	Medium Density Residential	R-3	32	9	Moderate	Yes	No
9701104	0.37	Commercial	Medium Density Residential	R-3	32	9	Moderate	Yes	No
9701101	0.32	Commercial	Medium Density Residential	R-3	32	9	Moderate	Yes	No
10015132	0.36	Single Family Detached	Medium Density Residential	R-3	32	9	Above Mod	Yes	No
8918136	0.36	Religious Institution	Medium Density Residential	CCSP-PR12	32	9	Above Mod	Yes	No
9721217	0.34	Multifamily	Medium Density Residential	C-1	32	9	Above Mod	Yes	No
13342127	0.31	Commercial	Medium Density Residential	R-3	32	8	Above Mod	Yes	No
21510212	0.30	Single Family Detached	Medium Density Residential	R-3	32	8	Above Mod	Yes	No
9912415	0.30	Single Family Detached	Medium Density Residential	R-3	32	8	Above Mod	Yes	No
9912317	0.30	Single Family Detached	Medium Density Residential	R-3	32	8	Above Mod	Yes	No

Accessor Parcel Number	Acres	Existing Land Use/Vacant	General Plan	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
8918133	0.29	Single Family Detached	Medium Density Residential	CCSP-PR12	32	8	Above Mod	Yes	No
13338208	0.30	Commercial	Medium Density Residential	C-2	32	8	Above Mod	Yes	No
13338128	0.30	Commercial	Medium Density Residential	C-2	32	8	Above Mod	Yes	No
9721321	0.31	Single Family Detached	Medium Density Residential	R-3	32	8	Above Mod	Yes	No
9721322	0.31	Single Family Detached	Medium Density Residential	R-3	32	8	Above Mod	Yes	No
9701134	0.29	Single Family Detached	Medium Density Residential	R-3	32	8	Above Mod	Yes	No
9916235	0.29	Single Family Detached	Medium Density Residential	R-3	32	8	Above Mod	Yes	No
10015133	0.31	Accommodation	Medium Density Residential	R-3	32	8	Above Mod	Yes	No
13320146	0.25	Single Family Detached	Medium Density Residential	R-3	32	7	Above Mod	Yes	No
13347120	0.27	Single Family Detached	Medium Density Residential	R-3	32	7	Above Mod	Yes	No
13346108	0.25	Single Family Detached	Medium Density Residential	R-3	32	7	Above Mod	Yes	No
13347108	0.25	Single Family Detached	Medium Density Residential	R-3	32	7	Above Mod	Yes	No
13346119	0.26	Single Family Detached	Medium Density Residential	R-3	32	7	Above Mod	Yes	No
13347127	0.28	Single Family Detached	Medium Density Residential	R-3	32	7	Above Mod	Yes	No
21510108	0.26	Single Family Detached	Medium Density Residential	R-3	32	7	Above Mod	Yes	No
13210113	0.25	Single Family Detached	Medium Density Residential	R-3	32	7	Above Mod	Yes	No
23131101	0.28	Single Family Detached	Medium Density Residential	R-3	32	7	Above Mod	Yes	No
10035130	0.26	Single Family Detached	Medium Density Residential	R-3	32	7	Above Mod	Yes	No
9929109	0.28	Single Family Detached	Medium Density Residential	R-3	32	7	Above Mod	Yes	No
9929110	0.28	Single Family Detached	Medium Density Residential	R-3	32	7	Above Mod	Yes	No
9929111	0.28	Single Family Detached	Medium Density Residential	R-3	32	7	Above Mod	Yes	No
8920201	0.25	Single Family Detached	Medium Density Residential	CCSP-CCR20	32	7	Above Mod	Yes	No
13338127	0.28	Commercial	Medium Density Residential	R-3	32	7	Above Mod	Yes	No
9725106	0.26	Single Family Detached	Medium Density Residential	R-3	32	7	Above Mod	Yes	No
9720223	0.27	Single Family Detached	Medium Density Residential	R-3	32	7	Above Mod	Yes	No
9721325	0.25	Single Family Detached	Medium Density Residential	R-3	32	7	Above Mod	Yes	No
9730209	0.25	Single Family Detached	Medium Density Residential	R-3	32	7	Above Mod	Yes	No
9730211	0.28	Single Family Detached	Medium Density Residential	R-3	32	7	Above Mod	Yes	No
13346311	0.25	Vacant	Medium Density Residential	R-3	32	7	Above Mod	Yes	No
13311110	0.82	Primary Secondary Education	Medium Density Residential	R-3	32	7	Moderate	Yes	No

Accessor Parcel Number	Acres	Existing Land Use/Vacant	General Plan	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
13241110	0.24	Single Family Detached	Medium Density Residential	R-3	32	6	Above Mod	Yes	No
13346316	0.22	Single Family Detached	Medium Density Residential	R-3	32	6	Above Mod	Yes	No
13346304	0.22	Single Family Detached	Medium Density Residential	R-3	32	6	Above Mod	Yes	No
13346308	0.22	Single Family Detached	Medium Density Residential	R-3	32	6	Above Mod	Yes	No
13346303	0.22	Single Family Detached	Medium Density Residential	R-3	32	6	Above Mod	Yes	No
13346309	0.22	Single Family Detached	Medium Density Residential	R-3	32	6	Above Mod	Yes	No
13346302	0.22	Single Family Detached	Medium Density Residential	R-3	32	6	Above Mod	Yes	No
21510110	0.23	Single Family Detached	Medium Density Residential	R-3	32	6	Above Mod	Yes	No
21510109	0.24	Single Family Detached	Medium Density Residential	R-3	32	6	Above Mod	Yes	No
21510107	0.23	Single Family Detached	Medium Density Residential	R-3	32	6	Above Mod	Yes	No
21510129	0.23	Single Family Detached	Medium Density Residential	R-3	32	6	Above Mod	Yes	No
21510131	0.23	Single Family Detached	Medium Density Residential	R-3	32	6	Above Mod	Yes	No
9912412	0.23	Single Family Detached	Medium Density Residential	R-3	32	6	Above Mod	Yes	No
9908117	0.22	Single Family Detached	Medium Density Residential	R-3	32	6	Above Mod	Yes	No
8920124	0.23	Single Family Detached	Medium Density Residential	CCSP-CCR20	32	6	Above Mod	Yes	No
8920101	0.23	Single Family Detached	Medium Density Residential	CCSP-CCR20	32	6	Above Mod	Yes	No
8920103	0.24	Single Family Detached	Medium Density Residential	CCSP-CCR20	32	6	Above Mod	Yes	No
9720325	0.22	Single Family Detached	Medium Density Residential	PUD-101-91	32	6	Above Mod	Yes	No
9720324	0.22	Single Family Detached	Medium Density Residential	R-3	32	6	Above Mod	Yes	No
9720113	0.23	Single Family Detached	Medium Density Residential	R-3	32	6	Above Mod	Yes	No
9720123	0.23	Single Family Detached	Medium Density Residential	R-3	32	6	Above Mod	Yes	No
9720103	0.23	Single Family Detached	Medium Density Residential	R-3	32	6	Above Mod	Yes	No
9720320	0.23	Single Family Detached	Medium Density Residential	R-3	32	6	Above Mod	Yes	No
9720202	0.23	Single Family Detached	Medium Density Residential	R-3	32	6	Above Mod	Yes	No
9720115	0.23	Single Family Detached	Medium Density Residential	R-3	32	6	Above Mod	Yes	No
9720102	0.23	Single Family Detached	Medium Density Residential	R-3	32	6	Above Mod	Yes	No
9720316	0.23	Single Family Detached	Medium Density Residential	R-3	32	6	Above Mod	Yes	No
9702318	0.23	Single Family Detached	Medium Density Residential	R-3	32	6	Above Mod	Yes	No
9702325	0.24	Single Family Detached	Medium Density Residential	R-3	32	6	Above Mod	Yes	No
9721211	0.23	Single Family Detached	Medium Density Residential	R-3	32	6	Above Mod	Yes	No
9721212	0.23	Single Family Detached	Medium Density Residential	R-3	32	6	Above Mod	Yes	No

Accessor Parcel Number	Acres	Existing Land Use/Vacant	General Plan	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
9721209	0.23	Single Family Detached	Medium Density Residential	R-3	32	6	Above Mod	Yes	No
9721112	0.23	Single Family Detached	Medium Density Residential	R-3	32	6	Above Mod	Yes	No
9721213	0.23	Single Family Detached	Medium Density Residential	R-3	32	6	Above Mod	Yes	No
9721208	0.23	Single Family Detached	Medium Density Residential	R-3	32	6	Above Mod	Yes	No
9721108	0.23	Single Family Detached	Medium Density Residential	R-3	32	6	Above Mod	Yes	No
9721214	0.23	Single Family Detached	Medium Density Residential	R-3	32	6	Above Mod	Yes	No
9721114	0.23	Single Family Detached	Medium Density Residential	R-3	32	6	Above Mod	Yes	No
9721107	0.24	Single Family Detached	Medium Density Residential	R-3	32	6	Above Mod	Yes	No
9721116	0.23	Single Family Detached	Medium Density Residential	R-3	32	6	Above Mod	Yes	No
9701114	0.23	Single Family Detached	Medium Density Residential	R-3	32	6	Above Mod	Yes	No
9701102	0.22	Commercial	Medium Density Residential	R-3	32	6	Moderate	Yes	No
9744238	0.22	Multifamily	Medium Density Residential	R-3	32	6	Above Mod	Yes	No
9916236	0.23	Single Family Detached	Medium Density Residential	R-3	32	6	Above Mod	Yes	No
21509130	0.76	Religious Institution	Medium Density Residential	R-3	32	6	Moderate	Yes	No
23104129	0.20	Single Family Detached	Medium Density Residential	R-3	32	5	Above Mod	Yes	No
13346114	0.20	Single Family Detached	Medium Density Residential	R-3	32	5	Above Mod	Yes	No
13347116	0.19	Single Family Detached	Medium Density Residential	R-3	32	5	Above Mod	Yes	No
13347119	0.20	Single Family Detached	Medium Density Residential	R-3	32	5	Above Mod	Yes	No
13347314	0.20	Single Family Detached	Medium Density Residential	R-3	32	5	Above Mod	Yes	No
13346315	0.21	Single Family Detached	Medium Density Residential	R-3	32	5	Above Mod	Yes	No
13347310	0.20	Single Family Detached	Medium Density Residential	R-3	32	5	Above Mod	Yes	No
13347307	0.19	Single Family Detached	Medium Density Residential	R-3	32	5	Above Mod	Yes	No
13347311	0.21	Single Family Detached	Medium Density Residential	R-3	32	5	Above Mod	Yes	No
13347306	0.19	Single Family Detached	Medium Density Residential	R-3	32	5	Above Mod	Yes	No
13347128	0.20	Single Family Detached	Medium Density Residential	R-3	32	5	Above Mod	Yes	No
13347312	0.21	Single Family Detached	Medium Density Residential	R-3	32	5	Above Mod	Yes	No
13346112	0.20	Single Family Detached	Medium Density Residential	R-3	32	5	Above Mod	Yes	No
13347304	0.19	Single Family Detached	Medium Density Residential	R-3	32	5	Above Mod	Yes	No
13347303	0.19	Single Family Detached	Medium Density Residential	R-3	32	5	Above Mod	Yes	No
21510219	0.21	Single Family Detached	Medium Density Residential	R-3	32	5	Above Mod	Yes	No
21509121	0.20	Single Family Detached	Medium Density Residential	R-3	32	5	Above Mod	Yes	No

Accessor Parcel Number	Acres	Existing Land Use/Vacant	General Plan	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
21509121	0.20	Vacant	Medium Density Residential	R-3	32	5	Above Mod	Yes	No
21510120	0.20	Single Family Detached	Medium Density Residential	R-3	32	5	Above Mod	Yes	No
21510218	0.21	Single Family Detached	Medium Density Residential	R-3	32	5	Above Mod	Yes	No
21509119	0.20	Single Family Detached	Medium Density Residential	R-3	32	5	Above Mod	Yes	No
21509120	0.21	Single Family Detached	Medium Density Residential	R-3	32	5	Above Mod	Yes	No
21510217	0.21	Single Family Detached	Medium Density Residential	R-3	32	5	Above Mod	Yes	No
21510124	0.19	Single Family Detached	Medium Density Residential	R-3	32	5	Above Mod	Yes	No
21510112	0.19	Single Family Detached	Medium Density Residential	R-3	32	5	Above Mod	Yes	No
21513236	0.19	Single Family Detached	Medium Density Residential	R-3	32	5	Above Mod	Yes	No
21510103	0.20	Single Family Detached	Medium Density Residential	R-3	32	5	Above Mod	Yes	No
21510132	0.20	Single Family Detached	Medium Density Residential	R-3	32	5	Above Mod	Yes	No
21510204	0.20	Single Family Detached	Medium Density Residential	R-3	32	5	Above Mod	Yes	No
13210112	0.20	Single Family Detached	Medium Density Residential	R-3	32	5	Above Mod	Yes	No
13210111	0.19	Single Family Detached	Medium Density Residential	R-3	32	5	Above Mod	Yes	No
13210109	0.19	Single Family Detached	Medium Density Residential	R-3	32	5	Above Mod	Yes	No
13210106	0.19	Single Family Detached	Medium Density Residential	R-3	32	5	Above Mod	Yes	No
13210104	0.20	Single Family Detached	Medium Density Residential	R-3	32	5	Above Mod	Yes	No
8937502	0.19	Single Family Detached	Medium Density Residential	R-3	32	5	Above Mod	Yes	No
8937503	0.19	Single Family Detached	Medium Density Residential	R-3	32	5	Above Mod	Yes	No
8937504	0.19	Single Family Detached	Medium Density Residential	R-3	32	5	Above Mod	Yes	No
8937505	0.19	Single Family Detached	Medium Density Residential	R-3	32	5	Above Mod	Yes	No
9029220	0.21	Single Family Detached	Medium Density Residential	R-3	32	5	Above Mod	Yes	No
9912414	0.21	Single Family Detached	Medium Density Residential	R-3	32	5	Above Mod	Yes	No
9912408	0.19	Single Family Detached	Medium Density Residential	R-3	32	5	Above Mod	Yes	No
9912320	0.19	Single Family Detached	Medium Density Residential	R-3	32	5	Above Mod	Yes	No
9929103	0.19	Single Family Detached	Medium Density Residential	R-3	32	5	Above Mod	Yes	No
9929104	0.19	Single Family Detached	Medium Density Residential	R-3	32	5	Above Mod	Yes	No
9929105	0.19	Single Family Detached	Medium Density Residential	R-3	32	5	Above Mod	Yes	No
9929106	0.19	Single Family Detached	Medium Density Residential	R-3	32	5	Above Mod	Yes	No
9929107	0.19	Single Family Detached	Medium Density Residential	R-3	32	5	Above Mod	Yes	No
8920208	0.19	Single Family Detached	Medium Density Residential	CCSP-CCR20	32	5	Above Mod	Yes	No

Accessor Parcel Number	Acres	Existing Land Use/Vacant	General Plan	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
8920207	0.19	Single Family Detached	Medium Density Residential	CCSP-CCR20	32	5	Above Mod	Yes	No
8920235	0.19	Single Family Detached	Medium Density Residential	CCSP-CCR20	32	5	Above Mod	Yes	No
8920234	0.19	Single Family Detached	Medium Density Residential	CCSP-CCR20	32	5	Above Mod	Yes	No
8920205	0.19	Single Family Detached	Medium Density Residential	CCSP-CCR20	32	5	Above Mod	Yes	No
8920204	0.19	Single Family Detached	Medium Density Residential	CCSP-CCR20	32	5	Above Mod	Yes	No
8920203	0.19	Single Family Detached	Medium Density Residential	CCSP-CCR20	32	5	Above Mod	Yes	No
8920202	0.19	Single Family Detached	Medium Density Residential	CCSP-CCR20	32	5	Above Mod	Yes	No
8920102	0.21	Single Family Detached	Medium Density Residential	CCSP-CCR20	32	5	Above Mod	Yes	No
13338126	0.21	Commercial	Medium Density Residential	R-3	32	5	Above Mod	Yes	No
9720323	0.21	Single Family Detached	Medium Density Residential	R-3	32	5	Above Mod	Yes	No
9720302	0.21	Single Family Detached	Medium Density Residential	R-3	32	5	Above Mod	Yes	No
9720315	0.19	Single Family Detached	Medium Density Residential	R-3	32	5	Above Mod	Yes	No
9720314	0.20	Single Family Detached	Medium Density Residential	R-3	32	5	Above Mod	Yes	No
9720313	0.20	Single Family Detached	Medium Density Residential	R-3	32	5	Above Mod	Yes	No
9720301	0.21	Single Family Detached	Medium Density Residential	R-3	32	5	Above Mod	Yes	No
9702317	0.21	Single Family Detached	Medium Density Residential	R-3	32	5	Above Mod	Yes	No
9722222	0.20	Single Family Detached	Medium Density Residential	R-3	32	5	Above Mod	Yes	No
9722221	0.21	Single Family Detached	Medium Density Residential	R-3	32	5	Above Mod	Yes	No
9701136	0.21	Single Family Detached	Medium Density Residential	R-3	32	5	Above Mod	Yes	No
9701135	0.19	Single Family Detached	Medium Density Residential	R-3	32	5	Above Mod	Yes	No
9730210	0.19	Single Family Detached	Medium Density Residential	R-3	32	5	Above Mod	Yes	No
13346107	0.18	Single Family Detached	Medium Density Residential	R-3	32	4	Above Mod	Yes	No
13347315	0.18	Single Family Detached	Medium Density Residential	R-3	32	4	Above Mod	Yes	No
13346306	0.18	Single Family Detached	Medium Density Residential	R-3	32	4	Above Mod	Yes	No
13347125	0.16	Single Family Detached	Medium Density Residential	R-3	32	4	Above Mod	Yes	No
13347110	0.16	Single Family Detached	Medium Density Residential	R-3	32	4	Above Mod	Yes	No
13347111	0.18	Single Family Detached	Medium Density Residential	R-3	32	4	Above Mod	Yes	No
13347112	0.17	Single Family Detached	Medium Density Residential	R-3	32	4	Above Mod	Yes	No
21509122	0.17	Single Family Detached	Medium Density Residential	R-3	32	4	Above Mod	Yes	No
21509123	0.18	Single Family Detached	Medium Density Residential	R-3	32	4	Above Mod	Yes	No
21510118	0.16	Single Family Detached	Medium Density Residential	R-3	32	4	Above Mod	Yes	No

Accessor Parcel Number	Acres	Existing Land Use/Vacant	General Plan	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
21510119	0.16	Single Family Detached	Medium Density Residential	R-3	32	4	Above Mod	Yes	No
21509118	0.18	Single Family Detached	Medium Density Residential	R-3	32	4	Above Mod	Yes	No
21510122	0.17	Single Family Detached	Medium Density Residential	R-3	32	4	Above Mod	Yes	No
21510130	0.18	Single Family Detached	Medium Density Residential	R-3	32	4	Above Mod	Yes	No
21510102	0.17	Single Family Detached	Medium Density Residential	R-3	32	4	Above Mod	Yes	No
13210110	0.18	Single Family Detached	Medium Density Residential	R-3	32	4	Above Mod	Yes	No
13210108	0.18	Single Family Detached	Medium Density Residential	R-3	32	4	Above Mod	Yes	No
13210105	0.18	Single Family Detached	Medium Density Residential	R-3	32	4	Above Mod	Yes	No
8913103	0.16	Multifamily	Medium Density Residential	R-3	32	4	Above Mod	Yes	No
23302325	0.18	Single Family Detached	Medium Density Residential	R-3	32	4	Above Mod	Yes	No
10035118	0.18	Single Family Detached	Medium Density Residential	R-3	32	4	Above Mod	Yes	No
9029225	0.16	Single Family Detached	Medium Density Residential	R-3	32	4	Above Mod	Yes	No
9029224	0.17	Single Family Detached	Medium Density Residential	R-3	32	4	Above Mod	Yes	No
9029223	0.17	Single Family Detached	Medium Density Residential	R-3	32	4	Above Mod	Yes	No
9029222	0.17	Single Family Detached	Medium Density Residential	R-3	32	4	Above Mod	Yes	No
9029221	0.17	Single Family Detached	Medium Density Residential	R-3	32	4	Above Mod	Yes	No
9026110	0.17	Single Family Detached	Medium Density Residential	R-3	32	4	Above Mod	Yes	No
9026109	0.17	Single Family Detached	Medium Density Residential	R-3	32	4	Above Mod	Yes	No
9912403	0.18	Single Family Detached	Medium Density Residential	R-3	32	4	Above Mod	Yes	No
9912402	0.18	Single Family Detached	Medium Density Residential	R-3	32	4	Above Mod	Yes	No
9912401	0.18	Single Family Detached	Medium Density Residential	R-3	32	4	Above Mod	Yes	No
9912328	0.18	Single Family Detached	Medium Density Residential	R-3	32	4	Above Mod	Yes	No
9912327	0.18	Single Family Detached	Medium Density Residential	R-3	32	4	Above Mod	Yes	No
9912325	0.17	Single Family Detached	Medium Density Residential	R-3	32	4	Above Mod	Yes	No
9912333	0.16	Single Family Detached	Medium Density Residential	R-3	32	4	Above Mod	Yes	No
9912323	0.16	Single Family Detached	Medium Density Residential	R-3	32	4	Above Mod	Yes	No
9912336	0.17	Single Family Detached	Medium Density Residential	R-3	32	4	Above Mod	Yes	No
9912326	0.18	Single Family Detached	Medium Density Residential	R-3	32	4	Above Mod	Yes	No
9912342	0.16	Single Family Detached	Medium Density Residential	R-3	32	4	Above Mod	Yes	No
9912305	0.17	Single Family Detached	Medium Density Residential	R-3	32	4	Above Mod	Yes	No
9912306	0.17	Single Family Detached	Medium Density Residential	R-3	32	4	Above Mod	Yes	No



Accessor Parcel Number	Acres	Existing Land Use/Vacant	General Plan	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
9912307	0.17	Single Family Detached	Medium Density Residential	R-3	32	4	Above Mod	Yes	No
9912308	0.17	Single Family Detached	Medium Density Residential	R-3	32	4	Above Mod	Yes	No
9912309	0.17	Single Family Detached	Medium Density Residential	R-3	32	4	Above Mod	Yes	No
9912310	0.17	Single Family Detached	Medium Density Residential	R-3	32	4	Above Mod	Yes	No
9912311	0.17	Single Family Detached	Medium Density Residential	R-3	32	4	Above Mod	Yes	No
9912312	0.17	Single Family Detached	Medium Density Residential	R-3	32	4	Above Mod	Yes	No
9912313	0.17	Single Family Detached	Medium Density Residential	R-3	32	4	Above Mod	Yes	No
9912221	0.16	Single Family Detached	Medium Density Residential	R-3	32	4	Above Mod	Yes	No
9912220	0.16	Single Family Detached	Medium Density Residential	R-3	32	4	Above Mod	Yes	No
9912219	0.16	Single Family Detached	Medium Density Residential	R-3	32	4	Above Mod	Yes	No
9912212	0.17	Single Family Detached	Medium Density Residential	R-3	32	4	Above Mod	Yes	No
9912202	0.16	Single Family Detached	Medium Density Residential	R-3	32	4	Above Mod	Yes	No
9912203	0.16	Single Family Detached	Medium Density Residential	R-3	32	4	Above Mod	Yes	No
9912204	0.16	Single Family Detached	Medium Density Residential	R-3	32	4	Above Mod	Yes	No
9912205	0.16	Single Family Detached	Medium Density Residential	R-3	32	4	Above Mod	Yes	No
9912206	0.16	Single Family Detached	Medium Density Residential	R-3	32	4	Above Mod	Yes	No
9912207	0.16	Single Family Detached	Medium Density Residential	R-3	32	4	Above Mod	Yes	No
9912208	0.16	Single Family Detached	Medium Density Residential	R-3	32	4	Above Mod	Yes	No
9912209	0.16	Single Family Detached	Medium Density Residential	R-3	32	4	Above Mod	Yes	No
9912210	0.16	Single Family Detached	Medium Density Residential	R-3	32	4	Above Mod	Yes	No
9912211	0.18	Single Family Detached	Medium Density Residential	R-3	32	4	Above Mod	Yes	No
9912122	0.17	Single Family Detached	Medium Density Residential	R-3	32	4	Above Mod	Yes	No
9912121	0.16	Single Family Detached	Medium Density Residential	R-3	32	4	Above Mod	Yes	No
9912120	0.16	Single Family Detached	Medium Density Residential	R-3	32	4	Above Mod	Yes	No
9912119	0.16	Single Family Detached	Medium Density Residential	R-3	32	4	Above Mod	Yes	No
9912118	0.16	Single Family Detached	Medium Density Residential	R-3	32	4	Above Mod	Yes	No
9912117	0.16	Single Family Detached	Medium Density Residential	R-3	32	4	Above Mod	Yes	No
9912116	0.16	Single Family Detached	Medium Density Residential	R-3	32	4	Above Mod	Yes	No
9912115	0.16	Single Family Detached	Medium Density Residential	R-3	32	4	Above Mod	Yes	No
9912114	0.16	Single Family Detached	Medium Density Residential	R-3	32	4	Above Mod	Yes	No
9912113	0.16	Single Family Detached	Medium Density Residential	R-3	32	4	Above Mod	Yes	No

Accessor Parcel Number	Acres	Existing Land Use/Vacant	General Plan	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
9912112	0.17	Single Family Detached	Medium Density Residential	R-3	32	4	Above Mod	Yes	No
9912101	0.18	Single Family Detached	Medium Density Residential	R-3	32	4	Above Mod	Yes	No
9912102	0.16	Single Family Detached	Medium Density Residential	R-3	32	4	Above Mod	Yes	No
9912103	0.16	Single Family Detached	Medium Density Residential	R-3	32	4	Above Mod	Yes	No
9912104	0.16	Single Family Detached	Medium Density Residential	R-3	32	4	Above Mod	Yes	No
9912105	0.16	Single Family Detached	Medium Density Residential	R-3	32	4	Above Mod	Yes	No
9912106	0.16	Single Family Detached	Medium Density Residential	R-3	32	4	Above Mod	Yes	No
9912107	0.16	Single Family Detached	Medium Density Residential	R-3	32	4	Above Mod	Yes	No
9912108	0.16	Single Family Detached	Medium Density Residential	R-3	32	4	Above Mod	Yes	No
9912109	0.16	Single Family Detached	Medium Density Residential	R-3	32	4	Above Mod	Yes	No
9912110	0.16	Single Family Detached	Medium Density Residential	R-3	32	4	Above Mod	Yes	No
9912111	0.17	Single Family Detached	Medium Density Residential	R-3	32	4	Above Mod	Yes	No
9908115	0.16	Single Family Detached	Medium Density Residential	R-3	32	4	Above Mod	Yes	No
9908125	0.18	Single Family Detached	Medium Density Residential	R-3	32	4	Above Mod	Yes	No
9908250	0.16	Single Family Detached	Medium Density Residential	R-3	32	4	Above Mod	Yes	No
9908207	0.16	Single Family Detached	Medium Density Residential	R-3	32	4	Above Mod	Yes	No
9908218	0.16	Single Family Detached	Medium Density Residential	R-3	32	4	Above Mod	Yes	No
9908206	0.16	Single Family Detached	Medium Density Residential	R-3	32	4	Above Mod	Yes	No
9908219	0.16	Single Family Detached	Medium Density Residential	R-3	32	4	Above Mod	Yes	No
9908205	0.16	Single Family Detached	Medium Density Residential	R-3	32	4	Above Mod	Yes	No
9908220	0.16	Single Family Detached	Medium Density Residential	R-3	32	4	Above Mod	Yes	No
8920118	0.17	Single Family Detached	Medium Density Residential	CCSP-CCR20	32	4	Above Mod	Yes	No
8920123	0.17	Single Family Detached	Medium Density Residential	CCSP-CCR20	32	4	Above Mod	Yes	No
8920231	0.18	Single Family Detached	Medium Density Residential	CCSP-CCR20	32	4	Above Mod	Yes	No
8918134	0.16	Single Family Detached	Medium Density Residential	CCSP-PR12	32	4	Above Mod	Yes	No
9013113	0.16	Single Family Detached	Medium Density Residential	CCSP-PR60	32	4	Above Mod	Yes	No
9013114	0.16	Single Family Detached	Medium Density Residential	CCSP-PR60	32	4	Above Mod	Yes	No
9013125	0.17	Single Family Detached	Medium Density Residential	CCSP-PR60	32	4	Above Mod	Yes	No
9013106	0.16	Single Family Detached	Medium Density Residential	CCSP-PR60	32	4	Above Mod	Yes	No
9013105	0.16	Single Family Detached	Medium Density Residential	CCSP-PR60	32	4	Above Mod	Yes	No
9013104	0.16	Single Family Detached	Medium Density Residential	CCSP-PR60	32	4	Above Mod	Yes	No

Accessor Parcel Number	Acres	Existing Land Use/Vacant	General Plan	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
9013103	0.16	Single Family Detached	Medium Density Residential	CCSP-PR60	32	4	Above Mod	Yes	No
9013102	0.16	Single Family Detached	Medium Density Residential	PUD-119-98	32	4	Above Mod	Yes	No
13338111	0.17	Commercial	Medium Density Residential	R-3	32	4	Above Mod	Yes	No
13338110	0.18	Commercial	Medium Density Residential	R-3	32	4	Above Mod	Yes	No
9701137	0.18	Single Family Detached	Medium Density Residential	R-3	32	4	Above Mod	Yes	No
9701148	0.17	Single Family Detached	Medium Density Residential	R-3	32	4	Above Mod	Yes	No
9701147	0.17	Single Family Detached	Medium Density Residential	R-3	32	4	Above Mod	Yes	No
9730207	0.16	Single Family Detached	Medium Density Residential	R-3	32	4	Above Mod	Yes	No
9730206	0.16	Single Family Detached	Medium Density Residential	R-3	32	4	Above Mod	Yes	No
9812040	0.22	Single Family Detached	Medium Density Residential	R-3	32	4	Lower	Yes	No
9812039	0.22	Single Family Detached	Medium Density Residential	R-3	32	4	Lower	Yes	No
9721202	0.17	Commercial	Medium Density Residential	C-1	32	4	Above Mod	Yes	No
9721201	0.17	Commercial	Medium Density Residential	C-1	32	4	Above Mod	Yes	No
13342124	0.11	Commercial	Medium Density Residential	C-1	32	3	Above Mod	Yes	No
13347129	0.14	Single Family Detached	Medium Density Residential	R-3	32	3	Above Mod	Yes	No
13347124	0.15	Single Family Detached	Medium Density Residential	R-3	32	3	Above Mod	Yes	No
13347104	0.15	Single Family Detached	Medium Density Residential	R-3	32	3	Above Mod	Yes	No
21509216	0.10	Multifamily	Medium Density Residential	R-3	32	3	Above Mod	Yes	No
21513232	0.14	Single Family Detached	Medium Density Residential	R-3	32	3	Above Mod	Yes	No
21510202	0.15	Single Family Detached	Medium Density Residential	R-3	32	3	Above Mod	Yes	No
21510201	0.12	Single Family Detached	Medium Density Residential	R-3	32	3	Above Mod	Yes	No
8913102	0.14	Single Family Detached	Medium Density Residential	R-3	32	3	Above Mod	Yes	No
9912341	0.10	Single Family Detached	Medium Density Residential	R-3	32	3	Above Mod	Yes	No
9912314	0.10	Single Family Detached	Medium Density Residential	R-3	32	3	Above Mod	Yes	No
9912315	0.11	Single Family Detached	Medium Density Residential	R-3	32	3	Above Mod	Yes	No
9912222	0.15	Single Family Detached	Medium Density Residential	R-3	32	3	Above Mod	Yes	No
9912218	0.15	Single Family Detached	Medium Density Residential	R-3	32	3	Above Mod	Yes	No
9912217	0.15	Single Family Detached	Medium Density Residential	R-3	32	3	Above Mod	Yes	No
9912216	0.15	Single Family Detached	Medium Density Residential	R-3	32	3	Above Mod	Yes	No
9912215	0.15	Single Family Detached	Medium Density Residential	R-3	32	3	Above Mod	Yes	No
9912214	0.15	Single Family Detached	Medium Density Residential	R-3	32	3	Above Mod	Yes	No

Accessor Parcel Number	Acres	Existing Land Use/Vacant	General Plan	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
9912213	0.15	Single Family Detached	Medium Density Residential	R-3	32	3	Above Mod	Yes	No
9912201	0.15	Single Family Detached	Medium Density Residential	R-3	32	3	Above Mod	Yes	No
9908120	0.10	Single Family Detached	Medium Density Residential	R-3	32	3	Above Mod	Yes	No
9908108	0.10	Single Family Detached	Medium Density Residential	R-3	32	3	Above Mod	Yes	No
9908245	0.15	Single Family Detached	Medium Density Residential	R-3	32	3	Above Mod	Yes	No
8920116	0.11	Single Family Detached	Medium Density Residential	CCSP-CCR20	32	3	Above Mod	Yes	No
8920117	0.14	Single Family Detached	Medium Density Residential	CCSP-CCR20	32	3	Above Mod	Yes	No
8920119	0.11	Single Family Detached	Medium Density Residential	CCSP-CCR20	32	3	Above Mod	Yes	No
8920120	0.14	Single Family Detached	Medium Density Residential	CCSP-CCR20	32	3	Above Mod	Yes	No
8920121	0.14	Single Family Detached	Medium Density Residential	CCSP-CCR20	32	3	Above Mod	Yes	No
8918116	0.15	Single Family Detached	Medium Density Residential	CCSP-PR12	32	3	Above Mod	Yes	No
9013124	0.14	Single Family Detached	Medium Density Residential	CCSP-PR60	32	3	Above Mod	Yes	No
9013112	0.15	Single Family Detached	Medium Density Residential	CCSP-PR60	32	3	Above Mod	Yes	No
9011206	0.15	Single Family Detached	Medium Density Residential	CCSP-PR60	32	3	Above Mod	Yes	No
9011205	0.15	Single Family Detached	Medium Density Residential	CCSP-PR60	32	3	Above Mod	Yes	No
13338125	0.14	Commercial	Medium Density Residential	R-3	32	3	Above Mod	Yes	No
9725107	0.10	Vacant	Medium Density Residential	R-3	32	3	Above Mod	Yes	No
9916239	0.14	Single Family Detached	Medium Density Residential	R-3	32	3	Above Mod	Yes	No
9916233	0.14	Single Family Detached	Medium Density Residential	R-3	32	3	Above Mod	Yes	No
10015134	0.15	Accommodation	Medium Density Residential	R-3	32	3	Above Mod	Yes	No
10135205	0.15	Single Family Detached	Medium Density Residential	R-3	32	3	Above Mod	Yes	No
13347322	0.17	Single Family Detached	Medium Density Residential	R-3	32	3	Above Mod	Yes	No
9908114	0.07	Single Family Detached	Medium Density Residential	R-3	32	2	Above Mod	Yes	No
9908113	0.08	Single Family Detached	Medium Density Residential	R-3	32	2	Above Mod	Yes	No
9908112	0.07	Single Family Detached	Medium Density Residential	R-3	32	2	Above Mod	Yes	No
9908109	0.09	Single Family Detached	Medium Density Residential	R-3	32	2	Above Mod	Yes	No
9721311	0.09	Single Family Detached	Medium Density Residential	R-3	32	2	Above Mod	Yes	No
13347323	0.14	Single Family Detached	Medium Density Residential	R-3	32	2	Above Mod	Yes	No
9912302	0.06	Single Family Detached	Medium Density Residential	R-3	32	1	Above Mod	Yes	No
8910104	0.20	Single Family Detached	Medium Density Residential	R-1-7	32	1	Above Mod	Yes	No
8910110	0.24	Single Family Detached	Medium Density Residential	R-1-7	32	1	Above Mod	Yes	No

Accessor Parcel Number	Acres	Existing Land Use/Vacant	General Plan	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
8910109	0.24	Single Family Detached	Medium Density Residential	R-1-7	32	1	Above Mod	Yes	No
8910108	0.21	Single Family Detached	Medium Density Residential	R-1-7	32	1	Above Mod	Yes	No
8910107	0.16	Single Family Detached	Medium Density Residential	R-1-7	32	1	Above Mod	Yes	No
8910106	0.16	Single Family Detached	Medium Density Residential	R-1-7	32	1	Above Mod	Yes	No
8910105	0.14	Single Family Detached	Medium Density Residential	R-1-7	32	1	Above Mod	Yes	No
8923417	0.21	Single Family Detached	Medium Density Residential	R-1-7	32	1	Above Mod	Yes	No
8923416	0.23	Single Family Detached	Medium Density Residential	R-1-7	32	1	Above Mod	Yes	No
9905145	0.18	Single Family Detached	Medium Density Residential	R-1-7	32	1	Above Mod	Yes	No
9744242	0.37	Single Family Detached	Medium Density Residential	R-1-7	32	1	Above Mod	Yes	No
9744243	0.42	Religious Institution	Medium Density Residential	R-1-7	32	1	Above Mod	Yes	No
9936116	0.23	Single Family Detached	Medium Density Residential	R-1-7	32	1	Above Mod	Yes	No
9936114	0.23	Single Family Detached	Medium Density Residential	R-1-7	32	1	Above Mod	Yes	No
9049162	0.88	Religious Institution	Medium Density Residential	R-1-7	32	1	Above Mod	Yes	No
8901057	8.31	Shopping Center	Residential/Commercial Mixed Use 2	NMU	24	189	Moderate	Yes	No
13154120	6.57	Shopping Center	Residential/Commercial Mixed Use 2	GGMU-2	24	149	Moderate	Yes	No
8901034	5.00	Shopping Center	Residential/Commercial Mixed Use 2	NMU	24	114	Moderate	Yes	No
23103102	4.92	Church Parking Lot	Low Medium Density Residential	PUD-133-99	24	112	Moderate	Yes	No
8907268	4.52	Office	Residential/Commercial Mixed Use 2	GGMU-2	24	103	Above Mod	Yes	No
13206131	2.58	Shopping Center	Residential/Commercial Mixed Use 2	NMU	24	58	Moderate	Yes	No
13240231	2.20	Civic Facilities	Residential/Commercial Mixed Use 2	NMU	24	49	Above Mod	Yes	No
8932325	1.89	Commercial	Residential/Commercial Mixed Use 2	NMU	24	43	Above Mod	Yes	No
13206128	1.73	Shopping Center	Residential/Commercial Mixed Use 2	NMU	24	39	Moderate	Yes	No

Accessor Parcel Number	Acres	Existing Land Use/Vacant	General Plan	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
9857105	1.87	Commercial	Residential/Commercial Mixed Use 2	GGMU-2	24	37	Above Mod	Yes	No
9857104	1.83	Commercial	Residential/Commercial Mixed Use 2	GGMU-2	24	37	Moderate	Yes	No
8901064	1.41	Shopping Center	Residential/Commercial Mixed Use 2	NMU	24	31	Moderate	Yes	No
8932326	1.26	Commercial	Residential/Commercial Mixed Use 2	NMU	24	29	Above Mod	Yes	No
13311135	1.25	Commercial	Residential/Commercial Mixed Use 2	NMU	24	29	Above Mod	Yes	No
8907266	1.15	Commercial	Residential/Commercial Mixed Use 2	GGMU-2	24	26	Above Mod	Yes	No
9801109	1.14	Commercial	Residential/Commercial Mixed Use 2	GGMU-2	24	26	Moderate	Yes	No
8961301	1.08	Commercial	Residential/Commercial Mixed Use 2	NMU	24	24	Above Mod	Yes	No
8961341	1.06	Auto Repair	Residential/Commercial Mixed Use 2	NMU	24	24	Moderate	Yes	No
8966225	1.09	Commercial	Residential/Commercial Mixed Use 2	ComRes MU 2 Ovrly	24	22	Moderate	Yes	No
8907267	0.92	Office	Residential/Commercial Mixed Use 2	GGMU-2	24	21	Moderate	Yes	No
8966226	0.99	Wholesale Warehousing	Residential/Commercial Mixed Use 2	ComRes MU 2 Ovrly	24	20	Moderate	Yes	No
9722201	0.85	Commercial	Residential/Commercial Mixed Use 2	GGMU-2	24	19	Moderate	Yes	No
9722202	0.84	Commercial	Residential/Commercial Mixed Use 2	GGMU-2	24	19	Moderate	Yes	No
9722203	0.85	Commercial	Residential/Commercial Mixed Use 2	GGMU-2	24	19	Moderate	Yes	No
13309149	0.81	Commercial	Residential/Commercial Mixed Use 2	NMU	24	18	Above Mod	Yes	No

Accessor Parcel Number	Acres	Existing Land Use/Vacant	General Plan	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
13309102	0.80	Commercial	Residential/Commercial Mixed Use 2	NMU	24	18	Above Mod	Yes	No
13309103	0.83	Commercial	Residential/Commercial Mixed Use 2	NMU	24	18	Above Mod	Yes	No
10008307	0.83	Single Family Detached	Low Medium Density Residential	PUD-105-74	24	18	Above Mod	Yes	No
8901050	0.76	Commercial	Residential/Commercial Mixed Use 2	NMU	24	17	Above Mod	Yes	No
8907253	0.71	Commercial	Residential/Commercial Mixed Use 2	GGMU-2	24	16	Above Mod	Yes	No
13311129	0.68	Commercial	Residential/Commercial Mixed Use 2	NMU	24	15	Above Mod	Yes	No
8901065	0.69	Shopping Center	Residential/Commercial Mixed Use 2	NMU	24	15	Moderate	Yes	No
9905251	0.66	Commercial	Residential/Commercial Mixed Use 2	GGMU-3	24	15	Above Mod	Yes	No
9918112	0.76	Commercial	Residential/Commercial Mixed Use 2	ComRes MU 2 Ovrly	24	15	Above Mod	Yes	No
13154121	0.65	Commercial	Residential/Commercial Mixed Use 2	GGMU-2	24	14	Above Mod	Yes	No
8945314	0.66	Commercial	Residential/Commercial Mixed Use 2	BCSP-BCC	24	14	Above Mod	Yes	No
13206129	0.59	Shopping Center	Residential/Commercial Mixed Use 2	NMU	24	13	Moderate	Yes	No
8961336	0.60	Commercial	Residential/Commercial Mixed Use 2	NMU	24	13	Above Mod	Yes	No
8932311	0.58	Commercial	Residential/Commercial Mixed Use 2	NMU	24	12	Above Mod	Yes	No
8932322	0.55	Commercial	Residential/Commercial Mixed Use 2	NMU	24	12	Above Mod	Yes	No
8961342	0.56	Commercial	Residential/Commercial Mixed Use 2	NMU	24	12	Above Mod	Yes	No

Accessor Parcel Number	Acres	Existing Land Use/Vacant	General Plan	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
8961306	0.57	Office	Residential/Commercial Mixed Use 2	NMU	24	12	Above Mod	Yes	No
9721331	0.55	Commercial	Residential/Commercial Mixed Use 2	GGMU-2	24	12	Moderate	Yes	No
9721335	0.55	Commercial	Residential/Commercial Mixed Use 2	GGMU-2	24	12	Moderate	Yes	No
9721337	0.55	Commercial	Residential/Commercial Mixed Use 2	GGMU-2	24	12	Moderate	Yes	No
8961344	0.54	Commercial	Residential/Commercial Mixed Use 2	NMU	24	12	Above Mod	Yes	No
13347218	0.50	Commercial	Residential/Commercial Mixed Use 2	GGMU-2	24	11	Above Mod	Yes	No
8932320	0.54	Commercial	Residential/Commercial Mixed Use 2	NMU	24	11	Above Mod	Yes	No
8945218	0.51	Commercial	Residential/Commercial Mixed Use 2	BCSP-BCC	24	11	Above Mod	Yes	No
13338212	0.53	Commercial	Residential/Commercial Mixed Use 2	GGMU-2	24	11	Above Mod	Yes	No
9723108	0.54	Commercial	Residential/Commercial Mixed Use 2	GGMU-2	24	11	Moderate	Yes	No
9723109	0.56	Commercial	Residential/Commercial Mixed Use 2	ComRes MU 2 Ovrly	24	11	Moderate	Yes	No
9723103	0.53	Commercial	Residential/Commercial Mixed Use 2	GGMU-2	24	11	Moderate	Yes	No
13346209	0.48	Commercial	Residential/Commercial Mixed Use 2	GGMU-2	24	10	Above Mod	Yes	No
8945319	0.47	Commercial	Residential/Commercial Mixed Use 2	BCSP-BCC	24	10	Above Mod	Yes	No
13309148	0.45	Commercial	Residential/Commercial Mixed Use 2	NMU	24	10	Above Mod	Yes	No
8961338	0.45	Commercial	Residential/Commercial Mixed Use 2	NMU	24	10	Above Mod	Yes	No



Accessor Parcel Number	Acres	Existing Land Use/Vacant	General Plan	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
9801102	0.48	Commercial	Residential/Commercial Mixed Use 2	GGMU-2	24	10	Moderate	Yes	No
13154118	0.41	Commercial	Residential/Commercial Mixed Use 2	GGMU-2	24	9	Above Mod	Yes	No
13338224	0.42	Commercial	Residential/Commercial Mixed Use 2	GGMU-2	24	8	Above Mod	Yes	No
13206118	0.38	Shopping Center	Residential/Commercial Mixed Use 2	NMU	24	7	Moderate	Yes	No
13347418	0.30	Commercial	Residential/Commercial Mixed Use 2	GGMU-2	24	7	Above Mod	Yes	No
8945357	0.33	Commercial	Residential/Commercial Mixed Use 2	BCSP-BCC	24	7	Above Mod	Yes	No
13309147	0.41	Commercial	Residential/Commercial Mixed Use 2	NMU	24	7	Above Mod	Yes	No
8961304	0.41	Commercial	Residential/Commercial Mixed Use 2	NMU	24	7	Above Mod	Yes	No
8961307	0.40	Office	Residential/Commercial Mixed Use 2	NMU	24	7	Above Mod	Yes	No
10004240	0.39	Vacant	Residential/Commercial Mixed Use 2	GGMU-2	24	7	Above Mod	Yes	No
9721329	0.32	Commercial	Residential/Commercial Mixed Use 2	GGMU-2	24	7	Moderate	Yes	No
9927350	0.41	Commercial	Residential/Commercial Mixed Use 2	CCSP-PR55	24	7	Above Mod	Yes	No
13347420	0.34	Commercial	Residential/Commercial Mixed Use 2	GGMU-2	24	6	Above Mod	Yes	No
13347421	0.25	Commercial	Residential/Commercial Mixed Use 2	GGMU-2	24	6	Above Mod	Yes	No
13346418	0.36	Commercial	Residential/Commercial Mixed Use 2	GGMU-2	24	6	Above Mod	Yes	No
8945355	0.35	Commercial	Residential/Commercial Mixed Use 2	BCSP-BCC	24	6	Above Mod	Yes	No

Accessor Parcel Number	Acres	Existing Land Use/Vacant	General Plan	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
13309113	0.36	Single Family Detached	Residential/Commercial Mixed Use 2	NMU	24	6	Above Mod	Yes	No
9905254	0.29	Commercial	Residential/Commercial Mixed Use 2	GGMU-3	24	6	Above Mod	Yes	No
13338213	0.37	Commercial	Residential/Commercial Mixed Use 2	GGMU-2	24	6	Above Mod	Yes	No
9721340	0.27	Commercial	Residential/Commercial Mixed Use 2	GGMU-2	24	6	Moderate	Yes	No
9950447	0.37	Commercial	Residential/Commercial Mixed Use 2	ComRes MU 2 Ovrly	24	6	Above Mod	Yes	No
9950445	0.34	Commercial	Residential/Commercial Mixed Use 2	ComRes MU 2 Ovrly	24	6	Above Mod	Yes	No
13206132	0.33	Shopping Center	Residential/Commercial Mixed Use 2	NMU	24	5	Moderate	Yes	No
13343117	0.30	Commercial	Residential/Commercial Mixed Use 2	GGMU-2	24	5	Above Mod	Yes	No
13346212	0.25	Light Industrial	Residential/Commercial Mixed Use 2	GGMU-2	24	5	Above Mod	Yes	No
8945349	0.28	Commercial	Residential/Commercial Mixed Use 2	BCSP-BCC	24	5	Above Mod	Yes	No
13309146	0.30	Commercial	Residential/Commercial Mixed Use 2	NMU	24	5	Above Mod	Yes	No
13309101	0.31	Commercial	Residential/Commercial Mixed Use 2	NMU	24	5	Above Mod	Yes	No
10008308	0.24	Single Family Detached	Low Medium Density Residential	PUD-118-07	24	5	Above Mod	Yes	No
9721330	0.23	Commercial	Residential/Commercial Mixed Use 2	GGMU-2	24	5	Moderate	Yes	No
9950444	0.30	Vacant	Residential/Commercial Mixed Use 2	ComRes MU 2 Ovrly	24	5	Above Mod	Yes	No
13346221	0.23	Commercial	Residential/Commercial Mixed Use 2	GGMU-2	24	4	Above Mod	Yes	No

Accessor Parcel Number	Acres	Existing Land Use/Vacant	General Plan	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
13347409	0.21	Commercial	Residential/Commercial Mixed Use 2	GGMU-2	24	4	Above Mod	Yes	No
13346413	0.24	Single Family Detached	Residential/Commercial Mixed Use 2	GGMU-2	24	4	Above Mod	Yes	No
8901060	0.23	Shopping Center	Residential/Commercial Mixed Use 2	NMU	24	4	Moderate	Yes	No
8966207	0.19	Commercial	Residential/Commercial Mixed Use 2	ComRes MU 2 Ovrly	24	4	Above Mod	Yes	No
13311127	0.20	Commercial	Residential/Commercial Mixed Use 2	NMU	24	3	Above Mod	Yes	No
8961309	0.19	Single Family Detached	Residential/Commercial Mixed Use 2	NMU	24	3	Above Mod	Yes	No
8961308	0.19	Single Family Detached	Residential/Commercial Mixed Use 2	NMU	24	3	Above Mod	Yes	No
8961305	0.19	Commercial	Residential/Commercial Mixed Use 2	NMU	24	3	Above Mod	Yes	No
13338223	0.19	Multifamily	Residential/Commercial Mixed Use 2	GGMU-2	24	3	Above Mod	Yes	No
9721324	0.13	Commercial	Residential/Commercial Mixed Use 2	GGMU-2	24	3	Moderate	Yes	No
9721323	0.13	Commercial	Residential/Commercial Mixed Use 2	GGMU-2	24	3	Moderate	Yes	No
8961344	0.18	Commercial	Residential/Commercial Mixed Use 2	NMU	24	3	Above Mod	Yes	No
13347221	0.11	Commercial	Residential/Commercial Mixed Use 2	GGMU-2	24	2	Above Mod	Yes	No
13347219	0.16	Commercial	Residential/Commercial Mixed Use 2	GGMU-2	24	2	Above Mod	Yes	No
13346220	0.11	Commercial	Residential/Commercial Mixed Use 2	GGMU-2	24	2	Above Mod	Yes	No
13343118	0.15	Commercial	Residential/Commercial Mixed Use 2	GGMU-2	24	2	Above Mod	Yes	No

Accessor Parcel Number	Acres	Existing Land Use/Vacant	General Plan	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
13343119	0.15	Commercial	Residential/Commercial Mixed Use 2	GGMU-2	24	2	Above Mod	Yes	No
13343120	0.15	Commercial	Residential/Commercial Mixed Use 2	GGMU-2	24	2	Above Mod	Yes	No
13343138	0.15	Commercial	Residential/Commercial Mixed Use 2	GGMU-2	24	2	Above Mod	Yes	No
13343240	0.14	Commercial	Residential/Commercial Mixed Use 2	GGMU-2	24	2	Above Mod	Yes	No
13343241	0.16	Commercial	Residential/Commercial Mixed Use 2	GGMU-2	24	2	Above Mod	Yes	No
13343242	0.16	Commercial	Residential/Commercial Mixed Use 2	GGMU-2	24	2	Above Mod	Yes	No
13347211	0.11	Commercial	Residential/Commercial Mixed Use 2	GGMU-2	24	2	Above Mod	Yes	No
8945341	0.11	Commercial	Residential/Commercial Mixed Use 2	BCSP-BCC	24	2	Above Mod	Yes	No
10007425	0.19	Single Family Detached	Low Medium Density Residential	R-1-7	24	1	Above Mod	Yes	No
10007427	0.21	Single Family Detached	Low Medium Density Residential	R-1-7	24	1	Above Mod	Yes	No
9904513	0.17	Single Family Detached	Low Medium Density Residential	R-1-7	24	1	Above Mod	Yes	No
9904512	0.17	Single Family Detached	Low Medium Density Residential	R-1-7	24	1	Above Mod	Yes	No
9904510	0.16	Single Family Detached	Low Medium Density Residential	R-1-7	24	1	Above Mod	Yes	No
9904511	0.19	Single Family Detached	Low Medium Density Residential	R-1-7	24	1	Above Mod	Yes	No
10102017	0.80	Single Family Detached	Low Medium Density Residential	R-1-7	24	1	Above Mod	Yes	No
9013201	0.30	Single Family Detached	Low Medium Density Residential	CCSP-PR61	23	5	Above Mod	Yes	No

Accessor Parcel Number	Acres	Existing Land Use/Vacant	General Plan	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
9013224	0.20	Single Family Detached	Low Medium Density Residential	CCSP-PR61	23	3	Above Mod	Yes	No
9013212	0.16	Single Family Detached	Low Medium Density Residential	CCSP-PR61	23	2	Above Mod	Yes	No
9013211	0.15	Single Family Detached	Low Medium Density Residential	CCSP-PR61	23	2	Above Mod	Yes	No
9013210	0.11	Single Family Detached	Low Medium Density Residential	CCSP-PR61	23	2	Above Mod	Yes	No
9013209	0.12	Single Family Detached	Low Medium Density Residential	CCSP-PR61	23	2	Above Mod	Yes	No
9013215	0.15	Single Family Detached	Low Medium Density Residential	CCSP-PR61	23	2	Above Mod	Yes	No
9013205	0.14	Single Family Detached	Low Medium Density Residential	CCSP-PR61	23	2	Above Mod	Yes	No
9013216	0.16	Single Family Detached	Low Medium Density Residential	CCSP-PR61	23	2	Above Mod	Yes	No
9013204	0.15	Single Family Detached	Low Medium Density Residential	CCSP-PR61	23	2	Above Mod	Yes	No
9013222	0.15	Single Family Detached	Low Medium Density Residential	CCSP-PR61	23	2	Above Mod	Yes	No
9013223	0.15	Single Family Detached	Low Medium Density Residential	CCSP-PR61	23	2	Above Mod	Yes	No
9013218	0.16	Single Family Detached	Low Medium Density Residential	CCSP-PR61	23	2	Above Mod	Yes	No
9013221	0.17	Single Family Detached	Low Medium Density Residential	CCSP-PR61	23	2	Above Mod	Yes	No
9013220	0.16	Single Family Detached	Low Medium Density Residential	CCSP-PR61	23	2	Above Mod	Yes	No
9013219	0.16	Single Family Detached	Low Medium Density Residential	CCSP-PR61	23	2	Above Mod	Yes	No
23102124	1.66	Religious Institution	Low Medium Density Residential	R-3	21	29	Above Mod	Yes	No

Accessor Parcel Number	Acres	Existing Land Use/Vacant	General Plan	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
23138348	1.41	Single Family Detached	Low Medium Density Residential	R-2	21	25	Above Mod	Yes	No
10165212	0.63	Single Family Detached	Low Medium Density Residential	R-3	21	11	Above Mod	Yes	No
13342109	0.50	Single Family Detached	Low Medium Density Residential	R-2	21	9	Above Mod	Yes	No
9903315	0.45	Single Family Detached	Low Medium Density Residential	R-2	21	9	Above Mod	Yes	No
9904608	0.39	Single Family Detached	Low Medium Density Residential	R-2	21	7	Above Mod	Yes	No
13146209	0.34	Multifamily	Low Medium Density Residential	R-2	21	6	Above Mod	Yes	No
9904609	0.38	Single Family Detached	Low Medium Density Residential	R-2	21	6	Above Mod	Yes	No
13146223	0.31	Single Family Detached	Low Medium Density Residential	R-2	21	5	Above Mod	Yes	No
13146224	0.30	Single Family Detached	Low Medium Density Residential	R-2	21	5	Above Mod	Yes	No
9904403	0.32	Single Family Detached	Low Medium Density Residential	R-2	21	5	Above Mod	Yes	No
9904614	0.29	Single Family Detached	Low Medium Density Residential	R-2	21	5	Above Mod	Yes	No
9904615	0.29	Single Family Detached	Low Medium Density Residential	R-2	21	5	Above Mod	Yes	No
13343113	0.24	Single Family Detached	Low Medium Density Residential	R-2	21	4	Above Mod	Yes	No
13343142	0.24	Single Family Detached	Low Medium Density Residential	R-2	21	4	Above Mod	Yes	No
13343127	0.24	Single Family Detached	Low Medium Density Residential	R-2	21	4	Above Mod	Yes	No
13343110	0.24	Single Family Detached	Low Medium Density Residential	R-2	21	4	Above Mod	Yes	No

Accessor Parcel Number	Acres	Existing Land Use/Vacant	General Plan	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
13343128	0.24	Single Family Detached	Low Medium Density Residential	R-2	21	4	Above Mod	Yes	No
13343109	0.24	Single Family Detached	Low Medium Density Residential	R-2	21	4	Above Mod	Yes	No
13343209	0.24	Single Family Detached	Low Medium Density Residential	R-2	21	4	Above Mod	Yes	No
13343108	0.24	Single Family Detached	Low Medium Density Residential	R-2	21	4	Above Mod	Yes	No
13343130	0.24	Single Family Detached	Low Medium Density Residential	R-2	21	4	Above Mod	Yes	No
13343208	0.24	Single Family Detached	Low Medium Density Residential	R-2	21	4	Above Mod	Yes	No
13343132	0.24	Single Family Detached	Low Medium Density Residential	R-2	21	4	Above Mod	Yes	No
13343206	0.24	Single Family Detached	Low Medium Density Residential	R-2	21	4	Above Mod	Yes	No
13343205	0.24	Single Family Detached	Low Medium Density Residential	R-2	21	4	Above Mod	Yes	No
13342111	0.27	Single Family Detached	Low Medium Density Residential	R-2	21	4	Above Mod	Yes	No
13343104	0.24	Single Family Detached	Low Medium Density Residential	R-2	21	4	Above Mod	Yes	No
13343134	0.24	Single Family Detached	Low Medium Density Residential	R-2	21	4	Above Mod	Yes	No
13343103	0.24	Single Family Detached	Low Medium Density Residential	R-2	21	4	Above Mod	Yes	No
13343135	0.24	Single Family Detached	Low Medium Density Residential	R-2	21	4	Above Mod	Yes	No
13343203	0.24	Single Family Detached	Low Medium Density Residential	R-2	21	4	Above Mod	Yes	No
13343102	0.24	Single Family Detached	Low Medium Density Residential	R-2	21	4	Above Mod	Yes	No

Accessor Parcel Number	Acres	Existing Land Use/Vacant	General Plan	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
13343202	0.24	Single Family Detached	Low Medium Density Residential	R-2	21	4	Above Mod	Yes	No
13343101	0.24	Single Family Detached	Low Medium Density Residential	R-2	21	4	Above Mod	Yes	No
13343137	0.24	Single Family Detached	Low Medium Density Residential	R-2	21	4	Above Mod	Yes	No
13343201	0.24	Single Family Detached	Low Medium Density Residential	R-2	21	4	Above Mod	Yes	No
9904413	0.27	Single Family Detached	Low Medium Density Residential	R-2	21	4	Above Mod	Yes	No
9904412	0.26	Single Family Detached	Low Medium Density Residential	R-2	21	4	Above Mod	Yes	No
9904106	0.24	Single Family Detached	Low Medium Density Residential	R-2	21	4	Above Mod	Yes	No
9904108	0.26	Single Family Detached	Low Medium Density Residential	R-2	21	4	Above Mod	Yes	No
9904105	0.24	Single Family Detached	Low Medium Density Residential	R-2	21	4	Above Mod	Yes	No
9904104	0.24	Single Family Detached	Low Medium Density Residential	R-2	21	4	Above Mod	Yes	No
9904103	0.25	Single Family Detached	Low Medium Density Residential	R-2	21	4	Above Mod	Yes	No
9903406	0.24	Single Family Detached	Low Medium Density Residential	R-2	21	4	Above Mod	Yes	No
9903407	0.24	Single Family Detached	Low Medium Density Residential	R-2	21	4	Above Mod	Yes	No
9903408	0.24	Single Family Detached	Low Medium Density Residential	R-2	21	4	Above Mod	Yes	No
9903104	0.28	Single Family Detached	Low Medium Density Residential	R-2	21	4	Above Mod	Yes	No
9904318	0.24	Single Family Detached	Low Medium Density Residential	R-2	21	4	Above Mod	Yes	No



Accessor Parcel Number	Acres	Existing Land Use/Vacant	General Plan	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
9904315	0.27	Single Family Detached	Low Medium Density Residential	R-2	21	4	Above Mod	Yes	No
9903308	0.28	Single Family Detached	Low Medium Density Residential	R-2	21	4	Above Mod	Yes	No
13146212	0.15	Single Family Detached	Low Medium Density Residential	R-2	21	3	Above Mod	Yes	No
13146217	0.18	Single Family Detached	Low Medium Density Residential	R-2	21	3	Above Mod	Yes	No
13343244	0.23	Single Family Detached	Low Medium Density Residential	R-2	21	3	Above Mod	Yes	No
13343224	0.23	Single Family Detached	Low Medium Density Residential	R-2	21	3	Above Mod	Yes	No
13343225	0.23	Single Family Detached	Low Medium Density Residential	R-2	21	3	Above Mod	Yes	No
13343141	0.22	Single Family Detached	Low Medium Density Residential	R-2	21	3	Above Mod	Yes	No
13343226	0.23	Single Family Detached	Low Medium Density Residential	R-2	21	3	Above Mod	Yes	No
13343227	0.23	Single Family Detached	Low Medium Density Residential	R-2	21	3	Above Mod	Yes	No
13343229	0.23	Single Family Detached	Low Medium Density Residential	R-2	21	3	Above Mod	Yes	No
13343230	0.23	Single Family Detached	Low Medium Density Residential	R-2	21	3	Above Mod	Yes	No
13343231	0.23	Single Family Detached	Low Medium Density Residential	R-2	21	3	Above Mod	Yes	No
13343106	0.22	Single Family Detached	Low Medium Density Residential	R-2	21	3	Above Mod	Yes	No
13343232	0.23	Single Family Detached	Low Medium Density Residential	R-2	21	3	Above Mod	Yes	No
13343233	0.23	Single Family Detached	Low Medium Density Residential	R-2	21	3	Above Mod	Yes	No

Accessor Parcel Number	Acres	Existing Land Use/Vacant	General Plan	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
13343234	0.23	Single Family Detached	Low Medium Density Residential	R-2	21	3	Above Mod	Yes	No
13343235	0.23	Single Family Detached	Low Medium Density Residential	R-2	21	3	Above Mod	Yes	No
9906409	0.22	Single Family Detached	Low Medium Density Residential	R-2	21	3	Above Mod	Yes	No
9906408	0.22	Single Family Detached	Low Medium Density Residential	R-2	21	3	Above Mod	Yes	No
9906407	0.21	Single Family Detached	Low Medium Density Residential	R-2	21	3	Above Mod	Yes	No
9906406	0.21	Single Family Detached	Low Medium Density Residential	R-2	21	3	Above Mod	Yes	No
9906405	0.21	Single Family Detached	Low Medium Density Residential	R-2	21	3	Above Mod	Yes	No
9906404	0.21	Single Family Detached	Low Medium Density Residential	R-2	21	3	Above Mod	Yes	No
9906323	0.18	Single Family Detached	Low Medium Density Residential	R-2	21	3	Above Mod	Yes	No
9906322	0.18	Single Family Detached	Low Medium Density Residential	R-2	21	3	Above Mod	Yes	No
9906321	0.18	Single Family Detached	Low Medium Density Residential	R-2	21	3	Above Mod	Yes	No
9906320	0.19	Single Family Detached	Low Medium Density Residential	R-2	21	3	Above Mod	Yes	No
9906319	0.18	Single Family Detached	Low Medium Density Residential	R-2	21	3	Above Mod	Yes	No
9906318	0.18	Single Family Detached	Low Medium Density Residential	R-2	21	3	Above Mod	Yes	No
9906317	0.18	Single Family Detached	Low Medium Density Residential	R-2	21	3	Above Mod	Yes	No
9906309	0.16	Single Family Detached	Low Medium Density Residential	R-2	21	3	Above Mod	Yes	No

Accessor Parcel Number	Acres	Existing Land Use/Vacant	General Plan	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
9906310	0.16	Single Family Detached	Low Medium Density Residential	R-2	21	3	Above Mod	Yes	No
9906311	0.15	Single Family Detached	Low Medium Density Residential	R-2	21	3	Above Mod	Yes	No
9906312	0.16	Single Family Detached	Low Medium Density Residential	R-2	21	3	Above Mod	Yes	No
9906313	0.16	Single Family Detached	Low Medium Density Residential	R-2	21	3	Above Mod	Yes	No
9906315	0.16	Single Family Detached	Low Medium Density Residential	R-2	21	3	Above Mod	Yes	No
9906212	0.15	Single Family Detached	Low Medium Density Residential	R-2	21	3	Above Mod	Yes	No
9906211	0.16	Single Family Detached	Low Medium Density Residential	R-2	21	3	Above Mod	Yes	No
9906210	0.15	Single Family Detached	Low Medium Density Residential	R-2	21	3	Above Mod	Yes	No
9906209	0.16	Single Family Detached	Low Medium Density Residential	R-2	21	3	Above Mod	Yes	No
9906208	0.15	Single Family Detached	Low Medium Density Residential	R-2	21	3	Above Mod	Yes	No
9906207	0.16	Single Family Detached	Low Medium Density Residential	R-2	21	3	Above Mod	Yes	No
9906215	0.16	Single Family Detached	Low Medium Density Residential	R-2	21	3	Above Mod	Yes	No
9906204	0.15	Single Family Detached	Low Medium Density Residential	R-2	21	3	Above Mod	Yes	No
9906203	0.16	Single Family Detached	Low Medium Density Residential	R-2	21	3	Above Mod	Yes	No
9906202	0.15	Single Family Detached	Low Medium Density Residential	R-2	21	3	Above Mod	Yes	No
9904421	0.17	Single Family Detached	Low Medium Density Residential	R-2	21	3	Above Mod	Yes	No

Accessor Parcel Number	Acres	Existing Land Use/Vacant	General Plan	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
9904420	0.17	Single Family Detached	Low Medium Density Residential	R-2	21	3	Above Mod	Yes	No
9904406	0.16	Single Family Detached	Low Medium Density Residential	R-2	21	3	Above Mod	Yes	No
9903409	0.18	Single Family Detached	Low Medium Density Residential	R-2	21	3	Above Mod	Yes	No
9903404	0.15	Single Family Detached	Low Medium Density Residential	R-2	21	3	Above Mod	Yes	No
9903105	0.15	Single Family Detached	Low Medium Density Residential	R-2	21	3	Above Mod	Yes	No
9903109	0.20	Vacant	Low Medium Density Residential	R-2	21	3	Above Mod	Yes	No
9902407	0.16	Single Family Detached	Low Medium Density Residential	R-2	21	3	Above Mod	Yes	No
9902421	0.16	Single Family Detached	Low Medium Density Residential	R-2	21	3	Above Mod	Yes	No
9902409	0.16	Single Family Detached	Low Medium Density Residential	R-2	21	3	Above Mod	Yes	No
9902410	0.16	Single Family Detached	Low Medium Density Residential	R-2	21	3	Above Mod	Yes	No
9902415	0.16	Single Family Detached	Low Medium Density Residential	R-2	21	3	Above Mod	Yes	No
9902402	0.15	Single Family Detached	Low Medium Density Residential	R-2	21	3	Above Mod	Yes	No
9902406	0.16	Single Family Detached	Low Medium Density Residential	R-2	21	3	Above Mod	Yes	No
9902405	0.16	Single Family Detached	Low Medium Density Residential	R-2	21	3	Above Mod	Yes	No
9902404	0.16	Single Family Detached	Low Medium Density Residential	R-2	21	3	Above Mod	Yes	No
9902403	0.16	Single Family Detached	Low Medium Density Residential	R-2	21	3	Above Mod	Yes	No

Accessor Parcel Number	Acres	Existing Land Use/Vacant	General Plan	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
9904619	0.17	Single Family Detached	Low Medium Density Residential	R-2	21	3	Above Mod	Yes	No
9904611	0.19	Single Family Detached	Low Medium Density Residential	R-2	21	3	Above Mod	Yes	No
9904618	0.20	Single Family Detached	Low Medium Density Residential	R-2	21	3	Above Mod	Yes	No
9904610	0.18	Single Family Detached	Low Medium Density Residential	R-2	21	3	Above Mod	Yes	No
9904622	0.20	Single Family Detached	Low Medium Density Residential	R-2	21	3	Above Mod	Yes	No
9904621	0.16	Single Family Detached	Low Medium Density Residential	R-2	21	3	Above Mod	Yes	No
9904601	0.15	Single Family Detached	Low Medium Density Residential	R-2	21	3	Above Mod	Yes	No
9904308	0.22	Single Family Detached	Low Medium Density Residential	R-2	21	3	Above Mod	Yes	No
9903602	0.20	Single Family Detached	Low Medium Density Residential	R-2	21	3	Above Mod	Yes	No
9903313	0.16	Single Family Detached	Low Medium Density Residential	R-2	21	3	Above Mod	Yes	No
9903314	0.18	Single Family Detached	Low Medium Density Residential	R-2	21	3	Above Mod	Yes	No
9903304	0.18	Single Family Detached	Low Medium Density Residential	R-2	21	3	Above Mod	Yes	No
9903302	0.16	Single Family Detached	Low Medium Density Residential	R-2	21	3	Above Mod	Yes	No
9903301	0.20	Single Family Detached	Low Medium Density Residential	R-2	21	3	Above Mod	Yes	No
13146210	0.14	Single Family Detached	Low Medium Density Residential	R-2	21	2	Above Mod	Yes	No
9906316	0.16	Single Family Detached	Low Medium Density Residential	R-2	21	2	Above Mod	Yes	No

Accessor Parcel Number	Acres	Existing Land Use/Vacant	General Plan	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
9904603	0.11	Single Family Detached	Low Medium Density Residential	R-2	21	2	Above Mod	Yes	No
9904602	0.12	Single Family Detached	Low Medium Density Residential	R-2	21	2	Above Mod	Yes	No
9904317	0.12	Single Family Detached	Low Medium Density Residential	R-2	21	2	Above Mod	Yes	No
9904311	0.14	Single Family Detached	Low Medium Density Residential	R-2	21	2	Above Mod	Yes	No
9904312	0.13	Single Family Detached	Low Medium Density Residential	R-2	21	2	Above Mod	Yes	No
9904313	0.14	Single Family Detached	Low Medium Density Residential	R-2	21	2	Above Mod	Yes	No
9904314	0.14	Single Family Detached	Low Medium Density Residential	R-2	21	2	Above Mod	Yes	No
9904307	0.14	Single Family Detached	Low Medium Density Residential	R-2	21	2	Above Mod	Yes	No
9904306	0.14	Single Family Detached	Low Medium Density Residential	R-2	21	2	Above Mod	Yes	No
9904305	0.14	Single Family Detached	Low Medium Density Residential	R-2	21	2	Above Mod	Yes	No
9904304	0.14	Single Family Detached	Low Medium Density Residential	R-2	21	2	Above Mod	Yes	No
9904303	0.14	Single Family Detached	Low Medium Density Residential	R-2	21	2	Above Mod	Yes	No
9904302	0.14	Single Family Detached	Low Medium Density Residential	R-2	21	2	Above Mod	Yes	No
9903609	0.13	Single Family Detached	Low Medium Density Residential	R-2	21	2	Above Mod	Yes	No
9903610	0.14	Single Family Detached	Low Medium Density Residential	R-2	21	2	Above Mod	Yes	No
9903611	0.14	Single Family Detached	Low Medium Density Residential	R-2	21	2	Above Mod	Yes	No

Accessor Parcel Number	Acres	Existing Land Use/Vacant	General Plan	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
9903612	0.14	Single Family Detached	Low Medium Density Residential	R-2	21	2	Above Mod	Yes	No
9903613	0.14	Single Family Detached	Low Medium Density Residential	R-2	21	2	Above Mod	Yes	No
9903614	0.13	Single Family Detached	Low Medium Density Residential	R-2	21	2	Above Mod	Yes	No
9903615	0.14	Single Family Detached	Low Medium Density Residential	R-2	21	2	Above Mod	Yes	No
9903606	0.14	Single Family Detached	Low Medium Density Residential	R-2	21	2	Above Mod	Yes	No
9903616	0.13	Single Family Detached	Low Medium Density Residential	R-2	21	2	Above Mod	Yes	No
9903617	0.13	Single Family Detached	Low Medium Density Residential	R-2	21	2	Above Mod	Yes	No
9903604	0.14	Single Family Detached	Low Medium Density Residential	R-2	21	2	Above Mod	Yes	No
9903309	0.14	Single Family Detached	Low Medium Density Residential	R-2	21	2	Above Mod	Yes	No
9903310	0.14	Single Family Detached	Low Medium Density Residential	R-2	21	2	Above Mod	Yes	No
9903311	0.14	Single Family Detached	Low Medium Density Residential	R-2	21	2	Above Mod	Yes	No
9903312	0.14	Single Family Detached	Low Medium Density Residential	R-2	21	2	Above Mod	Yes	No
9903303	0.14	Single Family Detached	Low Medium Density Residential	R-2	21	2	Above Mod	Yes	No
9903108	0.08	Vacant	Low Medium Density Residential	R-2	21	1	Above Mod	Yes	No
9903607	0.09	Single Family Detached	Low Medium Density Residential	R-2	21	1	Above Mod	Yes	No
9903307	0.09	Single Family Detached	Low Medium Density Residential	R-2	21	1	Above Mod	Yes	No

Accessor Parcel Number	Acres	Existing Land Use/Vacant	General Plan	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
10008301	0.75	Single Family Detached	Low Medium Density Residential	R-1-7	21	1	Above Mod	Yes	No
23138349	0.79	Religious Institution	Low Density Residential	R-2	11	7	Above Mod	Yes	No
9808120	0.97	Commercial	Low Density Residential	R-1	11	5	Above Mod	Yes	No
23131110	0.53	Single Family Detached	Low Density Residential	R-3	11	4	Above Mod	Yes	No
9808120	0.69	Religious Institution	Low Density Residential	R-1	11	4	Above Mod	Yes	No
23138336	0.17	Single Family Detached	Low Density Residential	R-2	11	2	Above Mod	Yes	No
23138338	0.17	Single Family Detached	Low Density Residential	R-2	11	2	Above Mod	Yes	No
13308227	0.47	Vacant	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13337223	0.21	Vacant	Low Density Residential	R-1-15	11	1	Above Mod	Yes	No
13337224	0.21	Vacant	Low Density Residential	R-1-15	11	1	Above Mod	Yes	No
13337222	0.27	Vacant	Low Density Residential	R-1-15	11	1	Above Mod	Yes	No
13337225	0.27	Vacant	Low Density Residential	R-1-15	11	1	Above Mod	Yes	No
9907312	0.18	Single Family Detached	Low Medium Density Residential	R-1-7	11	1	Above Mod	Yes	No
9907311	0.17	Single Family Detached	Low Medium Density Residential	R-1-7	11	1	Above Mod	Yes	No
9907310	0.17	Single Family Detached	Low Medium Density Residential	R-1-7	11	1	Above Mod	Yes	No
9907309	0.18	Single Family Detached	Low Medium Density Residential	R-1-7	11	1	Above Mod	Yes	No
9907308	0.18	Single Family Detached	Low Medium Density Residential	R-1-7	11	1	Above Mod	Yes	No
9907307	0.17	Single Family Detached	Low Medium Density Residential	R-1-7	11	1	Above Mod	Yes	No
9907306	0.17	Single Family Detached	Low Medium Density Residential	R-1-7	11	1	Above Mod	Yes	No
9907305	0.18	Single Family Detached	Low Medium Density Residential	R-1-7	11	1	Above Mod	Yes	No
9907304	0.18	Single Family Detached	Low Medium Density Residential	R-1-7	11	1	Above Mod	Yes	No



Accessor Parcel Number	Acres	Existing Land Use/Vacant	General Plan	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
9907303	0.17	Single Family Detached	Low Medium Density Residential	R-1-7	11	1	Above Mod	Yes	No
9907302	0.17	Single Family Detached	Low Medium Density Residential	R-1-7	11	1	Above Mod	Yes	No
9907301	0.18	Single Family Detached	Low Medium Density Residential	R-1-7	11	1	Above Mod	Yes	No
9064102	2.01	Religious Institution	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
9744236	0.53	Religious Institution	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13310241	0.92	Religious Institution	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
23138333	0.17	Single Family Detached	Low Density Residential	R-2	11	1	Above Mod	Yes	No
23138335	0.17	Single Family Detached	Low Density Residential	R-2	11	1	Above Mod	Yes	No
13242319	0.82	Commercial	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
21506437	1.37	Religious Institution	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
9744223	0.17	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
9744224	0.24	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
9744225	0.17	Religious Institution	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
23116120	2.85	Religious Institution	Low Density Residential	R-1-6	11	1	Above Mod	Yes	No
9052125	1.55	Primary Secondary Education	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
23160107	1.69	Religious Institution	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
8934413	0.86	Religious Institution	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
8927325	1.02	Commercial	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
9031239	1.29	Religious Institution	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
23144101	1.13	Religious Institution	Low Density Residential	R-1	11	1	Above Mod	Yes	No
23131139	0.20	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
23131138	0.20	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
10007423	1.09	religious institution	Civic/Institutional	R-1-7	11	1	Above Mod	Yes	No
10146214	4.40	School	Civic/Institutional	R-1-7	11	1	Above Mod	Yes	No

Accessor Parcel Number	Acres	Existing Land Use/Vacant	General Plan	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
23110326	0.26	Single Family Detached	Low Density Residential	R-1-6	11	1	Above Mod	Yes	No
23112222	0.26	Single Family Detached	Low Density Residential	R-1-6	11	1	Above Mod	Yes	No
23112226	0.26	Single Family Detached	Low Density Residential	R-1-6	11	1	Above Mod	Yes	No
23110129	0.26	Single Family Detached	Low Density Residential	R-1-6	11	1	Above Mod	Yes	No
23312120	0.26	Single Family Detached	Low Density Residential	R-1-6	11	1	Above Mod	Yes	No
09044510	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09044411	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09044410	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09044311	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09044310	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09044211	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09046612	0.32	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09046611	0.32	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09046505	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09046504	0.34	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13246307	0.29	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13246306	0.29	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13246706	0.39	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13246305	0.29	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13246304	0.29	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13246303	0.29	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13246302	0.29	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13246301	0.29	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13246101	0.41	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13229301	0.34	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13228606	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13226109	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13227205	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13228309	0.34	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13228308	0.33	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13228307	0.34	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No

Accessor Parcel Number	Acres	Existing Land Use/Vacant	General Plan	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
13228210	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13228209	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13228109	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13228208	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13228207	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13228206	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13228205	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13229132	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13229133	0.35	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13228204	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13228203	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13229115	0.45	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13229114	0.31	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13228202	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13227128	0.30	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13228201	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13227123	0.62	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13221301	0.29	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13224247	0.29	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13221316	0.29	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13221302	0.31	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13221314	0.28	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13221313	0.42	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13221303	0.32	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13224246	0.44	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13224245	0.44	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13224244	0.44	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13224243	0.59	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13224242	0.79	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13224241	0.88	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13224240	0.64	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No

Accessor Parcel Number	Acres	Existing Land Use/Vacant	General Plan	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
13224238	0.88	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13224237	0.88	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13224235	0.87	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13224233	0.76	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13221304	0.58	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13221104	0.31	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13221305	0.70	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13222303	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13223112	0.29	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13223409	0.36	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13222301	0.30	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13223211	0.33	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13223114	0.29	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13223307	0.32	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13222105	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13202406	0.28	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13202405	0.31	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13202401	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13223212	0.38	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13202221	0.30	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13202222	0.32	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13202227	0.28	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13204306	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13202210	0.30	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13202209	0.31	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13201208	0.42	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13202215	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13204301	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13202204	0.29	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13201207	0.35	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13201209	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No

Accessor Parcel Number	Acres	Existing Land Use/Vacant	General Plan	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
13202116	0.33	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13202117	0.32	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13201327	0.31	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13201328	0.39	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13202105	0.32	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13202104	0.32	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13202108	0.34	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13204140	0.28	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13203312	0.34	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13203315	0.31	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13203316	0.32	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13203305	0.35	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13203304	0.32	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13203119	0.29	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13203120	0.29	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13203108	0.28	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13203107	0.29	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13244216	0.28	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13241303	0.25	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13241304	0.25	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13241305	0.25	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13241306	0.25	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13241104	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13241103	0.30	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13241102	0.30	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13241101	0.30	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13242105	0.28	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13242104	0.28	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13242103	0.28	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13242210	0.61	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13242410	0.31	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No

Accessor Parcel Number	Acres	Existing Land Use/Vacant	General Plan	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
13242416	0.34	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13242311	0.25	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13233312	0.33	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13233308	0.29	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13233302	0.29	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13233128	0.35	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13233127	0.32	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13233125	0.40	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13233121	0.30	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13233118	0.29	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13233117	0.44	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13233132	0.43	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13233110	0.31	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13231318	0.35	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13233133	0.42	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13233140	1.39	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13233131	0.64	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13233134	0.44	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13233139	0.86	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13233107	0.33	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13233101	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13231208	0.29	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13232201	0.61	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13232102	0.54	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13232205	0.66	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13232101	0.59	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13232103	0.70	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13231207	0.28	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13232202	0.35	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13232104	1.52	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13232203	0.40	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No

Accessor Parcel Number	Acres	Existing Land Use/Vacant	General Plan	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
13232116	0.35	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13232206	0.69	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13231115	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13232110	0.65	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13232105	0.76	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13232117	0.42	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13232115	0.34	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13232118	0.42	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13231114	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13231108	0.29	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13232123	0.41	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13232109	0.51	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13232111	0.44	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13232122	0.39	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13231111	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13232114	0.34	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13232106	0.52	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13231113	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13232119	0.44	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13232124	0.47	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13232121	0.50	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13232120	0.39	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13232113	0.39	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13232112	0.44	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13232108	0.44	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13232107	0.39	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13218215	0.25	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13218206	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13218221	0.25	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13218205	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13218216	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No

Accessor Parcel Number	Acres	Existing Land Use/Vacant	General Plan	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
13219336	0.34	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13218220	0.25	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13218217	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13218204	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13219325	0.35	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13219317	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13218218	0.25	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13218219	0.28	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13219305	0.41	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13219314	0.33	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13218117	0.31	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13218116	0.28	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13219313	0.59	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13218119	0.68	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13219312	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13205514	0.29	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13205513	0.32	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13217215	0.25	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13205510	0.25	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13208513	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13205301	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13206230	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13206108	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13206233	0.30	Single Family Detached	Low Density Residential	R-1-6	11	1	Above Mod	Yes	No
13206231	0.29	Single Family Detached	Low Density Residential	R-1-6	11	1	Above Mod	Yes	No
13206232	0.27	Single Family Detached	Low Density Residential	R-1-6	11	1	Above Mod	Yes	No
13206109	0.27	Single Family Detached	Low Density Residential	R-1-6	11	1	Above Mod	Yes	No
13316211	0.28	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13316212	0.38	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13316311	0.38	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13316312	0.40	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No



Accessor Parcel Number	Acres	Existing Land Use/Vacant	General Plan	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
13317211	0.40	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13317212	0.43	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13317118	0.46	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
21511721	0.39	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13318332	0.33	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13318357	0.29	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13316210	0.34	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13316213	0.32	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13316310	0.32	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13316313	0.35	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13317117	0.38	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13317210	0.35	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13317213	0.37	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13316214	0.33	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13317116	0.38	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13316209	0.48	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
21511734	0.63	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13316309	0.32	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13316314	0.35	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13317209	0.34	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13317214	0.37	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13318338	0.55	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13318358	0.96	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13317115	0.38	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13316208	0.36	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13316215	0.32	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13316308	0.32	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13316315	0.35	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13317208	0.35	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13317215	0.37	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13317114	0.38	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No

Accessor Parcel Number	Acres	Existing Land Use/Vacant	General Plan	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
13316207	0.37	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13316216	0.32	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13316307	0.32	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13316323	0.35	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13317207	0.34	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13317216	0.37	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13318306	0.31	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13318316	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
21511305	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13317113	0.38	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13316206	0.37	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13316217	0.32	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13316306	0.32	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13316317	0.34	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13317206	0.35	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13317217	0.37	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
21511306	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13317112	0.38	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
21511307	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13316205	0.37	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13316218	0.32	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13316305	0.32	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13316318	0.35	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13317205	0.35	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13317218	0.37	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
21511308	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13317111	0.38	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13316204	0.37	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13316219	0.32	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13316304	0.32	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13316319	0.34	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No

Accessor Parcel Number	Acres	Existing Land Use/Vacant	General Plan	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
13317204	0.35	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13317219	0.37	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
21512311	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13317110	0.38	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13316203	0.37	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
21512312	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13316220	0.32	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13316303	0.32	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13316320	0.35	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13317203	0.35	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13317220	0.37	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
21512313	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13317109	0.38	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13316202	0.37	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13316221	0.32	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13316302	0.32	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13316321	0.35	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13317202	0.34	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13317221	0.37	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
21512314	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13317108	0.36	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
21512315	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13316222	0.35	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13316301	0.35	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13316322	0.38	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13317201	0.38	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13317222	0.40	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
21512316	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13317107	0.42	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
21512317	0.29	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
21512318	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No

Accessor Parcel Number	Acres	Existing Land Use/Vacant	General Plan	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
13316101	0.46	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13316102	0.33	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13316104	0.40	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13316105	0.38	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13316106	0.38	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13316107	0.38	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13316108	0.38	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13317101	0.38	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13317102	0.38	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13317103	0.38	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13317104	0.38	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13317120	0.39	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13317119	0.68	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
21512421	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
21512319	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
21512419	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13307143	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13307140	0.29	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
21506111	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
21505208	0.28	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13307130	0.28	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
21505209	0.32	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
21505205	0.28	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
21505204	0.38	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
21506110	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13306146	0.28	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
21506109	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13307211	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13307217	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13307220	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
21505210	0.31	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No

Accessor Parcel Number	Acres	Existing Land Use/Vacant	General Plan	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
21505211	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
21506108	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13307104	0.43	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
21506435	0.33	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
21506107	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13307210	0.28	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13307206	0.30	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13307204	0.30	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13307103	0.29	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13307201	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13306148	0.31	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
21506106	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13307102	0.29	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
21506105	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
21506104	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13307101	0.48	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13307112	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13307115	0.28	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13307116	0.29	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13307117	0.33	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13307118	0.32	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13307119	0.24	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13307120	0.24	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13307121	0.23	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13307122	0.20	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13307123	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13307124	0.28	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
21506103	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
21506102	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13308293	0.40	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13308209	0.30	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No

Accessor Parcel Number	Acres	Existing Land Use/Vacant	General Plan	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
21504307	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13308291	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13308290	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
21504131	0.29	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
21504134	0.41	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13154116	0.32	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13153123	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13153122	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13153121	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13153129	0.31	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13153130	0.31	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13153180	0.31	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13153142	0.31	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13153153	0.31	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13153154	0.31	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13153165	0.31	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13153166	0.31	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13152142	0.28	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13152143	0.29	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13152154	0.29	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13152155	0.29	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13152166	0.29	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13152167	0.29	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13341316	0.34	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13341317	0.34	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13341318	0.34	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13341319	0.34	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13341320	0.34	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13341321	0.41	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13341214	0.41	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13341213	0.34	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No

Accessor Parcel Number	Acres	Existing Land Use/Vacant	General Plan	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
13341210	0.34	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13341211	0.34	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13341212	0.37	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13341314	0.29	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13341205	0.27	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13341313	0.27	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13341304	0.28	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13341303	0.30	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13341302	0.30	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13341306	0.40	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13341301	0.33	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13341208	0.34	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13341207	0.31	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13341206	0.30	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13341204	0.36	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13341312	0.27	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13341308	0.26	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13341311	0.27	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13341309	0.28	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13341201	0.26	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13341310	0.27	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13341108	0.33	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13341107	0.31	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13341106	0.31	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13341105	0.31	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13341104	0.31	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13341103	0.31	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13341102	0.31	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13341101	0.33	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13345311	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13340127	0.28	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No

Accessor Parcel Number	Acres	Existing Land Use/Vacant	General Plan	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
13340128	0.27	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13340101	0.27	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13340126	0.28	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13340129	0.27	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13340102	0.27	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13345310	0.29	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13340308	0.33	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13340307	0.31	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13340306	0.31	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13340305	0.31	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13340304	0.31	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13340303	0.31	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13340302	0.31	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13340301	0.33	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13340125	0.28	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13340130	0.27	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13340103	0.27	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13340124	0.28	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13340131	0.26	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13340104	0.27	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13345211	0.29	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13340132	0.27	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13340123	0.27	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13340209	0.48	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13340210	0.47	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13340211	0.31	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13340212	0.31	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13340213	0.31	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13340214	0.31	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13340215	0.33	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13340105	0.27	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No



Accessor Parcel Number	Acres	Existing Land Use/Vacant	General Plan	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
13342104	0.43	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13340208	0.24	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13340106	0.27	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13340142	0.30	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13340107	0.26	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13342102	0.30	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13342107	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13340207	0.24	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13340206	0.31	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13340205	0.31	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13340204	0.31	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13340203	0.31	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13340202	0.31	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13340201	0.33	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13340141	0.33	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13340138	0.58	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13342108	0.28	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13340108	0.26	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13342101	0.40	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13340133	0.25	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13329203	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13340134	0.25	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13340137	0.37	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13340119	0.31	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13340118	0.31	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13340117	0.33	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13340116	0.33	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13340115	0.33	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13340114	0.33	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13340113	0.33	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13340112	0.33	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No

Accessor Parcel Number	Acres	Existing Land Use/Vacant	General Plan	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
13340111	0.33	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13340110	0.27	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13340109	0.43	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
21513207	0.30	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
21513206	0.31	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
21513208	0.31	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13329319	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
21513205	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
21513209	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13330203	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13330239	0.30	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13330204	0.31	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13331142	0.21	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13331144	1.08	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13331118	0.25	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13331119	0.23	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13331125	0.28	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13331124	0.25	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13331104	0.20	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13331126	0.23	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13331128	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13330216	0.33	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13331101	0.83	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13238303	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13239117	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13239113	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13239111	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13239107	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13239105	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13234323	0.31	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13237237	0.32	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No

Accessor Parcel Number	Acres	Existing Land Use/Vacant	General Plan	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
13237232	0.25	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13237234	0.31	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13237236	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13234220	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13234222	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13234225	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13234227	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13234315	0.33	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13236314	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13235407	0.31	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13235401	0.25	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13235503	0.25	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13235415	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13235420	0.32	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13235419	0.40	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13235418	0.42	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13235402	0.25	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13235505	0.25	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13235502	0.25	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13235403	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13235506	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13235501	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13235303	0.29	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13236115	0.28	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13235113	0.31	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13235114	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13235116	0.29	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13235118	0.29	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13235120	0.29	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13235112	0.28	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13236112	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No

Accessor Parcel Number	Acres	Existing Land Use/Vacant	General Plan	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
13236110	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13235110	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13235104	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13235103	0.29	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13214215	0.23	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13215309	0.30	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13214310	0.31	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13215308	0.30	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13215307	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13215209	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13214311	0.29	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13215204	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13214217	0.30	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13214218	0.29	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13214219	0.30	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13214224	0.30	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13214225	0.29	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13215306	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13214226	0.30	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13214312	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13215210	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13215203	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13215211	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13215202	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13214313	0.31	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13215303	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13215212	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13215201	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13214314	0.29	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13215302	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13214315	0.39	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No

Accessor Parcel Number	Acres	Existing Land Use/Vacant	General Plan	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
13214112	0.32	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13215301	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13213401	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13213229	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13216405	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13213230	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13213231	0.28	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13213225	0.31	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13213224	0.31	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13213217	0.30	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13213216	0.31	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13213209	0.31	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13213208	0.31	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13212719	0.35	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13212718	0.50	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13209323	0.29	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13212717	0.29	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13212412	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13212522	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13212527	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13212410	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13209145	0.29	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13209144	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13209143	0.29	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13209131	0.29	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13209130	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13209129	0.29	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13209117	0.29	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13209115	0.28	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13211107	0.30	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13211108	0.28	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No

Accessor Parcel Number	Acres	Existing Land Use/Vacant	General Plan	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
08933124	0.65	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
08933115	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
08933117	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
08933112	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
08933104	0.29	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
08933128	0.31	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
08944316	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
08944120	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
08960321	0.35	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
08960322	0.35	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
08960216	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
08960210	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
08960219	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
08931503	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
08931506	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
08960220	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
08931308	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
08948303	0.29	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
08948301	0.29	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
08956303	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
08956108	0.25	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
08956106	0.25	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
08960105	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
08960106	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
08938603	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
08938403	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
08937125	0.38	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
08937106	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
08937105	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
08945217	0.34	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
08945117	0.35	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No

Accessor Parcel Number	Acres	Existing Land Use/Vacant	General Plan	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
08945216	0.25	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
08943234	0.29	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
08943301	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
08927214	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
08927215	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
08927226	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
08927202	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
08927228	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
08927257	0.43	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
08927251	0.30	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
08927324	0.42	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
08927308	0.25	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
08951120	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13313101	0.46	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13313316	0.33	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13313317	0.33	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13313318	0.33	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13313319	0.33	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13313320	0.33	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13313321	0.33	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13313322	0.33	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13313323	0.33	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13313324	0.33	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13313325	0.33	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13313326	0.33	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13313327	0.65	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13313102	0.46	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13314116	0.32	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13314206	0.38	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13313103	0.30	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13314117	0.31	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No

Accessor Parcel Number	Acres	Existing Land Use/Vacant	General Plan	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
13314205	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13313313	0.32	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13313312	0.33	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13313311	0.33	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13313310	0.33	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13313309	0.33	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13313308	0.33	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13313307	0.33	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13313306	0.33	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13313305	0.33	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13313304	0.33	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13313303	0.33	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13313302	0.33	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13313301	0.33	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13314118	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13314119	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13314127	0.25	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13313104	0.36	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13314135	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13314108	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13314107	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13314120	0.25	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13313105	0.52	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13313212	0.32	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13313211	0.33	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13313210	0.33	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13313209	0.33	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13313208	0.33	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13313207	0.33	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13313206	0.33	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13313205	0.33	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No



Accessor Parcel Number	Acres	Existing Land Use/Vacant	General Plan	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
13313204	0.33	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13313203	0.33	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13313202	0.33	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13313107	0.37	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13313106	0.63	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13314132	0.31	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13314131	0.28	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13314124	0.31	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13314129	0.31	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13314130	0.28	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13314123	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13314105	0.24	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13314121	0.34	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13314122	0.29	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13314104	0.25	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13315323	0.21	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13315304	0.30	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13315324	0.25	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13315322	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13312108	0.29	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13315314	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13315312	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13312110	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13312107	0.29	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13315305	0.25	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13315330	0.25	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13310238	0.44	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13310235	0.62	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13310236	0.69	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13310237	0.43	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13310102	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No

Accessor Parcel Number	Acres	Existing Land Use/Vacant	General Plan	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
13310103	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
08935118	0.32	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
08917029	0.30	Single Family Detached	Low Density Residential	R-1-15	11	1	Above Mod	Yes	No
08917026	0.25	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
08917007	0.37	Single Family Detached	Low Density Residential	R-1-15	11	1	Above Mod	Yes	No
08935217	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
08953136	0.35	Single Family Detached	Low Density Residential	R-1-15	11	1	Above Mod	Yes	No
08953140	0.39	Single Family Detached	Low Density Residential	R-1-15	11	1	Above Mod	Yes	No
08953139	0.39	Single Family Detached	Low Density Residential	R-1-15	11	1	Above Mod	Yes	No
08953134	0.39	Single Family Detached	Low Density Residential	R-1-15	11	1	Above Mod	Yes	No
08953133	0.39	Single Family Detached	Low Density Residential	R-1-15	11	1	Above Mod	Yes	No
08953132	0.66	Single Family Detached	Low Density Residential	R-1-15	11	1	Above Mod	Yes	No
08953131	0.41	Single Family Detached	Low Density Residential	R-1-15	11	1	Above Mod	Yes	No
08953130	0.39	Single Family Detached	Low Density Residential	R-1-15	11	1	Above Mod	Yes	No
08935218	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
08953145	0.33	Single Family Detached	Low Density Residential	R-1-15	11	1	Above Mod	Yes	No
08953148	0.35	Single Family Detached	Low Density Residential	R-1-15	11	1	Above Mod	Yes	No
08935223	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
08953115	0.56	Single Family Detached	Low Density Residential	R-1-15	11	1	Above Mod	Yes	No
08953149	0.38	Single Family Detached	Low Density Residential	R-1-15	11	1	Above Mod	Yes	No
08953119	0.63	Single Family Detached	Low Density Residential	R-1-15	11	1	Above Mod	Yes	No
08953120	0.63	Single Family Detached	Low Density Residential	R-1-15	11	1	Above Mod	Yes	No
08953121	0.64	Single Family Detached	Low Density Residential	R-1-15	11	1	Above Mod	Yes	No
08953143	0.43	Single Family Detached	Low Density Residential	R-1-15	11	1	Above Mod	Yes	No
08953125	0.26	Single Family Detached	Low Density Residential	R-1-15	11	1	Above Mod	Yes	No
08935224	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
08953114	0.27	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
08953111	0.20	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
08953113	0.32	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
08935106	0.35	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
08935105	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No

Accessor Parcel Number	Acres	Existing Land Use/Vacant	General Plan	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
08952318	0.29	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
08916120	0.34	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
08916136	0.28	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
08958603	0.28	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
08958602	0.29	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
08958405	0.28	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
08958404	0.29	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
08916113	0.28	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
08916112	0.25	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
08916111	0.28	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
08958202	0.29	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
08958304	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
08958302	0.28	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
08958301	0.28	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
08948412	0.28	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
08948418	0.25	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
08948215	0.28	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
08957614	0.37	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
08948212	0.35	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
08948210	0.36	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
08948211	0.32	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
08948209	0.28	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
08959801	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
08947409	0.30	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
08947310	0.29	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
08947309	0.30	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
08947210	0.30	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
08962604	0.33	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
08962316	0.32	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
08954307	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
08954301	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No

Accessor Parcel Number	Acres	Existing Land Use/Vacant	General Plan	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
08961334	0.30	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
08961110	0.32	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
08961107	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09009116	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09009225	0.29	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
08912360	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
08912357	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09009115	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09009119	0.25	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09009118	0.31	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09009226	0.31	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
08912361	0.36	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
08912370	0.29	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09009114	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09007105	0.36	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09007209	0.38	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
08912362	0.37	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09009227	0.31	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09009224	0.71	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09009223	0.69	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09009222	0.69	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09009221	0.69	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09009220	0.70	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09009113	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
08912353	0.48	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
08912363	0.37	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09009230	0.46	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09009112	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09007107	0.28	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09009209	0.29	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
08912364	0.37	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No

Accessor Parcel Number	Acres	Existing Land Use/Vacant	General Plan	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
08912352	0.48	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09009208	0.31	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09009211	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09009111	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09009212	0.34	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09009214	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09009228	0.58	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09007114	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
08912351	0.32	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
08912348	0.29	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09009207	0.30	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09009127	0.55	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09009108	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09009231	0.30	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
08912366	0.48	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
08912350	0.52	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
08912349	0.40	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
08912333	0.28	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
08912368	0.28	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09007116	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09006503	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
08926433	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09007123	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
08955003	0.61	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09007126	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09008240	0.34	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09007307	0.38	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09007305	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09007304	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09007303	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09028318	0.31	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No

Accessor Parcel Number	Acres	Existing Land Use/Vacant	General Plan	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
09028302	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09028301	0.28	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09028315	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09028314	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09028316	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09028317	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09028309	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09028308	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09028306	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09028206	0.29	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09028204	0.28	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09028104	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09028107	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09028507	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09028504	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09028408	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09028208	0.37	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
08929142	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09028203	0.28	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09028508	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09028503	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09028409	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09028211	0.34	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09028111	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09028215	0.29	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
08929310	0.32	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
08929301	0.33	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09027222	0.28	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09027321	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09027212	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
08914118	0.31	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No

Accessor Parcel Number	Acres	Existing Land Use/Vacant	General Plan	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
09027317	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09027318	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09027211	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
08914117	0.31	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09027303	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09027302	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09027224	0.28	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09027412	0.29	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09027223	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09027410	0.36	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09027217	0.40	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09027218	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09027407	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09027208	0.29	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09027225	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09027405	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09027408	0.30	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09027205	0.33	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09027203	0.30	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09027404	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09027409	0.53	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09027411	1.11	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09004118	0.31	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
09004119	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09004120	0.34	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
09004121	0.36	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
09004122	0.72	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
09049112	0.29	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09004110	0.45	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
09004116	0.85	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09049113	0.29	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No

Accessor Parcel Number	Acres	Existing Land Use/Vacant	General Plan	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
09049153	0.34	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09049155	0.31	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09004115	0.31	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09004114	0.31	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
09004112	0.65	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
09004113	0.31	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
09049132	0.75	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09049115	0.30	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09004108	0.76	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
09049116	0.29	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09004102	0.35	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
09004103	0.34	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
09004104	0.35	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
09004105	0.40	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
09004106	0.47	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
09004107	0.33	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
09049107	0.82	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09049117	0.29	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09049142	0.51	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09049118	0.51	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09049143	0.30	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09050208	0.39	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09049140	0.35	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09049120	0.29	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09049135	0.49	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09049121	0.29	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09049122	0.29	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09049139	0.51	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09049125	0.29	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09049159	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09049158	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No



Accessor Parcel Number	Acres	Existing Land Use/Vacant	General Plan	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
09049126	0.29	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09049160	0.35	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09049161	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
	0.28	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09052120	0.28	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09052121	0.28	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09020507	0.31	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09034522	0.31	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09034519	0.45	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09020221	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09034120	0.30	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09021308	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09021216	0.30	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09021217	0.34	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09021218	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09021219	0.28	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09021228	0.28	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09021220	0.28	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09021221	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09021222	0.28	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09021223	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09021224	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09021225	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09039216	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09039418	0.43	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09021230	0.71	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09036216	0.31	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09053602	0.46	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
23136108	0.34	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
23136129	0.36	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
23146419	0.31	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No

Accessor Parcel Number	Acres	Existing Land Use/Vacant	General Plan	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
23302303	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
23313140	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
23313138	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
23313127	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
23313125	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
23313114	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
23313112	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
23314235	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
23314228	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
23314226	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
23314219	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
23314217	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
23314210	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
23314208	0.25	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
23315122	0.28	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
23153315	0.29	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
23131111	0.40	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
10037321	0.33	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
10037202	0.28	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
10037121	0.28	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09026112	0.17	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09026113	0.22	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09029215	0.29	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09026114	0.17	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09026321	0.28	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09026124	0.30	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09030101	0.32	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09030102	0.32	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09030103	0.32	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09059409	0.29	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09030104	0.32	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No

Accessor Parcel Number	Acres	Existing Land Use/Vacant	General Plan	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
09030221	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09030105	0.32	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09059414	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09030106	0.32	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09030107	0.32	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09030233	0.28	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09030240	1.10	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09030226	0.53	Single Family Detached	Low Density Residential	R-1-6	11	1	Above Mod	Yes	No
09030228	0.54	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09030229	0.67	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09030239	0.58	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09030108	0.30	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
23139215	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
23139111	0.37	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
23139118	0.37	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
23139117	0.35	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
23139116	0.35	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
23139115	0.35	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
23139114	0.36	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
23139113	0.36	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
23139108	0.29	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
23139120	0.29	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
23139121	0.57	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
23144130	0.49	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
23144126	0.49	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
23144131	0.42	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
23144125	0.45	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
23144120	0.51	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
23144132	0.49	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
23144124	0.45	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
23144123	0.31	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No

Accessor Parcel Number	Acres	Existing Land Use/Vacant	General Plan	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
23144121	0.55	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
23144133	0.36	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
23144122	0.57	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
23144119	0.63	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
23137342	0.33	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
23160116	0.33	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
23160134	0.28	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
23160131	0.33	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09927148	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09927151	0.29	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09913207	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09928369	0.28	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09928328	0.29	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09928368	0.36	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09928113	0.46	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
10009224	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
10009225	0.30	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
10008109	0.35	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
10009212	0.32	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
10009105	0.46	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
10008204	0.30	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
10009111	0.69	commercial	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
10008201	0.31	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
10002112	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
10002303	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
10003222	0.41	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
10002120	0.29	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
10001324	0.32	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
10004111	0.32	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
10004110	0.34	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
10004228	0.34	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No

Accessor Parcel Number	Acres	Existing Land Use/Vacant	General Plan	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
10004112	0.33	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
10004109	0.34	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
10004227	0.34	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
10004113	0.32	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
10004108	0.34	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
10004226	0.34	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
10004114	0.32	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
10004107	0.34	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
10004225	0.34	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09011109	0.49	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09011110	0.49	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09010301	0.47	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09011103	0.63	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
08922316	0.32	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
08922315	0.31	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
08922225	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
08922314	0.31	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
08922224	0.29	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
08922313	0.31	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
08922223	0.31	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
08923130	0.28	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
08922312	0.31	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
08922222	0.31	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
08923129	0.28	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
08922311	0.31	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
08922221	0.31	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
08923128	0.30	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
08922310	0.31	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
08922220	0.31	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
08922309	0.28	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
08922308	0.28	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No

Accessor Parcel Number	Acres	Existing Land Use/Vacant	General Plan	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
08922307	0.28	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
08922306	0.28	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
08922305	0.28	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
08922304	0.28	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
08923316	0.25	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13338207	0.20	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13338104	0.57	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13338103	0.57	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13338102	0.57	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13338119	0.29	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13338117	0.29	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13338101	0.81	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13339101	0.50	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13339102	0.63	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13339115	0.43	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13339116	0.40	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13339103	0.72	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13339114	0.23	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13339117	0.25	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13339104	0.47	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13339113	0.21	Single Family Detached	Low Density Residential	R-1-9	11	1	Above Mod	Yes	No
13339118	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13339148	0.28	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13339112	0.33	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13337209	0.23	Single Family Detached	Low Density Residential	R-1-15	11	1	Above Mod	Yes	No
13337210	0.23	Single Family Detached	Low Density Residential	R-1-15	11	1	Above Mod	Yes	No
13339119	0.30	Single Family Detached	Low Density Residential	R-1-15	11	1	Above Mod	Yes	No
13339106	0.28	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13339111	0.60	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13339137	0.26	Single Family Detached	Low Density Residential	R-1-15	11	1	Above Mod	Yes	No
13339120	0.29	Single Family Detached	Low Density Residential	R-1-15	11	1	Above Mod	Yes	No

Accessor Parcel Number	Acres	Existing Land Use/Vacant	General Plan	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
13337208	0.22	Single Family Detached	Low Density Residential	R-1-15	11	1	Above Mod	Yes	No
13337211	0.22	Single Family Detached	Low Density Residential	R-1-15	11	1	Above Mod	Yes	No
13339107	0.31	Single Family Detached	Low Density Residential	R-1-15	11	1	Above Mod	Yes	No
13339121	0.24	Single Family Detached	Low Density Residential	R-1-15	11	1	Above Mod	Yes	No
13339110	0.38	Single Family Detached	Low Density Residential	R-1-15	11	1	Above Mod	Yes	No
13337204	0.73	Single Family Detached	Low Density Residential	R-1-15	11	1	Above Mod	Yes	No
13337205	0.66	Single Family Detached	Low Density Residential	R-1-15	11	1	Above Mod	Yes	No
13336160	0.72	Single Family Detached	Low Density Residential	R-1-15	11	1	Above Mod	Yes	No
13339145	1.22	Single Family Detached	Low Density Residential	R-1-15	11	1	Above Mod	Yes	No
13336108	0.46	Single Family Detached	Low Density Residential	R-1-15	11	1	Above Mod	Yes	No
13336109	0.48	Single Family Detached	Low Density Residential	R-1-15	11	1	Above Mod	Yes	No
13339154	0.42	Single Family Detached	Low Density Residential	R-1-15	11	1	Above Mod	Yes	No
13336110	0.48	Single Family Detached	Low Density Residential	R-1-15	11	1	Above Mod	Yes	No
13339136	0.40	Single Family Detached	Low Density Residential	R-1-15	11	1	Above Mod	Yes	No
13336111	0.46	Single Family Detached	Low Density Residential	R-1-15	11	1	Above Mod	Yes	No
13339135	0.23	Single Family Detached	Low Density Residential	R-1-15	11	1	Above Mod	Yes	No
13336112	0.47	Single Family Detached	Low Density Residential	R-1-15	11	1	Above Mod	Yes	No
13337220	0.35	Single Family Detached	Low Density Residential	R-1-15	11	1	Above Mod	Yes	No
13339133	0.23	Single Family Detached	Low Density Residential	R-1-15	11	1	Above Mod	Yes	No
13337203	0.41	Single Family Detached	Low Density Residential	R-1-15	11	1	Above Mod	Yes	No
13339161	0.45	Single Family Detached	Low Density Residential	R-1-15	11	1	Above Mod	Yes	No
13339122	0.22	Single Family Detached	Low Density Residential	R-1-15	11	1	Above Mod	Yes	No
13339109	0.28	Single Family Detached	Low Density Residential	R-1-15	11	1	Above Mod	Yes	No
13339152	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13335211	0.26	Single Family Detached	Low Density Residential	R-1-15	11	1	Above Mod	Yes	No
13335313	0.29	Single Family Detached	Low Density Residential	R-1-15	11	1	Above Mod	Yes	No
13335210	0.39	Single Family Detached	Low Density Residential	R-1-15	11	1	Above Mod	Yes	No
13334210	0.35	Single Family Detached	Low Density Residential	R-1-15	11	1	Above Mod	Yes	No
13333240	0.33	Single Family Detached	Low Density Residential	R-1-15	11	1	Above Mod	Yes	No
13334430	0.29	Single Family Detached	Low Density Residential	R-1-15	11	1	Above Mod	Yes	No
13334431	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No

Accessor Parcel Number	Acres	Existing Land Use/Vacant	General Plan	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
13334427	0.46	Single Family Detached	Low Density Residential	R-1-15	11	1	Above Mod	Yes	No
13335212	0.26	Single Family Detached	Low Density Residential	R-1-15	11	1	Above Mod	Yes	No
13335312	0.29	Single Family Detached	Low Density Residential	R-1-15	11	1	Above Mod	Yes	No
13335315	0.33	Single Family Detached	Low Density Residential	R-1-15	11	1	Above Mod	Yes	No
13335209	0.30	Single Family Detached	Low Density Residential	R-1-15	11	1	Above Mod	Yes	No
13333125	0.30	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13333126	0.28	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13333140	0.41	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13333139	0.41	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13334209	0.34	Single Family Detached	Low Density Residential	R-1-15	11	1	Above Mod	Yes	No
13335213	0.26	Single Family Detached	Low Density Residential	R-1-15	11	1	Above Mod	Yes	No
13335311	0.30	Single Family Detached	Low Density Residential	R-1-15	11	1	Above Mod	Yes	No
13333124	0.69	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13333141	0.40	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13335208	0.31	Single Family Detached	Low Density Residential	R-1-15	11	1	Above Mod	Yes	No
13334416	0.31	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13333115	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13335310	0.31	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13335316	0.47	Single Family Detached	Low Density Residential	R-1-15	11	1	Above Mod	Yes	No
13334417	0.32	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13333116	0.38	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13333114	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13335207	0.31	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13333128	1.10	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13335206	0.29	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13335308	0.32	Single Family Detached	Low Density Residential	R-1-15	11	1	Above Mod	Yes	No
13335309	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13334703	0.32	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13335307	0.32	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13335205	0.29	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13335217	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No



Accessor Parcel Number	Acres	Existing Land Use/Vacant	General Plan	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
13335204	0.28	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13335306	0.32	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13335203	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13335218	0.29	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13335305	0.28	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13333256	0.29	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13335219	0.25	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13335220	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13335303	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13335302	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13335301	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13334201	0.22	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13334401	0.23	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13332504	0.29	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13332506	0.30	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13332505	0.36	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13334506	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13334307	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13332112	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13332113	0.28	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13332206	0.29	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13332205	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13332405	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13332305	0.25	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13332111	0.30	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13332204	0.29	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13332404	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13332304	0.25	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13332110	0.25	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13332107	0.28	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13332403	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No

Accessor Parcel Number	Acres	Existing Land Use/Vacant	General Plan	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
13332303	0.25	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13332109	0.37	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13332402	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13332302	0.25	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13334101	0.30	Single Family Detached	Low Density Residential	R-1-6	11	1	Above Mod	Yes	No
13334301	0.30	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13334312	0.25	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13334501	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13332401	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13332301	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13332212	0.25	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13332201	0.25	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13332105	0.29	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
13332101	0.29	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09903201	0.31	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09902213	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09903514	0.33	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09907135	0.85	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09902611	0.29	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09902608	0.33	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09902609	0.33	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09902509	0.33	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09902602	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09902601	0.36	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09902309	0.28	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09902311	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09902312	0.28	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09903203	0.38	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09804187	0.39	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09808103	0.28	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09825324	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No

Accessor Parcel Number	Acres	Existing Land Use/Vacant	General Plan	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
09824335	0.29	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09824101	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09825107	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09825109	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09806519	0.30	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09806518	0.28	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09806515	0.30	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09806514	0.29	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09820418	0.28	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09806422	0.29	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09806421	0.29	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09823414	0.31	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09823401	0.30	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09823426	0.38	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09820417	0.28	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09823425	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09820224	0.30	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09820414	0.28	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09806425	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09823315	0.29	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09806424	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09823324	0.29	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09823325	0.30	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09820415	0.28	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09806116	0.37	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09806313	0.30	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09806312	0.29	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09806117	0.28	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09823310	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09823307	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09823302	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No

Accessor Parcel Number	Acres	Existing Land Use/Vacant	General Plan	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
09826417	0.42	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09803522	0.30	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09802328	0.34	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09802330	0.34	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09803501	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09802326	0.30	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09803409	0.37	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09803417	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09803416	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09802323	0.28	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09802322	0.28	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09802321	0.28	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09803307	0.35	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09803314	0.28	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09802335	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09802336	0.44	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09802337	0.30	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09802338	0.28	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09802339	0.28	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09802340	0.28	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09802341	0.28	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09802342	0.28	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09803215	0.34	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09803328	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09803334	0.32	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09803218	0.25	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09802345	0.28	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09826401	0.42	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09803115	0.28	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09802112	0.29	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09802111	0.29	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No

Accessor Parcel Number	Acres	Existing Land Use/Vacant	General Plan	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
09802114	0.29	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09823110	0.29	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09823108	0.25	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09823115	0.29	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09823116	0.29	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09823117	0.29	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09823118	0.35	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09730113	0.33	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09727117	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09727122	0.44	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09727139	0.29	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09727138	0.40	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09727136	0.32	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09727137	0.31	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09728130	0.31	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09728148	0.43	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09756117	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09756116	0.31	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09728134	0.38	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09737221	0.25	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09737204	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09727142	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09863204	0.27	Single Family Detached	Low Density Residential	R-1-6	11	1	Above Mod	Yes	No
09835313	0.26	Single Family Detached	Low Density Residential	R-1-6	11	1	Above Mod	Yes	No
09838304	0.26	Single Family Detached	Low Density Residential	R-1-6	11	1	Above Mod	Yes	No
09811311	0.26	Single Family Detached	Low Density Residential	R-1-6	11	1	Above Mod	Yes	No
09811312	0.26	Single Family Detached	Low Density Residential	R-1-6	11	1	Above Mod	Yes	No
09840116	0.28	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09852110	0.25	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09852109	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09843121	0.29	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No

Accessor Parcel Number	Acres	Existing Land Use/Vacant	General Plan	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
09934105	0.31	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09936208	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09936201	0.25	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09935309	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09943322	0.31	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09943304	0.31	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09946218	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09935308	0.25	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09943232	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09946110	0.31	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09943230	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09937207	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09926202	0.17	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09926211	0.18	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09926201	0.17	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09925319	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09937107	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09925223	0.17	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09942110	0.31	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09937108	0.33	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09931216	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09960105	0.27	Single Family Detached	Low Density Residential	R-1-6	11	1	Above Mod	Yes	No
09952507	0.28	Single Family Detached	Low Density Residential	R-1-6	11	1	Above Mod	Yes	No
09953207	0.59	Single Family Detached	Low Density Residential	R-1-6	11	1	Above Mod	Yes	No
09953234	0.50	Single Family Detached	Low Density Residential	R-1-6	11	1	Above Mod	Yes	No
09959216	0.30	Single Family Detached	Low Density Residential	R-1-6	11	1	Above Mod	Yes	No
10032123	0.30	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
10032113	0.21	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
10040413	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
10040412	0.28	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
10152315	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No

Accessor Parcel Number	Acres	Existing Land Use/Vacant	General Plan	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
10152313	0.25	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
10152351	0.32	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
10116119	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
10116305	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
10114236	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
10114238	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
10114249	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
10114251	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
10116120	0.35	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
10116304	0.34	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
10131501	0.29	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
10161156	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
10161143	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
10161141	0.25	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
10161128	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
10134337	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
10161171	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
10161113	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
10161111	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
10144106	0.34	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
10143505	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
10143332	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
10143338	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
10143347	0.30	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
10130340	0.29	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
10130341	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
10144212	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
10130365	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
10144205	0.37	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
10130366	0.32	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
39916110	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No

Accessor Parcel Number	Acres	Existing Land Use/Vacant	General Plan	Zoning	Max. Density	Realistic Capacity	RHNA	Infrastructure Capacity	On-Site Constraints
39916103	0.29	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
10106242	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
10148312	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
10145107	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
10145108	0.38	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
10145103	0.42	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
10148218	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
10148217	0.26	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
10167137	0.30	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
39901128	1.83	religious institution	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
10167117	0.29	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
39902135	0.28	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
39901201	0.37	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
10851205	0.26	Single Family Detached	Low Density Residential	R-1-6	11	1	Above Mod	Yes	No
10850410	0.26	Single Family Detached	Low Density Residential	R-1-6	11	1	Above Mod	Yes	No
13030123	0.27	Single Family Detached	Low Density Residential	R-1-6	11	1	Above Mod	Yes	No
13030236	0.28	Single Family Detached	Low Density Residential	R-1-6	11	1	Above Mod	Yes	No
13032431	0.29	Single Family Detached	Low Density Residential	R-1-6	11	1	Above Mod	Yes	No
13033106	0.29	Single Family Detached	Low Density Residential	R-1-6	11	1	Above Mod	Yes	No
13019505	0.26	Single Family Detached	Low Density Residential	R-1-6	11	1	Above Mod	Yes	No
13021418	0.31	Single Family Detached	Low Density Residential	R-1-6	11	1	Above Mod	Yes	No
13017515	0.26	Single Family Detached	Low Density Residential	R-1-6	11	1	Above Mod	Yes	No
13017509	0.26	Single Family Detached	Low Density Residential	R-1-6	11	1	Above Mod	Yes	No
13017508	0.26	Single Family Detached	Low Density Residential	R-1-6	11	1	Above Mod	Yes	No
13018125	0.26	Single Family Detached	Low Density Residential	R-1-6	11	1	Above Mod	Yes	No
13017403	0.27	Single Family Detached	Low Density Residential	R-1-6	11	1	Above Mod	Yes	No
13048118	0.26	Single Family Detached	Low Density Residential	R-1-6	11	1	Above Mod	Yes	No
13064119	0.26	Single Family Detached	Low Density Residential	R-1-6	11	1	Above Mod	Yes	No
13041403	0.26	Single Family Detached	Low Density Residential	R-1-6	11	1	Above Mod	Yes	No
13042310	0.28	Single Family Detached	Low Density Residential	R-1-6	11	1	Above Mod	Yes	No
13037223	0.31	Single Family Detached	Low Density Residential	R-1-6	11	1	Above Mod	Yes	No



<b>Accessor Parcel Number</b>	<b>Acres</b>	<b>Existing Land Use/Vacant</b>	<b>General Plan</b>	<b>Zoning</b>	<b>Max. Density</b>	<b>Realistic Capacity</b>	<b>RHNA</b>	<b>Infrastructure Capacity</b>	<b>On-Site Constraints</b>
13036330	0.30	Single Family Detached	Low Density Residential	R-1-6	11	1	Above Mod	Yes	No
13035102	0.27	Single Family Detached	Low Density Residential	R-1-6	11	1	Above Mod	Yes	No
09049151	0.27	Single Family Detached	Low Density Residential	R-1-7	11	1	Above Mod	Yes	No
09808119	0.97	Commercial	Low Density Residential	R-1-7	11	5	Above Mod	Yes	No