

City of Laguna Woods Agenda Report

DATE: January 21, 2009 City Council Meeting

TO: Honorable Mayor and City Council

FROM: Leslie A. Keane, City Manager 

AGENDA ITEM: Housing Element

Recommendation

- A. Receive Staff Report.
- B. Open the Continued Public Hearing.
- C. Receive Public Comment.
- D. Close Public Hearing.
- E. Approve a Resolution Entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAGUNA WOODS, CALIFORNIA, APPROVING THE AMENDMENT OF THE LAGUNA WOODS GENERAL PLAN TO UPDATE THE HOUSING ELEMENT TEXT FOR THE 2006 – 2014 PERIOD.

Background

The Housing Element is one of the seven mandatory elements of the General Plan. State law requires inclusion of a Housing Element in the General Plan in recognition of the role that land use planning plays in the production of affordable housing. The Housing Element will guide City decision-making through an action program including policies, procedures, and incentives for maintaining and expanding the housing supply in the City of Laguna Woods for all income groups.

State law requires housing elements to be updated every five years to reflect a community's changing housing needs, unless otherwise extended by State

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legislation. The previous Housing Element was last amended July 16, 2003 and was extended by state legislation until 2008; this proposed Housing Element update covers the period from July 2, 2006 to June 30, 2014.

The California Legislature has declared that a decent home and suitable living environment for every resident is the primary housing goal for the State. Specifically, Section 65580 of the California Government Codes sets forth the Legislature's findings as follows:

- a. The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every Californian, including farm-workers, is a priority of the highest order.
- b. The early attainment of this goal requires the cooperative participation of government and the private sector in an effort to expand housing opportunities and accommodate the housing needs of Californians of all economic levels.
- c. The provision of housing affordable to low- and moderate-income households requires the cooperation of all levels of government.
- d. Local and state governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for housing needs of all economic segments of the community.
- e. The Legislature recognizes that in carrying out this responsibility, each local government also has the responsibility to consider economic, environmental, and fiscal factors and community goals set forth in the general plan and to cooperate with other local governments and the state in addressing regional housing needs.

Section 65581 of the California Government Code reflects the Legislative intent for mandating that each City and County prepare a Housing Element:

- a. To assure that counties and cities recognize their responsibilities in contributing to the attainment of the state housing goal.

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- b. To assure that counties and cities will prepare and implement housing elements which, along with federal and state programs, will move toward attainment of the state housing goals.
- c. To recognize that each locality is best capable of determining what efforts are required by it to contribute to the attainment of the state housing goal, provided such a determination is compatible with the state housing goal and regional housing needs.
- d. To ensure that each local government cooperates with other local governments in order to address regional housing needs.

To achieve these ends, the California Government Code makes certain provisions of the Housing Element mandatory. These provisions include:

- Identification and analysis of existing and projected housing needs, resources and constraints;
- A statement of goals, policies, quantified objectives, and scheduled programs for preservation, improvement and development of housing;
- Identification of adequate sites for housing; and
- Adequate provision for existing and projected needs of all economic segments of the community.

Specific requirements for data collection and analysis necessary to prepare the Housing Element are set forth in Government Code Section 65583. The Government Code also requires that each draft Housing Element be reviewed by the California Department of Housing and Community Development (HCD) and that the Department's findings be incorporated prior to adoption, or that specified findings be made in response to the Department's comments.

On July 1, 2008 the Department of Housing and Community Development reviewed the Draft Housing Element and provided a comment letter on August 29, 2008. The City of Laguna Woods revised the Draft Housing Element and responded to the Department of Housing and Community Development. On December 15, 2008, the state confirmed that the City's draft Housing Element, as revised, addresses statutory requirements and will comply with State law when adopted (Attachment B).

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Discussion

The Housing Element Plan is divided into three categories. The first category is the objective which sets forth and identifies the City's goals to accommodate and facilitate the development and maintenance of affordable housing. The second category is policies which suggest courses of action that will move the City towards achieving the stated objectives. The third category is the implementation programs/measures which are specific, discreet tasks that may be included, for example, in the City's work programs prepared in conjunction with adoption of annual municipal budget. The overall intent of the Objectives; Policies, and Programs from the 2003 Housing Element remain relatively the same; however, additional policies and programs, modifications to existing policies and programs, and relocation of policies and programs were done to better suit the appropriate objectives. Below is a table of the 2003 Housing Element Plan and the 2006 – 2014 Housing Element Plans which shows the summary of changes in objectives, policies, and implementing programs.

2003 Housing Element	2006 – 2014 Housing Element
Objective I: Maintain and improve the existing housing stock.	Objective I: Maintain and improve residential neighborhoods and support quality housing for all residents.
Policy I.A: Initiate all appropriate efforts to preserve existing housing.	Policy I.A: Work towards full implementation of the 2006-2014 Housing Element objectives, policies, and programs in the Housing element
Program I.A.1 Establish an ad hoc panel comprised of representatives from the community, including non-profit organizations, residential builders, current residents, homeowner associations, and rental property owners as a means to implement the Housing Element's Objectives, Policies, and Implementation Measures. This panel will bring forth their own experience and knowledge of housing issues specific to Laguna Woods, and can provide guidance in the following areas: • Identify needed housing improvements. • Identify and coordinate applications for funding sources, including grant funds. • Identify and assist non-profit housing organizations.	Program I.A.1 Provide a progress report on the 2006-2014 Housing Element programs and quantified objectives as part of the annual General Plan status reports to the State.
I.A.2 As part of the annual budget process, identify and fulfill staffing needs to implement fiscal year housing improvement activities.	Policy I.B: Promote, encourage, and facilitate efforts to preserve the City's housing stock.
Program I.A.3 Partner with property owners to identify and accomplish retrofitting of dwelling units and common facilities for handicapped accessibility. The City will participate at board meetings of the housing mutual's and the Golden Rain Foundation, the principal property owner	Program I.B.1 Continue to promote on-going building maintenance activities. To promote building maintenance, the City will: • Identify available funds for building

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in the City, to encourage retrofitting.	maintenance activities and energy efficiency upgrades. • Disseminate public information on available housing programs, such as the energy efficient equipment retrofit program (CDBG) at public counters and the City's website. • Assist property owners and property managers in their efforts to identify and mitigate housing maintenance issues.
Program I.A.4 Work to further promote ongoing building maintenance activities. Such maintenance activities may include rehabilitation of units under private ownership, where the property owner seeks to provide affordable units. The City goal for such rehabilitation over the five-year planning period is established in table H-18. Identification of available funds can occur through the ad-hoc housing panel on an annual basis. Information related to funding sources will be available to the public through the Community Development Department and the public library located at City Hall.	
Program I.A.5 Establish and implement a proactive code enforcement program, working with property owners and property managers to ensure appropriate maintenance of housing units.	
Program I.A.6 As part of the annual General Plan status review, provide a progress report on each applicable Implementation Measure.	
Program I.A.7 Adopt a property maintenance ordinance including standards for residential properties.	
Objective II: Accommodate new housing for diverse needs.	Objective II: Promote and encourage the development of housing opportunities to accommodate current and projected housing need.
Policy II.A: Promote construction of units consistent with the new construction component of the Regional Housing Needs Assessment.	Policy II.A: Promote construction of units consistent with the new construction needs identified in the Regional Housing Needs Assessment (RHNA).
Program II.A.1 Rezone Parcel 1, "Potential Development Sites" in the Land Use Element, to High-Density Residential to accommodate construction of 113 new dwelling units.	Program II.A.1 Work with property owners in the development of Specific Plans to guide the development of Urban Activities Center parcels to include residential development.
Program II.A.2 Support non-profit organizations, identify developers of affordable housing utilizing a list provided by HCD and local contacts and inform these developers about development of affordable housing opportunities within the City. The City will act as a clearinghouse and intermediary between non-profit organizations and interested residential developers and assist in application preparation and other efforts to secure funding sources for development of housing for low and moderate income residents.	Policy II.B: Mitigate governmental constraints to the accommodation of special needs residents.
Program II.A.3 Encourage use of the City's density bonus provisions in the Zoning Ordinance. At the time a development application is submitted and reviewed for any residential project, it will be reviewed for General Plan (Housing Element) consistency. At this time, the Community Development staff will inform the applicants	Policy II.C Address the housing needs of special populations and extremely low income households through emergency shelters, transitional housing, supportive housing, and single-room occupancy units.

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of any density bonus provisions applicable to the proposed project. Currently, 28 additional units can potentially be built as identified in <i>Section "H. Housing Resources</i> .	
Program II.A.4 Revise the Zoning Ordinance to allow increased density and alternative development standards including reductions in required parking as additional incentives through the use permit approval process for affordable housing.	Program II.B.1 Participate in the County of Orange Consolidated Plan program and in the Continuum of Care to provide housing for special needs populations, particularly extremely and very low income persons. Participation will include assigning a representative to participate in meetings and events sponsored by these programs. In addition, the Resource Guide for Orange County Homeless and other publications that support the program goals will be distributed from City Hall.
Program II.A.5 In the preparation of the Laguna Woods development codes, the City will ensure provisions relating to zoning, development standards and permit processing will encourage and facilitate a variety of housing types, including multifamily rental housing, factory built housing, mobile homes, emergency shelters and transitional housing, for all persons and income levels. The City will apply zoning, development standards and permit processing to the identified lands (See Table H-24) to permit, encourage and facilitate its development for all persons and income levels, including lower income families.	Program II.B.2 Revise the Laguna Woods Zoning Ordinance to identify zones that will allow the development of transitional housing facilitate transitional housing and supportive housing developments that serve extremely and very low income households, consistent with Government Code Section 65583(c)(1). Because transitional and supportive housing can be configured in different ways – either as regular multi-family housing or as group quarters the Zoning Ordinance amendment will ensure that transitional and supportive housing that function as a residential use will be treated as residential uses and only subject to those restrictions that apply to other residential uses of the same type in the same zone.
	Program 2.B.3 Review and revise the Laguna Woods Zoning Ordinance to provide for emergency homeless shelters that serve extremely and very low income households as a by-right use and develop objective standards to regulate emergency shelters as provided for under Government Code Section 65583(a)(4). Evaluate the Neighborhood Commercial (NC), Community Commercial (CC), Highway Commercial (HC) or Urban Activities (UAC) zones for inclusion of emergency homeless shelters as a by-right use.
Objective III: Promote affordable housing opportunities for all economic segments of the community.	Objective III: Encourage and facilitate the development of affordable housing opportunities for all economic segments of the community, especially for extremely- and low-income residents.
Policy III.A: Recognize the leadership role in housing-related issues as a function of municipal government.	Policy III.A: Recognize the City's leadership role in the maintenance, preservation, improvement, and development of affordable housing.
Program III.A.1 Work with the County of Orange Housing Authority to secure Section 8 rental assistance for very low-income rental households, and inform local rental property owners and eligible residents of Section 8 assistance. An appropriate target is assistance to a minimum 28 units, consistent with the potential density bonus provisions for the site identified in <i>Section H. Housing Resources</i> .	Program III.A.1 Encourage and facilitate the development of affordable housing by: • Supporting non-profit organizations that address housing issues. • Serving as an intermediary between non-profit organizations and interested residential developers. • Assisting in application preparation and other efforts to secure funding sources for development of housing for extremely low-, very low-, low- and moderate-income residents.

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	• Making available regional and local housing program information to residents, and assisting residents in contacting housing assistance organizations. • Inform interested developers about the range of housing allowed in areas outside of Laguna Woods Village, including housing for families. • Inform interested developers about the State density bonus program incentives available for development of affordable housing.
Program III.A.2 Take the lead in identifying alternatives for reducing the consumption and the cost of electrical energy for residential users in the City of Laguna Woods.	Program III.A.2 Continue to encourage and facilitate the use of the City's density bonus provisions to provide affordable housing opportunities. Revise the density bonus provisions in the City's Municipal Code to be consistent with State density bonus law.
Program III.A.3 Serve as clearinghouse for fair housing rights and responsibilities, and seek to remedy known acts of discrimination within the community. This clearinghouse will be established in City Hall and will share information with the Orange County Library section that is also housed in City Hall. The City will also disseminate fair housing information throughout Laguna Woods in a variety of community places.	Program III.A.3 Develop an inclusionary ordinance that requires new development to contribute toward provision of affordable housing. Standards will address minimum project size, percentage of units to be dedicated as inclusionary housing, definition of affordability required, exceptions to the ordinance, timeframe of affordability, and alternative opportunities for satisfying the inclusionary requirement.
Program III.A.4 Work with El Toro Redevelopment Planning Authority cities in promoting rehabilitation and reuse of military housing at the former El Toro Marine Corps Air Station to satisfy the housing needs of south County lower-income households and homeless people.	Program III.A.4 Encourage residents to apply, when available, for the Section 8 rental assistance program (through County of Orange Housing Authority) for extremely and very low-income rental households. Inform local rental property owners and eligible residents of Section 8 assistance and Section 8 waitlist openings through flyers and the City's website. Provide technical assistance during the application process to interested residents. While the City endeavors to maintain the current level of assistance through the Section 8 (72 vouchers) program, the City has no jurisdiction over the funding and operation of the Section 8 voucher program.
Program III.A.5 Participate in the County of Orange Consolidated Plan program and in the Continuum of Care to provide housing for special needs populations. Participation will include assigning a representative to participate in meetings and events sponsored by these programs. In addition, the <i>Resource Guide for Orange County Homeless</i> and other publications that support the program goals will be distributed from City Hall.	Program III.A.5 Continue to use CDBG funds to fund projects that improve and maintain the quality of the City's housing stock and residential infrastructure. While the City endeavors to maintain the current level of assistance through the CDBG program, the City has no jurisdiction over the funding and operation of CDBG program.
	Program III.A.6 The City has received no complaints regarding any discriminatory actions and will continue to enforce all fair housing law. The City Manager is responsible for addressing and/or referring fair housing complaints and questions to the Fair Housing Council of Orange and/or HUD. The City will provide information on fair housing rights and responsibilities, and seek to remedy known acts of discrimination within the community. The City will disseminate fair housing information at City Hall and throughout Laguna Woods in a variety of community places.
Objective IV: Promote local organizations, and establish City programs	Objective IV: Facilitate housing, transportation and physical

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that strengthen housing, transportation and physical accommodations to aid persons with disabilities.	accommodations to aid persons with disabilities.
Policy IV.A: Maintain zoning/development standards that guide development of affordable housing near public transportation, and promote project designs that are accessible and accommodating to the disabled.	Policy IV.A: Maintain zoning/development standards that guide development of affordable housing near public transportation, and promote project designs that are accessible and accommodating to the disabled.
Program IV.A.1 Establish plan review procedures that expedite the review and approval of residential unit modifications intended to improve mobility and accessibility.	Program IV.A.1 Establish reasonable accommodation procedures in the Zoning Ordinance and as applicable, the Building Code, to provide disabled individuals or households equal housing opportunity through residential unit modifications intended to improve mobility and accessibility, and to provide the flexibility necessary for developing housing for individuals with disabilities.
Program IV.A.2 Establish a central location within City Hall to disseminate information about organizations and resources in south Orange County that will benefit the quality of life of residents with disabilities.	Program IV.A.2 Partner with property owners to identify and accomplish the retrofit of dwelling units and common facilities for handicapped accessibility. The City will participate at board meetings of the housing mutual's and the Golden Rain Foundation, the principal property owner in the City, to encourage retrofitting.
Program IV.A.3 In the preparation of the Laguna Woods development codes, the City will ensure that provisions relating to zoning, processing and permit procedures, building inspection and fees and exactions will not constrain the development, maintenance and improvement of housing for persons with disabilities and where appropriate provide flexibility for the development of housing for persons with disabilities. In addition, the City will provide reasonable accommodation for housing intended for persons with disabilities.	

Public Review

For the Laguna Woods Housing Element, a publicly-noticed study session was held with the Planning Advisory Committee on September 14, 2007. The study session provided an overview of the Housing Element update process and sought input from residents and community organization about housing needs and issues in Laguna Woods. To facilitate public review of the Draft Housing Element, a subsequent public meeting was held before the Planning Advisory Committee on February 7, 2008, during which residents and interested stakeholders could participate.

Comment letters were received from "Save Open Space" (SOS) in Laguna Woods, the Public Law Center and the Kennedy Commission. Comments from SOS in Laguna Woods generally related to clarification of specific issues and terminology, as well as topic specific comments, such as if the city could consider itself "built out" and additional development be prohibited. Where relevant, responses to comments were integrated into the text. Comments from the Public Law Center were submitted on behalf of Child Care Connections, a collaborative of community groups that advocates for the availability of affordable, accessible, and quality child care to all Orange County families. The letter encourages the City of Laguna Woods

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to consider child care needs in conjunction with regional housing needs. While this is an important concern for many communities, Laguna Woods is a predominantly senior community. The median age in Laguna Woods is 74 years of age, with over 86 percent of the population over age 65. As such, child care has limited demand in Laguna Woods. The Kennedy Commission expressed the need for increased affordable housing opportunities in the City and in the region.

Conclusion

State law requires the Housing Element be updated every five years to reflect a community's changing housing needs. The last update of the Housing Element was completed on July 16, 2003. This document must be approved and adopted by the City Council in order for the City's General Plan Housing Element to be compliant with state law; the adoption of this Housing Element will cover the period from July 2, 2006 to June 30, 2014.

The Draft Housing Element has been approved by the State Department of Housing and Community development and will be certified following Council's adoption. Staff has also completed a Negative Declaration in full accordance with the procedural and substantive requirements of CEQA and CEQA guidelines;

Attached: Attachment A: Draft Housing Element Update
Attachment B: HCD Comment Letter
Attachment C: Initial Study
Attachment D: Resolution

Prepared by: Jim Phithayanukarn, Planning Department 

RESOLUTION NO. 09-__

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAGUNA WOODS, CALIFORNIA, APPROVING THE AMENDMENT OF THE LAGUNA WOODS GENERAL PLAN TO UPDATE THE HOUSING ELEMENT TEXT FOR THE 2006 – 2014 PERIOD.

WHEREAS, the City of Laguna Woods was incorporated on March 24, 1999; and

WHEREAS, the City of Laguna Woods General Plan was adopted in October 2002; and

WHEREAS, the City of Laguna Woods Housing Element was last amended July 16, 2003; and

WHEREAS, the City is requesting a General Plan Amendment to update the Housing Element to cover the period from July 2, 2006 to June 30, 2014; and

WHEREAS, the proposed General Plan Amendment is to update the Housing Elements which is required by State law to be updated every five years; and

WHEREAS, the City of Laguna Woods, as lead agency, has prepared a Negative Declaration in full accordance with the procedural and substantive requirements of CEQA and CEQA guidelines; and

WHEREAS, the City Council held a duly noticed public hearing on November 19, 2008, to consider the General Plan Amendment, Housing Element Text update; and

WHEREAS, the City Council has considered the information and public testimony presented in the public hearings, and in the proposed documents and staff reports, all of which are included in the public record and incorporated herein by reference,

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAGUNA WOODS, CALIFORNIA, DOES HEREBY RESOLVE, DECLARE, DETERMINE AND ORDER AS FOLLOWS:

SECTION 1. The above recitals are true and correct.

SECTION 2. Based upon the Negative Declaration prepared for the Project, the City Council exercises its independent judgment and finds that no substantial evidence exists that the approval of the General Plan Amendment will have a significant effect on the environment as determined pursuant to the California Environmental Quality Act (CEQA) and the City Council hereby approves the issuance of the Negative Declaration prepared with respect to the General Plan Amendment.

SECTION 3. The proposed amendment is consistent with established land use patterns in the City and is compatible with surrounding and adjacent properties.

SECTION 3. The proposed amendment is mandated by state law, in order for the Housing Element to be in compliance.

SECTION 4. The City Council hereby approves an amendment to the Laguna Woods General Plan text.

SECTION 5. The Deputy City Clerk shall certify to the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED ON THE 21ST DAY OF JANUARY 2009.

BOB RING, Mayor

ATTEST:

YOLIE TRIPPY, Deputy City Clerk

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss.
CITY OF LAGUNA WOODS)

I, YOLIE TRIPPY, Deputy City Clerk of the City of Laguna Woods, do
HEREBY CERTIFY that the foregoing **Resolution No. 09-__** was duly adopted by
the City Council of the City of Laguna Woods at a regular meeting thereof, held on
the 21st day of January 2009, by the following vote:

AYES: COUNCILMEMBERS:
NOES: COUNCILMEMBERS:
ABSENT: COUNCILMEMBERS:

YOLIE TRIPPY, Deputy City Clerk

City of Laguna Woods
2006-2014 Housing Element

Prepared for:

City of Laguna Woods
24264 El Toro Road
Laguna Woods, CA 92637

Prepared by:

Hogle-Ireland, Inc.
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January 2009

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HOUSING ELEMENT

I. INTRODUCTION

PURPOSE

The Housing Element is one of the seven mandatory elements of the General Plan. State law requires inclusion of a Housing Element in the General Plan in recognition of the role that land use planning plays in the production of affordable housing. The Housing Element will guide City decision-making through an action program including policies, procedures, and incentives for maintaining and expanding the housing supply in the City of Laguna Woods for all income groups. The Housing Element was prepared in concert with, and consideration of, the other required elements of the General Plan. Updates to the Housing Element and/or other General Plan elements that occur over the five-year planning period shall continue to maintain internal consistency between all General Plan elements.

State law requires housing elements to be updated every five years to reflect a community's changing housing needs, unless otherwise extended by State legislation. The updated Housing Element covers the period from July 2, 2006 to June 30, 2014.

The California Legislature has declared that a decent home and suitable living environment for every resident is the primary housing goal for the State. Specifically, Section 65580 of the California Government Codes sets forth the Legislature's findings as follows:

- a. The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every Californian, including farm-workers, is a priority of the highest order.
- b. The early attainment of this goal requires the cooperative participation of government and the private sector in an effort to expand housing opportunities and accommodate the housing needs of Californians of all economic levels.
- c. The provision of housing affordable to low- and moderate-income households requires the cooperation of all levels of government.
- d. Local and state governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for housing needs of all economic segments of the community.

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- e. The Legislature recognizes that in carrying out this responsibility, each local government also has the responsibility to consider economic, environmental, and fiscal factors and community goals set forth in the general plan and to cooperate with other local governments and the state in addressing regional housing needs.

Section 65581 of the California Government Code reflects the Legislative intent for mandating that each City and County prepare a Housing Element:

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- identification of adequate sites for housing; and
- adequate provision for existing and projected needs of all economic segments of the community.

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HOUSING ELEMENT

CHANGING STATE LEGISLATION

In response to changing State law pertinent to housing elements, this updated Housing Element addresses new State laws that are intended to facilitate and expedite the construction of affordable housing.

- Extremely Low Income – AB2635 requires local jurisdictions to assess the housing needs of extremely low-income households, in addition to the established requirement to examine the needs of very-low, low-, and moderate-income households. The extremely low-income is defined as 0 to 30 percent of the Area Median Income. The Background Technical Report includes extremely low income households in its discussions on housing need.
- Land Inventory and Analysis – AB2348 (Chapter 724) amended housing element law to include more specific requirements for the content of the land inventory and analysis section. Specifically, the land inventory must include parcel-specific listing of available sites including the parcel number or “unique” reference.
- Emergency shelters – SB2, Chapter 633 requires that local government assess homeless need and identify opportunities for addressing this need through siting of emergency shelters. Implementation Program 2.B.3 is included in the Housing Plan to comply with State law.

CITY OF LAGUNA WOODS

The City of Laguna Woods was incorporated in 1999 and is composed predominantly of private communities that are age-restricted for adults age 55 years of age and older. Development of age-restricted seniors’ communities shielded from age-based discrimination challenges was facilitated by California Civil Code Section 51.3 et. seq. The statute includes recognition that “There are senior citizens who need special living environments and services, and there is an inadequate supply of this type of housing in the state.” While occupancy of existing dwellings within the private community of Laguna Woods Village is limited to households which must include at least one “qualifying resident” aged 55 years or older, several congregate care facilities outside of the Village offer housing opportunities for special needs residents under 55 years of age.

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The unique demographic characteristics of a city comprised predominately of private senior communities, with many residents on fixed-incomes, are reflected in housing needs and affordability issues that are markedly different from more traditional cities. These characteristics (age, household size, employment, ethnicity, income, etc.) and the characteristics of housing in the City (number of units, tenure, size, cost, etc.) are described in the Community Needs Assessment section and serve as the basis for analysis of existing and future housing needs.

REGIONAL HOUSING NEEDS ASSESSMENT

A critical measure of compliance with State Housing Element Law is the ability of a jurisdiction to accommodate its share of the Regional Housing Needs Assessment (RHNA). In accordance with State Housing law, the SCAG has prepared a RHNA that quantifies the need for housing in each jurisdiction in the SCAG region between 2006 and 2014. The RHNA provides estimates of existing and future housing needs. The existing need is determined from information about current residents, including the number of extremely low and low income families paying more than 30% of income for housing; future need is based on projected growth in the number of households and the number of units needed to maintain a target vacancy rate. State law requiring that new, affordable housing not be concentrated in existing low income neighborhoods also guides the geographic distribution of RHNA dwelling units.

The RHNA for the City of Laguna Woods has been determined to include 135 units broken down into the following affordability levels: 25 units for very low-income households (0 to 50 percent of the Area Median Income (AMI)), 23 units for low-income households (51 to 80 percent of the AMI), 27 units for moderate-income households (80 to 120 percent of the AMI), and 60 units for moderate-income households (greater than 120 percent of the AMI).

HOUSING ELEMENT CONTENT

The Housing Element is organized into two sections:

Policy Document

The Policy Document defines a course of action for meeting the housing needs of the community, including those of both current and future residents, consistent with State law. The Policy Document reflects statutory requirements for courses of

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action appropriate to providing suitable, affordable housing in the City of Laguna Woods. These are defined through a series of “Objectives”, “Policies”, and “Implementation Measures”.

Objectives are broad statements about the ends, or outcomes, relative to housing that are to be achieved over the statutory term of the Housing Element. Policies suggest strategies for achieving the ends identified as Objectives. Policies provide general direction to decision makers in defining specific actions to achieve Objectives.

Implementation Programs are the specific, discreet actions to be taken as part of the strategy for achieving Objectives in maintaining and promoting production of decent housing affordable to a broad range of household types at all income levels.

The Policy Document provides direction for complying with State law through inclusion of the following:

- Identification of actions to be taken to implement Objectives through administration of land use and development controls, regulatory concessions and incentives, and use of appropriate federal and state financing and subsidy programs;
- Identification of adequate sites made available through appropriate zoning to facilitate and encourage development of a variety of types of housing for all income levels;
- Measures to be taken to assist in development of adequate housing to meet the needs of low and moderate income households;
- Steps to be taken to remove governmental constraints to maintenance, improvement, and development of housing;
- Steps to be taken to conserve and improve the conditions of existing affordable housing; and
- Steps to be taken to promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, or color.

Background Document

The Background Document includes an inventory of existing housing in the City. Demographic characteristics of the population and of projected future residents are documented as prescribed by the California Government Code. Minimum

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mandatory information included in the Background Report of the Housing Element is as follows:

- An analysis of population and employment trends and documentation of projections and a quantification of the City's existing and projected housing needs for all income levels including the City's share of the regional housing need as determined by the Southern California Association of Governments;
- An analysis and documentation of household characteristics including level of payment compared to ability to pay, housing characteristics, including overcrowding and housing stock condition;
- An inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the appropriateness of the zoning and the adequacy of public facilities and services for these sites;
- An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including land use controls, building codes, fees, and other exactions required of developers, and local permit procedures;
- An analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels including availability of land and project financing, the price of land, and cost of construction;
- An analysis of any special housing needs such as those of the handicapped, elderly, large families, farmworkers, and families and persons in need of emergency shelter;
- An analysis of opportunities for energy conservation with respect to residential development; and
- An analysis of existing assisted housing developments that are 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 use.

Public Participation

The Housing Element must identify community involvement and decision-making processes and techniques that are affirmative steps to generate input from low-income persons and their representatives as well as other members of the community. This means that input should be sought, received and considered before the Draft Housing Element is completed. Requirements for public

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participation are described in Section 65583(6)(B)) of the Government Code. The process is also intended to coordinate among various departments and other local agencies and housing groups, community organizations and housing sponsors. Collaboration enhances the effectiveness of Housing Element programs in indicating “the agencies and officials responsible for the implementation” (described in Section 65583(c)(6)(B)).

For the Laguna Woods Housing Element, a publicly-noticed study session was held with the Planning Advisory Committee on September 14, 2007. The study session provided an overview of the Housing Element update process and sought input from residents and community organization about housing needs and issues in Laguna Woods. To facilitate public review of the Draft Housing Element, a subsequent public meeting was held before the Planning Advisory Committee on February 7, 2008, during which residents and interested stakeholders could participate.

The following organizations have been invited to participate and comment as part of the City’s Housing Element update:

The Kennedy Commission
17701 Cowan Avenue, Suite 200
Irvine, CA 92614
(949) 250-0909

Orange County Housing Providers
25241 Paseo de Alicia, Suite 120
Laguna Hills, CA 92653
Phone: (949) 380-3300

Affordable Housing Clearinghouse
23861 El Toro Road, Suite 401
Lake Forest, CA 92630
(949) 859-9255

Avalon Las Palmas
24962 Calle Aragon
Laguna Woods, CA 92637
(949) 586-3393

South County Outreach
26776 Vista Terrace
Lake Forest, CA 92630
(949) 380-8144

Avalon the Regency
24441 Calle Sonora
Laguna Woods, CA 92637
(949) 830-8057

South County Senior Services, Inc.
24300 El Toro Road, Suite A-2000
Laguna Woods, CA 92637
(949) 855-8033

Avalon Las Palmas
24962 Calle Aragon
Laguna Woods, CA 92637
(949) 586-3393

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Orange County Housing Authority
1770 N. Broadway
Santa Ana, CA 92706
(714) 480-2900

Golden Rain Foundation
P.O. Box 2220
Laguna Woods, CA 92637

Fair Housing Council of Orange County
201 S. Broadway
Santa Ana, CA 92701
(714) 569-0823

Third Laguna Hills Mutual
c/o Professional Community Management
P.O. Box 2220
Laguna Woods, CA 92637

Whispering Fountains
24300 El Toro Road
Laguna Woods, CA 92637
(949) 457-0327

United Laguna Hills Mutual
c/o Professional Community Management
P.O. Box 2220
Laguna Woods, CA 92637

OC Partnership
139 South Olive Street
Orange, CA 92866
(714) 288-4007

Fiftieth Laguna Hills Mutual
c/o Professional Community Management
P.O. Box 2220
Laguna Woods, CA 92637

Jamboree Housing Corporation
17701 Cowan Avenue, Suite 200
Irvine, CA 92614
(949) 263-8676

Professional Community Management
c/o Professional Community Management
P.O. Box 2220
Laguna Woods, CA 92637

SOS in Laguna Woods
P.O. Box 3114
Laguna Hills, CA 92654-3114
Phone: (949) 859-8832

Comment letters were received from SOS in Laguna Woods, the Public Law Center and the Kennedy Commission. Comments from SOS in Laguna Woods generally related to clarification of specific issues and terminology, as well as topic specific comments. Where relevant, responses to comments were integrated into the text. Comments from the Public Law Center were submitted on behalf of Child Care Connections, a collaborative of community groups that advocates for the availability of affordable, accessible, and quality child care to all Orange County families. The letter encourages the City of Laguna Woods to consider child care needs in conjunction with regional housing needs. While this is an important concern for many communities, Laguna Woods is a predominantly senior community. The median age in Laguna Woods is 74 years of age, with over 86 percent of the population over age 65. As such, child care has limited demand in Laguna Woods. The Kennedy Commission expressed the need for increased affordable housing opportunities in the City and in the region.

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II. HOUSING PLAN

OBJECTIVES, POLICIES, AND PROGRAMS

The objectives set forth in this section identify the City's goals to accommodate and facilitate the development and maintenance of affordable housing. The policies suggest courses of action that will move the City toward achieving the stated objectives. Implementation programs are the specific actions to be taken to achieve objectives. These programs are specific, discrete tasks that may be included, for example, in the City's work programs prepared in conjunction with adoption of annual municipal budget. Supported by the City's General Fund, the City of Laguna Woods Community Development Department is the agency that will pursue and implement the Housing Element program objectives.

Objective 1: Maintain and improve residential neighborhoods and support quality housing for all residents.

Policy 1.A: Work towards full implementation of the 2006-2014 Housing Element objectives, policies, and programs in the Housing element

Implementation

Program 1.A.1 Provide a progress report on the 2006-2014 Housing Element programs and quantified objectives as part of the annual General Plan status reports to the State.

Responsibility: Community Development Department

Project Funding: General Fund

Timeframe: Ongoing 2008-2014 starting in 2009

Policy 1.B: Promote, encourage, and facilitate efforts to preserve the City's housing stock.

Implementation

Program 1.B.1 Continue to promote on-going building maintenance activities. To promote building maintenance, the City will:

- Identify available funds for building maintenance activities and energy efficiency upgrades.

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- Disseminate public information on available housing programs, such as the energy efficient equipment retrofit program (CDBG) at public counters and the City's website.
- Assist property owners and property managers in their efforts to identify and mitigate housing maintenance issues.

Responsibility: Community Development Department

Project Funding: Community Development Block Grant (CDBG) and various other funds

Timeframe: Ongoing 2008-2014; Identify available funds on an annual basis; Disseminate information: Ongoing 2008-2014

Objective 2: Promote and encourage the development of housing opportunities to accommodate current and projected housing need.

Policy 2.A: Promote construction of units consistent with the new construction needs identified in the Regional Housing Needs Assessment (RHNA).

Implementation

Program 2.A.1 Work with property owners in the development of Specific Plans to guide the development of Urban Activities Center parcels to include residential development.

Responsibility: Community Development Department

Project Funding: General Fund

Timeframe: Specific Plan adoption before 2010

Policy 2.B: Mitigate governmental constraints to the accommodation of special needs residents.

Policy 2.C Address the housing needs of special populations and extremely low income households through emergency shelters, transitional housing, supportive housing, and single-room occupancy units.

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Implementation

Program 2.B.1 Participate in the County of Orange Consolidated Plan program and in the Continuum of Care to provide housing for special needs populations, particularly extremely and very low income persons. Participation will include assigning a representative to participate in meetings and events sponsored by these programs. In addition, the Resource Guide for Orange County Homeless and other publications that support the program goals will be distributed from City Hall.

Responsibility: Community Development Department

Project Funding: General Fund

Timeframe: 2008-2014

Implementation

Program 2.B.2 Revise the Laguna Woods Zoning Ordinance to identify zones that will allow the development of transitional housing facilitate transitional housing and supportive housing developments that serve extremely and very low income households, consistent with Government Code Section 65583(c)(1). Because transitional and supportive housing can be configured in different ways – either as regular multi-family housing or as group quarters the Zoning Ordinance amendment will ensure that transitional and supportive housing that function as a residential use will be treated as residential uses and only subject to those restrictions that apply to other residential uses of the same type in the same zone.

Responsibility: Community Development Department

Project Funding: General Fund

Timeframe: One year from adoption of the Housing Element

Implementation

Program 2.B.3 Review and revise the Laguna Woods Zoning Ordinance to provide for emergency homeless shelters that serve extremely and very low income households as a by-right use and develop objective standards to regulate emergency shelters as provided for under Government Code Section 65583(a)(4). Evaluate the Neighborhood Commercial (NC), Community Commercial

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(CC), Highway Commercial (HC) or Urban Activities (UAC) zones for inclusion of emergency homeless shelters as a by-right use.

Responsibility: Community Development Department

Project Funding: General Fund

Timeframe: One year from adoption of the Housing Element

Objective 3: Encourage and facilitate the development of affordable housing opportunities for all economic segments of the community, especially for extremely- and low-income residents.

Policy 3.A: Recognize the City's leadership role in the maintenance, preservation, improvement, and development of affordable housing.

Implementation

Program 3.A.1 Encourage and facilitate the development of affordable housing by:

- Supporting non-profit organizations that address housing issues.
- Serving as an intermediary between non-profit organizations and interested residential developers.
- Assisting in application preparation and other efforts to secure funding sources for development of housing for extremely low-, very low-, low- and moderate-income residents.
- Making available regional and local housing program information to residents, and assisting residents in contacting housing assistance organizations.
- Inform interested developers about the range of housing allowed in areas outside of Laguna Woods Village, including housing for families.
- Inform interested developers about the State density bonus program incentives available for development of affordable housing.

Responsibility: Community Development Department

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Project Funding: General Fund

Timeframe: 2008-2014

Implementation

Program 3.A.2 Continue to encourage and facilitate the use of the City's density bonus provisions to provide affordable housing opportunities. Revise the density bonus provisions in the City's Municipal Code to be consistent with State density bonus law.

Responsibility: Community Development Department

Project Funding: General Fund

Timeframe: Municipal Code Amendment: June 2009; ongoing for use of the provisions

Implementation

Program 3.A.3 Develop an inclusionary ordinance that requires new development to contribute toward provision of affordable housing. Standards will address minimum project size, percentage of units to be dedicated as inclusionary housing, definition of affordability required, exceptions to the ordinance, timeframe of affordability, and alternative opportunities for satisfying the inclusionary requirement.

Responsibility: Community Development Department

Project Funding: General Fund

Timeframe: By 2009

Implementation

Program 3.A.4 Encourage residents to apply, when available, for the Section 8 rental assistance program (through County of Orange Housing Authority) for extremely and very low-income rental households. Inform local rental property owners and eligible residents of Section 8 assistance and Section 8 waitlist openings through flyers and the City's website. Provide technical assistance during the application process to interested residents. While the City endeavors to maintain the current level of assistance through the Section 8 (72 vouchers) program, the City has no jurisdiction over the funding and operation of the Section 8 voucher program.

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Responsibility: Community Development Department
Project Funding: General Fund
Timeframe: 2008-2014: Advertising and technical assistance contingent on Section 8 waitlist openings.

Implementation

Program 3.A.5 Continue to use CDBG funds to fund projects that improve and maintain the quality of the City's housing stock and residential infrastructure. While the City endeavors to maintain the current level of assistance through the CDBG program, the City has no jurisdiction over the funding and operation of CDBG program.

Responsibility: Community Development Department
Project Funding: CDBG
Timeframe: Ongoing 2008-2014
Quantified Objective: Energy Efficient Equipment Retrofit Program: 30-40 households per year, contingent on availability of funds
ADA Improvements: varies based on funding received

Implementation

Program 3.A.6 The City has received no complaints regarding any discriminatory actions and will continue to enforce all fair housing law. The City Manager is responsible for addressing and/or referring fair housing complaints and questions to the Fair Housing Council of Orange and/or HUD. The City will provide information on fair housing rights and responsibilities, and seek to remedy known acts of discrimination within the community. The City will disseminate fair housing information at City Hall and throughout Laguna Woods in a variety of community places.

Responsibility: Community Development Department
Project Funding: General Fund
Timeframe: Ongoing 2008-2014

Objective 4. Facilitate housing, transportation and physical accommodations to aid persons with disabilities.

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Policy 4.A Maintain zoning/development standards that guide development of affordable housing near public transportation, and promote project designs that are accessible and accommodating to the disabled.

Implementation

Program 4.A.1 Establish reasonable accommodation procedures in the Zoning Ordinance and as applicable, the Building Code, to provide disabled individuals or households equal housing opportunity through residential unit modifications intended to improve mobility and accessibility, and to provide the flexibility necessary for developing housing for individuals with disabilities.

Responsibility: Community Development Department

Project Funding: General Fund

Timeframe: By 2011

Implementation

Program 4.A.2 Partner with property owners to identify and accomplish the retrofit of dwelling units and common facilities for handicapped accessibility. The City will participate at board meetings of the housing mutuals and the Golden Rain Foundation, the principal property owner in the City, to encourage retrofitting.

Responsibility: Community Development Department

Project Funding: General Fund

Timeframe: 2008-2014

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Table II.1: 2008-2014 Objectives

Objective	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
Construction (a)	12	13	8	27	--	60
Rehabilitation (b)	30-40				--	30 to 40
Conservation (c)	--	--	--	--	--	--

Notes:

(a) Construction objectives represents the City's remaining RHNA, which reflects credits applied for 134 housing units developed at San Sebastian (see Table V.2)

(b) Assistance through the Energy Efficient Equipment Retrofit Program, contingent on funding levels provided to the City.

(c) There are no at-risk units in the City. City will continue to work with the County of Orange Housing Authority which provides Section 8 assistance for very low-income rental households. The City will inform local rental property owners and eligible residents of Section 8 assistance when available.

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III. HOUSING NEEDS ASSESSMENT

This document provides an overview of the housing and population conditions in Laguna Woods. This profile serves as the foundation for the Housing Element as required by the State Department of Housing and Community Development (HCD). Housing needs vary by demographic and household characteristics, cultural backgrounds and preferences, income, and other special circumstances, among others. Understanding population growth trends and age, race/ethnicity, and employment characteristics help determine the City's housing needs.

DATA SOURCES

Data sources used in this needs assessment include the U.S. Census (1990 and 2000 Censuses), California Department of Finance 2007 Population and Housing Estimates, and various other sources. For demographic data, estimates are used to show changes in conditions since the 2000 U.S. Census. Many of these estimate (such as data from the California Department of Finance) are shown solely as percentages, as the raw numbers carry a significant margin of error, especially for smaller geographies such as counties or cities. Nonetheless, the percentages presented give a general indication of population and employment trends.

Additional information has been drawn from the 2004 Comprehensive Housing Affordability Strategy (CHAS) data, which is drawn from Census 2000 data. CHAS data is based on special tabulations for the U.S. Department of Housing and Urban Development (HUD) from sample Census data. Thus, the number of households in each category often deviates slightly from the 100% count due to extrapolations to the total household level. Because of this, interpretations of CHAS data should focus on proportions and percentages, rather than on precise numbers.

It should be noted that the City of Laguna Woods was not included in the U.S. Census 2006 American Community Survey due to the City's relatively small population; the 2006 American Community Survey only provides data for communities that have a population of 65,000 or more. Hence, the California Department of Finance's 2007 Population and Housing Estimates are provided when possible; however, these estimates do not provide detailed population and housing characteristics in the same manner as Census data. Data in this document is based primarily on Census 2000 data, as this is the most up-to-date information available for Laguna Woods.

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SUMMARY

The City of Laguna Woods was incorporated in 1999 and is composed predominantly of private communities that are age-restricted for adults age 55 years and older. Development of age-restricted seniors' communities shielded from age-based discrimination challenges was facilitated by California Civil Code Section 51.3 et. seq. The statute includes recognition that "There are senior citizens who need special living environments and services, and there is an inadequate supply of this type of housing in the state." Consistent with this statute, occupancy of all existing dwellings in the City of Laguna Woods is limited to households which must include at least one "qualifying resident" aged 55 years or older.

Laguna Woods has a current estimated population of 18,426 (California Department of Finance, January 2007). Over 86% of the population is aged 65 years or older, with the median age being 78. Two-thirds of the households are owner occupied, with the balance consisting of renters. Due to the fixed-income of many residents and by the increases in home prices over the last ten years, over half of the residents experience a housing cost burden (paying more than 30% of their income for housing). CHAS data indicates that around 65% of total households pay more than 30% of their income for housing.

The unique demographic characteristics of a city comprised predominately of private senior communities are reflected in housing needs and affordability issues that are markedly different from more traditional cities. These characteristics (age, household size, employment, income, ethnicity, etc.) and the characteristics of housing in the City (number of units, tenure, size, cost, etc.) are described in this section and serve as the basis for analysis of existing and future housing needs that follow.

POPULATION CHARACTERISTICS

The 2000 U.S. Census indicates a total population of 16,507 for the City of Laguna Woods. The City successfully challenged the population provided by the 2000 U.S. Census and established the population for year 2000 as 18,207. More recent estimates provided by the California Department of Finance indicate a population of 18,426 as of January 2007.

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Age restrictions on occupancy of existing dwellings in private communities within the City of Laguna Woods suggest that the average and median age of residents will remain significantly above those of the County. No future population growth attributable to natural population growth is anticipated. Any increase in population will result from new housing development and continued increase in the life expectancy of the average resident.

Age

Total population and breakdown by age cohorts are included below in Table III.1. The population of Laguna Woods is significantly older than the population of Orange County, which has a median age of 33 years, suggesting significantly different housing needs.

Table III.1: Population by Age for Year 2000

	Under 5	5-14	15-19	20-34	35-64	65+	Median Age
2000	39	42	18	163	1,977	14,268	78
% of Total	0.24%	0.25%	0.11%	0.98%	12%	86.42%	

Source: U.S. Census 2000

It should be noted that, consistent with age restrictions at the various private residential communities within the City, the opportunity for anyone under the age of 55 to reside legally within the community is limited and as such, the age distribution in the City should remain relatively stable.

Race and Ethnicity

The U.S. Census provides statistics for race and ethnicity of the City's population. Table 2 identifies the racial and ethnic distribution of the City's population compared to figures for Orange County, based on the 2000 U.S. Census.

The California Department of Finance provides 2007 population estimates based on the 2000 U.S. Census data. However, the California Department of Finance's estimates do not include a distribution of racial and ethnic compositions in the same manner that the U.S. Census information is provided. Also, as noted above, the City successfully appealed its 2000 Census count to increase the reported population from 16,252 to 18,426. However, the Census tables containing detailed demographic data were not updated accordingly. Therefore, Table III.2 references 2000 data that are based on a population of 16,252 as reported in the Summary File

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Sample Data 3 (SF 3) of the 2000 U.S. Census. The SF-3 file is the long form estimates of total population and total housing units and may deviate slightly from the SF-1 file. Throughout this analysis, the percentages are considered representative of conditions in Laguna Woods.

Table III.2: Racial and Ethnic Composition

Race and Ethnicity	City of Laguna Woods		County of Orange	
	Number	Percent	Number	Percent
White	15,304	94.2%	1,455,470	51.1%
Black	38	0.2%	40,153	1.4%
American Indian and Alaska Native	85	0.5%	8,735	0.3%
Asian	474	2.9%	383,977	13.5%
Native Hawaiian or Other Pacific Islander	0	0.0%	8,005	0.3%
Hispanic/Latino	277	1.7%	876,451	30.8%
Other	0	0.0%	4,215	0.1%
Two or More Races	74	0.5%	69,283	2.4%
Total	16,252	100%	2,846,289	100%

Source: U.S. Census 2000

Employment

The 2000 U.S. Census indicated that a total of 2,150 residents age 16 or older living in Laguna Woods are employed. This represents less than 15% of the population and is consistent with the fact that Laguna Woods is predominately comprised of retired residents.

The City has a limited employment base. An estimated 603 people are employed at the eight largest businesses located within the City. The approximate number of employees for each of these employers is listed in Table III.3.

Table III.3: Eight Largest Employers in City of Laguna Woods

Employer	Number of Employees
Ayers Hotel	25
The Home Depot	115
Long's Drugs	50
Mother's Market	120
Rite Aide	21
PCM	122 ¹
Stater Brothers Markets, Inc.	100
Von's Companies, Inc.	50
Total	603

¹ PCM employs approximately 1,000 employees, however for the administrative building located within the City, there are approximately 122 employees

Source: Telephone Survey, September 21, 2007

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Jobs/Housing Balance

The jobs-housing balance is represented by the ratio of the number of jobs in a community to the number of dwelling units in the community. The jobs-housing ratio is intended as a measure of the extent to which a community provides housing in quantities sufficient to house those employed in the area.

The Southern California Association of Governments has established a target jobs-housing ratio between 1.0 and 1.29 for communities within the SCAG region (that is, there should be between 1.0 and 1.29 jobs for each dwelling unit in the community). In practice, achieving the target balance is no indication that most or even many individuals both live and work in the community. Significant numbers of residents from housing-rich communities in Riverside and San Bernardino Counties, for example, commute to jobs in jobs-rich communities throughout southern Orange County.

The jobs-housing ratio in Laguna Woods is 0.05 (603 jobs/13,252 dwelling units¹), indicating a clearly housing-rich community that is significantly lower than the jobs-housing ratio that SCAG has used to identify a balance in jobs and housing. This reflects the fact that Laguna Woods was developed as a retirement community; land not designated for open space or residential use was developed for retail goods and services uses for the convenience of residents of the planned community. With low rates of participation in the workforce due to the predominantly senior aged community, access to jobs was not a significant consideration in the design and development of the community.

Additional jobs may result from future development of the few areas that have land available for new retail, office, or medical space, as well as assisted housing. Most of the anticipated new jobs are likely to be in the relatively low-paying retail service sector, and many positions may be less than full time. Many of these future jobs, however, may be well suited for residents of Laguna Woods Village who choose to remain in the labor force on a part-time basis. For example, of the 15% of City of Laguna Woods residents estimated to be in the labor force, some are part-time employees of Professional Community Management (PCM) in Laguna Woods Village.

¹ Dwelling unit count based on data provided by PCM for Laguna Woods Village and from City Building Department files for the remaining three residential communities. The official City unit count figure is 13,252. The figure initially provided by the 2000 U.S. Census was 12,650.

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A continuing shortage of qualified personnel in the service sector, high turnover rates of younger workers, and the desire of some active seniors to supplement their incomes may ultimately increase labor force participation of Laguna Woods' residents commensurate with creation of nearby, part-time job opportunities. Even with new employment opportunities in the City, however, the City will remain a housing-rich community according to SCAG's target jobs-housing ratio.

HOUSEHOLD CHARACTERISTICS

Assessment of present and future housing needs begins with consideration of the demographic characteristics of current residents. The basic unit for this demographic analysis is the "household". In this sense, a household includes all the persons occupying a housing unit and may be comprised of a family related by blood or marriage, a single individual, or a group of unrelated persons including roommates, unmarried couples, or an individual or individuals with a live-in caregiver.

Household Composition

According to the 2000 U.S. Census, there were a total of 11,699 households within the City of Laguna Woods. As the City was not incorporated until 1999, comparable household data from the 1990 Census are not available. The California Department of Finance indicates an estimated total of 12,591 occupied units as of January 2007. However, since only one new housing unit has been constructed since 1984, it is assumed that the number of households has not changed significantly over this period of time. The 2000 U.S. Census indicated that there were a total of 12,650 housing units, so the California Department of Finance's estimated total for occupied housing units may reflect a decrease in the number of vacant units since 2000. In comparison, the number of households in Orange County increased from 827,066 in 1990 to 935,287 households in 2000, a growth of 13%.

U.S. Census data from 2000 indicate an average household size in Laguna Woods of 1.4 persons. The California Department of Finance provides a recent estimate (January 2007) of approximately 1.458 persons per household. The slight difference may be due to a difference in rounding techniques. By contrast, the average household size in Orange County in 1990 was 2.87 persons and rose to 3 persons per household by 2000.

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Single-person households comprise approximately 62% of all Laguna Woods households. Approximately 31% of all households in the City are married-couple family households. Ninety-two percent (92%) of all households in the City include individuals 65 years and over.

Given that the majority of the existing housing in the City is located within a private community which are age-restricted, changes in mortality rates will likely have the greatest effect on household size. As the average lifespan of males approaches parity with that of females, a slight increase in average household size may be expected in the next decade.

Household Income

Estimates of current household incomes are derived from the 2000 U.S. Census. The median household income in for the City in 2000 is estimated to be approximately \$30,493 (in 1999). By comparison, the median household income for Orange County was estimated at \$58,820. Table III.4, below, provides a breakdown by income ranges and illustrates the difference between the household income distribution for Laguna Woods and Orange County. Since the most currently available information for Laguna Woods is 2000 U.S. Census data, data from the 2000 U.S. Census is also used for Orange County for comparison purposes.

Table III.4: Household Income

	City of Laguna Woods		County of Orange	
	Number	Percent	Number	Percent
\$0-\$14,999	2,242	19.5%	81,576	8.7%
\$15,000-\$24,999	2,549	22.2%	81,207	8.7%
\$25,000-\$34,999	1660	14.5%	92,352	9.9%
\$35,000-\$49,999	1806	15.7%	137,223	14.7%
\$50,000-\$74,999	1611	14.0%	193,379	20.7%
\$75,000-\$124,999	1116	9.7%	214,625	22.9%
\$125,000-\$199,000	368	3.2%	90,704	9.7%
\$200,000+	130	1.1%	45,088	4.8%
Total	11,482	100%	936,154	100%

Source: 2000 U.S. Census

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The apparent difference in median household incomes between Laguna Woods' residents and the residents of Orange County as a whole is expected. Household incomes in the City are primarily comprised of non-wage income, including Social Security payments, pension proceeds, and the proceeds of other retirement investments. Moreover, these non-wage sources are often not considered as income by respondents to questionnaires that are used in compiling survey data.

Although median household income is usually suggestive of the relative magnitude of housing needs of a community, the unique demographics of Laguna Woods require that this factor be tempered by other, equally significant data. Census data (2000), for example, indicate that approximately 48% of owner-occupied households are without mortgage debt. Many households likely used equity from sales of principal, pre-retirement residences for all-cash purchases. A significant number of other households likely used this equity for substantial down payments. In both scenarios, housing expenses are relatively small even as a share of lower retirement incomes.

For housing planning and funding purposes, HCD uses five income categories to evaluate housing need based on the median family income (MFI) for the metropolitan area:

- Extremely Low-Income Households earn between 0 and 30% of MFI
- Very Low-Income Households earn between 31 and 50% of MFI
- Low-Income Households earn between 51 and 80% of MFI
- Moderate-Income Households earn between 81 and 120% of MFI
- Above Moderate-Income Households earn over 120% of MFI

In the Comprehensive Housing Affordability Strategy (CHAS), special Census tabulations developed by HUD provide a specific breakdown of household income adjusted for family size. For easier comparison, Table III.5 shows the difference between State and Federal income categories. For the Housing Element, State income categories will be used, but CHAS data will be presented to demonstrate income distribution by tenure, race, and for some special needs groups.

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Table III.5: State and Federal Income Categories

State Income Categories (HCD)	Federal Income Categories (HUD)
Extremely Low-Income (0-30% MFI)	Extremely Low-Income (0-30% MFI)
Very Low-Income (31-50% MFI)	Low-Income (31-50% MFI)
Low-Income (51-80% MFI)	Moderate-Income (51-80% MFI)
Moderate-Income (81-120% MFI)	Middle/Upper Income (81-100% MFI)
Above Moderate-Income (120%+ MFI)	

As shown in Table III.6, middle/upper income elderly households comprise the largest share of all households. According to the 2000 CHAS, 17% of the City's total households were classified as extremely low Income (0-30% of MFI), 21% earned very low income (31-50% of MFI), and 21% earned moderate income (51-80% MFI). Close to 41% of households in the City had incomes above 80% of the median household income in 2000.

Table III.6: Tenure By Income by Household Type

Household Type (Categories not exclusive)	Extremely Low-Income (0-30%)		Very Low-Income (31-50%)		Low-Income (51-80%)		Moderate/Above Moderate Income (81% +)	
	Number	Percent of All Households	Number	Percent of All Households	Number	Percent of All Households	Number	Percent of All Households
Elderly Households (62+ years)	1,950	16.7%	2,424	20.7%	2,339	20%	4,354	37.2%
All Owner Occupied units	1,463	12.5%	2,080	17.8%	2,129	18.2%	4,075	34.8%
All Renter Occupied units	524	4.5%	402	3.4%	354	3%	668	5.7%
All Households	1,987	16.9%	2,482	21.2%	2,483	21.2%	4,743	40.6%

Source: HUD CHAS Data Book, 2004 (Based on 2000 Census). Based on a total of 11,695 households

Housing Inventory

The number of housing units in the City (13,252) has not changed since the most recently constructed units were completed in the late 1980s. For purposes of comparison, the housing stock in Orange County overall increased by 108,221 units between 1990 and 1999, an increase of 13.1%.

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Table III.7: Housing Units by Type

Housing Unit Type	Number of Units	Percent of Total
Single-Family Detached	426	3.2%
Multi-Family (2-4 units)	4,179	31.5%
Multi-Family (5+ units)	8,647	65.3%
City Total	13,252	100.0%

Source: City of Laguna Woods General Plan

Multi-family dwellings with 5 or more housing units comprise 65.3% of housing units in the City. Multi-family dwellings consisting of 2 to 4 units comprise 31.5% of housing units, and single-family detached units represent 3.2% of housing units.

Housing Tenure

Housing tenure refers to whether a unit is owned or rented. In 2000, of the 11,699 occupied dwelling units, 9,929 or 84.9% of occupied housing units in Laguna Woods were owner occupied, compared with 61.4% of occupied units within Orange County. The remaining 1,770 occupied housing units, or 15.1%, were renter occupied. Countywide, 38.6% of all occupied units were renter occupied.

Vacancy Rates

The vacancy rate is a measure of the general availability of housing in the City. A low vacancy rate suggests that households may have more difficulty finding housing within their price range. A high vacancy rate indicates an oversupply of housing units within at least some price ranges.

The availability of vacant housing units provides households with choices on different unit types to accommodate changing needs. In Laguna Woods, changing needs could include divorce, children leaving home, or the need to move into an assisted living facility. A low vacancy rate tends to increase rents and housing prices, consequently limiting the housing options for some households.

In general, vacancy rates of 2% to 3% for ownership housing and 5% to 6% for rental housing are considered healthy. The 2000 Census indicated a homeowner vacancy rate of 1.8% and a rental vacancy rate of 5.2% in the City of Laguna Woods. The California Department of Finance's estimates in January 2007 indicate an overall vacancy rate of 7.62%, which is slightly higher than the overall vacancy rate of 7.5% identified in the 2000 U.S. Census; however, the percentage

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provided by the California Department of Finance is strictly an estimate that uses the 2000 U.S. Census as a benchmark. The homeowner and rental vacancy rates in the City are expected to decline in following years due to increases in average life expectancy, significant growth in the senior population as the “baby boom” generation ages, and because of limited developable land.

Residential Densities

Residential uses in Laguna Woods have been developed at an average density of 9.1 units per acre. Table III.8 identifies the number of acres developed at each of the three residential densities in the City.

Table III.8: Existing Residential Density

	Acres
Low Density – Less than 10 Dwelling Units per Acre	630
Medium-Density – 10-13 Dwelling Units per Acre	786
High Density – 13-35 Dwelling Units per Acre	33
Total	1,449

Source: City of Laguna Woods General Plan

Residential Communities in City of Laguna Woods

The City of Laguna Woods is unique in that it is predominantly comprised of private communities which are age restricted for adults 55 years and older. Of the 13,252 dwellings units in the City, 12,736 are located in the private gated community of Laguna Woods Village. The balance of the units are distributed as follows: 140 units in The Fountains, 184 in Avalon Las Palmas (previously known as Alterra Wynwood at Palm Terrace), and 192 in Renaissance at the Regency. The various housing options, levels of amenities, and services provided at each development are described below.

Laguna Woods Village (formerly known as Leisure World)

Laguna Woods Village contains 12,736 owned condominium and cooperative units. Owners within Laguna Woods Village pay a homeowners’ association fee that is used to provide residents with public transportation, patrolled private security, clubhouses with special programs, and recreational activities. Also included within the Laguna Woods Village community are two golf courses for the private use of Laguna Woods Village residents.

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Avalon Las Palmas (previously known as Alterra Wynwood at Palm Terrace)

Avalon Las Palmas is a licensed residential care community with 184 rental units. Services include the dispensing of medication and assistance with bathing, dressing, and other activities of daily living determined by a care plan tailored to specifically meet the individual needs of the residents. Amenities include meal service, transportation, housekeeping, laundry services, and access to recreational facilities, including a putting green, shuffleboard court, pool, and spa. Activity programs include regular trips to shopping locations, restaurants, concerts, and historical landmarks.

Renaissance at the Regency

Renaissance at the Regency consists of 192 rental units for seniors and offers both independent and assisted-living on a month-to-month basis. Services and amenities at Renaissance at the Regency include daily meals, housekeeping, laundry services for bed and bath linens, scheduled transportation, group excursions, and social events. The Regency is the only residential community which under unique circumstances will accommodate individuals younger than 55 with assisted living.

The Fountains

The Fountains contains 140 rental units and is the only independent living apartment facility in the City. Although age-restricted, The Fountains operates as an apartment community and does not provide assisted living services, special programs, or amenities.

Age of Housing Stock

Age of dwellings is one measure of housing stock conditions and a factor for determining the need for moderate or substantial rehabilitation. Without proper maintenance, housing units deteriorate over time. Older units, even when properly maintained, require periodic major repairs including new roofing and plumbing. Dwellings more than 30 years old are generally considered to fall into this category. Older units may also require significant upgrades to prevent loss from fire and earthquakes.

The first dwellings in the City of Laguna Woods were constructed in 1964. More than half of all units (60%) in the City were constructed between 1964 and 1970.

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The age distribution of housing units is shown in Table III.9. Housing stock data does not include the 134-unit San Sebastian development anticipated to be completed in 2008.

Table III.9: Age of Housing Stock

Year Built	Number of Units	Percent of Units
1964-1970	8,025	60.55%
1971-1975	3,327	25.10%
1976-1980	1,381	10.42%
1981-Present	519	3.93%
Total	13,252	100%

Source: Professional Community Management

All Laguna Woods Village units, whether cooperative or condominium ownership, are included within one of three mutual benefit corporations, or “mutuals.” The three mutuals are the United Laguna Hills Mutual (which is a cooperative) and the Third Laguna Hills Mutual, and Mutual Fifty Mutual (both condominium associations). Each of the three mutuals is organized as a nonprofit corporation to manage, operate, and maintain dwellings included within the respective mutual.

Funded by monthly “carrying” charges paid by homeowners, the mutuals contract with Professional Community Management (PCM) to administer maintenance and repair contracts and supervise staffing necessary to properly maintain the buildings and common areas of each of the mutuals. Reserve funds maintained by each mutual have allowed for scheduled replacement of major building components as they reach the end of their useful lives.

For persons living in cooperatives in the United Laguna Hills Mutual, monthly carrying charges pay not only for common area and building maintenance, but also for replacement of major appliances, minor carpentry, plumbing, and electrical repairs within the units.

With professional management and the uniformity and regularity of building maintenance within the three mutuals in Laguna Woods Village, all units are in an average or better than average state of repair. None are classified as “substandard” or “in need of substantial rehabilitation”.

Visual inspections of The Fountains apartment community, Renaissance at the Regency, and of Avalon Las Palmas revealed no evidence of deteriorated or substandard living conditions. Conversation with a City Building Inspector confirmed these observations.

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HOUSING COST AND AFFORDABILITY

HUD defines affordable housing costs as contract rents or mortgage payments, including taxes and insurance, but not utilities, that are equal to or less than 30% of the gross income of very low, low, and moderate income households.

Households spending more than 30% of gross annual income on housing experience a housing cost burden, which occurs when housing costs increase faster than household income. When a household spends more than 30% of its income on housing costs, it has less disposable income for other necessities such as health care. Lower income households with a burdensome housing cost are more likely to become homeless. Homeowners with a housing cost burden have the option of selling the homes and become renters. Renters, on the other hand, are vulnerable and subject to constant changes in the housing market.

For purposes of determining housing affordability, the California Health and Safety Code Section 50052.5 provides the following definition of affordable housing cost based on the area median income (AMI), which is adjusted by family size and income level for each MFI range:

Table III.10: Calculation of Affordable Housing

	Calculation of Affordable Housing Cost for Owner	Calculation of Affordable Housing Cost for Renters
Extremely Low (0-30% MFI)	30% of 30% AMI	30% of 30% AMI
Very Low (0-50% MFI)	30% of 50% AMI	30% of 50% AMI
Lower (51-80% MFI)	30% of 70% AMI	30% of 60% AMI
Moderate Income (81-120% MFI)	35% of 110% AMI	30% of 110% AMI

Using these updated affordability thresholds, current housing affordability can be estimated for the various income groups as identified in Table III.11. The 2007 median income for a four person family (as defined by the California Department of Housing and Community Development) was \$78,700.

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Table III.11: Housing Affordability by Income Group, Orange County

Income Group	AMI adjusted by size		Affordable Monthly Payment		Maximum Affordable Price	
			Renter	Owner	Home	Rental
Extremely Low (0-30% MFI)	30% AMI					
One Person	\$16,530		\$413	\$413	\$49,792.46	\$363
Small Family	\$21,240		\$531	\$531	\$59,944.32	\$431
Four Person Family	\$23,610		\$590	\$590	\$65,086.17	\$465
Large Family	\$25,500		\$638	\$638	\$63,723.80	\$463
Very Low (30-50% MFI)	50% AMI					
One Person	\$27,550		\$689	\$689	\$85,917	\$604
Small Family	\$35,400		\$885	\$885	\$110,748	\$760
Four Person Family	\$39,350		\$984	\$984	\$117,559	\$809
Large Family	\$42,500		\$1,063	\$1,063	\$126,129	\$863
Lower (50-80% MFI)	60%AMI	70%AMI				
One Person	\$33,060	\$38,570	\$827	\$964	\$122,921	\$727
Small Family	\$42,480	\$49,560	\$1,062	\$1,239	\$158,035	\$912
Four Person Family	\$47,220	\$55,090	\$1,181	\$1,377	\$170,033	\$981
Large Family	\$51,000	\$59,500	\$1,275	\$1,488	\$178,866	\$1,025
Moderate Income (81-120% MFI)	110% AMI					
One Person	\$60,610		\$1,515	\$1,768	\$255,386	\$1,415
Small Family	\$77,880		\$1,947	\$2,272	\$327,233	\$1,797
Four Person Family	\$86,570		\$2,164	\$2,525	\$359,483	\$1,964
Large Family	\$93,500		\$2,338	\$2,727	\$382,709	\$2,088

Notations:

1. Small Family = 3 persons; Large Families = 5 persons
2. Property taxes and insurance based on averages for the region
3. Calculation of affordable home sales prices based on a down payment of 10%, annual interest rate of 6.5%, 30-year mortgage, and monthly payment 30% of gross household income
4. Based on 2007 Orange County AMI of \$78,700

Comparing housing costs and maximum affordable prices for low income households shows that many households are being priced out of the Orange County rental and ownership market. Given the median home prices presented in Table III.11, single-family home ownership is beyond the reach of most low income households. For home ownership, most moderate income households and low income large families may be able to afford a condominium.

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Characteristics of Market-Rate Dwelling Units

Affordability of housing in the City of Laguna Woods must be considered in the context of its origin as a planned community built for seniors. Ownership and occupancy include access to a broad range of services and amenities for residents which need to be considered in the analysis of affordability of units offered for-sale and for-rent in the City.

The United Laguna Hills Mutual cooperative owns all of the real property (dwelling units, carports and laundries) within the boundaries of the mutual, and each member of the cooperative is entitled to occupy a specific dwelling unit under the terms of an Occupancy Agreement. Members pay a monthly assessment that is based on their respective shares of the corporation's mortgage payments, property taxes, maintenance, and other operating expenses as determined by the board of directors of the mutual.

In addition to exterior maintenance, the carrying charges of the United Laguna Hills Mutual cooperatives pay for major appliance repair and replacement, and electrical, plumbing, and carpentry repairs. Out-of-pocket expenses required of the resident owners are significantly lower than in other owner-occupied housing since many typical home improvements are included as part of those carrying charges and do not result in additional expenses to the owners.

Owners in the Third Laguna Hills Mutual and Mutual Fifty (condominium associations) own undivided interests in the defined common area of the real property of the respective condominiums. Each owner owns the air space of a specific dwelling unit, defined by the inner surfaces of walls, ceilings, and floors of the respective unit. Condominium unit owners pay a monthly carrying charge in an amount determined by the respective boards of directors of each mutual. In addition to payment of property taxes and insurance for common areas, the carrying charges pay for maintenance of common areas, including building exteriors. Each owner is responsible for property taxes, insurance, and interior maintenance associated with his or her unit.

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Affordability of For-Sale Dwelling Units

Recent representative resale prices for dwelling units in the City of Laguna Woods range from \$90,000 for a one-bedroom cooperative unit to \$1,332,500 for the largest condominium unit (Table III.12). The median selling price in the City of Laguna Woods was \$219,000² compared to \$709,720 countywide.³

Table III.12: Dwelling Unit Sales Prices

Unit Type	Bedrooms	Lowest Price	Highest Price	Median Price
Cooperative	One	\$90,000	\$176,000	\$190,000
	Two	\$130,000	\$435,000	
Attached/Detached Condominium	One	\$108,000	\$309,000	\$295,000
	Two	\$150,000	\$1,430,000	
	Three	\$235,000	\$1,332,500	
High-Rise Condominium	Studio	\$25,000	\$28,900	\$132,500
	One	\$35,000	\$76,000	
	Two	\$125,000	\$280,000	
	Three	\$419,000	\$462,500	

Source: Laguna Woods Village Resale Report, 08/01/2006 to 07/31/2007

The resale values are used to illustrate calculations necessary to defining affordability of for-sale units in Laguna Woods. The example is based on the median-priced cooperative, condominium, and high-rise condominium units. Housing expenses include the required payment of principal and interest on mortgage debt, an assumed 1.25% allocation for taxes and homeowner insurance, and the respective monthly homeowners association fee (carrying charge). A 30-year mortgage, 10% down payment and a 6.5% interest rate are assumed, generally reflecting market conditions in 2007.

² Laguna Woods Village Resale Report, 08/01/2006 to 07/31/2007

³ California Association of Realtors, July 2007

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Table III.13: Owner-Occupied Housing Expenses

	Cooperative	Attached/Detached Condominium	High-Rise Condominium
Median Purchase Price	\$190,000	\$295,000	\$132,500
Down Payment	10%	10%	10%
Interest Rate	6.5%	6.5%	6.5%
Loan Amount	\$171,000	\$265,500	\$119,250
Monthly Principal and Interest	\$1,081	\$1,678	\$754
Monthly HOA Fee ²	\$502 ³	\$533 ⁴	\$1,500-1,800 ⁵
Total Monthly Housing Expense	\$1,583	\$2,211	\$2,254-2,554
	Cooperative	Attached/Detached Condominium	High-Rise Condominium
Required Monthly Income ⁶	\$5,277	\$7,370	\$7,513-7,513
Monthly Private Mortgage Insurance and Property Tax ¹	Included in HOA	\$308	\$138

¹ Annual PMI and property tax assumed to be 1.25% of purchase price

² Homeowner's Association

³ Includes principal and interest on master mortgage, building exterior and common area maintenance, property taxes, major appliance repair and replacement and most plumbing, electrical, and carpentry repairs on unit interiors.

⁴ Includes building exterior and common area maintenance.

⁵ Includes building exterior and common area maintenance, housekeeping services, and meal service. Actual Fee amount is dependent upon unit model.

⁶ Assumes expenditure of no more than 30% of income on housing expenses.

Note that the monthly homeowners association fee represents a significant portion of monthly housing expense. In each case, the association fee covers not only the customary maintenance and insurance costs for common areas, but also the added services available to Laguna Woods Village residents, including transportation and recreation services; in the high-rise condominium unit, this monthly fee includes housekeeping and meal service.

The same data sources and assumptions used in the example of median-priced units (identified in Table III.13) were used to determine affordability of for-sale units to very low and low income households. The household income ranges at each level are those from Table III.11. Based on this analysis, the numbers of units affordable to prospective Laguna Woods' residents are shown in Table III.14. The household sizes used in this analysis reflect age and occupancy restrictions on all units in the example.

Housing affordability estimates for the City of Laguna Woods need to be viewed in the proper context: homeownership levels are highest among those aged 55 and over. Assets accumulated over a lifetime often include equity in a previous

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residence. These assets are used as down payments substantially larger than the 10% used in this analysis, resulting in significantly reduced principal and interest payment. Estimates derived from Census data indicate up to 40% of transactions are all-cash purchases. In addition, the 2000 U.S. Census also indicates that 48.4% of owner-occupied units (for a one-family attached or detached home) are not mortgaged, and the median monthly cost for these non-mortgaged homes is approximately \$535. Income levels, therefore, are less of a determinant in affordability analyses applied to seniors housing.

Affordability of For-Rent Dwelling Units

A significant number of for-rent units in Laguna Woods are in assisted living communities. For purposes of assessing affordability of renter-occupied units, the distinction between typical rental housing and assisted living rental housing is important to note. In a conventional rental situation, a dwelling unit is provided to a tenant in exchange for monthly rent; in assisted living rental housing, amenities such as meals, medical assistance, housekeeping, transportation, and various activity programs are included with the unit.

Rental rates for typical rental units were taken from the classified advertisements in the Laguna Woods Village Globe News on September 13, 2007. There were no one-bedroom units available; however two-bedroom units averaged \$1,575 per month. Contact was made with property management for the Whispering Fountains, a for-rent apartment complex within Laguna Woods, and management staff indicated that their studios are currently renting for \$935 and their one-bedrooms are currently renting for \$995.

Table III.15 shows the affordability of the average one- and two-bedroom, non-assisted rentals for each income group using income limits in Table III.11. Table III.16 provides cost characteristics for rental units experienced by renters in Laguna Woods.

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Table III.15: Affordability of Rental Units

	Income Level	Affordable Rent (Maximum)	One-Bedroom Affordability Average ¹	Two-Bedroom Affordability Average ²
Single-Person Households	Extremely Low	\$363	Not Affordable	Not Affordable
	Very Low	\$604	Not Affordable	Not Affordable
	Low	\$727	Not Affordable	Not Affordable
	Moderate	\$1,415	Affordable	Not Affordable
Small-Family Households ³	Extremely Low	\$431	Not Affordable	Not Affordable
	Very Low	\$760	Not Affordable	Not Affordable
	Low	\$912	Not Affordable	Not Affordable
	Moderate	\$1,797	Affordable	Affordable

¹ Rent @ \$995/month

² Rent @ \$1,575/month

³ Small Family = 3 persons

Table III.16: Renter Cost Characteristics

Renter Occupied Housing Units	1,770 Total Units	Percent of All Rental Units
GROSS RENT		
Less than \$200	0	0%
\$200 to \$299	7	0.4%
\$300 to \$499	106	5.9%
\$500 to \$749	242	13.7%
\$750 to \$999	421	23.8%
\$1,000 to \$1,499	342	19.3%
\$1,500 or more	449	25.4%
No cash rent	203	11.5%
Median Rent	\$1,036	

Source: 2000 U.S. Census

HOUSING NEEDS

Regional Housing Needs Assessment

In accordance with State Housing law, the SCAG has prepared a Regional Housing Needs Assessment (RHNA) that quantifies the need for housing in each jurisdiction in the SCAG region between 2006 and 2014. The RHNA provides estimates of existing and future housing needs. The existing need is determined from information about current residents, including the number of extremely low and low income families paying more than 30% of income for housing; future need is based on projected growth in the number of households and the number of units

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needed to maintain a target vacancy rate. State law requiring that new, affordable housing not be concentrated in existing low income neighborhoods also guides the geographic distribution of RHNA dwelling units. The RHNA can include replacement housing, as well as new construction.

The RHNA for the City of Laguna Woods is indicated in Table III.17.

Table III.17: Total Construction Need by Income for Planning Period 2006-2014

Very Low	Low	Moderate	Above Moderate	Total
25	23	27	60	135
19%	17%	20%	44%	100%

Source: Southern California Association of Governments

Overcrowding

The Census defines overcrowded housing units as “those in excess of one person per room average.” This excludes bathrooms, kitchens, hallways, and porches. Overcrowding is often reflective of insufficient income to secure housing with an appropriate number of rooms. The 2000 U.S. Census indicated that in Laguna Woods, owner-occupied units average 1.42 persons per household; renter-occupied units have fewer people on average, with 1.31 persons per dwelling unit. The California Department of Finance provides more recent estimates (January 2007) of 1.458 persons per household as the average for all occupancy types. In 2000, the U.S. Census estimated that 18 households (0.15% of all households) in Laguna Woods lived in overcrowded conditions.

The City has an average household size smaller than most cities due to the restrictions placed on occupancy of all existing units. The Conditions, Covenants and Restrictions (CC&Rs) for the Laguna Woods Village community limit the numbers of persons who may occupy a dwelling based on the number of bedrooms in the respective unit. Similar restrictions apply to occupancy at each of the other three residential communities in the City of Laguna Woods. With these privately imposed and enforced conditions, overcrowding is not a problem in the City.

Overpayment

Affordable housing costs with respect to lower income households shall not exceed 30% of gross household income. That is, when households must spend more than

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30% of their respective incomes for rent or mortgage payments, sufficient funds may not be available for other necessities, such as food, health care, and clothing.

The affordability standards apply to lower income households (those, at or below 80% of the area median income). Deterioration of housing stock is also associated with overpayment for housing. Expenditures for routine maintenance may be deferred in order to meet immediate expenses for other necessities such as food, clothing, medical care, and utilities. Overpayment also promotes overcrowding, which leads to a variety of problems from an acceleration in building deterioration to related code violations.

Data related to overpaying is an indicator of housing need for current residents of the City. Table III.18 indicates the numbers of lower income households paying more than 30% of their incomes. Of those low-income renters approximately 1,255, or 74.6%, are overpaying. In the lower income category of homeowners, 34.08% are estimated to be over paying under the 30% standard.

Table III.18: Lower Income Households Overpaying for Housing

Household Tenure	Lower Income	Total Over Paying	Percentage Over Paying
Renter Households	1,682	1,255	74.6%
Owner Households	3,412	1,163	34.08%
Total	5,094	2,418	47.47%

Source: 2000 U.S. Census

SPECIAL NEEDS GROUPS

State housing law requires that the special needs of certain disadvantaged groups be addressed. These households typically experience difficulty in securing decent, affordable housing, and are not well guarded under market conditions. Special needs groups include the elderly, homeless, large families, and disabled persons.

Elderly

With more than 86% of the population over 65 years of age, the elderly are the largest special needs group in the City of Laguna Woods. Affordable housing has been identified by South County Senior Services as the primary need for the elderly; health care and in-home care and transportation services needs were also indicated. Significant resources for the elderly exist in and near the City of Laguna Woods and include:

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- Florence Sylvester Memorial Senior Center; offers a nutrition program, congregate meals, home delivery of meals, social services case management, seniors activities, information, and referral services;
- Helping Hands; program sponsored by Volunteer Center of Greater Orange County maintains registry of in-home care providers;
- Orange County Housing Authority; provides "Section 8" rental vouchers provided through the U. S. Department of Housing and Urban Development for low-income seniors; and
- South County Senior Services; provides adult day-care program, meals-on-wheels for shut-ins, paratransit services, and various activity and learning programs.

Homeless

SCAG defines homeless people as "persons who are living or staying in emergency shelters; persons who sleep outside, in makeshift shelter, in cars or transportation areas such as bus or train terminals; or persons who are considered at risk." The Orange County homeless population includes families and individuals representing every race, age group, and community in Orange County. As the cost of housing in the County and in all of Southern California continues to rise, homelessness has become more prevalent.

In the past, several factors have contributed to homelessness, including difficulty in obtaining employment, lack of on-going care for the mentally ill, substance abuse, and inadequate education. In recent years, however, a shortage of affordable housing opportunities coincident with a growing population of low income renters has added to the problem.

Residential care facilities, which are facilities for individuals who require 24-hour supervision but who do not generally need medical care beyond routine health checks and medication monitoring, are permitted in Laguna Woods in any district, planned community, or specific plan area zoned for residential uses. The State of California is the authority for licensing, inspection, and enforcement for community care facilities throughout the State. The State has preempted local controls over certain types of facilities in that 24-hour occupancy by six or fewer persons in a residential facility allows the facility to be considered a residential use.

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Because of the transient nature of homelessness, gauging an estimate of homeless persons in Laguna Woods is difficult. The County of Orange Housing and Community Services Department's 2007 Continuum of Care application to HUD indicates a point-in-time count of sheltered and unsheltered homeless persons during the last week in January 2007 as 3,649 total persons countywide. As much of Laguna Woods is gated, access to most of the community by homeless persons is difficult and as a result, there are virtually no homeless persons, as they may choose to situate themselves in neighboring jurisdictions.

In response to the homeless problem, the County of Orange Department of Housing and Community Services (HCS) coordinates a countywide Continuum of Care (CoC) system in response to rising homeless needs in the region. The Continuum of Care is a housing and service delivery system for the homeless. The Orange County Community Forum, the Orange County Leadership Cabinet, and the Orange County Department of Housing and Community Development share responsibility for planning and implementing this program.

The Orange County Continuum of Care system consists of six basic components:

- Advocacy on behalf of those who are homeless or at-risk of becoming homeless
- A system of outreach, assessment, and prevention for determining the needs and conditions of an individual or family who is homeless;
- Emergency shelters with appropriate supportive services to help ensure that homeless individuals and families receive adequate emergency shelter and referrals
- Transitional housing to help those homeless individuals and families who are not prepared to make the transition to permanent housing and independent living; and
- Permanent housing, or permanent supportive housing, to help meet the long term needs of homeless individuals and families.
- Reducing chronic homeless in Orange County and addressing the needs of homeless families and individuals using motels to meet their housing needs

State law requires that local jurisdictions strengthen provisions for addressing the housing needs of the homeless, including the identification of a zone or zones where emergency shelters are allowed as a permitted use without a conditional use permit. Section 50801(e) of the California Health and Safety Code defines

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emergency shelters as housing with minimal supportive services for homeless persons that is limited to occupancy of six months or fewer by a homeless person. The City's Zoning Ordinance does not explicitly address emergency shelters. Pursuant to State law, the City will amend the Zoning Ordinance to permit emergency shelters by right.

Jurisdictions may establish objective standards for the emergency shelters to regulate the following, as permitted under SB2:

- The maximum number of beds/persons permitted;
- Parking based on demonstrated need but that does not exceed parking requirements for other uses in the same zone;
- The size/location of exterior and interior onsite waiting and client intake areas;
- The provision of onsite management;
- The proximity of other emergency shelters, provided that emergency shelters are not required to be more than 300 feet apart;
- The length of stay;
- Lighting; and
- Security during hours that the emergency shelter is in operation.

In addition to the regulations indicated above, emergency shelters in the zone ultimately selected will be subject to the same development standards and regulation as other uses allowed in the zone, as required by law.

An emergency shelter is a facility that provides temporary shelter for the homeless, usually for up to six months of stay. Transitional housing facilitates the movement of homeless individuals and families to permanent housing. Typically, transitional housing provides for up to two years of stay and is combined with supportive services that help the residents gain independent living skills. The Laguna Woods Zoning Code does not currently reference either type of housing directly. To facilitate the development of emergency housing and transitional housing, the City's Zoning Code will be amended to recognize these uses. The Zoning Code will be amended to ensure that development standards will accommodate extremely low income housing⁴ (Programs 2.B.2 and 2.B.3).

⁴ On October 15, 2007, the State of California Governor signed into law Senate Bill 2 which amends GC Sections 65582, 65583, and 65589.5 of the State Housing Element Law. This legislation requires local jurisdictions to strengthen provisions for addressing the housing needs of the homeless, including the identification a zone or zones where emergency shelters are allowed as a permitted use without a conditional use permit. This legislation will take effect January 1, 2008 and will apply to jurisdictions with housing elements due June 30, 2008 and after.

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Specifically, the City's Zoning Code will be amended to identify which zone or zones will permit emergency shelters by right. The City will evaluate the Neighborhood Commercial (NC), Community Commercial (CC), Highway Commercial (HC) or Urban Activities (UAC) zones for inclusion of emergency homeless shelters as a by-right use. These zones encompass approximately 161 acres. The lot sizes in these zone average between half an acre to 5 acres in size which are ideal for a use such as an emergency shelter. These uses are located primarily in the central part of the City (along El Toro Road and Moulton Parkway) with pockets of commercial in the easternmost area of the City and in the southeastern portion of the City adjacent to Moulton Parkway and easternmost portions of the City.

The commercial zones are intended for development of low to high intensity commercial uses. The UAC zone is intended to provide for the development utilizing a "specific plan" concept to ensure comprehensive development consistent with performance and development standards as outlined in the land use element of the City's General Plan. The City will work with property owners in the development of Specific Plans to guide the development of Urban Activities Center (UAC) parcels to include residential development (Program 2.A.1).

The commercial zones have sufficient capacity for at least one year-round shelter at existing facilities that can be converted to accommodate a shelter. The UAC zone has capacity on vacant land that is currently in use as community garden plots. The interim use as garden plots is not an impediment to development as the property is privately owned and can be developed at any time.

Emergency shelter conditions for approval will be clearly specified in the City's Zoning Code, consistent with state law, and will be similar to conditions required for similar uses in the same zones.

Large Families

Large family households (5 or more persons) may require special consideration because of their need for larger dwellings with four or more bedrooms to avoid overcrowding. Family households with five or more persons, however, often face additional limitations because of a lower family per capita income.

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According to the 2000 U.S. Census, the City of Laguna Woods had no households that included 5 or more persons. Large families, therefore, do not represent an unmet housing need in the City.

Female-Headed Households

In 2000, 6,528 households (or 57 percent of households) had a female head of household. The majority of these households are women living alone. Traditionally female-headed households are considered a special needs group as they face inequalities in wages and must balance the needs of their children with the cost of housing with limited homeownership opportunities. These circumstances generally do not apply to women in Laguna Woods, as Laguna Woods is comprised predominately of private senior communities that are comprised (85 percent) of owner-occupied housing with a variety of amenities. Households in Laguna Woods do not face the traditional issues that seniors in the general population face such as housing maintenance and lack of transportation. All owners within Laguna Woods Village pay a homeowners' association fee that is used to provide residents with public transportation, patrolled private security, clubhouses with special programs, and recreational activities. Funded by monthly "carrying" charges paid by homeowners, the mutuals contract with Professional Community Management (PCM) to administer maintenance and repair contracts and supervise staffing necessary to properly maintain the buildings and common areas of each of the mutuals. Reserve funds maintained by each mutual have allowed for scheduled replacement of major building components as they reach the end of their useful lives. With professional management and the uniformity and regularity of building maintenance within the three mutuals in Laguna Woods Village, all units are in an average or better than average state of repair.

Disabled Persons

The City of Laguna Woods consists predominantly of a senior population. Those who live here, or those who are planning to live in the City, do so because they know many of their needs will be met by local organizations and services. The City recognizes that the disabled have special needs with regard to location, and that housing needs to be located near public facilities, especially public transportation which provides service to those who rely on it the most.

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According to the 2000 U.S. there are approximately 6,115 Laguna Woods residents, or close to 38% of the population over age 5, that indicated they had a disability. Due to the age of the population this number is significantly higher than the County figure (17%) but expected.

Table III.19: Disability by Age

Age Group	Number	Percent of Age Group
5 to 15 years	0	0%
16 to 20 years	5	17%
21 to 64 years	525	25%
65 to 74 years	1,006	26%
75 years and over	4,579	45%
Total	6,115	100%

Source: 2000 U.S. Census

The two major housing needs of persons with disabilities are affordability and access. Access is particularly important, as physically disabled persons often require specially designed dwelling units to permit access within the units, as well as to and from the unit. California Administrative Code Title 24 establishes requirements for access and adaptability for the physically handicapped including access ramps, larger door widths, and restroom modifications. These regulations apply to new construction, including apartment housing containing five or more units. Because the City has a predominant senior population, many with disabilities, there are established procedures for reviewing and approving plans that involve retrofitting of ramps, elevator lifts, and other accessories that benefit and aid the physically disabled.

Laguna Woods is committed to facilitating and circulating information about services. To this end, the City works with public and private organizations to disseminate information regarding a variety of service providers to citizens with disabilities. Some of these organizations are listed on the following pages. In addition, the City will include adoption of a reasonable accommodation ordinance as a housing program in the 2006-2014 Housing Element (Program 4.A.1).

Care Services:

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- Florence Sylvester Memorial Senior Center offers a nutrition program, congregate meals, home delivery of meals, social services case management, seniors activities, information, and referral services;
- Home Helping Hands program sponsored by Volunteer Center of Greater Orange County maintains registry of in-home care providers;
- South County Senior Services Center provides adult day-care program, mealson-wheels for shut-ins, paratransit services, and various activity and learning programs.

Public Transportation Services:

- ACCESS ADA Service is the complementary paratransit service for OCTA fixed routes. Passengers are certified as eligible under criteria set forth by the ADA. Service is available on a subscription and advanced reservation basis;

Private Transportation Services:

- The Golden Rain Foundation Bus Transportation System provides transportation to nearby banking and restaurant facilities, shopping centers, houses of worship, and some of the most modern and complete medical and hospital facilities, all located in close proximity to the community. Rides are free to residents who show a resident identification card to the driver.
- South County Senior Services is a not-for-profit organization, which provides a full range of social services to seniors in south Orange County. The agency has a fleet of shuttle buses that are operated under contract to medical providers and social service groups.
- Residential facilities within Laguna Woods also provide shuttle service for their residents. These include the independent and assisted care facilities of Roosmoor Regency and Avalon Las Palmas, as well as Laguna Woods Village. Service is typically demand responsive and no fare is charged.
- Saddleback Hospital provides transportation through home caregivers and a variety of therapy departments. Patients are driven in the caregiver's personal car free of charge.

ASSISTED HOUSING AT-RISK OF CONVERSION TO MARKET RATE HOUSING

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

A review of the assisted housing inventory maintained by HUD indicated that no assisted units subject to expiration of affordability restrictions are located within the City of Laguna Woods. Consequently, no analysis of costs and programs for preserving such units is necessary.

In 2008, construction will be completed on San Sebastian, a senior condominium development that will include 15 units affordable to low income residents. The development utilized a density bonus and as a result, the affordable units will be subject to deed restrictions which will ensure continued affordability. In order to ensure continued affordability, the buyer of an affordable unit will be required to execute a series of documents, including the following:

- Promissory Note – for the difference between unrestricted market value and the restricted sales price of the unit
- Deed of Trust – to secure the Promissory Note
- Affordable Housing Covenant – Setting forth the obligation of the buyer to sell only to other qualified affordable buyers and at a restricted affordable housing cost for a period to be determined by the City. The Affordable Housing Covenant will also include provisions prohibiting the rental of the unit, maintenance standards, and limits on the maximum number of occupants.

Those documents will be prepared by the developer and will be subject to City review prior to offering the units for sale.⁵

⁵ Affordable Housing Plan and Density Bonus Application. Springbrook Realty Advisors, March 2005

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IV. HOUSING CONSTRAINTS ANALYSIS

The central goal of the Laguna Woods Housing Element is to provide opportunities for the construction of housing that meets identified housing needs. However, governmental, market, infrastructure, and environmental factors may constrain the provision of housing. State law requires that Housing Elements analyze potential and actual governmental and non-governmental constraints to the production, maintenance, and improvement of housing for all persons of all income levels and disabilities. The constraints analysis must also demonstrate local efforts to remove governmental constraints that hinder achievement of housing goals.

GOVERNMENTAL CONSTRAINTS

This section of the Housing Element addresses actual and potential constraints that City regulations and practices may impose on the development of housing. Such constraints may include land use controls (zoning), minimum required site improvements, fees, and entitlement processing procedures.

State-mandated programs and standards, including California codes relating to building and safety standards, typically allow very limited local discretion in adopting and implementing provisions less restrictive than the State models. An analysis of State-mandated programs that may constrain housing development are included here.

General Plan

Every city and county in California must prepare and adopt a General Plan, which serves as the blueprint for that jurisdiction's future physical development. The Land Use Element of the General Plan identifies the location, distribution, and density of land uses. The City's Zoning Code (Title 13 of the Municipal Code) serves as the primary tool for implementing the General Plan. The Zoning Code establishes more specific standards for development than the General Plan, including those governing the uses of buildings, the conditions subject to which buildings may be occupied, and the overall size of buildings.

The Laguna Woods General Plan includes six land use designations: Low-Density Residential, Medium-Density Residential, High-Density Residential, Commercial, Urban Activities Center, and Open Space. Residential densities set forth in the General Plan and implemented through the Zoning Code are expressed as the

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maximum permitted number of dwelling units per acre. Table IV.1 identifies the City's residential categories and corresponding maximum densities.

With regard to the Urban Activities Center, no maximum density is established. Instead, the General Plan provides descriptions of permitted land uses within each of the Urban Activity Center areas and indicates a maximum number of dwelling units permitted within specific Urban Activity Center areas.

Table IV.1: General Plan Land Use Designations

General Plan Designation	Description	Maximum Density
Low Density	Allows for the development of low-density detached and attached single-family and multi-family developments.	Fewer than 10 du/acre
Medium Density	Allow development of medium-density detached and attached dwellings within a density range of 10-13 dwelling units per acre.	10-13 du/acre
High Density	Allows attached dwellings within a compact development form.	13-35 du/acre
Urban Activities Center	Allows for mixed-use development that may include both commercial and residential uses.	Determined by Specific Plan

Source: City of Laguna Woods Municipal Code and General Plan

Residential Land Use Designations

Affordability is typically correlated with permitted density of development. Low-density developments typically increase the cost of construction per unit. Higher-density projects typically have reduced land costs on a per unit basis and facilitate economies of scale in the construction of affordable units. Density bonuses offered by cities through zoning ordinances, consistent with State law, reduce the land costs per unit in return for affordability covenants on a specified number of the units.

The Laguna Wood General Plan allows for residential development up to a maximum density of 35 units per acre in the High Density Residential category. The State Department of Housing and Community Development has established "default densities" that by definition are considered sufficient to provide market-based incentives for the development of housing for lower-income households. The State established a default density of 20 dwelling units per acre for Laguna Woods, which can be applied to determine if a site is adequate for accommodating housing for very low- and low-income households. The City's High Density Residential designation (13-35 du/ac) and corresponding Residential Multi Family (RMF) zone provide the opportunity for affordable housing development. The

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City's density range for residential development with an HDR/RMF is between 28 and 45 units per acre. Hence, the City's HDR/RMF designation provides the opportunity for affordable housing development within the State suggested default density of 20 units per acre for Laguna Woods.

Urban Activities Center Land Use Designation

The Urban Activities Center designation, or UAC, allows for mixed-use development that may include commercial and residential uses. For each UAC area, the Land Use Element identifies potential uses, with residential uses possible within specific UACs. To implement land use policy, the element requires preparation of a Specific Plan. The Land Use Element establishes performance criteria for the range and level of development permitted within the Specific Plan, with the chief criteria being traffic volumes, fiscal impact, and compatibility with surrounding uses. To date, property owners of available UAC properties have not submitted specific plans for those properties.

Zoning Code

The Zoning Code includes limits on unit density (based on the General Plan), building height, and lot coverage, as well as minimum requirements for on-site parking. Differences in development standards can affect the relative affordability of dwellings. For purposes of comparison, Table IV.2 shows representative development standards for Laguna Woods and those of nearby cities.

Table IV.2: Comparison Zoning Standards for High-Density Residential Development – Laguna and Nearby Communities

	Laguna Woods	Lake Forest	Laguna Hills	Laguna Niguel
Maximum Density	up to 35 du/ac (as allowed by the General Plan)	43 du/ac	30 du/ac	Case-by-case with use permit
Lot Coverage	50%	Case-by-case with use permit	40%	Case-by-case with use permit
Parking	1.5 spaces/1 BR unit; one space assigned	1 space per unit and up to 1.5 space guest parking, depending on unit size	1.7 spaces/1 BR unit; 2.2 spaces/2 BR unit. One space covered	1.5 spaces/1 BR unit; 2.5 spaces/2 BR unit. One space covered
Permit Required	Use Permit	Use Permit	Site development permit	Use Permit

Source: City Planning Departments

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The information in the Table IV.2 indicates that development standards for high-density residential developments in Laguna Woods are comparable to those of nearby communities and the density standards correlate to the general density guidelines for affordable housing set forth in Section 65583.2 of the Government Code.

The Zoning Code establishes standards for lot size and area, yards and setbacks, lot coverage, building height, parking, and minimum unit size. Regulations are intended to protect and promote the health, safety, and general welfare of residents, as well as implement General Plan policies. Allowable densities are tied to the General Plan designations which allow up to 35 units per acre in the HDR designation. Table IV.3 identifies development standards for residential projects in Laguna Woods.

Table IV.3: Residential Development Standards

Development Standard	Residential Multi-Family RMF	Residential Community RC	Residential Towers RT
Maximum Building Height (ft.)	65	40	None
Minimum Building Site Area (sq. ft.)	7,200	None	None
Minimum Area Per Unit (sq. ft.)	1,000	None	None
Minimum Setback (ft.)			
Front Yard	20	None	None
Side Yard	5	None	None
Rear Yard	25	None	None
Distance Between Principal Structures (ft.)	10	None	None
Maximum Building Site Coverage	50%	50%	None

Source: Laguna Woods Municipal Code 2007

For both the RC and RT zones, developers have a great deal of flexibility and the City has broad discretion regarding the approach to residential development. This approach reflects the fact that Laguna Woods was developed as a planned community for senior residents, with many diverse types of housing developed to meet varied housing needs. The Zoning Code continues to provide flexibility for varied approaches to detached and attached housing for independent lifestyles, semi-independent housing or co-housing, and assisted housing. Residential Multi Family Zone/District standards are not contingent on the number of units in the development.

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Residential Density Bonus

Section 13.26.040 of the City's Zoning Code is the density bonus provision, which is intended to provide incentives for the production of housing for very low, lower income, or senior households in accordance with California Government Code Sections 65915 and 65917. Consistent with State law, developers in Laguna Woods can receive density bonuses of 20 to 35 percent, depending on the amount and type of affordable housing provided, and "concessions", exceptions from normally applicable zoning and other development standards. While the City defers to State density bonus law, the latest State density bonus provisions have not been incorporated into the City's Zoning Code. Implementation Program 3.A.2 addresses this discrepancy.

Parking Standards

Parking standards for residential developments are tailored to the vehicle ownership patterns associated with different residential uses and to reflect the fact that Laguna Woods population is predominately seniors. The Zoning Code requires parking spaces based on the number of units and sizes of those units. For single-family attached and detached units, the Zoning Code requires two covered parking spaces for each dwelling. If there are two or more dwelling units on one site, the standards are specific to the number of bedrooms in each dwelling. Studios and one-bedroom dwelling units are required to provide 1.5 off-street parking spaces for each dwelling unit, one of which must be covered, and one guest space for every four dwelling units. Dwelling units with two bedrooms must provide two parking spaces (one covered) and one guest space for every four dwelling units. Units with three or more bedrooms must provide two-and-a-half parking spaces for each unit, plus one-half parking space for each bedroom in excess of three, and one guest space for every four dwelling units. Two of the spaces must be covered. Mobile home developments must provide two spaces per site, and one guest space for each mobile home dwelling unit. Single Room Occupancy facilities are required to provide one-half space for each dwelling unit, plus one space for each employee.

Multi-family buildings containing five or more dwelling units may opt to abide by a separate requirement. These requirements are tailored to provide the needed number of parking spaces, based on the size of the dwelling units; these requirements are listed in Table IV.4. The parking requirements for the City of Laguna Woods are reasonable and do not cause an undue burden or constraint on

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housing development. Parking reductions can be requested of the City in situations where a characteristic of the project due to level of activity or transportation amenities does not necessitate the level of parking required.

Table IV.4: Parking Requirements for Multi-Family Buildings with 5+ Units

Unit Size (Sq. Ft.)	Assigned	Unassigned
700 or less	1.0	0
701-800	1.0	+1.17
801-900	1.0	+1.34
901-1,000	1.0	+1.50
1,001-1,100	1.0	+1.67
1,101-1,200	1.0	+1.84
1,201-1,300	1.0	+2.00
1,301-1,400	1.0	+2.18
1,401-1,500	1.0	+2.34
over 1,500	1.0	+2.50

Source: Laguna Woods Municipal Code 2007

Open Space Requirements

To improve the living environment of residential neighborhoods, communities typically require housing developments to include a certain amount of open space, such as yards, common space, and landscaping. The City of Laguna Woods does not directly specify the amount of open space required for residential developments, but does mandate that all open space in the RC district must be landscaped and may include noncommercial recreational facilities incidental to the residential development such as outdoor recreation areas, walkways, covered and uncovered patios, fences, and necessary firefighting equipment and installations. Further, the required open space must be arranged and provided in such a manner that it is accessible and usable for residents living in the dwellings. This degree of flexibility does not constrain development and allows for open space to be tailored to the characteristics of specific residential products.

Providing for a Variety of Housing Types

The Land Use Element and Zoning Code allow for the development of a variety of housing types, including multi-family rental housing, factory-built housing, mobile homes, and emergency shelters and transitional housing. Table IV.5 indicates use regulations applicable to various residential uses within the three residential zoning

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districts. Discretionary review is required for several types of multi-family housing since the City's development standards are flexible and require review on an individual project basis. Laguna Woods' Zoning Code use regulations are considered standard for suburban communities in Orange County and Southern California and do not impede the ability to develop housing at appropriate densities.

Table IV.5: Permitted Residential Uses per Laguna Woods Zoning Code

Land Use Types	RMF	RC	RT
Accessory Building/Use	A	A	A
Condominiums/Stock Cooperatives	U	U	U
Community Apartment Projects	U	U	U
Community Care Facilities (<6 persons)	P	P	P
Congregate Care facility	U	U	U
Duplex	P	U	-
Dwelling, Multiple-Family	P	P	U
Dwelling, Single-Family	P	P	-
Family Day Care Home, 14 or less	P	P	-
Guesthouse	-	A	-
Home Occupations	A	A	A
Mobile Home	P	P	-
Mobile Home Development	U	U	-
Planned Unit Development	U	U	U

Source: Laguna Woods Municipal Code, 2007

P = Automatically permitted use

A = Accessory Use. Use permitted only if accessory to another primary use on the same site

U = Use permitted with an approved use permit

- = Use is not permitted.

Multi-family Housing Units

All residential zones in the City of Laguna Woods allow and encourage multi-family housing. Multi-family housing is permitted by right in RMF and RC districts, and is permitted with a use permit in the Residential Towers (RT) district. The RT district was established to provide for the development and preservation of high-rise multi-family structures. This zoning district is implemented in one small area in the western portion of the City. The use permit process establishes appropriate and unique development standards for residential development in the RC and RT zones, as the zoning regulations contain few standards. This allows for greater flexibility in development standards.

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The RMF is intended to provide for the development and preservation of high-density multi-family residential neighborhoods with a moderate amount of open space. Care is taken to ensure that uses approved in this district are compatible with surrounding residential neighborhoods. RMF-zoned properties are located in two areas of the City near the Mouton Parkway.

To provide for the development and preservation of planned unit developments with a mixture of single-family attached and detached homes, as well as multi-family homes, the Residential Community (RC) zone was created. This zone encompasses most of the land within the City, reflecting the planned community heritage of Laguna Woods.

Additional development standards are applicable to multi-family housing with more than five dwelling units on site, including standards related to circulation, lighting, waste disposal and infrastructure. Permit processing can be accommodated in as few as 60 days it may vary based on the scale and complexity of a project.

Second Units

In any district and specific plan areas where a single-family unit exists on a parcel zoned for single-family housing, a guesthouse or second residential unit (one per building site) is permitted consistent with State law. The second unit must not exceed 30% of the existing living area when attached to the main residential building, or may not be bigger than 1,200 square feet in floor area when detached. One additional uncovered parking space is required.

Residential Care Facilities and Housing with Supportive Services

The Zoning Code accommodates both large and small residential care facilities. The City facilitates and encourages the development of residential care facilities by treating licensed facilities that serve six or fewer persons as standard residential uses, consistent with State law. As such, community care facilities are permitted by right in all residential zones. Additionally, community care facilities serving seven to 12 persons, except for large family day care homes, are permitted in any district, planned community, or specific plan area zoned for residential use, subject to the issuance of a use permit by the City permit (Municipal Code Section 13.26.070). The use permit is intended for review and approval by the City to ensure that the development is compatible with the underlying zone of the property.

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In a supportive housing development, housing can be coupled with social services such as job training, alcohol and drug abuse programs, and case management for populations in need of assistance, such as the homeless, those suffering from mental illness or substance abuse problems, and the elderly or medically frail. Because supportive housing is a residential use, it would be treated as such in the development process whether the supportive housing development consisted of single-family detached units or apartment buildings. Similar to other multi-family developments the required use permit process will establish appropriate and unique development standards for residential development in the RC and RT zones, as the zoning regulations contain few standards. This allows for greater flexibility in development standards.

Congregate Care Facilities

Congregate care facilities are permitted in any district or specific plan area zoned for either multi-family residential or hotels subject to the approval of a use permit. The use permit process establishes appropriate and unique development standards for development in the RC and RT zones, as the zoning regulations contain few standards. This allows for greater flexibility in development standards. To facilitate the production of congregate care facilities, and because the City regulates the total number of allowed dwelling units in planned communities, dwelling unit counts are adjusted downward. Also, density bonuses may be granted to congregate care facilities in residentially zoned areas in the same manner that they may be granted to standard residential projects.

Table IV.6: Congregate Care Facilities Equivalent Dwelling Unit Counts

Configuration	Dwelling Unit Counts
2 or more Bedrooms in the unit	1 dwelling
1 Bedroom in the unit	.5 dwelling
0 Bedroom in the unit	.25 dwelling
Medical care rooms	0 dwelling

Source: Laguna Woods Municipal Code, 2007

Manufactured and Mobile Homes

Manufactured housing is permitted by right in all zones which permit single-family houses, pursuant to State law. Additionally, mobile homes are permitted in the RMF and RC zones, and mobile home parks are permitted in those same zones with an approved use permit. Mobile home developments are subject to additional

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development standards not related to the use; instead the standards relate to landscape screening and design criteria.

Emergency and Transitional Housing

An emergency shelter is a facility that provides temporary shelter for the homeless, usually for up to six months of stay. Transitional housing facilitates the movement of homeless individuals and families to permanent housing. Typically, transitional housing provides for up to two years of stay and is combined with supportive services that help the residents gain independent living skills. The Laguna Woods Zoning Code does not currently reference either type of housing directly. To facilitate the development of emergency housing and transitional housing, the City's Zoning Code will be amended to recognize these uses. The Zoning Code will be amended to ensure that development standards will accommodate extremely low income housing⁶ (Programs 2.B.2 and 2.B.3).

Specifically, the City's Zoning Code will be amended to identify which zone or zones will permit emergency shelters by right. The City will evaluate the Neighborhood Commercial (NC), Community Commercial (CC), Highway Commercial (HC) or Urban Activities (UAC) zones for inclusion of emergency homeless shelters as a by-right use. These zones encompass approximately 161 acres. The lot sizes in these zone average between half an acre to 5 acres in size which are ideal for a use such as an emergency shelter. These uses are located primarily in the central part of the City (along El Toro Road and Moulton Parkway) with pockets of commercial in the easternmost area of the City and in the southeastern portion of the City adjacent to Moulton Parkway and easternmost portions of the City.

The commercial zones are intended for development of low to high intensity commercial uses. The UAC zone is intended to provide for the development utilizing a "specific plan" concept to ensure comprehensive development consistent with performance and development standards as outlined in the land use element of the City's General Plan. The City will work with property owners in the development of Specific Plans to guide the development of Urban Activities Center (UAC) parcels to include residential development (Program 2.A.1).

⁶ On October 15, 2007, the State of California Governor signed into law Senate Bill 2 which amends GC Sections 65582, 65583, and 65589.5 of the State Housing Element Law. This legislation requires local jurisdictions to strengthen provisions for addressing the housing needs of the homeless, including the identification a zone or zones where emergency shelters are allowed as a permitted use without a conditional use permit. This legislation will take effect January 1, 2008 and will apply to jurisdictions with housing elements due June 30, 2008 and after.

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The commercial zones have sufficient capacity for at least one year-round shelter at existing facilities that can be converted to accommodate a shelter. The UAC zone has capacity on vacant land that is currently in use as community garden plots. The interim use as garden plots is not an impediment to development as the property is privately owned and can be developed at any time.

Emergency shelter conditions for approval will be clearly specified in the City's Zoning Code, consistent with state law, and will be similar to conditions required for similar uses in the same zones.

Single Room Occupancy Housing Facilities

Single Room Occupancy (SRO) facilities, as defined by the Zoning Code, are buildings with a common entrance containing a cluster of at least five rental units which provide sleeping and living facilities for one or two persons, where kitchen and/or bathroom facilities may be shared. The units must have a minimum of 100 net square feet of space for a single occupancy and 120 square feet for two-person occupancy. Any unit larger than 225 square feet shall be deemed an efficiency dwelling unit and not an SRO. SRO facilities are permitted in any district or specific plan area zoned for hotels, subject to the approval of a use permit (Municipal Code Section 13.26.170). As such, SROs are a permitted use in the Highway Commercial (HC) zone, and are permitted with a use permit in the Community Commercial (CC) zone. The use permit is intended for review and approval by the City. The management plan contains management policies, operations, emergency procedures, security program, rental procedures, maintenance plans, and staffing needs.

Farmworker Housing

The City of Laguna Woods has no land zoned for agriculture and has no need for farm worker housing given the fact that the City is predominately comprised of an age-restricted private senior community. If any agricultural uses exist in the City, the City will comply with the State Employee Housing Act (Section 17000 of the Health and Safety Code) that allows employee/farmworker housing in zones allowing agricultural uses.

Housing for Disabled Persons

State law requires localities to analyze potential and actual constraints upon housing for persons with disabilities, demonstrate efforts to remove governmental constraints, and include programs to accommodate housing designed for people

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with disabilities. The City has no special zoning or land use restrictions that regulate the siting of housing for persons with disabilities.

The definition of “family” may limit access to housing for persons with disabilities when municipalities narrowly define the word, illegally limiting the development of group homes for persons with disabilities, but not for housing similar sized and situated families. Laguna Woods defines “family” to mean one or more persons occupying one dwelling unit. The term “family” includes the occupants of community care facilities serving six or fewer persons that are permitted or licensed by the State. The term “family” does not include occupants of a fraternity, sorority, boardinghouse, lodging house, club, or motel. To accommodate disabled persons in public facilities, the City defers to Title 24 of the California Handicap Accessibility Code.

Pursuant to State law, Laguna Woods permits state-licensed residential care facilities serving six or fewer persons in all of its residential zoning districts by right. In addition, several housing types for persons with disabilities require a CUP that is no more stringent than those for other conditional uses.

- Congregate care facilities are permitted with an approved use permit in all residential zones and the Neighborhood Commercial (NC) and the Community Commercial (CC) zones.
- Family Day Care for 14 or less persons is also permitted in the RMF and RC zones.

The City has adopted the 2001 California Building Standards Code. Standards within the Code include provisions to ensure accessibility for persons with disabilities. These standards are consistent with the Americans with Disabilities Act. No local amendments that would constrain accessibility or increase the cost of housing for persons with disabilities have been adopted.

Reasonable Accommodation

The Fair Housing Act requires that cities and counties provide reasonable accommodation to rules, policies, practices and procedures where such accommodation may be necessary to afford individuals with disabilities equal opportunity to housing. To create a process for making requests for reasonable accommodation to land use and zoning decisions and procedures regulating the siting, funding, development and use of housing for people with disabilities, the

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City will adopt a reasonable accommodation ordinance and provide information to residents via the public counter and the City's website (Program 4.A.1).

Encouraging a Variety of Housing Types

The City recognizes the importance of providing a variety of housing to meet the variety of needs of its residents. To further encourage and facilitate the development of a variety of housing types, the City will revise its Zoning Code to address and to clarify the location and siting of the following types of housing (Programs 2.B.2 and 2.B.3):

- Emergency Shelters
- Transitional Housing
- Supportive Housing

As mentioned previously, the City will also adopt a reasonable accommodation ordinance to provide equal access to housing for disabled residents.

Building Codes and Enforcement

Building codes regulate new construction, alteration, and reconstruction of buildings, and are intended to protect occupants from unnecessary risk of fire, structural collapse, unsanitary conditions, and injury or loss of life. Laguna Woods has adopted and enforces the California Codes, including the 2001 editions of the California Building Code (Uniform Building Code as amended), the California Electrical, Uniform Plumbing, and Uniform Mechanical Codes, the 1997 edition of the Uniform Housing and Uniform Administrative Codes, and the 2001 California Fire Code, as enforced by the Orange County Fire Authority.

These codes establish minimum construction standards for all residential buildings. Cities can adopt stricter standards, but may not impose less restrictive standards, except in very limited circumstances after making mandatory findings for review and approval at the State level. Thus, the City is precluded from revising its allied building codes as a means of reducing construction costs.

Local amendments were made to the California Building Code to facilitate safety and standards related to Laguna Woods. An appendix was added to regulate construction standards of buildings in special fire protection areas, meaning those which are in or adjacent to grass, brush, and forest-covered lands. Additional fire

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standards are tailored specifically to tall buildings so that fire personnel may reach upper floors during emergencies. These standards include pressurized doors for buildings with more than 55 feet above the lowest floor having building access and helicopter landing pads for those with more than 75 feet above the lowest floor. Buildings that are more than 300 feet in width must also provide access doors or hose outlets so that all portions of the building can be reached with 150 feet of hose. The standard most closely related to housing in Laguna Woods is the requirement that every building more than two stories in height must install automatic fire-extinguishing systems. While this requirement may add costs that can be passed on to renters, it helps quickly eliminate fires that may have far more costly impacts.

In addition to fire standards, the Building Code was amended to include provisions that require the undergrounding of utilities and signage for addresses of apartment and commercial buildings that are not directly visible from the street. These amendments help contribute to local safety and ease difficulties in locating destinations.

Title 24 of the California Administrative Code mandates uniform energy conservation standards for new construction. Minimum energy conservation standards implemented through Title 24 may increase initial construction costs throughout the State, but reduce operating expenses and expenditure of natural resources over the long run.

On and Off-Site Improvements

Site improvements and property dedications are important components of new development by contributing to the creation of decent housing and making housing development feasible. Development in Laguna Woods requires site improvements that vary by size and location. These may include grading, landscaping, irrigation, lighting, drainage, and vehicle and pedestrian access including curb cuts. Dedications include local streets, arterial highways, and transportation corridors, alleys, trails, paths, and pedestrian ways, flood control facilities, parks, easements for landscaping maintenance, public utility easements, public transit facilities, other public easements, access ways to the ocean shoreline, bay shoreline, lakes, reservoirs, rivers, or streams. Site improvements are required to make sure that there is adequate infrastructure for and access to a site and that it is compatible with surrounding neighborhoods. These requirements can be waived by the City Council but it is unlikely for most multi-family developments where site

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improvements may be necessary to accommodate the development. Many of these requirements and dedications can be waived as part of density bonus added incentives.

Any person who proposes to divide real property for the purpose of creating a residential subdivision or a parcel map for residential use must pay a park fee or provide park land consistent with Table IV.7.

Table IV.7: Park Land Dedication

Dwelling Units per Gross Acre	Persons per Dwelling Unit	Parkland Acres per Dwelling Unit
Up to 6.5	3.21	0.008
6.6 to 15.5	2.59	0.006
15.6 to 25.5	1.99	0.005
25.6 and Up	1.88	0.0047

If a developer is required to provide dedicated parkland and provides park and recreational improvements to the dedicated land the value of the improvements together with any equipment located on the property is credited against the payment of fees or dedication of land required. These requirements can be waived by the City Council.

Second residential units shall be subject to a local park in-lieu fee assessed at 25% of the fee for a single family residence within the same tract and community analysis area (CAA).

Developer Fees and Exactions

Developer fees and exactions may be imposed on new development as a means to minimizing impacts on existing infrastructure and enabling required upgrades of infrastructure consistent with demands of the new development. State law requires that these fees be reasonably related to the mitigation of the identified impact, and that they be proportionate to the extent of impact associated with any given development project. These fees and exactions may add significantly to the cost of a housing unit.

State law requires that all development impact fees must have a substantial relationship, or nexus, to the residential development and that the fees must be proportional to the impact. Fees and exactions levied on new development in

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Laguna Woods include those for the Moulton Parkway and Laguna Niguel thoroughfares, the San Joaquin Hills and Eastern Transportation Corridors, and the Saddleback Valley Unified School District (Table IV.8). In each of these cases, the fees imposed on development in Laguna Woods are outside the control of, and cannot unilaterally be waived by, the City. Additionally, the Moulton Niguel Water District, of which Laguna Woods is a part, requires a \$361 fee for sewer attachment per unit. The City does impose a park and library fee on new developments to maintain the quality of life important to its residents. Laguna Woods' impact fees are comparable to those of surrounding communities in Orange County, as indicated in Table IV.8, with many communities requiring a similar in-lieu park fee and transportation fees.

Table IV.8: 2007 Impact Fees

Impact Fee	Laguna Woods	Lake Forest	Laguna Hills	Laguna Niguel
SJHTC*				
Multi-Family A	\$4,076	N/A	\$3,867	\$4,076
Multi-Family B	\$3,867	N/A	\$2,996	N/A
FETC**				
Multi-Family A	N/A	\$4,272	N/A	N/A
Multi-Family B	N/A	\$3,040	N/A	N/A
Other Traffic/Road Fees	\$1,751	\$2,700 - \$5,198	Pro-rate share	\$1,231 - \$2,113
Library Fee	\$242	\$213	N/A	\$210 - \$227
Fire Station	N/A	\$63	N/A	\$66 - \$276
Traffic Signal	N/A	N/A	Pro-rate share	N/A
In-lieu Park Fee	\$8,000	N/A	\$7,700	\$9,929
In-lieu Affordable Housing Fee	N/A	N/A	N/A	N/A
School Fee	\$2.63 per SF	\$2.62 per SF	\$2.63 per SF	\$4.62 per SF
Total High Estimate***	\$14,069	\$9,746	\$11,567+	\$16,621
Total Low Estimate***	\$13,860	\$6,016	\$10,696+	\$15,512

* San Joaquin Hills Transportation Corridor

** Foothill/Eastern Transportation Corridor

*** Average total cost per unit, does not include the school district fee

Source: City of Laguna Woods, 2007 and 2006-2007 Land Development Fee Survey for Orange County. Building Industry Association of Southern California (City of Laguna Hills, City of Lake Forest, City of Laguna Niguel)

Processing and Permit Procedures

Development entitlement processing fees levied by cities for reviewing development applications may vary significantly, although by State law, such fees must reflect the actual costs incurred by the city in carrying out this function. The

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time allotted for processing each entitlement may also vary from city to city and can significantly affect the carrying costs of the developer (i.e. land purchase option payments, legal fees, interest on pre-development loans, etc.).

Table IV.9 identifies the types of discretionary applications effective in Laguna Woods and compares fees in the City to those of surrounding jurisdictions. As the table indicates, the planning processing fees are comparable in each of the cities surveyed.

Table IV.9: Planning and Development Fees

Fee Category	City of Laguna Woods Fee	Neighboring Jurisdiction Fees
General Plan Amendment	\$5,000 Deposit	\$3,000 - \$6,500 Deposit
Zone Change	\$5,000 Deposit	\$3,000 - \$5,500 Deposit
Tentative Tract Map	\$2,000 Deposit	\$2,000 - \$5,500 Deposit
Conditional Use Permit	\$2,000 Deposit	\$2,000 - \$5,500 Deposit
Variance	\$1,500-\$2,000 Deposit	\$2,000 - \$5,500 Deposit
Site Plan Review	\$2,000 Deposit	\$600 - \$3,500 Deposit
Planned Community/Development Review	\$2,000 Deposit	\$3,500 - \$5,500 Deposit

Source: City of Laguna Woods, 2007 and 2006-2007 Land Development Fee Survey for Orange County. Building Industry Association of Southern California (City of Laguna Hills, City of Lake Forest, City of Laguna Niguel)

Note that the most costly discretionary applications, for General Plan Amendments, will not be an unaccommodating factor in affordable housing development in the City of Laguna Woods. The Land Use Plan of the General Plan includes appropriate land use designations on the properties needed to accommodate future construction of affordable housing.

The Community Development Department is the lead agency in processing residential development applications and coordinates the processing of these applications with other City departments and agencies. The time required to process a development entitlement application can have significant cost implications for affordable housing. Changes in zoning designations or standards may be typical of entitlement requests accompanying proposals for affordable housing. In Laguna Woods, zone change requests can be accommodated in as few as 60 days if no environmental impact report is required. This timeframe reflects the minimum time necessary to prepare an application for final legislative action consistent with State planning and zoning and environmental statutes. This 60-day average is appreciably shorter than processing time incurred in comparable cities.

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Conditional use permits and subdivision parcel maps typically can be approved in as few as 60 days, provided an environmental impact report is not required. As the City has no Planning Commission, City council decisions on parcel maps and conditional use permits are final. Any entitlement applications necessitating environmental impact reports are processed in compliance with the shortest periods allowed for review and final action consistent with the California Environmental Quality Act and the Permit Streamlining Act.

In general multifamily development project entitlements take approximately 9 months. All housing developments require a Tentative Tract Map/Subdivision Map. The last major project to go through this process was the San Sebastian Senior Condominium project (which included 15 affordable units) which took approximately 9 months from application date to entitlement hearing date, in this particular case it required a General Plan Amendment and Zone Change.

Based on this review, there is no indication that the timeframe for processing of discretionary development applications is a hindrance to development of affordable housing in Laguna Woods.

Permit Types

Use Permits

The purpose of a use permit is to allow City staff and decision makers to conduct review of development proposals that have the potential create impacts on surrounding uses, and to impose conditions on such development and operation of such uses to ensure compatibility. Laguna Woods also utilizes the use permit process to establish appropriate and unique development standards for residential development in the RC and RT zones, as the zoning regulations contain few standards. While this process may take a bit longer to process residential development permit applications, the process provides a high degree of flexibility for developers in designing multi-family development projects.

Site Development Permits

The purpose of a site development permit is to provide for administrative review of detailed development plans for a proposed use. Uses that require a site development permit are regarded as having a relatively low potential for adverse impacts on the subject site or surrounding community. In the review, the City is looking for compatibility with surrounding land uses both operationally and in the design of the project.

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The following uses are exempt from the requirement to obtain site development permit approval:

- Community care facilities (fewer than 6 persons).
- Dwelling, single-family
- Dwelling, multiple-family (fewer than 4 units)
- Large family day care homes
- Mobile homes (on individual lots)

Variances

The variance is a discretionary permit that allows for deviations from applicable standards of the Zoning Code, provided very specific findings can be made pursuant to State law. The variance procedure does not unduly burden housing development, as the City's discretion in granting variances is tied to the limitations established by State law. Also, given the flexible nature of the City's zoning standards for multi-family development, variance requests are infrequent.

Non-Governmental Constraints

Many factors that affect housing costs are influenced by broader market-based housing conditions. Land costs, construction costs, and labor costs all contribute to the cost of housing, and can hinder the production of affordable housing. Additionally, the availability of financing can limit access to homeownership for some low-income households.

Laguna Woods has unique non-governmental factors that influence how new housing is built and existing units maintained. As noted previously, the community originally consisted of a series of planned housing developments developed as the Rossmoor Leisure World senior housing community. Of the four square miles comprising the City, 3.8 acres are occupied by the gated Laguna Woods Village. This community is and was built out consistent with the Rossmoor Leisure World Planned Community zoning administered by the County of Orange prior to incorporation of the City.

Laguna Woods Village has several homeowners' associations that have the legal ability to impose restrictions and requirements on their members. One such requirement is the establishment and enforcement of architectural standards. Homeowners in Laguna Woods Village must obtain an alteration permit from their

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particular homeowner association/mutual for proposed home improvement projects. Since homeowner association permits are based on agreements between private association and private property owners, the City cannot enforce or waive the requirement for obtaining an association permit. Also, the Covenant, Conditions, and Restrictions (CCRs) applicable to the associations stipulate that any proposal to add residential units within the boundaries of any of the three existing mutual HOAs require a vote of unit owners to revise the respective governing documents to accommodate such a proposal.

Because of the legal and administrative costs involved in developing new units within Laguna Woods Village, residential infill development within established residential neighborhoods Laguna Woods Village is considered unlikely. However, development may occur on the vacant or underutilized parcels designated Urban Activity Centers that are owned by the corporation that also controls Laguna Woods Village.

Commercial areas within the City of Laguna Woods were developed within the past 30 years and are generally well maintained, and remain economically and functionally viable. These properties also support the sales tax generators which support City services uniquely suited to the special needs of the majority seniors population. No opportunities for conversion of commercial space to residential use have been identified.

Market Impacts on Development Costs

Land Cost

Land cost is generally the major variable cost component affecting the production of new housing. Sustained market demand for housing coupled with diminishing supplies of undeveloped acreage have significantly constrained the ability of south Orange County cities to accommodate affordable housing. Rising land prices reflects this situation.

As of September 2007, only a limited number of vacant parcels zoned and suitable for development remain in Laguna Woods. No recent land sales have been recorded. Comparable land sales for Laguna Woods, therefore, are unavailable. Any land valuation effort would include and be derived from comparable sales in surrounding cities. Without significant differences in the physical environments, land costs in Laguna Woods are assumed to be comparable with those in

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surrounding areas. It is assumed, therefore, that any land made available for development will be valued so as to be no more or no less of a detriment to development of affordable housing than in other non-coastal areas of south Orange County.

Given the relatively high proportion that land costs represent in the total cost of development, density increases are one option for facilitating construction of affordable housing. Density increases effectively reduce land costs on a per unit basis when tied to restrictive covenants reserving a proportion of the units for low and very low income residents.

Consistent with Section 65915 of the California Government Code, the City of Laguna Woods permits an increase in density by a factor of up to 1.35 or such other reduction in minimum development standards necessary to achieve comparable, identifiable cost reductions. In exchange, the developer must covenant to maintain 20% of the units for low income households, or 11% for very low income households, or 40% for moderate income households, for a period of not less than 30 years. The percentage of units required and related density bonuses are available to fewer units, at a lower density bonus rate, consistent with State law.

Construction Costs

Construction costs include the expense of building materials and labor. However, cost is also influenced by market demand and market-based changes in cost of materials. The cost depends on the type of construction and the quality of the product being produced.

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 is national and does not take into account regional differences, and does not include the price of the land upon which the building is built.

The national averages for costs per square foot unit of apartments and single family homes are listed below:

Type I or II, Multi-Family: \$111.73 to \$126.43 per sq. ft.

Type V Wood Frame, Multi-Family: \$86.28 to \$90.83 per sq. ft.

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Type V Wood Frame, One and Two Family Dwelling: \$94.06 to \$99.79 per sq. ft.

The unit costs for residential care facilities generally range between \$109 and \$150 per square foot. These costs are exclusive of the costs of land and soft costs, such as entitlements, financing, etc. These costs are subject to market fluctuations nationwide. For example, following the widespread destruction in southern coastal states from hurricane Katrina, the cost of construction materials jumped significantly as the region sought to rebuild.

In addition to the cost of materials, labor costs can affect the total cost of construction. The cost of labor is based on a number of factors, including housing demand, number of contractors in the area, and whether or not laborers belong to a union. Labor costs may represent two to three times the cost of materials.

Construction costs can account for 35 to 45% of total housing costs. Rising construction costs also impact the ability of homeowners or landlords to provide needed rehabilitation of substandard residential units. The construction cost of housing affects the affordability of new housing and can be a constraint to the creation of affordable housing in the City. One way to reduce construction costs is to reduce the level of physical amenities. Another factor related to construction costs is the number of units built at one time. As the number increase, overall costs generally decrease as builders can benefit from the economies of scale.

Cities may revise existing development standards to reduce or eliminate requirements for enclosed parking spaces as a means to lowering construction costs. Local building departments have the authority to approve the use of a lower quality material and/or less costly construction method deemed to be satisfactory and at least equivalent to the applicable State building codes.

Energy Conservation Opportunities

The City of Laguna Woods enforces provisions of Title 24 of the California Administrative Code that require energy conservation in new residences. Standards in Title 24 may result in energy savings of approximately 50% over residential construction practices utilized prior to the Title 24 enactment. The City of Laguna Woods Building Department is aware of energy conserving design innovations and solar technology. The department utilizes the Solar Systems Code Review Manual and its companion document, the Pool and Spa Solar Systems Code Review

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Manual, published by the International Conference of Building Officials (ICBO), to facilitate installation of appropriate solar systems. Under existing State law (the California Resources Code), local jurisdictions may adopt structural energy conservation standards stricter than existing State standards. Such an increase in standards may have less of an impact in areas with moderate climates such as that in Laguna Woods.

Because reduction in vehicle trips is the most effective strategy to reduction of greenhouse gases, land use and circulation policies encouraging alternatives to the automobile through higher density, compact, pedestrian-friendly development help reduce greenhouse gases and slow climate change. The City's Land Use Element contains various programs related to higher density development and the facilitation of pedestrian connections. The Conservation Element includes implementation actions requiring that new development and reuse projects accommodate and promote transportation alternatives to the private automobile. In addition, the sites inventory for this Housing Element identifies a site to meet the City's remaining RHNA that is central to the City and near job and retail centers, and is within walking distance of bus routes that provide access to regional transportation, commercial centers, and a senior citizen center. The Laguna Woods community is already in the forefront of vehicle trip reduction strategies as all owners within Laguna Woods Village pay a homeowners' association fee that is used to provide residents with public transportation.

One area of concern in the City is the cost of electricity, especially as a source of space heating. Because all dwelling units in the Laguna Woods Village community have electric heating, all means of reducing the impact of high electric bills through conservation and opportunities for conversion to more efficient heating methods should be considered. Reductions in costs of space heating could appreciably reduce housing related costs for low-income residents. The City will play a lead role in spearheading a search for alternatives including solar-generated heat and power, as needed.

In March 2007, the City Council of the City of Laguna Woods adopted a resolution (resolution no. 07-09) and executed the U. S. Mayors' Climate Protection Agreement. The broad goal of the Climate Protection Agreement is to reduce manmade greenhouse gas emissions by 7% below 1990 levels by 2012.

To address the overall issues of sustainability and climate change, the Laguna Woods Greening the Woods Committee is set to release a review of environmental

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practices related to residential components of the community and city maintained facilities, programs, and services; and develop practical recommendations for consideration by the City Council. The report included various positive efforts, large and small, already undertaken by the City. These include:

- Preservation of Woods End and Laguna Laurel open space (189 acres)
- Tree preservation and maintenance regulations
- Exceeding the goal of 50% waste diversion; prior year diversion was 68%
- City Hall energy efficient roof and heating/cooling system
- Low income resident energy efficient equipment retrofit program (CDBG)
- Urban run-off inspection program
- Alternative transportation trails
- Restrictive anti-smoking regulations (earned an A from American Lung Association)
- Drop off recycling programs at City Hall – white paper, fluorescent bulb, cell phones, small electric appliances, ink cartridges, batteries and medications
- Door to door e-waste and u-waste residential pick-up programs
- Use of rubberized asphalt on City roads
- Requirement that all construction and demolition waste in the City be sent to a specialized materials recycling facility

Among the various goals established by the Committee the following is a summary of goals related to land use and development:

Sustainable Land Use:

The City should incorporate an analysis of potential effects on greenhouse gas emissions and urban runoff into all of its land use decisions. This may involve, among other things, reducing the amount of paved surface and increasing the amount of planted areas for cooling, CO₂ absorption and runoff percolation; reducing the need for short and long distance transport of goods; improving the walking and outdoor experience for residents and visitors; and reducing water use.

Sustainable Construction

The City should participate in understanding, supporting, developing and implementing state-of-the-art practices for energy efficiency and sustainable

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building practices. As a part of its efforts, the City should assure that its own buildings meet the highest environmental standards possible and should incorporate currently available green building practices into its construction codes and approval processes.

Public Outreach

Ultimately, the City's success in attaining any of its environmental goals will depend largely on the extent to which its citizens are aware of the issues and actively engaged in addressing them. The City should inform the community about the health, safety and economic benefits of reducing carbon emissions and attaining sustainability on an ongoing basis through the use of flyers, newsletters, its website, and television channel. This goal statement is a critical element in this report and as such recommendations for public information and outreach are included under every issue topic.

Financing

Financing costs are not subject to local influence. Control of interest rates is determined by national policies and economic conditions. Interest rates directly influence the purchasing power of homebuyers and the cost of home construction through construction loans. During the past planning period, the country has seen interest rates at historically low levels, enabling many households to purchase a home. The availability and cost of capital required for pre-development costs for new housing such as land purchase option money and project design and entitlement processing remain a deterrent to development of affordable multiple-family housing.

The Home Mortgage Disclosure Act (HMDA) requires lending institutions to disclose information on the disposition of loan applications by income, gender, and race/ethnicity of applicants. Table IV.10 presents the disposition of home purchase loan applications in 2005 by income of the applicants. The data is for the Santa Ana-Anaheim-Irvine MSA, of which Laguna Woods is a part. The data includes purchases of 1 to 4 unit homes as well as manufactured homes. Over 76% of the loan applications were received from above moderate-income households (earning greater than 120% of Median Family Income [MFI]). Moderate-income households (80 to 120% of MFI) and lower-income households (less than 80% MFI) accounted for 14% and 5%, respectively. Origination refers to loans approved by the lender and accepted by the applicant. The overall loan origination

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rate was 60%, and this rate decreased as income decreased. These rates can be expected to contract further as a recent national survey conducted by the Federal Reserve found that more than half of banks responding reported they had tightened their lending standards for subprime mortgages. Additionally, slightly more than 10% of responding banks said they had recently tightened all lending standards, while none reported easing standards.⁷

Table IV.10: Disposition of Conventional Home Purchase Loan Applications for the Santa Ana-Anaheim-Irvine MSA

Applicant Income	Total Apps.	Percent Originated	Percent Denied	Percent Other
Lower Income (<80% MFI)	5,378	40%	28%	32%
Moderate Income (80 to 120% MFI)	14,894	56%	17%	27%
Upper Income (>120% MFI)	82,828	60%	16%	24%
All	107,598	60%	17%	23%

Source: Home Mortgage Disclosure Act (HMDA), 2005.

Note: "Other" includes applications approved but not accepted, files closed for incompleteness, and applications withdrawn.

Applications do not sum to equal total based on the unavailability of income data for some applicants.

Interest rates have also affected an increase in the number of foreclosures for households with sub-prime loans. Unfortunately many households losing or on the verge of losing their homes are the low-income families that "predatory lenders" target. Denied conventional home loans, their only avenue may have been the sub-prime credit market. Subprime loans are characterized by higher interest rates and fees than prime loans, and are more likely to include prepayment penalties. Between 2006 and 2007, foreclosure notices in Orange County increased by 137%, from 1,255 notices to 2,984 notices⁸. As of June 2007, 821 of these homes had been lost to a foreclosure.⁹ Due to the unique housing market in Laguna Woods and the prevalence of homebuyer suing equity from previous residences, the foreclosure problem is not significant in Laguna Woods compared with other Orange County cities.

⁷ Daily News, 8/13/07: No-down mortgage a relic, buyers face more scrutiny.
http://www.dailynews.com/business/ci_6616413

⁸ California Foreclosure Activity Continues to Rise. DQnews July 24, 2007

⁹ California Foreclosure Activity Continues to Rise. DQnews July 24, 2007

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Environmental and Infrastructure Constraints

Environmental constraints can affect potential development due to increased costs of insurance or development. A lack of necessary infrastructure may also reduce the amount of land readily developable. In Laguna Woods, constraints are due to endangered species and sensitive habitats, possible seismic activity, areas where the community noise equivalent level (CNEL)¹⁰ exceeds 65 CNEL, and other constraints which preclude or restrict the development of housing. This section briefly outlines these constraints.

Endangered Species and Sensitive Habitat

The presence of sensitive or protected habitat or species can constrain the amount of developable land. Sensitive species and habitats have been given special recognition by Federal, State, and local resource conservation agencies and organizations due to declining, limited or threatened populations as a result of habitat reduction due to urbanization. In Laguna Woods, coastal sage scrub is considered a sensitive habitat where it supports populations of sensitive species. California gnatcatchers are a federally listed threatened species that nest only in coastal sage scrub and have been observed throughout the San Joaquin Hills.

Aliso Creek is another significant biological resource in Laguna Woods. Riparian native and non-native vegetation occurs over approximately 14 acres along the creek, which passes through the City on the southeast. The creek is a water source and a potential movement corridor for area wildlife.

Seismic Activity

No Alquist-Priolo Earthquake Fault zones have been identified in the City. However, seismic activity on four known faults could affect the City. The closest of these is the Newport-Inglewood Fault Zone, located six miles southwest of the City. The Elsinore, San Andreas, and San Jacinto Faults also present risks, although the risks are not unusual.

Flood Hazards

Areas subject to flooding have been identified on Flood Insurance Rate Maps prepared by the Federal Emergency Management Agency (FEMA). Areas

¹⁰ CNEL levels factor in both noise duration and time of day into the measurement of the noise level.

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designated as Zone A (areas which may be inundated by a 100-year flood, but for which base flood elevations have not been determined) include the Laguna Woods Village Executive Golf Course, the retention pond on the Laguna Woods Village 27-hole golf course, a small portion of the drainage course in the northwestern corner of the City, an area adjoining the City's westerly boundary near Laguna Lake, and the floodplain along Aliso Creek. A small portion of Zone X (areas subject to inundation by a 100-year flood with an average depth of less than one foot) extends beyond the Aliso Creek channel in the vicinity of Avenida Sevilla and Ronda Sevilla, and two residential units are located within that area. Development in flood-prone areas can be dangerous to property, and may cause high insurance rates once constructed.

Noise Levels

Residential development must consider existing noise levels throughout the city. The Laguna Woods General Plan indicates that in excess of 65 CNEL are considered excessive and are defined as clearly incompatible with residential development. Residential development may therefore be constrained in locations where noise levels exceed 65 CNEL. Some residences adjacent or near major roadways currently experience noise levels in excess of 65 CNEL, including those near the I-5 Freeway, El Toro Road and Moulton Parkway. Residences near Santa Maria Avenue are expected to experience noise levels above 65 CNEL in the future due to increased regional traffic. Exterior mitigation through site design or noise barriers will likely be required.

Wastewater Service/Water Service

The El Toro Water District (ETWD) is the responsible agency for providing water service to the City of Laguna Woods. Approximately 85% of the connections in the City are residential users, with the balance made up of commercial, industrial, public and landscape irrigation users. The water delivered to the City is imported from the Colorado River and Northern California. Additionally, recycled water from the Water Recycling Plant operated by the ETWD and surrounded by the Laguna Woods Village Golf Course is available for irrigation.

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V. HOUSING RESOURCES AND OPPORTUNITIES

This section summarizes the land, financial, and administrative resources available for the development and preservation of housing in Laguna Woods. The analysis includes an evaluation of the availability of sites to meet the City's regional housing need for the 2006-2014 Housing Element planning period, a review of financial resources to support housing activities, and a discussion of administrative resources available to assist in implementing the housing programs contained in the Housing Element.

RESIDENTIAL DEVELOPMENT POTENTIAL

State law requires jurisdictions to plan residential land allocation to ensure that adequate sites are available to meet expected growth. Specifically, a jurisdiction must show that its residential land inventory is adequate to accommodate its Regional Housing Needs Assessment (RHNA). This section addresses the credits applied toward the current RHNA and identifies sites to fulfill the remaining portion of the RHNA.

Residential Land Inventory

In Laguna Woods, land designated for residential use is nearly built out and development opportunities are extremely limited. Since the previous Housing Element, 0 units were constructed; however, the San Sebastian senior condominium project is currently under construction and will result in 134 new residential units. A discussion of this project is provided below.

Parcel 1, as so referred in the Land Use Element, is the only vacant parcel in the City that is specifically designated for residential use. The General Plan designation of the site is High Density Residential (HDR) and it is zoned Residential Multifamily District (RMF). A detailed analysis of the site is provided below in the Sites Inventory section.

In addition to Parcel 1, three vacant sites are designated Urban Activities Center District (UAC) in the Land Use Element. The Urban Activities Center land use designation allows for mixed-use development that may include both commercial and residential uses. One of the UAC designated areas includes Parcel 7, which

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the Land Use Element identifies as a site that can potentially accommodate up to 299 residential units. Parcel 7 is a vacant non-residentially zone site. While the three UAC sites are currently vacant, General Plan policy requires preparation of a specific plan to establish development plans. The City is currently working with property owners to prepare a specific plan that will include all UAC designated lands. Because the proposed specific plan is in the initial stages, it cannot be determined whether the sites will include residential development. Hence, the UAC sites are not included in the sites inventory analysis.

Credits toward RHNA

The RHNA covers the period of January 1, 2006 to June 30, 2014, whereas the Housing Element is submitted to the State for review and certification in June 2008. Local jurisdictions, in updating their housing elements, may credit by applicable income category the actual housing units constructed, or under construction, during the 2-½ year gap (January 2006 to June 2008).

Units Under Construction: San Sebastian Senior Housing Development

One development currently under construction can be credited toward the current RHNA obligation. Construction of San Sebastian, a 134-unit senior condominium development, began in 2007. The project is located at 23522 Paseo De Valencia, at a site previously occupied by an administration building for Laguna Woods Village. The 3.1 acre project required a General Plan land use amendment to change the Land Use Designation from Commercial to High Density Residential (HDR), and a zone change from Professional and Administrative Office (PA) to Residential Multifamily (RMF). The development standards established in the City Zoning Code for the RMF zoning district are identified in Table V.1.

Fifteen units in the development will be restricted to low-income households earning 80% or less of the median family income for Orange County. Final pricing of the remaining 119 units is still to be determined. The developer will submit the proposed pricing and an affordable housing agreement to the City for review and approval prior to the commencement of sales.

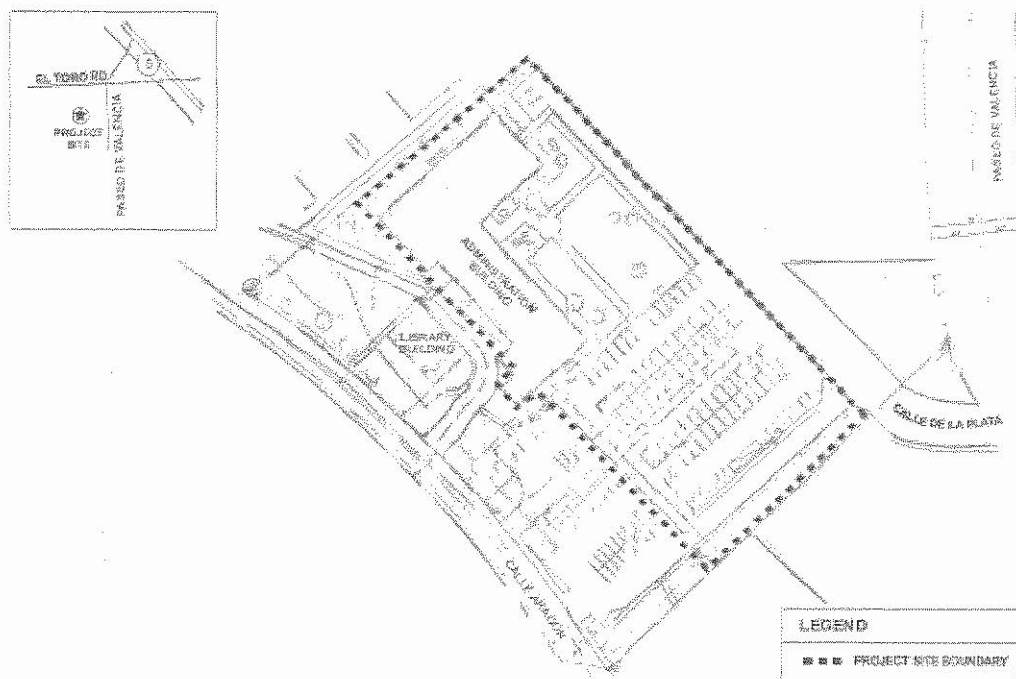
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Table V.1: Summary of San Sebastian Housing Development

Development	Status	General Plan Land Use	Zoning Designation	Lot Size	Units	Density (du/acre)
San Sebastian Senior Condominiums 23522 Paseo De Valencia	2007- Initial construction phase	High Density Residential (HDR: 13-35 dwelling units per acre)	Residential Multifamily (RMF)	3.054 acres	134	44

Figure V.1 identifies the San Sebastian project site.

Figure V.1: San Sebastian Project Site



Since 15 units are income-restricted to low-income households (<80% MFI), these units can be credited toward the low-income RHNA obligation. The remaining units in the San Sebastian development (119 units) can be credited towards the above moderate-income RHNA obligation, as final pricing of the remaining 119 units is yet to be determined. It is uncertain whether the pricing will meet the moderate or above moderate categories for the City's RHNA. With these units under construction, the City has partially met its RHNA obligation for low-income housing (50-80% MFI) and the entire above moderate-income RHNA obligation. The City has a remaining RHNA of 60 lower- and moderate-income units which must be met through identification of suitable sites (see Table 2).

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Table V.2: Credits Toward RHNA

Site	Very Low-Income <50% MFI	Low-Income 50-80% MFI	Moderate-Income 80-120% MFI	Above Moderate-Income >120% MFI	Total
San Sebastian	0	15	0	119	134
Total	0	15	0	119	134
RHNA	25	23	27	60	135
RHNA Remaining	25	8	27	0	60

Residential Sites Inventory

Pursuant to State law, the City must demonstrate that it has adequate residential sites at appropriate densities and development standards to accommodate the City's RHNA. Based on Table V.2 the City's remaining RHNA is as follows:

- Very Low-Income 25 units
- Low-Income 8 units
- Moderate-Income 27 units
- Above Moderate-Income 0 units

Parcel 1 (as identified in the Land Use Element) provides the opportunity to accommodate the remaining need.

Vacant Residentially Zoned Site: Parcel 1

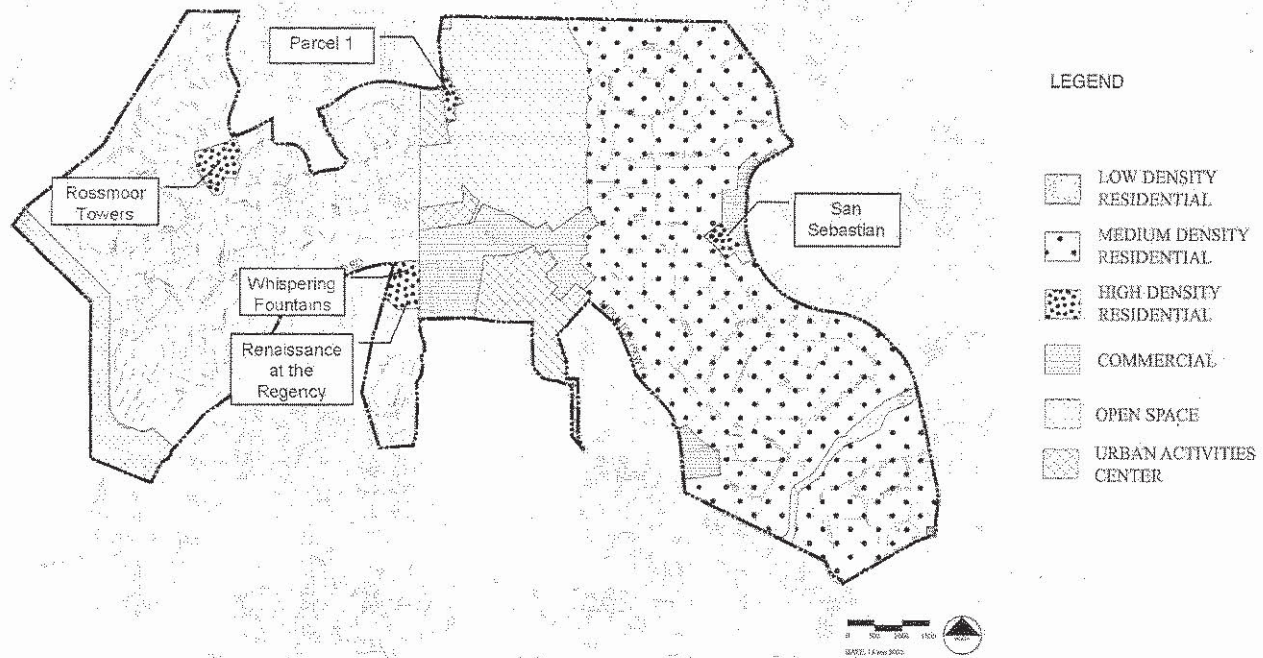
Parcel 1 is a 3.3-acre site on Moulton Parkway opposite the terminus of Santa Maria Avenue. The General Plan Land Use Element identifies this site as suitable for future development with residential uses. The General Plan Land Use Designation is High Density Residential (HDR), and rezoning of the site to be consistent with this land use designation was completed in 2003. Parcel 1 is not age restricted- the property is designated for high density residential uses allowing 13-35 dwelling units per acre with no entitlements on the property other than zoning. This is supported by the General Plan and the Municipal Code.

The site is currently used as a garden center by the residents of Laguna Woods Village and is owned by the Golden Rain Foundation, which is the non-profit organization responsible for overseeing the management and maintenance of the facilities and services within Laguna Woods Village. The interim use as garden plots is not an impediment to development as the property is privately owned and

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can be developed at any time. The site is located outside the gated community of Laguna Woods Village and is immediately adjacent to the Laguna Woods Village Golf Course. The location is central to the City and near job and retail centers, and is within walking distance of bus routes that provide access to regional transportation, commercial centers, and a senior citizen center (see Figure V.2).

Figure V.2: Land Use Map



Source: City of Laguna Woods General Plan, Land Use Element, Amended July 16, 2003

The site is able to meet the remaining RHNA of 60 units after a credit of 15 low-income units and 119 above moderate-income units is applied for the San Sebastian development. The estimated units are based on the maximum density allowed by the site's land use designation and zoning (HDR/RMF). This is a realistic estimate based on previous high-density developments in Laguna Woods, discussed below.

Table V 3: Characteristics of Parcel 1 (Vacant)

Site	General Plan Designation/ Zoning	APN #	Acres	Density (du/acre)	Expected Density (du/acre)	Projected units
Moulton/ Santa Maria (Parcel 1)	HDR/RMF	616-021-18	3.3	13-35 dwelling units per acre	35	115

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Appropriate housing for the subject site is a high-density, multi-story structure that can provide for-sale or for-lease homes. This housing type is most consistent with the City's existing housing and would best meet the needs of the community. However, the HDR land use designation and the RMF zone are very flexible in accommodating a variety of housing types (see Housing Constraints Analysis). The Laguna Woods Zoning Code contains use permit provisions that allow for relief of development standards, such as height limits and setback requirements, for projects proposed to meet affordability objectives and requirements.

The 3.3-acre site has direct access from Moulton Parkway, and all curb and sidewalk improvements are in place. According to the Federal Flood Insurance Rate map, the subject parcel is not in a flood zone, nor is it mapped by the California Department Conservation to be an area of liquefaction or landslide potential. No active faults are presently known within the City. The nearest active fault is the Newport-Inglewood fault, which is located approximately three miles southwest of the study area.

All infrastructure, including domestic water and sewer, are available to the site. There is a 16-inch main water line running along Moulton Parkway. Residents in Laguna Woods consume an average of 246 gallons of water per day per unit, and generate an average of 184 gallons per day of wastewater. Water use as result of this residential development could increase by approximately 35,178 gallons per day. Wastewater could increase by approximately 26,312 gallons per day. The El Toro Water District has verified that there is sufficient supply and capacity to provide water and wastewater services to accommodate the potential increase in residential units over the planning period.

Parcel 1 will satisfy the remaining RHNA obligation by providing development opportunity for up to 115 units, distributed among the income categories as identified in Table V.4.

Table V.4: Parcel 1 Residential Development Potential

Site	Very Low-Income <50% MFI	Low-Income 50-80% MFI	Moderate-Income 80-120% MFI	Above Moderate-Income >120% MFI	Total
Parcel 1	25	8	27	55	115
RHNA Remaining (after credit for units under construction)	25	8	27	0	60

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RHNA Remaining	0	0	0	0	0
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Density and Affordability

The Laguna Woods General Plan designates Parcel 1 as High Density Residential (HDR) and the Zoning designation is Residential Multi Family (RMF). Based on affordability criteria established by the State Housing and Community Development Department, pursuant to AB 2348, a density standard of at least 20 units per acre is deemed adequate to facilitate construction of housing for lower-income households.

Four high-density residential developments (three existing, one under construction) are designated High Density Residential in Laguna Woods, as indicated in Figure V.2, Land Use Map. The HDR designated area located in the northwest area of the City includes the Rossmoor Towers, a high-density condominium development consisting of two 14-story towers. The development includes 311 units on 11.2 acres, yielding a density of 28 dwelling units per acre. The HDR designated area located south of El Toro Road includes two communities: Whispering Fountains and Renaissance at the Regency. Whispering Fountains was developed at a density of 34 dwelling units per acre. Renaissance at the Regency has a density of 35 dwelling units per acre. As mentioned previously, the San Sebastian senior development currently under construction will yield a density of 44 units per acre. Given that existing and planned development on HDR/ RMF sites in the City has resulted in densities ranging from 28 to 45 units per acre density of 35 dwelling units per acre for Parcel 1 is a realistic assumption.

Table V.5: High Density Developments in Laguna Woods

Development	General Plan/Zoning	Size	Units	Density	Percent of Maximum Density for RMF Land Use Designation
Rossmoor Towers	HDR/RMF	11.2 ac.	311	27.7 du/ac	80%
Whispering Fountains	HDR/RMF	4.118 ac	140	33.9 du/ac	97%
Renaissance at the Regency	HDR/RMF	5.524 ac.	192	34.8 du/ac	99%
San Sebastian	HDR/RMF	3.054 ac.	134	43.9 du/ac	126%

Additionally, since Laguna Woods is predominately comprised of senior citizen, existing and future residents desire the lower maintenance housing scenario (limited private open space, for example) offered by higher density development. Reduced parking requirements also contribute to the potential for higher density as

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compared with other communities. Since the development of previous high-density residential developments, the City has revised the Zoning Code to include provisions that allow increased density and alternative development standards, such as reduction in parking requirements.

Table V.6: RMF Zoning District – Development Standards

Development Standard	RMF Zone
Building Site Area	Minimum 7,200 square feet
Building Height	Maximum 65 feet
Area Per Unit	Minimum net land are per unit = 1,000 square feet
Setbacks: From right-of-way line:	Front – 20 feet Side – 5 feet + one extra foot for each story over two
From property line:	Rear – 25 feet Side – 5 feet

FINANCIAL RESOURCES

Various federal and State programs are designed to promote development of housing for low- and very low-income households and for persons with special needs. Currently the City's main source of funding for affordable housing development is through the Community Development Block Grant program (CDBG), described below. The City participates in the CDBG program as part of the County of Orange Urban County and received an allocation of \$200,000 in CDBG funds which is used to fund two projects. The first is the Phase V Energy Efficient Improvements Project, which is allocated \$125,000 for energy-efficient improvements. This project assists approximately 50 residential units occupied by low- and moderate-income seniors. The second is for the removal of architectural barriers, which is allocated \$75,000. Currently, this project includes the construction of an ADA pathway from an adjacent bus stop to the entryway of City Hall.

A supplemental source includes Section 8 rental assistance, which was provided to 72 Laguna Woods residents through the Orange County Housing Authority. As of 2007, Section 8 assistance is distributed to the 72 recipients as follows: 1 family, 61 elderly, and 10 disabled. As of September 15, 2007, there are currently 54 Laguna Woods' residents on the wait list.

Programs that may be of use in Laguna Woods are listed below. Information related to these programs will be updated annually and available from the Laguna Woods Community Development Department.

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Federal Programs

- **Community Development Block Grant Program (CDBG)** – This program is intended to enhance and preserve the City's affordable housing stock. Funds are awarded to the City on a formula basis for housing activities. Eligible activities include acquisition, rehabilitation, economic development, and public services. CDBG grants benefit primarily households with incomes not exceeding 80% of the County median family income.
- **Section 8 Rental Assistance Program** – This program provides rental assistance payments to owners of private market-rate units on behalf of very low-income tenants.
- **Section 811/202 Program** – Non-profit organizations and consumer cooperatives are eligible to receive no interest capital advances from HUD for the construction of very low-income rental housing for senior citizens and disabled persons. Project-based assistance is also provided in conjunction with this program. Section 811 can be used to develop group homes, independent living facilities, and intermediate care facilities. Eligible activities include acquisition, rehabilitation, new construction, and rental assistance.

State Programs

- **California Housing Finance Agency (CHFA) Multiple Rental Housing Programs** – This program provides below-market-rate financing to builders and developers of multiple-family and elderly rental housing. Tax-exempt bonds provide below-market mortgage money. Eligible activities include new construction, rehabilitation, and acquisition of properties with 20 to 150 units.
- **Low Income Housing Tax Credit (LIHTC)** – LIHTC provides tax credits to individuals and corporations that invest in low-income rental housing. Tax credits are sold to corporations and people with high tax liability and proceeds are used to create housing. Eligible activities include new construction, rehabilitation, and acquisition.
- **California Community Reinvestment Corporation (CCRC)** – This private, non-profit mortgage-banking consortium provides long-term debt financing for affordable multi-family rental housing. Eligible activities include new construction, rehabilitation, and acquisition.

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ADMINISTRATIVE RESOURCES

Primary responsibility for the implementation of the City's housing programs and activities lies with the City Manager, the Community Development Department, and the Community Services Manager. The Planning Advisory Committee (PAC) serves as an advisory committee for all planning-related issues, including implementation of the Housing Element's Objectives, Policies, and Implementation Programs, to the City Council and staff. Appointment to the PAC is open to any resident of the city.

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VI. REVIEW OF 2003-2006 HOUSING ELEMENT

Pursuant to Government Code Section 65588 local governments shall review their housing element and evaluate the following: (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, and (3) the progress of the city, county, or city and county in implementation of the housing element.

State law requires that each Housing Element include a review of the progress made toward achieving the affordable housing goals of the previous Housing Element, and of the effectiveness and appropriateness of those previously adopted objectives. These results should be quantified where possible, but may be qualitative where necessary.

The City's last Housing Element was adopted in 2003, and sets forth a series of implementation measures with related objectives and policies for the following issue areas: maintain and improve the existing housing stock; accommodate new housing for diverse needs; promote affordable housing opportunities for all economic segments of the community; and promote local organizations, and establish City programs that strengthen housing, transportation and physical accommodations to aid persons with disabilities. This section reviews the continued appropriateness of these programs, the effectiveness of the Element, and the progress in implementation since 2003.

The table below summarizes the City's progress for each implementation measure identified in the current Housing Element.

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Table VI.1: Review of 2003-2006 Housing Element

Housing Element Objectives, Policies, and Implementation Measures	Accomplishments and Continued Appropriateness
Objective I: Maintain and improve the existing housing stock.	
Policy I.A: Initiate all appropriate efforts to preserve existing housing.	
I.A.1 Establish an ad hoc panel comprised of representatives from the community, including non-profit organizations, residential builders, current residents, homeowner associations, and rental property owners as a means to implement the Housing Element's Objectives, Policies, and Implementation Measures. This panel will bring forth their own experience and knowledge of housing issues specific to Laguna Woods, and can provide guidance in the following areas: • Identify needed housing improvements. • Identify and coordinate applications for funding sources, including grant funds. • Identify and assist non-profit housing organizations.	The Planning Advisory Committee serves as the advisory committee for all planning-related issues, including housing. The appointment process is open to City residents. The Planning Advisory Committee plays a continuing role in implementing the City's housing objectives, policies, and implementation programs. Implementing the City's Housing Element objectives is a standard function of the Planning Advisory Committee. The program is removed from the Housing Element as a specific housing program.
I.A.2 As part of the annual budget process, identify and fulfill staffing needs to implement fiscal year housing improvement activities.	Staff has been allocated to manage CDBG grant programs and monitor affordable housing issues. Implementation of housing improvement activities is ongoing and will require staff to continually manage CDBG grant programs. This program is merged with other maintenance programs to provide an overall strategy to preserve existing housing.
I.A.3 Partner with property owners to identify and accomplish retrofitting of dwelling units and common facilities for handicapped accessibility. The City will participate at board meetings of the housing mutuals and the Golden Rain Foundation, the principal property owner in the City, to encourage retrofitting.	The City has issued grants to partially support "Rebuilding Together", an organization that can help residents in need with upgrades. The City continues to work with the management of Laguna Woods Village to ensure handicapped accessibility compliance for common facilities. This program has been effective for the City, and will continue in the Housing Element.
I.A.4 Work to further promote ongoing building maintenance activities. Such maintenance activities may include rehabilitation of units under private ownership, where the property owner seeks to provide affordable units. The City goal for such rehabilitation over the five-year planning period is established in table H-18. Identification of available funds can occur through the ad-hoc housing panel on an annual basis. Information related to funding sources will be available to the public through the Community Development Department and the public library located at City Hall.	The City promotes ongoing building maintenance through the enforcement of property maintenance standards contained within the Zoning Code and through enforcement of the California Building Code building maintenance standards. This program has been effective for the City and continues to remain appropriate. The City will continue to promote building maintenance that will assist in upgrading units through the City's CDBG program. The updated quantified objectives will be indicated the City's goal for rehabilitation over the next five-year planning period. This program is merged with other maintenance programs to provide an overall strategy to preserve existing housing.

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Table VI.1: Review of 2003-2006 Housing Element

Housing Element Objectives, Policies, and Implementation Measures	Accomplishments and Continued Appropriateness
I.A.5 Establish and implement a proactive code enforcement program, working with property owners and property managers to ensure appropriate maintenance of housing units.	The City promotes ongoing building maintenance through the enforcement of property maintenance standards contained within the Zoning Code. This Implementation Measure is an important tool in maintaining the City's housing stock and will continue in the Housing Element. This program is merged with other maintenance programs to provide an overall strategy to preserve existing housing.
I.A.6 As part of the annual General Plan status review, provide a progress report on each applicable Implementation Measure.	The City last provided an annual report, which included a progress report for the Housing Element, in October 2006. This measure has proven to be effective for the City in evaluating housing maintenance and construction activities and continues to remain appropriate. It is included in the Housing Element.
I.A.7 Adopt a property maintenance ordinance including standards for residential properties.	The City of Laguna Woods adopted Section 18.40.400 of the City of Laguna Woods Zoning Code on April 16, This Implementation Measure was effective for the City and has been accomplished. This program is removed from the Housing Element
Objective II: Accommodate new housing for diverse needs.	
Policy II.A: Promote construction of units consistent with the new construction component of the Regional Housing Needs Assessment.	
II.A.1 Rezone Parcel 1, "Potential Development Sites" in the Land Use Element, to High-Density Residential to accommodate construction of 113 new dwelling units.	This program was implemented by the City through a zoning map amendment adopted on April 16, 2003. This program is removed from the Housing Element.
II.A.2 Support non-profit organizations, identify developers of affordable housing utilizing a list provided by HCD and local contacts and inform these developers about development of affordable housing opportunities within the City. The City will act as a clearinghouse and intermediary between non-profit organizations and interested residential developers and assist in application preparation and other efforts to secure funding sources for development of housing for low and moderate income residents.	The City participates in the South Orange County Housing Coalition meetings and continues to provide affordable housing information to any interested parties. This measure was effective, and continues to remain appropriate as an on-going effort to support the provision of affordable housing in the region. It is included in the Housing Element.

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Table VI.1: Review of 2003-2006 Housing Element

Housing Element Objectives, Policies, and Implementation Measures	Accomplishments and Continued Appropriateness
II.A.3 Encourage use of the City's density bonus provisions in the Zoning Ordinance. At the time a development application is submitted and reviewed for any residential project, it will be reviewed for General Plan (Housing Element) consistency. At this time, the Community Development staff will inform the applicants of any density bonus provisions applicable to the proposed project. Currently, 28 additional units can potentially be built as identified in <i>Section "H. Housing Resources."</i>	The City recently processed a density bonus application as part of a senior condominium project in compliance with SB-1818. Density bonus tools continue to be available to developers and are an incentive to provide affordable housing. It is included in the Housing Element.
II.A.4 Revise the Zoning Ordinance to allow increased density and alternative development standards including reductions in required parking as additional incentives through the use permit approval process for affordable housing.	The City adopted revised density bonus standards as part of Zone Text Amendment 04-01 which has since been superseded by SB1818. Density bonus and housing law continues to evolve at the State level. This measure was effective for the City, however recent legislation has modified required parking standards to further encourage the development of affordable housing. The City will encourage density bonus provisions consistent with State law. This program is removed from the Housing Element.
II.A.5 In the preparation of the Laguna Woods development codes, the City will ensure provisions relating to zoning, development standards and permit processing will encourage and facilitate a variety of housing types, including multifamily rental housing, factory built housing, mobile homes, emergency shelters and transitional housing, for all persons and income levels. The City will apply zoning, development standards and permit processing to the identified lands (See Table H-24) to permit, encourage and facilitate its development for all persons and income levels, including lower income families.	City of Laguna Woods adopted the Zoning Code in April 16, 2003 This program is removed from the Housing Element
Objective III: Promote affordable housing opportunities for all economic segments of the community.	
Policy III.A: Recognize the leadership role in housing-related issues as a function of municipal government.	
III.A.1 Work with the County of Orange Housing Authority to secure Section 8 rental assistance for very low-income rental households, and inform local rental property owners and eligible residents of Section 8 assistance. An appropriate target is assistance to a minimum 28 units, consistent with the potential density bonus provisions for the site identified in <i>Section H. Housing Resources.</i>	The City distributes Section 8 rental assistance applications to the general public. As of July 13, 2007, a total of 72 residents in Laguna Woods are receiving Section 8 rental assistance This measure has been effective for the City and continues to remain appropriate. The program will continue in the Housing Element.

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Table VI.1: Review of 2003-2006 Housing Element

Housing Element Objectives, Policies, and Implementation Measures	Accomplishments and Continued Appropriateness
III.A.2 Take the lead in identifying alternatives for reducing the consumption and the cost of electrical energy for residential users in the City of Laguna Woods.	The City has a CDBG program for retrofitting heat pumps and windows for lower income households. City Staff has also investigated a co-generation options within the City. FY 2005-06 a total of 60 units have been upgraded through the City's CDBG program for retrofit heat pumps and windows for lower income households. This measure has been effective for the City and continues to remain appropriate. To accommodate changing rehabilitation needs in the City, this program is merged into an overall strategy for using CDBG finds for rehabilitation needs.
III.A.3 Serve as clearinghouse for fair housing rights and responsibilities, and seek to remedy known acts of discrimination within the community. This clearinghouse will be established in City Hall and will share information with the Orange County Library section that is also housed in City Hall. The City will also disseminate fair housing information throughout Laguna Woods in a variety of community places.	The City responds to inquiries from the public and provides information and referrals. This measure has been effective for the City and continues to remain appropriate. This program is included in the Housing Element.
III.A.4 Work with El Toro Redevelopment Planning Authority cities in promoting rehabilitation and reuse of military housing at the former El Toro Marine Corps Air Station to satisfy the housing needs of south County lower-income households and homeless people.	The El Toro Reuse Planning Authority (ETRPA) became inactive in 2006. Currently, three City Council Members are on advisory boards of the Great Park Foundation which looks at reuse issues including housing. This program is removed from the Housing Element.
III.A.5 Participate in the County of Orange Consolidated Plan program and in the Continuum of Care to provide housing for special needs populations. Participation will include assigning a representative to participate in meetings and events sponsored by these programs. In addition, the <i>Resource Guide for Orange County Homeless</i> and other publications that support the program goals will be distributed from City Hall.	The City provides annual support of the programs and City allocations are provided directly to County of Orange. Support documentation for the program is maintained for referrals at City Hall. This measure has been effective for the City in obtaining funds for community development needs and will continue in the Housing Element.
Objective IV: Promote local organizations, and establish City programs that strengthen housing, transportation and physical accommodations to aid persons with disabilities.	
Policy IV: Maintain zoning/development standards that guide development of affordable housing near public transportation, and promote project designs that are accessible and accommodating to the disabled.	
IV.A.1 Establish plan review procedures that expedite the review and approval of residential unit modifications intended to improve mobility and accessibility.	In most cases, simple mobility and accessibility modification are reviewed and approved over the counter. Alterations requiring structural modification have a 10 day turnaround for plan review. This measure is removed from the Housing Element and replaced with a program to establish a reasonable accommodation procedure.

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Table VI.1: Review of 2003-2006 Housing Element

Housing Element Objectives, Policies, and Implementation Measures	Accomplishments and Continued Appropriateness
IV.A.2 Establish a central location within City Hall to disseminate information about organizations and resources in south Orange County that will benefit the quality of life of residents with disabilities.	The City established a section of the public counter within City Hall as an information and resources center with information about City programs and resources. This program is removed from the Housing Element.
IV.A.3 In the preparation of the Laguna Woods development codes, the City will ensure that provisions relating to zoning, processing and permit procedures, building inspection and fees and exactions will not constrain the development, maintenance and improvement of housing for persons with disabilities and where appropriate provide flexibility for the development of housing for persons with disabilities. In addition, the City will provide reasonable accommodation for housing intended for persons with disabilities.	City staff has worked with the homeowners associations to remove accessibility barriers and comply with accessibility standards. Typical types of projects include accessible tubs and showers, handicapped lifts and revisions to curb cuts. This program is removed from the Housing Element and replaced by a program to develop a reasonable accommodation procedure.

PROGRESS TOWARD 2002 REGIONAL HOUSING NEEDS ASSESSMENT ALLOCATION

In accordance with State Housing law, the Southern California Association of Governments (SCAG) has prepared a Regional Housing Needs Assessment (RHNA) that quantifies the existing and future needs for housing in each jurisdiction in the SCAG region. The 2005 Regional Housing Needs Determination (RHND) deadline, which was previously due July 1, 2006, has since been extended to July 1, 2008. Information related to the RHNA numbers for the previous cycle is identified as the 1998-2005 cycle. However, since the deadline for the new housing element update was extended to July 1, 2008, allocation for future needs is identified as 2003-2008 to indicate the year the City's Housing Element was adopted, and to factor in the revised time period due to the extended deadline.

The RHNA consists of two measurements of housing need: (1) existing need and (2) future need. The existing need assessment examines key variables in the most recent Census to measure ways in which the housing market is not meeting the needs of current residents. These variables include the number of low-income families overpaying for housing, as well as severe overcrowding. Future need is based on projected growth in the number of households and the number of units needed to maintain a target vacancy rate. Because the City of Laguna Woods was not incorporated at the time of the Regional Housing Needs Assessment was prepared for the cycle of 1998 to 2005, no data for existing housing needs was provided by SCAG for the previous RHNA cycle. However, the future housing

HOUSING ELEMENT

need in the City of Laguna Woods was established at 113 new dwelling units that should be constructed by the year 2008 to accommodate residents/future residents at each of the three income levels and are as follows:

- Very Low Income (0-50% MFI)
- Low Income (51-80% MFI)
- Moderate Income (81-120% MFI)
- Above Moderate Income (120%+ MFI)

These income levels are based on a percentage of the County's median income (\$74,396 in 2000) and are adjusted for family/household size. The table below identifies the income limits of each category, as established by the California Department of Housing and Community Development, for Orange County during the 1998-2005 RHNA cycle.

Annual Income Limit by Household Size

Income Category	1 Person	2 Person	3 Person	4 Person	5 Person
Very Low Income	\$25,800	\$29,500	\$33,150	\$36,850	\$39,800
Low Income	\$36,750	\$42,000	\$47,250	\$52,500	\$56,700
Moderate Income	\$61,900	\$70,750	\$79,600	\$88,450	\$95,550

Source: City of Laguna Woods Housing Element, amended July 16, 2003

The allocation for new construction units by income category for the City for the period of 2003-2008 is indicated in the following table:

Total Construction Need by Income 2003-2008

Very Low	Low	Moderate	Above Moderate	Total
20	15	25	53	113
18%	13%	22%	47%	100%

Source: City of Laguna Woods Housing Element, amended July 16, 2003

As part of the City's Housing Program in the 2003 Housing Element, the City has rezoned a site that is approximately 3.3 acres to High Density Residential to provide opportunities to accommodate the previous RHNA allocation of 113 units. This site still remains undeveloped.

The City continues to advance policy to meet existing and future housing need and satisfy the intent of the Housing Element. In an effort to ensure that new

HOUSING ELEMENT

development provides its fair share of affordable housing, City staff has added the development of an inclusionary housing standard to the Community Development Department 2006-07 work plan. The inclusionary housing standard work effort has been initiated and City staff is currently in the process of developing the ordinance. These efforts will be documented in the updated housing element.

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

DIVISION OF HOUSING POLICY DEVELOPMENT

1800 Third Street, Suite 430
P. O. Box 952053
Sacramento, CA 94252-2053
(916) 323-3177
FAX (916) 327-2643



December 15, 2008

DEC 17 2008

Ms. Leslie Keane, City Manager
City of Laguna Woods
24264 El Toro Road
Laguna Woods, CA 92637

Dear Ms. Keane:

RE: Review of the City of Laguna Woods' Revised Draft Housing Element

Thank you for submitting the City of Laguna Woods' revised draft housing element received for review on October 16, 2008 along with additional revisions received on December 11, 12, and 15, 2008. The Department is required to review draft housing elements and report the findings to the locality pursuant to Government Code Section 65585(b). The review was facilitated by communications with Ms. Diana Gonzales, the City's consultant.

The revised draft element addresses the statutory requirements described in the Department's August 29, 2008 review. For example, the element now demonstrates zoning to encourage and facilitate a variety of housing types, including emergency shelters, and includes programs to assist in the development of housing affordable to lower-income households. As a result, the revised draft element will comply with State housing element law (Article 10.6 of the Government Code) when adopted and submitted to the Department, pursuant to Government Code Section 65585(g).

The Department appreciates the City's efforts to address its housing needs and is thankful of the cooperation of Ms. Gonzales during the housing element update. The Department looks forward to receiving Laguna Woods' adopted housing element. If you have any additional questions, please contact Melinda Coy, of our staff, at (916) 445-5307.

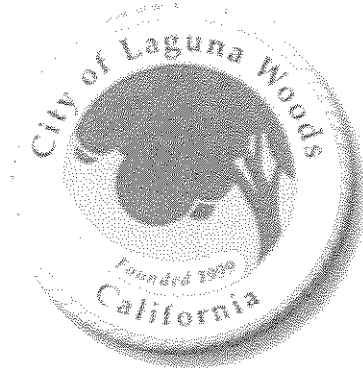
Sincerely,

A handwritten signature in cursive script that reads "Cathy E. Creswell".

Cathy E. Creswell
Deputy Director

INITIAL STUDY AND
NEGATIVE DECLARATION

LAGUNA WOODS
2006-2014 HOUSING ELEMENT UPDATE



LAGUNA WOODS, CALIFORNIA

JULY 2008

NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

TO: ☒ Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

FROM: City of Laguna Woods
24264 El Toro Road
Laguna Woods, CA 92637

☒ County Clerk
County of Orange
P. O. Box 238
Santa Ana, CA 92702

Filing of a Notice of Intent to adopt a Negative Declaration in compliance with Section 15072 California Environmental Quality Act (CEQA)

PROJECT TITLE: ADOPTION AND IMPLEMENTATION OF THE LAGUNA WOODS 2006-2014 HOUSING ELEMENT

2008081006
State Clearinghouse Number

Leslie Keane, City Manager
Lead Agency Contact Person

(949) 639-0511
Telephone Number

PROJECT LOCATION: The Laguna Woods 2006-2014 Housing Element applies to all residential zoning districts within the City.

PROJECT DESCRIPTION: The project is the adoption and implementation of the Laguna Woods 2006-2014 Housing Element, which represents an update of the City's first Housing Element adopted in 2001. The Housing Element is one of the seven mandatory elements of the general plan. Per State law, a housing element must "make adequate provision for the housing needs of all economic segments of the community." The Initial Study assesses the potential impacts related to the provision of adequate land to accommodate the City's remaining Regional Housing Needs Assessment (RHNA) of 135 housing units.

POTENTIAL IMPACTS: The Initial Study prepared for the proposed project finds that the proposed project could not have a significant impact on the environment. Therefore, a Negative Declaration has been prepared.

COMMENTS REQUESTED: Comments will be received by the City of Laguna Woods prior to final approval of the Negative Declaration and action on the project. The 30-day review period extends from August 1, 2008 until September 2, 2008. Copies of all relevant materials, including the project specifications, are available to the general public for review at City Hall, 24264 El Toro Road, Laguna Woods, California. The City of Laguna Woods Planning Advisory Committee and City Council will be scheduled to consider this item at a future date. Both the Planning Advisory Committee and City Council hearings will be noticed and will be conducted in the Council chambers located at 24264 El Toro Road, Laguna Woods, California. For those wishing to receive notification of the hearing, contact Leslie Keane, City Manager, at (949) 639-0511.

Leslie Keane, City Manager

Date

NEGATIVE DECLARATION

PROJECT: ADOPTION AND IMPLEMENTATION OF THE LAGUNA WOODS 2006-2014 HOUSING ELEMENT

PROJECT LOCATION: The Laguna Woods 2006-2014 Housing Element applies to all residential zoning districts within the City.

LEAD AGENCY AND PROJECT PROPONENT: City of Laguna Woods

PROJECT DESCRIPTION: The project is the adoption and implementation of the Laguna Woods 2006-2014 Housing Element, which represents an update of the City's first Housing Element adopted in 2001. The Housing Element is one of the seven mandatory elements of the general plan. Per State law, a housing element must "make adequate provision for the housing needs of all economic segments of the community." The Housing Element is an integral component of the City's General Plan, as it addresses existing and future housing needs of all types for persons of all economic segment groups in the City. The Initial Study assesses the potential impacts related to the provision of adequate land to accommodate the City's remaining Regional Housing Needs Assessment (RHNA) of 135 housing units.

A copy of the Initial Study is attached. Questions or comments regarding this Initial Study/Negative Declaration may be addressed to:

Leslie Keane, City Manager
City of Laguna Woods
24264 El Toro Road
Laguna Woods, CA 92637
Phone: (949) 639-0511
Fax: (949) 639-0591
Email: lkeane@lagunawoodscity.org

DETERMINATION: The conclusion of the Initial Study is that although the proposed project could have indirect significant effects on the environment, changes or alterations have been incorporated into the project to avoid or reduce impacts to a point where clearly no significant effects will occur. Therefore, a **NEGATIVE DECLARATION** has been prepared.

DECLARATION OF COMPLIANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT: This document has been prepared in accordance with the California Environmental Quality Act.

Leslie Keane, City Manager

Date

1. Project title: City of Laguna Woods Housing Element Update

2. Lead agency name and address:

City of Laguna Woods
Community Development Department
24264 El Toro Road
Laguna Woods, CA 92637

3. Contact person and phone number:

Leslie Keane, City Manager
Phone: (949) 639-0511
E-Mail: lkeane@lagunawoodscity.org

4. Project location:

The City of Laguna Woods is located in southern Orange County, approximately ten miles east of the Pacific Ocean. The City encompasses approximately four square miles and is surrounded by the city of Lake Forest to the northeast, the city of Laguna Hills to the southeast, the city of Aliso Viejo to the west, and the city of Irvine to the north. Figure 1, Project Location, displays the City's location within Orange County.

Regional access to Laguna Woods is provided via Interstate 5 (I-5) and Interstate 405 (I-405). I-405 intersects with I-5 about 1.5 miles north of the Laguna Woods boundary, with the I-5 continuing south from the I-405 and I-5 merge along the eastern edge of the City. El Toro Road (Highway 18) is another regional thoroughfare serving both through traffic and local traffic within the City.

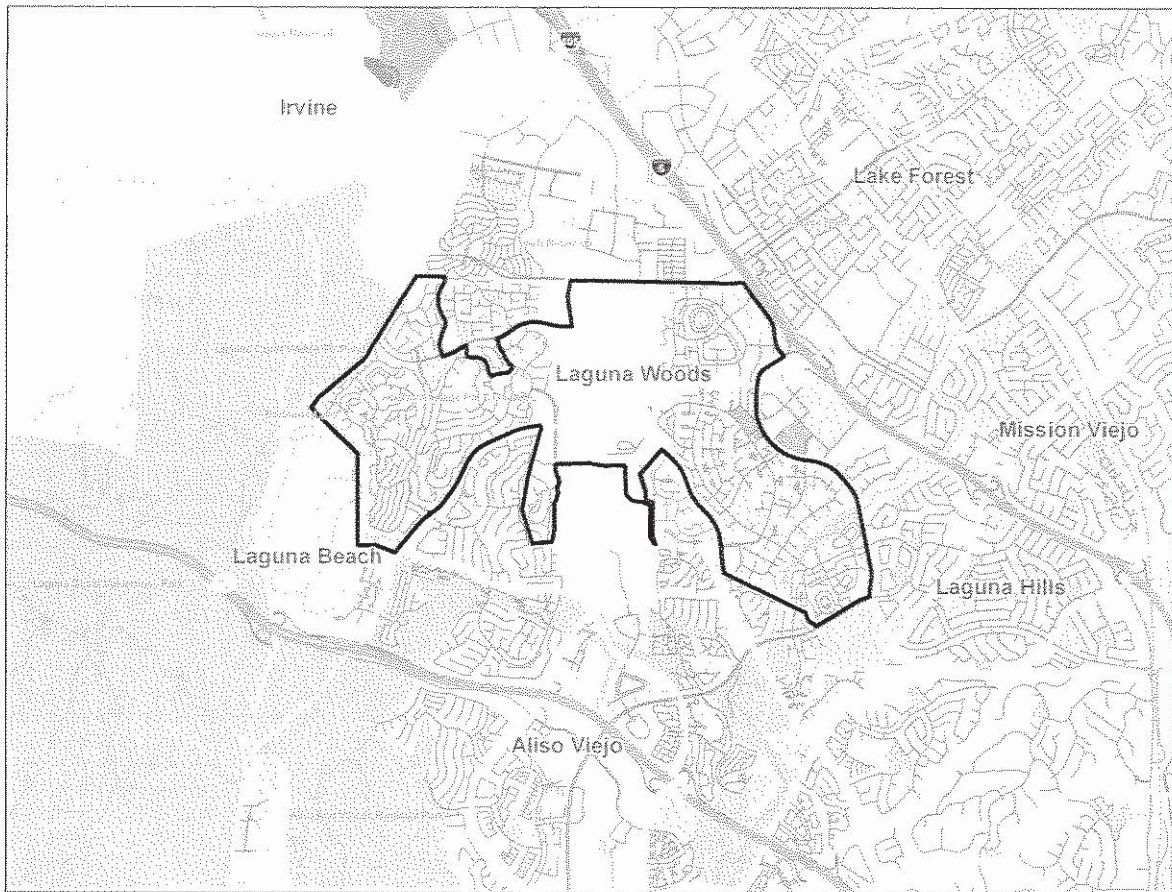
5. Project sponsor's name and address:

City of Laguna Woods
Community Development Department
24264 El Toro Road
Laguna Woods, CA 92637

6. General plan designation: N/A (Citywide)

7. Zoning: N/A (Citywide)

Figure 1. Project Location



Source: Hogle-Ireland, 2008

8. Project description

The Project

The project is the adoption and implementation of the Laguna Woods 2006-2014 Housing Element, which represents an update of the City's first Housing Element adopted in 2001.

Housing Element

The City of Laguna Woods has initiated a program to update the City's Housing Element. The Housing Element is one of the seven mandatory elements of the general plan. Per State law, a housing element must "make adequate provision for the housing needs of all economic segments of the community." The Housing Element is an integral component of the City's General Plan, as it addresses existing and future housing needs of all types for persons of all economic segment groups in the City. The Housing Element serves as a tool for decision-makers and the public in understanding and meeting the housing needs in Laguna Woods. While the law does not require local governments to actually construct housing to meet identified needs, it does require that the community address housing needs in its discretionary planning actions.

Article 10.6, Section 65580 – 65589.8, Chapter 3 of Division 1 of Title 7 of the Government Code sets forth the legal requirements for a housing element and encourages the provision of affordable and decent housing in suitable living environments for all communities to meet statewide goals. This 2006-2014 Housing Element update is a statement by the City of Laguna Woods of its current and future housing needs, and a policy document that sets forth the City's goals, policies, and programs to address those identified needs.

The Draft Housing Element update is consistent with all elements of the City's General Plan. The City was incorporated in 1999 and has not experienced significant growth since then. The City's last Housing Element was adopted in 2001 concurrent with the other General Plan elements. It was amended in 2003. This update represents the first comprehensive update of the Housing Element.

Regional Housing Needs Assessment

The Regional Housing Needs Analysis (RHNA) process has been developed to create shared responsibility among local governments for accommodating the housing needs of all economic levels. The RHNA is completed periodically by each council of governments – in Laguna Woods' case the Southern California Association of Governments (SCAG) – and consists of two measurements of housing need: existing and future.

The existing need assessment examines key variables from the most recent (2000) U. S. Census to measure ways in which the housing market is and is not meeting the needs of current residents of the City and the surrounding area. The variables include the number of households paying more than 30% of their income for housing and conditions of overcrowding.

The future need for housing is determined by the forecasted growth of households and the expected loss of units due to demolition, natural disaster or conversion to non-housing uses. This calculation is adjusted to account for an ideal level of vacancy needed to promote housing choice, moderate cost, and acceptable levels of housing upkeep and repair. The law also requires that the distribution of statewide needs "shall seek to reduce the concentration of lower income households in cities or counties which already have disproportionately high proportions of lower income households."

SCAG determines the housing allocation for each city and county within its jurisdiction. The State Department of Housing and Community Development (HCD) has estimated the projected housing needs (RHNA) for the 2006-2014 planning period for the entire SCAG region as 699,368 units. Laguna Woods has been assigned a housing allocation of 135 units, distributed as follows:

Income Category	Number of Units
Very Low Income	25
Low Income	23
Moderate Income	27
Above Moderate Income	60
Total Units	135

The RHNA covers the period of January 1, 2006 to June 30, 2014, whereas the Housing Element is submitted to the State for review and certification in June 2008. Local jurisdictions, in updating their housing elements, may credit by applicable income category the actual housing units constructed, or under construction, during the 2-½ year gap (January 2006 to June 2008).

The City has one project that is currently under construction that can be credited toward its current RHNA obligation – the San Sebastian housing development. Construction of this 134-unit senior condominium development began in 2007. Fifteen units in the development will be restricted to low-income households earning 80% or less of the median family income for Orange County. Final pricing of the remaining 119 units is still to be determined.

Table 1
Credits toward RHNA

Site	Very-Low Income <50% MFI	Low-Income 50-80% MFI	Moderate Income 80-120% MFI	Above Moderate Income >120% MFI	Total
San Sebastian	0	15	0	119	134
Total	0	15	0	119	134
RHNA	25	23	27	60	135
RHNA Remaining	25	8	27	0	60

Note: MFI = Median Family Income

The City has identified a site that can accommodate the remaining 60 units. Parcel 1, identified in Figure 2, is a 3.3-acre site with a General Plan Land Use Designation of High Density Residential. This designation allows for densities of up to 35 units per acre. Thus, this site has the potential to yield up to 115 units. The Draft Housing Element references State law provisions that allow densities of 30 units per acre or higher to be considered as appropriate for facilitating production of units for very low- and low-income households.

Assumptions

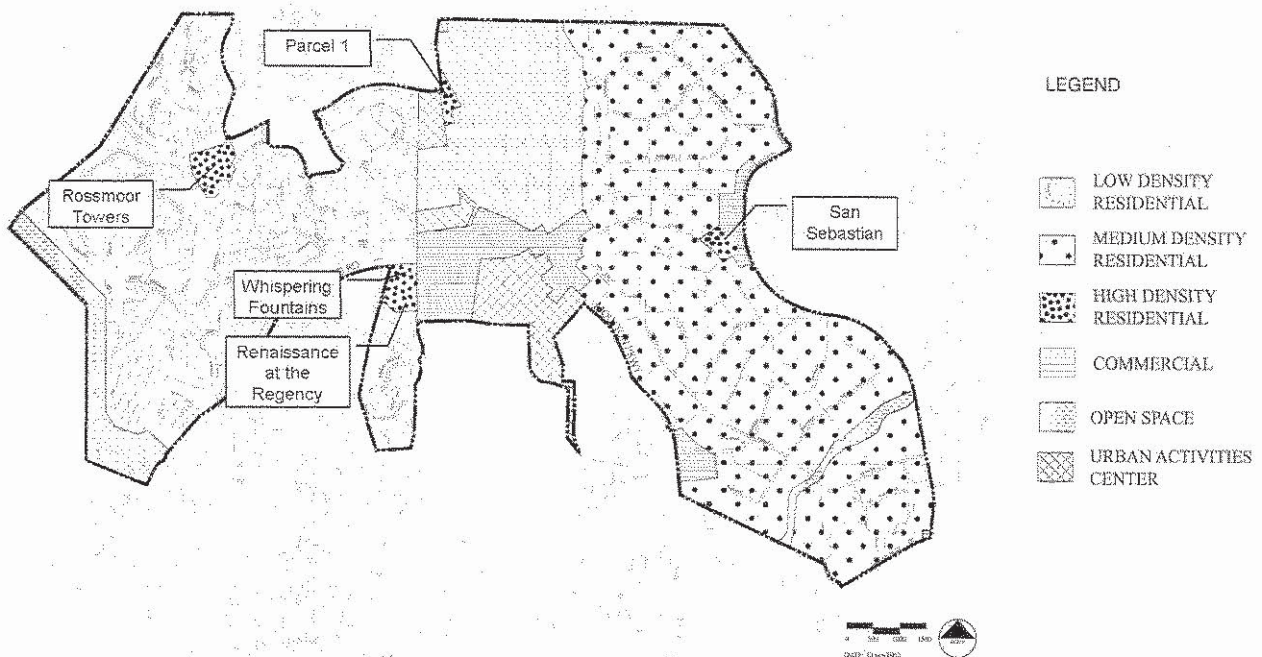
In addition to consistency with the land use policies and other elements of the City General Plan, this document is based on the following assumptions:

- **Project Specific Environmental Review:** All housing development proposals are subject to an environmental impact review process to determine the level of impact and to impose appropriate mitigation measures, if needed, to avoid significant impacts. This includes both discretionary

projects, subject to the requirements of the California Environmental Quality Act (CEQA), and smaller-scale ministerial projects that require issuance of building permits..

- Purpose of Housing Element Environmental Review: This project would not authorize any plans for construction of new homes, or redevelopment of any properties to produce new homes. No direct environmental impacts, therefore, would occur. This Initial Study is limited to assessment of potential environmental impacts resulting from the cumulative effects of potential future housing development within the Housing Element planning horizon (i.e. through 2014), in accordance with the City's residential land use policies set forth in the General Plan. The purpose of the environmental assessment is to determine whether there are any peculiar types of impacts that could occur as an indirect result of the Housing Element strategies that were not examined in the General Plan EIR, or if there could be impacts that are more severe than those anticipated in the GP EIR.

Figure 2. Land Use Map



9. Surrounding land uses and setting:

The project is a General Plan Amendment that will be applied citywide. The City of Laguna Woods is a senior-oriented community consisting of gated residential developments, supportive recreation facilities, and community-serving commercial shopping centers.

10. Other public agencies whose approval is required:

Although the project does not require other public agency approvals, the City is required to submit the draft Housing Element to HCD, per Section 65585 of the California Government Code, and to consider HCD's findings on the draft Housing Element before it can be adopted as a General Plan Amendment.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|--|---|---|
| ☐ Aesthetics | ☐ Hydrology/ Water Quality | ☐ Recreation |
| ☐ Agricultural Resources | ☐ Land Use/ Planning | ☐ Transportation/ Traffic |
| ☐ Air Quality | ☐ Mineral Resources | ☐ Utilities/ Service Systems |
| ☐ Biological Resources | ☐ Noise | ☐ Mandatory Findings of Significance |
| ☐ Cultural Resources | ☐ Population/ Housing | ☒ None |
| ☐ Geology/Soils | ☐ Public Services | |
| ☐ Hazards & Hazardous Materials | | |

DETERMINATION:

On the basis of this evaluation:

- ☒ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature

.....
Leslie Keane, City Manager
Printed Name

Date

City of Laguna Woods
For

I. AESTHETICS. Would the project:					
Issues and Supporting Information Sources		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a.	Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒
b.	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
c.	Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☒	☐
d.	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

I.a. NO IMPACT. The updated 2006-2014 Housing Element identifies two sites for accommodating the current RHNA. The San Sebastian Senior Housing Development began construction in 2007. It involved the demolition of an office building and associated parking lot, and construction of the project. The project site does not include, nor is visible to or from, a scenic vista designated by the City of Laguna Woods, an adjacent jurisdiction, or Caltrans. The project site is not highly visible from Paseo de Valencia, which is the nearest major corridor (and not a scenic resource), and it is tucked behind existing commercial and residential uses.

The second site is a vacant residentially zoned 3.3-acre lot on Mouton Parkway, identified as Parcel 1 on Figure 2, Land Use Map. The General Plan Land Use Designation for this site is High Density Residential (HDR), and the property is zoned Residential Multi Family (RMF). It is currently being used as a garden center. Similar to San Sebastian, any potential development of Parcel 1 does not include, nor is visible to or from, a scenic vista designated by the City, an adjacent jurisdiction, or Caltrans. Because the project sites do not affect a scenic vista, nor otherwise impair a scenic vista, there are no project-related effects. No mitigation is required.

I.b. NO IMPACT. The 2006-2014 Housing Element Update applies to the entire City. The project does not involve any construction on any property. The project only indicates where new housing may be developed consistent with adopted land use policy. No State scenic highways traverse the City of Laguna Woods. No impact will result.

I.c. LESS THAN SIGNIFICANT IMPACT. The Draft Housing Element Update identifies Parcel 1 as a potential development site that can help satisfy the remaining RHNA. If development occurs on Parcel 1, the existing garden center, which provides a measure of visual contrast in the urban environment, would be removed. However, the garden center is not a significant visual resource. Also, the Land Use Element contains an Objective, a Policy, and Implementation Measures intended to enhance the value and desirability of properties. These policies and regulations will work to mitigate potential visual impacts of individual developments to a less than significant level. Thus, no mitigation is required.

I.d. LESS THAN SIGNIFICANT. Future development pursuant to Housing Element update policies has the potential to create new sources of light and glare. New residential development would increase the amount of light and glare in developed areas due to exterior lighting, street lighting, vehicular lighting,

and interior lighting visible from the outside. City review of future development proposals will help ensure that any light and glare impacts associated with new development will be minimized through use of shielding and proper light orientation. Thus, impact will be less than significant.

II. AGRICULTURE RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:				
Issues and Supporting Information Sources	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	☐	☐	☐	☒

II.a. NO IMPACT. No properties in Laguna Woods are designated as Prime Farmland, Unique Farmland, or Farmland of Stateway Importance, according to the California Farmland Mapping and Monitoring Program (FMMP); therefore, no impact will occur..

II.b. NO IMPACT. No properties in Laguna Woods are zoned for agricultural use and or are subject to a Williamson Act contract;therefore, there will be no impact. .

II.c. NO IMPACT. The 2006-2014 Housing Element update does not propose land use changes that would result in the conversion of existing agricultural uses to other uses. The garden center site (Parcel 1 in Figure 1) identified as appropriate for future residential development that could achieve the RHNA objectives for new housing, is a retail business that is not considered to be an agricultural use. This land is currently designated in the Land Use Element for High Density Residential use, and is surrounded by streets and other urbanized land uses. The proposed Housing Element would have no effects that could lead to conversion of farmland to a non-agricultural use.

III. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:					
Issues and Supporting Information Sources		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a.	Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	☒
b.	Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☐	☒
c.	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☐	☐	☒
d.	Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☐	☒
e.	Create objectionable odors affecting a substantial number of people?	☐	☐	☐	☒

III.a. NO IMPACT. The project is located within the South Coast Air Basin (SCAB), which the U.S. Environmental Protection Agency and California Air Resources Board have designated as a non-attainment area for ozone and PM₁₀. The project is consistent with the City's General Plan, which includes implementation measures that will aide in reducing pollutant emissions. This project will not obstruct or conflict with the regional Air Quality Management Plan (AQMP), prepared by the South Coast Air Quality Management District. No impact will occur, thus no mitigation is required.

III.b. NO IMPACT. The Housing Element is a policy level document and does not include specific development proposals. Future residential development that may be facilitated by the proposed Housing Element will comply with the density and intensity standards set forth in the Land Use Element and the City's Zoning Ordinance. No new stationary or mobile air pollutant sources would be created as a result of the Housing Element. If Parcel 1 were to be developed with 60 new housing units and achieved the City's entire RHNA allocation for a mix of housing affordability, the emissions from building energy consumption and vehicular traffic would not be substantial enough to violate an air quality standard or contribute to a projected air quality violation.

III.c. LESS THAN SIGNIFICANT IMPACT. Application of routine construction controls with respect to the use of low VOC or no VOC paints and sealants, and fugitive dust control measures, will ensure that any future housing projects do not result in a cumulatively considerable increase of emissions that contribute to regional ozone and particulate problems.

III.d. NO IMPACT. There is no indication of substantial pollutant concentrations in the vicinity of Parcel 1, which has been identified as a suitable site for development to achieve the RHNA objectives. There are no known areas with substantial pollutant concentrations in Laguna Woods that could adversely affect sensitive receptors within existing or potential future housing projects.

III.e. NO IMPACT. Residential development typically does not generate malodorous emissions and there is nothing within the proposed Housing Element that would relax any existing development regulations in order to permit such emissions.

IV. BIOLOGICAL RESOURCES. Would the project?					
Issues and Supporting Information Sources		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a.	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
b.	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	☐	☐	☐	☒
c.	Have a substantial adverse effect of federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
d.	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	☒
e.	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
f.	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

IV.a. through IV.d. NO IMPACT. Given the highly urbanized character of the planning area, the extent of wildlife and vegetation in Laguna Woods is limited to species adapted to an urbanized environment. Little natural habitat remains and there are no known sensitive species of plants or wildlife in the planning area. Implementation of General Plan policies will allow for new development only on disturbed infill sites designated for urban-type uses. Parcel 1, for example, which is identified as suitable for development of higher density residential uses to meet the RHNA targets, is comprised of community garden plots, next to a detention basin. Development of the Parcel 1 site would thus have no direct effect on sensitive biological resources, and can be designed to avoid any adverse impacts on the limited biological resources that may occur in the adjacent drainage basin. Since the proposed Housing Element is consistent with all General Plan elements, it would have no effect on any candidate, sensitive, or

special status species, riparian habitat or other sensitive natural communities or federally protected wetlands, or interfere with the movement of native resident or migratory fish or wildlife species.

Additionally, the Conservation Element contains objectives, policies, and implementation measures intended to conserve, manage, and preserve natural resources. These policies and regulations will work to avoid potential impacts associated with individual developments. Thus, no impact will result.

IV.e. and IV.f. NO IMPACT. There are no habitat conservation plans or Natural Community Conservation Plans established for any part of the planning area. The General Plan Conservation Element contains objectives, policies, and implementation measures intended to conserve, manage, and preserve natural resources that remain in the planning area, such as the Aliso Creek corridor, and regional wildlife habitat reserves on the western and southern edges of the city. The proposed Housing Element would not allow for removal of any important local biological resources or any development that could adversely affect any important local biological resources.

V. CULTURAL RESOURCES. Would the project:					
Issues and Supporting Information Sources		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a.	Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	☐	☐	☐	☒
b.	Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	☐	☐	☐	☒
c.	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☒	☐
d.	Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☐	☒

V.a. NO IMPACT. The National Register of Historic Structures does not list any structure in, or within a half-mile of, the City of Laguna Woods¹. No impact will result.

V.b. NO IMPACT. The General Plan EIR indicates that five prehistoric sites have been recorded within the City; however, all of them have been destroyed by development. No prehistoric burials have been discovered in the City. Thus, no recorded prehistoric sites still exist within the City limits². No impact will result.

V.c. LESS THAN SIGNIFICANT. Much of near-inland Orange County is underlain by fossil-bearing geologic formations. Future development pursuant to the 2006-2014 Housing Element update could include deep construction-related ground disturbance that could impact paleontological resources. City review of future development proposals, pursuant to its Lead Agency responsibilities under CEQA, will help ensure that impacts of new development on paleontological resources - if any - will be determined, and mitigated if required. Therefore, impact will be less than significant.

¹ City of Laguna Woods General Plan, Final Environmental Impact Report, page 215.

² City of Laguna Woods General Plan, Final Environmental Impact Report, page 213.

V.d. NO IMPACT. This project would not authorize any plans for development/construction of new homes or redevelopment of existing housing; therefore, it would have no impact on human remains. Procedures to notify the County Coroner and Native American representatives, as required by California Health and Safety Code Section 7050.5, will be followed should human remains be found during the course of any project constructed pursuant to the proposed housing program.

VI. GEOLOGY AND SOILS. Would the project:					
Issues and Supporting Information Sources		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a.	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i.	Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐
ii.	Strong seismic ground shaking?	☐	☐	☐	☒
iii.	Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv.	Landslides?	☐	☐	☒	☐
b.	Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c.	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☒	☐
d.	Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☐	☒	☐
e.	Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	☒

VI.a.i. NO IMPACT. Laguna Woods is not located in an Alquist-Priolo Earthquake Fault Zone³. The closest faults likely to produce large earthquakes are the San Andreas, San Jacinto, Elsinore-Whittier, and Newport-Inglewood. Locally, there are several less-significant faults: the Christianitos fault to the northeast; the Shady Canyon fault and Laguna Canyon fault zone are located to the west, and the east-trending Temple Hill fault terminates near Aliso Creek. As noted in the General Plan EIR (p. 96), there is no strong evidence for Holocene offset along any of these local faults. Impacts arising from fault rupture are not expected to occur in Laguna Woods.

³ California Geological Survey, Affected Cities and Counties. website:
<http://www.conservation.ca.gov/cgs/rghm/ap/Pages/affected.aspx>

VI.a.ii. LESS THAN SIGNIFICANT. Although Laguna Woods is not located on a fault, seismic ground shaking will occur during large earthquakes in the region. Since the major and local faults are not located within the City, potential impacts not considered to be greater within Laguna Woods compared to the surrounding areas. The City has adopted the design and construction standards of the California Building Code (CBC) to reduce the damage to structures and limit the risk of injury to residents in Laguna Woods. The project itself does not involve new construction in any area of the City. Future residential development pursuant to Housing Element policies would be subject to existing State and local building codes, which are designed to ensure that new construction provides adequate safeguards against damage and injury due to seismically-induced ground shaking. Impacts would be less than significant.

VI.a.iii, VI.a.iv. LESS THAN SIGNIFICANT. Future new residential development potential identified in the Housing Element is limited to a single 3.3 acre site along Moulton Parkway, next to a drainage detention basin associated with the nearby golf course (Parcel 1). No seismic hazards have been identified in the Safety Element that occur on this site. Some possibility of landslide is noted at the southern tip of the adjacent detention basin; however, this is not considered to be a significant constraint to development of homes on the Parcel 1 site.

Per mitigations measures GS-1 in the General Plan EIR, developers are required to prepare detailed foundation investigations for potentially unstable ground areas so that structures are not subject to ground movement effects, such as liquefaction. Mitigation Measure GS-2 in the Final EIR commits the City to incorporate the most recent seismic safety practices in its building codes and project review procedures. Additionally, all future residential projects are subject to CEQA review, which will ensure that hazards from seismically induced liquefaction or landslides are adequately evaluated and measures to mitigate potentially significant impacts are identified prior to construction. Thus, seismically-induced ground failure hazards are considered to be less-than-significant.

VI.b. LESS THAN SIGNIFICANT. There is little native topsoil left in this mostly urbanized community. Potential future housing development could occur on a 3.3 acres site that has been used as a community garden plot area for a number of years; thus, there is some possibility of soil erosion during earth moving associated with development of that site. Construction activities associated with future residential development projects may temporarily expose soils, thereby increasing the potential for erosion or loss of topsoil. Routine construction control measures such as covering of stockpiles, placement of straw bales, sand bags, and other temporary soil retention techniques, as required for all grading permits, will prevent any significant erosion. However, the Laguna Woods General Plan EIR indicates that potential development areas are relatively flat and adjoining manufactured slopes have been graded for existing development. Potential risks associated with erosion for future development are expected to be less-than-significant⁴.

VI.c. and VI.d. LESS THAN SIGNIFICANT. The 2006-2014 Housing Element is a policy document and does not involve construction of any housing developments. Proposed development areas that are identified in the General Plan are relatively flat, hence landslides, liquefaction, or collapse are not expected to occur. However, a case-by-case analysis would be needed to determine if sites are located on expansive soils and to determine the stability of the geologic unit or soil for specific projects proposed in the future. Construction activities associated with future residential development projects are subject to CEQA review, which will include assessment of site-specific soils and geological characteristics so that any unstable materials conditions can be properly characterized and mitigated through design and

⁴ City of Laguna Woods General Plan, Final Environmental Impact Report, page 99-100.

construction practices. Thus, potential impacts related to geologic unit or soil stability are determined to be less-than-significant..

VI.e. NO IMPACT. Any new housing constructed pursuant to the proposed Housing Element strategies would connect to the local sanitary sewer system, as required for all new construction in Laguna Woods. No impacts involving septic tank systems, therefore, would occur.

VII. HAZARDS AND HAZARDOUS MATERIALS. Would the project:					
Issues and Supporting Information Sources		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a.	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☐	☒
b.	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☐	☒
c.	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
d.	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒
e.	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
f.	For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
g.	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
h.	Expose people or structures to a significant risk or loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☐	☒

VII.a. NO IMPACT. Minor quantities of typical household cleaning agents, paints, computer equipment and printing cartridges, and possibly fertilizers and other landscape maintenance chemicals are expected with new residential development. This is not considered to be a significant hazard.

VII.b. NO IMPACT. Typical residential construction methods and typical residential activities do not involve handling of significant quantities of hazardous, toxic or extremely hazardous materials. Release of such dangerous substances due to construction or ongoing activities within future residential development, therefore, is not expected.

VII.c. NO IMPACT. There are no schools located in Laguna Woods. Residential uses permitted by the Laguna Woods General Plan would not involve the generation of any hazardous materials or wastes or any dangerous emissions.

VII.d. NO IMPACT. There are currently no hazardous materials sites in Laguna Woods, compiled pursuant to Government Code Section 65962.5. Storage or handling of hazardous materials or wastes is not known to occur at the 3.3 acre garden plots site identified as suitable for meeting the RHNA targets

VII.e. and VII.f. NO IMPACT. Laguna Woods is not located within two miles of a public or private airstrip, nor is it located within an airport land use plan. No impact will occur.

VII.g. NO IMPACT. Development of housing at Parcel 1 would not conflict with any emergency response/evacuation plans. Site development must comply with all City building standards, including those pertaining to fire prevention and response.

VII.h. NO IMPACT. The General Plan EIR indicates there is a threat of wildfires in the grasslands in the unincorporated area adjacent to the western edge of the city and on the Southern California Edison right-of-way in the southwesterly portion of the city. The rolling hillsides covered in sage scrub provide ample fuel for combustion. Warm, dry summers followed by Santa Ana winds in late fall exacerbate the potential for wildland fires such as those in Laguna Beach in 1993 that started in the eastern slopes of the San Joaquin Hills near the City of Laguna Woods. Future housing development sites are well outside of either of these potentially hazardous areas. This project would have no impact involving wildland fire hazards.

VIII. HYDROLOGY AND WATER QUALITY. Would the project:

Issues and Supporting Information Sources		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a.	Violate any water quality standards or waste discharge requirements?	☐	☐	☒	☐
b.	Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☒	☐
c.	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	☐	☐	☐	☒

VIII. HYDROLOGY AND WATER QUALITY. Would the project:				
Issues and Supporting Information Sources	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	☐	☐	☐	☒
e. Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☐	☒
f. Otherwise substantially degrade water quality?	☐	☐	☐	☒
g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☐	☒
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☐	☒
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☐	☒
j. Inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☒

VIII.a. LESS THAN SIGNIFICANT. Any future housing projects that may be facilitated by the proposed Housing Element would not include any point sources of water pollution, because modern residential development does not involve any wastewater disposal or other water treatment or industrial processes that would discharge wastes directly into surface or ground waters. Non-point sources, such as construction site runoff and runoff from developed sites could contain a variety of water pollutants. Construction activities will continue to be regulated by the Regional Water Quality Control Board, through the statewide General Construction Permit, under the National Pollutant Discharge Elimination System program. This ongoing regulatory program is expected to avoid violation of water quality standards due to construction runoff. New development or significant redevelopment projects must include best management practices to control site runoff in order to reduce the amount of contaminants that are discharged into the municipal storm drain system. Continued administration of the City's urban stormwater management standards, pursuant to its responsibilities as a co-permittee under the countywide Drainage Area Master Plan, will reduce potential water quality impacts associated with new construction to less than significant.

VIII.b. LESS THAN SIGNIFICANT. The Aliso Creek groundwater basin underlies the eastern portion of Laguna Woods. Potential development areas identified in the Land Use Element of the General Plan lie outside of the basin. Any new housing projects that may be facilitated by the proposed Housing Element strategies would be required to connect to the City's existing water supply/distribution system, and would not be allowed to drill wells to meet water demand. No impact on ground water recharge or groundwater supplies would result from this project.

VIII.c. through VIII.e. NO IMPACT. The project is a policy level document that does not include site specific designs or proposals that would enable an assessment of potential site specific stormwater runoff and drainage pattern impacts. Nothing is proposed that would allow for alteration of existing drainage patterns or to alter any streams or rivers. No such land alterations would be required to develop the 3.3-acre Parcel 1, identified as suitable for achieving the RHNA targets. .

VIII.f. NO IMPACT. Except for potential temporary impacts during construction and from urban runoff associated with new development or significant redevelopment that may occur, as discussed earlier, implementation of the proposed housing policies and actions would have no impacts on water quality.

VIII.g. and VIII.h. NO IMPACT. According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps for Orange County, flood potential within the City of Laguna Woods is generally low. The majority of the City lies outside the 100- or 500-year flood zones with the exception of Aliso Creek and the western boundary of Laguna Woods. Potential development areas identified in the Land Use Element are all outside of the 100-year flood hazard area. Since the proposed Housing Element does not identify any other potential development sites, this project would have no impact involving placement of housing in a flood hazard area. .

VIII.i. NO IMPACT. There are no dams or levees in or affecting Laguna Woods.

VIII.j. NO IMPACT. The nearest major water body to the City is the Pacific Ocean, which is located approximately five miles west. The City is also at an elevation of approximately 340 feet above mean sea level;⁵ therefore, this area is not at risk of tsunamis or seiches. Generally, down-slope areas could be devastated by flooding and mudflows due to landslides generated by earthquakes. Fortunately, the potential residential development site (Parcel 1) is a relatively flat area that is not downslope or downstream of any canyons or major slopes that could produce dangerous mudflows.

IX. LAND USE AND PLANNING. Would the project:				
Issues and Supporting Information Sources		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact
				No Impact
a.	Physically divide an established community?	☐	☐	☐
b.	Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐
c.	Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐

IX.a. NO IMPACT. No disruption or dividing of the existing City would occur as a result of the proposed project. The proposed project would not introduce any new land uses and would be consistent with existing or planned land use in the City and surrounding area. Therefore, the project would have no impact.

⁵ City of Laguna Woods General Plan, Final Environmental Impact Report, page 96.

IX.b. NO IMPACT. As noted throughout this Initial Study, the proposed Housing Element is consistent with and does not propose any changes to the City's land use policies or any other General Plan Elements. The one site identified as having the potential to accommodate future housing (Parcel 1) already has a High Density Residential designation. Therefore, this project would have no impact with respect to plans, policies or programs developed to avoid a significant environmental effect.

IX.c. NO IMPACT. No existing or proposed conservation plans have been identified in the City; as such, the project would not affect any identified conservation plans.

X. MINERAL RESOURCES. Would the project:				
Issues and Supporting Information Sources	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

X.a. and X.b. NO IMPACT. No Mineral Resource Zones as defined by the State Surface Mining and Reclamation Act have been identified in the City of Laguna Woods and there are no active or planned mining sites.⁶ Thus, no impact will occur.

XI. NOISE. Would the project result in:				
Issues and Supporting Information Sources	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐

⁶ City of Laguna Woods General Plan, page CO-13.

XI. NOISE. Would the project result in:					
Issues and Supporting Information Sources		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e.	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒
f.	For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

XI.a-d. LESS THAN SIGNIFICANT. The 3.3 acre garden plot site along Moulton Parkway that has been identified as suitable for development of attached housing to achieve the RHNA targets, is exposed to traffic noise that could exceed 65 CNEL, normally considered to be unacceptable for residential development. Pursuant to General Plan EIR mitigation measures N-1, however, an acoustical study must be performed in conjunction with any residential development proposal, to properly characterize the ambient and future noise environments and to identify specific building construction and site design measures to mitigate exterior noise sources and interior noise to acceptable levels. Mitigation Measure N-1 also requires implementation of construction control measures to minimize the level of temporary construction noise impact that could affect nearby land uses. There are no known sources of significant groundborne noise or vibration in the vicinity of the potential development site noted above. Adherence to the General Plan EIR Mitigation Measure N-1 would reduce potential noise impacts to a less-than-significant level.

XI.e. NO IMPACT. The City is not located within two miles of a public airport, nor is it located within an airport land use plan. No impacts are anticipated.

XI.f. NO IMPACT. The City is not located in the vicinity of a private airstrip. No impacts are anticipated.

XII. POPULATION AND HOUSING. Would the project:					
Issues and Supporting Information Sources		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a.	Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☐	☒
b.	Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

XII. POPULATION AND HOUSING. Would the project:				
Issues and Supporting Information Sources	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

XII.a. NO IMPACT. The proposed project estimates that the City will need to ensure adequate land with the appropriate zoning for an additional 60 housing units between 2008 and 2014, based on the RHNA determined by the Southern California Association of Governments (SCAG). These additional housing units would be needed to house the potential increase of population in the City. A suitable site has been identified along Moulton Parkway, at the north/central edge of the city, that could accommodate all 60 units, as attached residential development. This land has been designated in the Land Use Element for High Density Residential uses for a number of years; the proposed housing element, therefore, would not induce residential development in an area not previously planned for such population growth.

Future development consistent with the Housing Element would not be expected to induce substantial growth that would require significant new infrastructure, displace substantial numbers of existing housing, or necessitate the construction of replacement housing. Adoption and implementation of the Housing Element would have less than significant impacts to population and housing.

XII.b and c. NO IMPACT. Future development that is consistent with the Housing Element would be constructed on underutilized land in the City (Parcel 1) and no existing housing or settlements of people would be displaced. Thus, no impact will occur.

XIII. PUBLIC SERVICES.				
Issues and Supporting Information Sources	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
i. Fire protection?	☐	☐	☒	☐
ii. Police protection?	☐	☐	☒	☐
iii. Schools?	☐	☐	☒	☐
iv. Parks?	☐	☐	☒	☐
v. Other public facilities?	☐	☐	☒	☐

XIII.a.i thru a.v. NO IMPACT. Any new housing projects that may occur in response to the strategies set forth in the proposed Housing Element would occur on land already designated for residential development in the Land Use Element (LUE), and must conform to the intensity limitations established

by the LUE. As such, this project would not increase the demand for any public services and would not require construction of any new public facilities in order to maintain desired levels of service.

XIV. RECREATION.				
Issues and Supporting Information Sources	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☒
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☐	☒

XIV.a and b. NO IMPACT. Any new housing projects that may occur in response to the strategies set forth in the proposed Housing Element would occur on land already designated for residential development in the Land Use Element (LUE), and must conform to the intensity limitations established by the LUE. As such, this project would not affect any existing parks, would not increase the demand for any recreational resources and would not require construction of any new recreation facilities in order to maintain desired levels of service.

XV. TRANSPORTATION/TRAFFIC. Would the project:				
Issues and Supporting Information Sources	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	☐	☐	☒	☐
b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	☐	☐	☒	☐
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	☒
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒
e. Result in inadequate emergency access?	☐	☐	☐	☒
f. Result in inadequate parking capacity?	☐	☐	☐	☒

XV. TRANSPORTATION/TRAFFIC. Would the project:				
Issues and Supporting Information Sources		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact
g. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?		☐	☐	☒

XV.a. and XV.b. LESS THAN SIGNIFICANT. The Housing Element identifies a remaining housing need of 60 units after credits are applied to the RHNA for the San Sebastian housing development. Parcel I is designated in the Land Use Element for High Density Residential development, and the HE identifies this as a site that can accommodate development of the 60 RHNA target units. The traffic impact analysis conducted as part of the General Plan EIR determined that implementation of the land use element policies would result in a less than significant long term traffic impact along Moulton Parkway, between Ridge Route Dr and El Toro Road. Future development of Parcel I, therefore, would not contribute to a significant traffic congestion impact on the City's arterial roadway network.

XV.c. NO IMPACT. The project does not propose elements that would affect, or be affected by, air traffic. As such, the project will have no air traffic impacts.

XV.d. NO IMPACT. There are no aspects of the proposed Housing Element that pertain to design criteria for vehicular access or which would affect any of the City's standards or procedures for ensuring traffic safety with respect to design features (e.g. sharp curves or dangerous intersections) or incompatible uses. Therefore, the proposed project would have no impact to traffic safety issues.

XV.e. NO IMPACT. The project does not propose elements or aspects that would obstruct or restrict emergency access to or through the City. The project does not include construction of specific development projects, and future housing developments are subject to environmental review. In conjunction with the review and approval of building permits, the City of Laguna Woods reviews all plans to assure compliance with all applicable emergency access and safety requirements.

XV.f. NO IMPACT. Any future housing projects that may be developed in response to the proposed Housing Element strategies must comply with the City's parking standards, which will be ensured through the City's routine planning and plan check procedures at the time a development plan is submitted for City approval. The proposed Housing Element would not affect any regulations or standards pertaining to parking. Thus, there would be no impact involving parking.

XV.g. NO IMPACT. Any future housing projects that may be developed in response to the proposed Housing Element strategies would occur on land already designated in the LUE for residential development, and could not exceed the density restrictions established by the LUE. Any design criteria related to alternative modes of transportation that may apply to a particular development site would not be affected by the proposed Housing Element. As such, this project would have no effect on plans, policies, or programs that facilitate alternative modes of transporting people or goods.

XVI. UTILITIES AND SERVICE SYSTEMS. Would the project:				
Issues and Supporting Information Sources		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact
a.	Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☒
b.	Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒
c.	Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒
d.	Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☒
e.	Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☒
f.	Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☒
g.	Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☒

XVI.a. through XVI.g. NO IMPACT. Any future housing projects that may be developed in response to the proposed Housing Element strategies must comply with all applicable design standards and regulations related to installation of wet and dry utilities, and with respect to solid waste disposal. There are no aspects of the proposed Housing Element program that would allow for any variances from such standards or regulatory requirements. This project would thus have no effects involving utilities and service systems.

XVII. MANDATORY FINDINGS OF SIGNIFICANCE. Would the project:					
		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Issues and Supporting Information Sources					
a.	Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☐	☒
b.	Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☐	☐	☒
c.	Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☐	☒

XVII.a. NO IMPACT. This proposed project does not authorize or approve any plans or design concepts for any particular development project, and would not result in any direct environmental impacts. Any future housing projects that may occur in response to proposed Housing Element strategies would occur on land already designated in the Land Use Element for residential development—specifically 3.3 acre Parcel One, located along Moulton Parkway, south of Ridge Route Drive. As assessed in the General Plan EIR, there are no sensitive fish or wildlife species or their habitat found on this site, and no significant prehistoric, historic or paleontologic resources are known to occur in this area. The existing garden plots on this site do not represent an important example of a major period of California history or prehistory.

XVII.b. NO IMPACT. Any housing project that may occur in response to the strategies set forth in the proposed Housing Element would occur on land already designated in the Land Use Element for residential uses, and must conform to the development intensity restrictions established for the particular residential designation. This project, therefore, would not change any of the impacts identified in the General Plan EIR and would not result in any cumulative effects that were not previously assessed in the General Plan EIR.

XVII.c. LESS THAN SIGNIFICANT. As supported by the preceding environmental evaluation, the project will not result in substantial adverse effects on human beings. Under each environmental consideration addressed in this Initial Study checklist, the proposed project is considered to have little or no adverse impacts. The proposed project is a policy document and does not include any specific housing development projects. All future housing developments are subject to environmental review and mitigation measures would be incorporated into the specific development project. Therefore, the proposed project would have no adverse impact on human beings.