

CITY OF LAGUNA NIGUEL

2021-2029 Housing Element

City Council Resolution No. 2023-1454

Adopted December 5, 2023

(Minor Administrative Modifications February 2024)

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General Plan for the City of Laguna Niguel

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I. INTRODUCTION

A. Purpose of the Housing Element

The Housing Element is a guide for housing within Laguna Niguel. The Element provides an indication of the need for housing in the community in terms of housing affordability, availability, adequacy, and accessibility. The Element provides a strategy to address housing needs and identifies a series of specific housing programs to meet community needs.

The Housing Element is an official municipal response to a growing awareness for the need to provide housing for all economic segments of the community, as well as a legal requirement for all California jurisdictions. It provides Laguna Niguel with the opportunity to plan for the existing and future housing needs in the community. This Element has been prepared in compliance with the 2021-2029 planning cycle for cities within the Southern California Association of Governments (SCAG) region. It identifies strategies and programs that focus on: 1) providing diverse housing sites and opportunities; 2) conserving and improving the existing affordable housing stock; 3) removing governmental and other constraints to housing development; and 4) promoting equal housing opportunities.

B. Scope and Content of the Housing Element

The State Legislature recognizes the role of local general plans and particularly the Housing Element in implementing statewide housing goals to provide decent and adequate housing for all persons. Furthermore, the Legislature stresses continuing efforts toward providing affordable housing for all income groups. The State Department of Housing and Community Development (HCD) also sets forth specific requirements regarding the scope and content of housing elements prepared by cities and counties.

As mandated by state law, the planning period for this Housing Element extends from 2021 to 2029. The Housing Element consists of the following major components:

- An analysis of the City's demographic and housing characteristics and trends (Chapter II);
- An evaluation of land, financial, and administrative resources available to address the City's housing goals (Chapter III);
- A review of potential constraints, both governmental and non-governmental, to meeting the City's housing needs (Chapter IV); and
- A Housing Plan for the 2021-2029 planning period, including housing goals, policies and programs (Chapter V).
- A review of the City's accomplishments and progress in implementing the 2013-2021 Housing Element is provided in Appendix A.

C. Public Participation

Section 65583(c)(5) of the *Government Code* states that "The local government shall make diligent effort to achieve public participation of all the economic segments of the community in the development of the housing element, and the program shall describe this effort." Public participation played an important role in the formulation and refinement of the City's housing goals and policies and in the development of a Land Use Plan that determines the extent and density of future residential development in the community.

City residents had several opportunities to recommend strategies, review, and comment on the Laguna Niguel Housing Element. In Spring 2021, public meetings to consider the draft Housing Element were held by the Planning Commission and City Council. Following review by the State Department of Housing and

Community Development (HCD), public hearings were conducted by the Planning Commission and City Council to review and consider adoption of the Housing Element. Meeting notices were posted on the City's website, and notification was published in the local newspaper in advance of the meetings. Copies of the draft Element were made available for review at City Hall and were posted on the City website, and notices were sent directly to agencies that serve the City's special needs populations. These service providers included organizations that represent the housing interest groups. Please refer to Appendix C for a complete discussion of the public participation process for the 2021-2029 Housing Element update.

D. Consistency with Other Elements of the General Plan

State law requires that all portions of the General Plan be internally consistent. The Laguna Niguel General Plan contains the following nine elements: 1) Land Use; 2) Open Space and Parks; 3) Circulation; 4) Public Facilities; 5) Noise; 6) Seismic/Public Safety; 7) Housing; 8) Growth Management; and 9) Community Service Standards. The City will ensure consistency between the various General Plan elements and ensure policy direction introduced in one element is reflected in other plan elements. For example, residential development capacities established in the Land Use Element and constraints to development identified in the Seismic/Public Safety Element are incorporated into the Housing Element and the discussion of infrastructure and public services in the Housing Element is based upon information from the Public Facilities element. This Housing Element builds upon the other General Plan elements and is consistent with the policies and proposals set forth by the Plan. As the General Plan is amended from time to time, the City will review the Housing Element for internal consistency, and make any necessary revisions.

Government Code §65589.7 (SB 1087 of 2005) requires cities to provide a copy of their Housing Elements to local water and sewer providers, and also requires that these agencies provide priority hookups for developments with lower-income housing. The Housing Element will be provided to these agencies immediately upon adoption.

Government Code §65302(g)(3) requires that the Safety Element be reviewed upon each revision of the Housing Element and, if necessary, be revised to include new information regarding flood hazard and management information.

II. HOUSING NEEDS ASSESSMENT

Laguna Niguel is located in southern Orange County approximately midway between San Diego and Los Angeles. The City is a master-planned community that offers a range of lifestyle and housing opportunities. Much of Laguna Niguel's growth took place prior to its incorporation in 1989. Since incorporation, the city has grown substantially from a population of approximately 44,400 to about 65,168 residents in 2021. Laguna Niguel is approximately 14.7 square miles in area and is bounded by Dana Point to the south, San Juan Capistrano to the east, Mission Viejo to the northeast, Laguna Hills to the north, Aliso Viejo to the northwest, and Laguna Beach to the west.

This chapter examines general population and household characteristics and trends, such as age, employment, household composition and size, household income, and special needs. Characteristics of the existing housing stock (e.g., number of units and type, tenure, age and condition, costs) are also addressed. Finally, the city's projected housing needs based on the 2021-2029 Regional Housing Needs Assessment (RHNA) are examined.

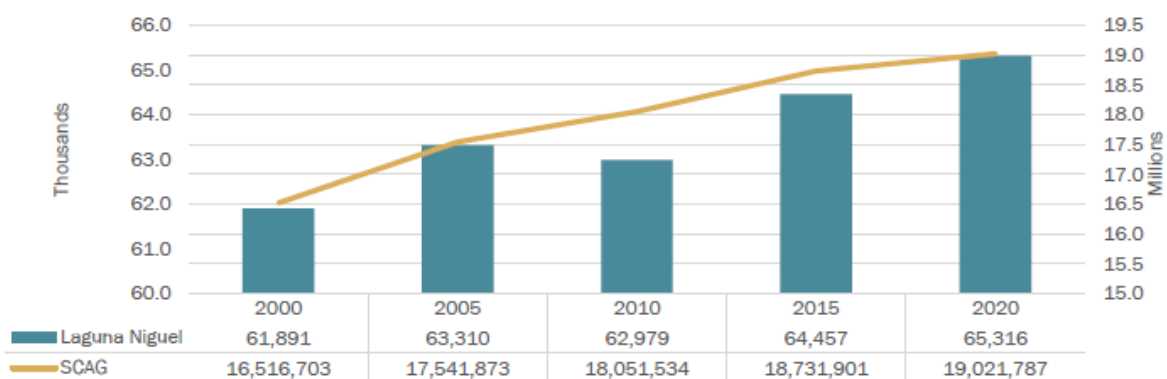
The Housing Needs Assessment utilizes recent data from the U.S. Census, California Department of Finance (DOF), California Employment Development Department (EDD), Southern California Association of Governments (SCAG) and other relevant sources. Supplemental data was obtained through field surveys and from private vendors. In addition, the City's 2020-2024 Consolidated Plan provides useful information for this update of the Housing Element.

A. Population Characteristics

1. Population Growth Trends

Laguna Niguel was incorporated December 1, 1989 with a population of approximately 44,400. As of 2020 the city's estimated total population is 65,316 according to the California Department of Finance. Over the 2000-2020 period Laguna Niguel had an annual growth rate of 0.3% compared to 0.7% for the entire SCAG region (see Table II-1).

**Table II-1
Population Trends, 2000-2020 –
Laguna Niguel vs. SCAG Region**

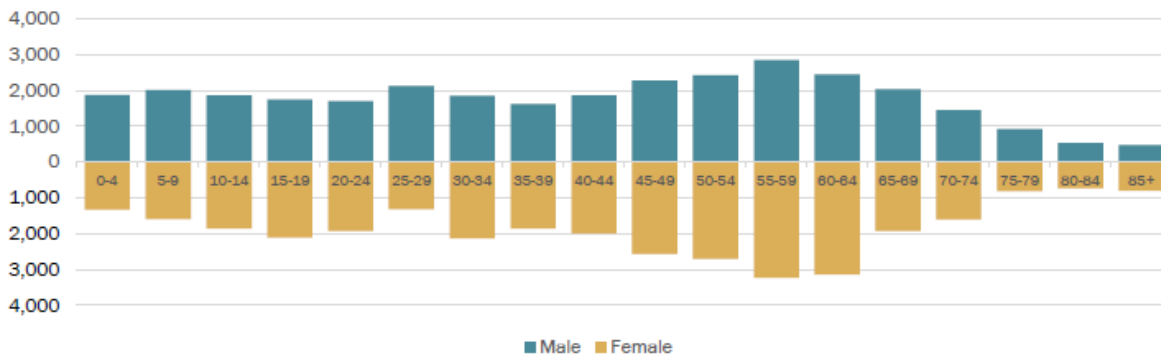


CA DOF E-5 Population and Housing Unit Estimates

2. Age

Housing needs are influenced by the age characteristics of the population. Different age groups require different accommodations based on lifestyle, family type, income level, and housing preference. Table II-2 shows recent Census estimates of the city's age distribution by gender. This table shows that the population of Laguna Niguel is 48.8% male and 51.2% female. The share of the population of Laguna Niguel which is under 18 years of age is 20%, which is lower than the regional share of 23.4%. Laguna Niguel's seniors (65 and above) make up 17.2% of the population, which is higher than the regional share of 13%.

Table II-2
Age Distribution –
Laguna Niguel



American Community Survey 2014-2018 5-year estimates

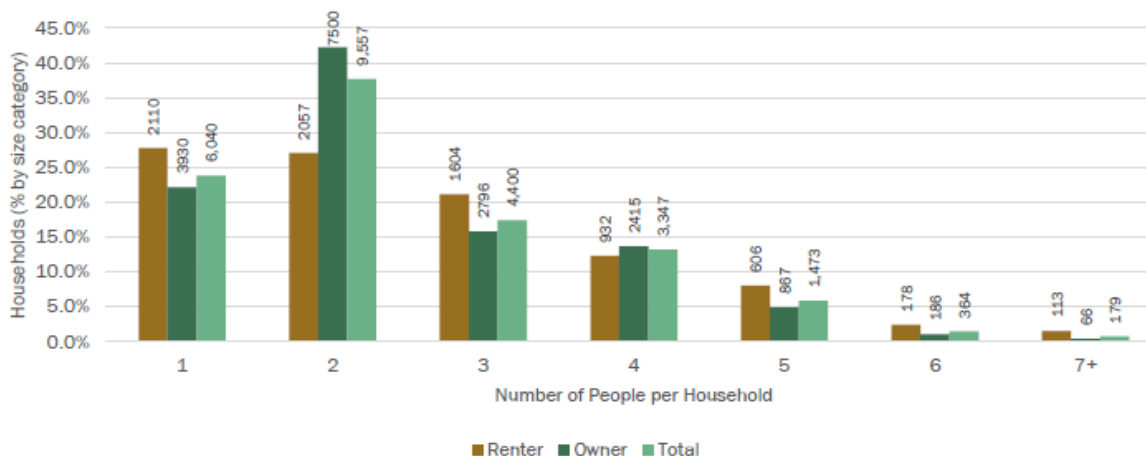
B. Household Characteristics

1. Household Size

Household characteristics are important indicators of the type and size of housing needed in a city. The Census defines a “household” as all persons occupying a housing unit, which may include single persons living alone, families related through marriage or blood, or unrelated persons sharing a single unit. Persons in group quarters such as dormitories, retirement or convalescent homes, or other group living situations are included in population totals, but are not considered households.

Table II-3 shows recent Census estimates of household sizes in Laguna Niguel for owners, renters, and overall. The most commonly occurring household size is of two people (37.7%) and the second-most commonly occurring household is of one person (23.8%). Laguna Niguel has a higher share of single-person households than the SCAG region overall (23.8% vs. 23.4%) and a lower share of 7+ person households than the SCAG region overall (0.7% vs. 3.1%).

Table II-3
Household Size –
Laguna Niguel

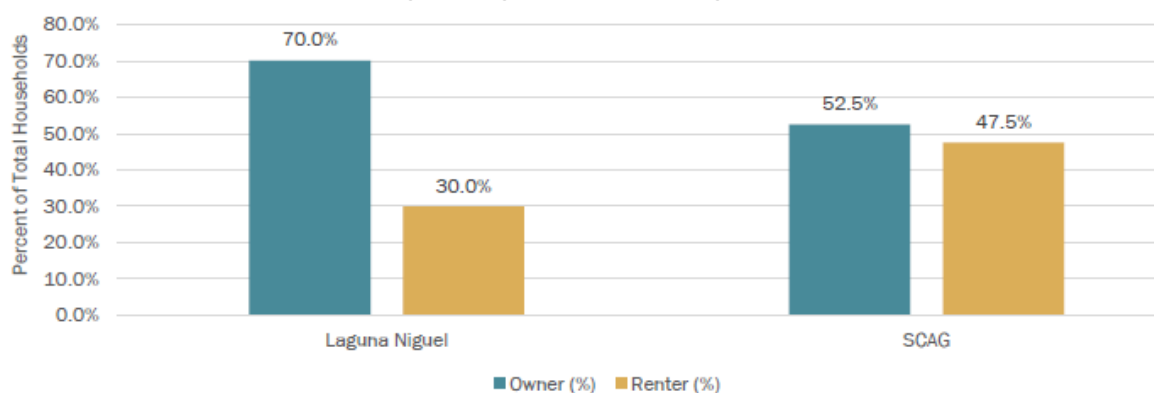


American Community Survey 2014-2018 5-year estimates.

2. Housing Tenure

Housing tenure (owner vs. renter) is an important indicator of the housing market. Communities need an adequate supply of units available both for rent and for sale in order to accommodate a range of households with varying income, family size and composition, and lifestyle. Table II-4 provides a comparison of owner-occupied and renter-occupied units in the city as compared to the region as a whole. Laguna Niguel's housing stock consists of 25,360 total units, 17,760 of which are owner-occupied and 7,600 of which are renter-occupied. The share of renters in Laguna Niguel is lower than in the SCAG region overall.

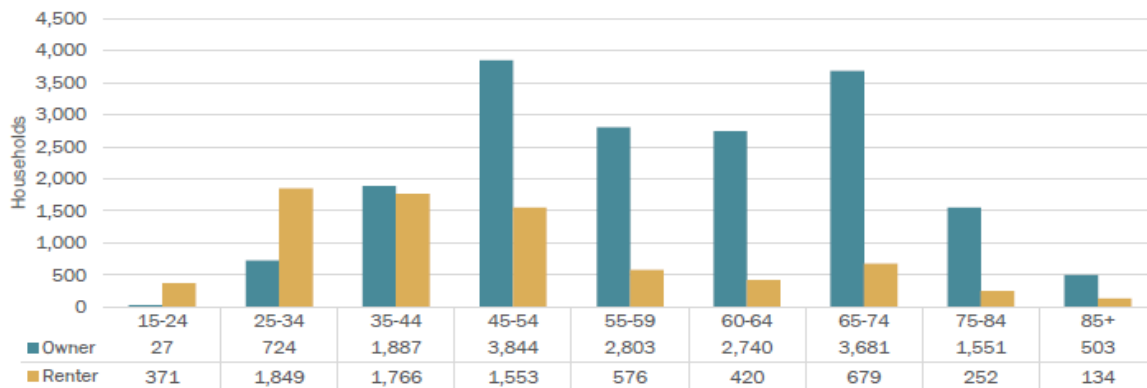
Table II-4
Household Tenure –
Laguna Niguel vs. SCAG Region



American Community Survey 2014-2018 5-year estimates.

Home ownership rates are closely related to age, with younger persons more likely to be renters (Table II-5).

Table II-5
Household Tenure by Age –
Laguna Niguel

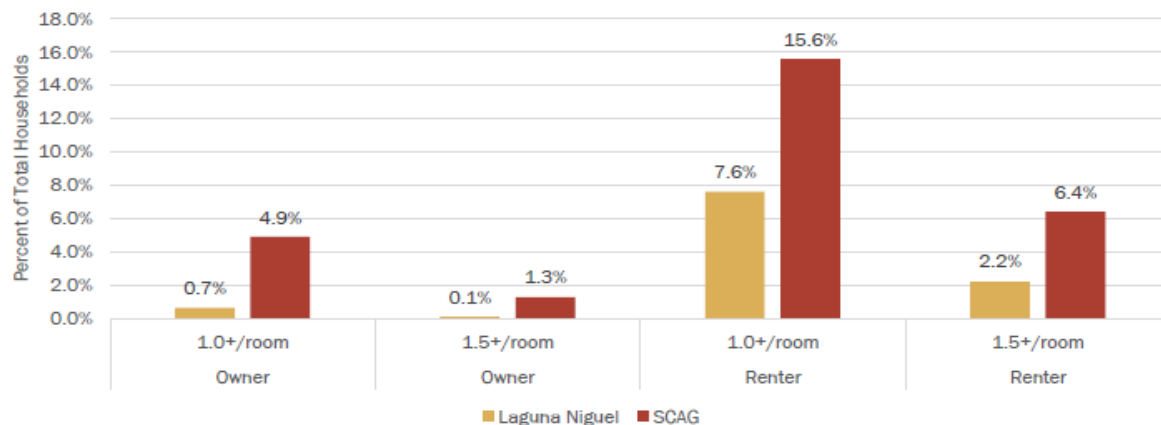


American Community Survey 2014-2018 5-year estimates.

3. Overcrowding

Overcrowding is often closely related to household income and the cost of housing. The U.S. Census Bureau considers a household to be overcrowded when there is more than one person per room, excluding bathrooms and kitchens, with severe overcrowding when there are more than 1.5 occupants per room. Table II-6 summarizes recent overcrowding data for renters and owners in the City of Laguna Niguel compared to the region as a whole.

Table II-6
Overcrowding by Tenure –
Laguna Niguel vs. SCAG Region



American Community Survey 2014-2018 5-year estimates.

This table shows that less than 1% of owner-occupied households were overcrowded but about 10% of renter-occupied households were overcrowded or severely overcrowded in Laguna Niguel.

4. Household Income and Overpayment

Household income is a primary factor affecting housing needs in a community. Recent Census estimates reported that about 3.7% of Laguna Niguel's households are experiencing poverty, compared to 7.9% of households in the SCAG region. Poverty thresholds, as defined by the ACS, vary by household type. In 2018, a single individual under 65 was considered in poverty with a money income below \$13,064/year while the threshold for a family consisting of 2 adults and 2 children was \$25,465/year. According to State housing policy, overpaying occurs when housing costs exceed 30% of gross household income. Table II-7 displays recent estimates for overpayment by household income level and tenure in Laguna Niguel.

Table II-7
Overpayment by Tenure and Income Category –
Laguna Niguel

Income by Cost Burden (Renters only)	Cost burden > 30%	Cost burden > 50%	Total
Household Income less-than or= 30% HAMFI	955	790	1,150
Household Income >30% to less-than or= 50% HAMFI	920	680	975
Household Income >50% to less-than or= 80% HAMFI	1,630	455	1,890
Household Income >80% to less-than or= 100% HAMFI	475	55	925
Household Income >100% HAMFI	250	35	2,445
Total	4,230	2,015	7,390
Income by Cost Burden (Owners only)	Cost burden > 30%	Cost burden > 50%	Total
Household Income less-than or= 30% HAMFI	1,205	1,060	1,475
Household Income >30% to less-than or= 50% HAMFI	945	695	1,305
Household Income >50% to less-than or= 80% HAMFI	1,150	605	1,960
Household Income >80% to less-than or= 100% HAMFI	515	180	1,145
Household Income >100% HAMFI	1,970	215	11,805
Total	5,785	2,755	17,685

This table shows that the extremely-low-income and very-low-income households in Laguna Niguel had the highest rates of overpayment. Although homeowners enjoy income and property tax deductions and other benefits that help to compensate for high housing costs, lower-income homeowners may need to defer maintenance or repairs due to limited funds, which can lead to deterioration. For lower-income renters, severe cost burden can require families to double up, resulting in overcrowding and related problems.

Extremely-Low-Income Households

State law requires quantification and analysis of the housing needs of extremely-low-income (ELI) households, which is defined as less than 30% of area median income. According to recent HUD estimates about 2,475 Laguna Niguel households are within the extremely-low-income category. ELI households have a variety of housing problems including overpayment and overcrowding. Renters are about twice as likely to have extremely low incomes than homeowners.

The resources and programs to address this need are generally the same as for other lower-income categories and are discussed throughout the Housing Element, including Chapter V, the Housing Plan. Because the needs of ELI households overlap extensively with other special needs groups, further analysis and resources for these households can be found in Section IV.A.1.d, Zoning for Affordable Housing and Special Needs Housing, page 37.

Table II-8
Extremely-Low-Income Households by Race and Tenure –
Laguna Niguel

	Total Households	Households below 30% HAMFI	Share below 30% HAMFI
White, non-Hispanic	18,280	1,785	9.8%
Black, non-Hispanic	395	30	7.6%
Asian and other, non-Hispanic	2,960	360	12.2%
Hispanic	3,210	310	9.7%
TOTAL	24,845	2,485	10.0%
Renter-occupied	7,445	1,135	15.2%
Owner-occupied	17,405	1,340	7.7%
TOTAL	24,850	2,475	10.0%

HUD CHAS, 2012-2016. HAMFI refers to Housing Urban Development Area Median Family Income.

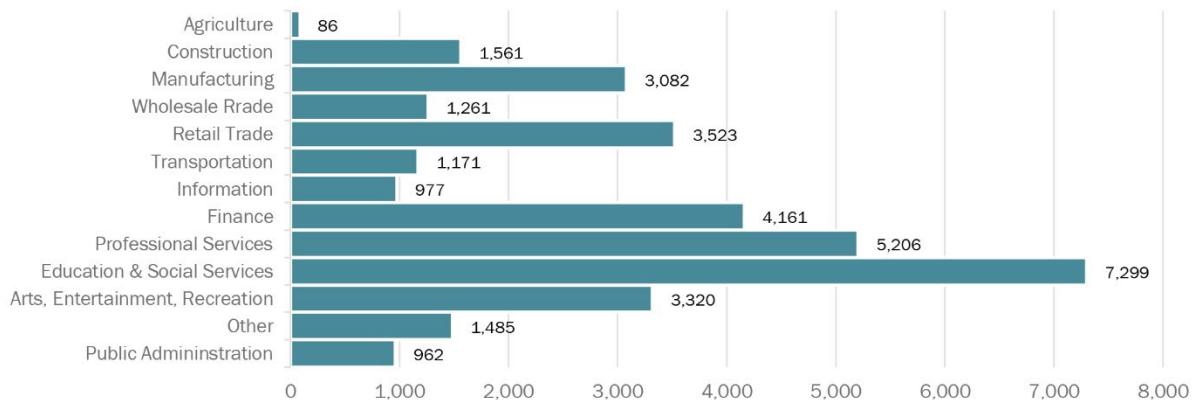
C. Employment

Employment is an important factor affecting housing needs within a community. The jobs available in each employment sector and the wages for these jobs affect the type and size of housing residents can afford.

1. Current Employment

Current employment and projected job growth have a significant influence on housing needs during this planning period. Recent Census estimates (Table II-9) reported that the city had 34,094 workers living within its borders who work across 13 major industrial sectors. The most prevalent industry is Education & Social Services with 7,299 employees (21.4% of total) and the second most prevalent industry is Professional Services with 5,206 employees (15.3% of total).

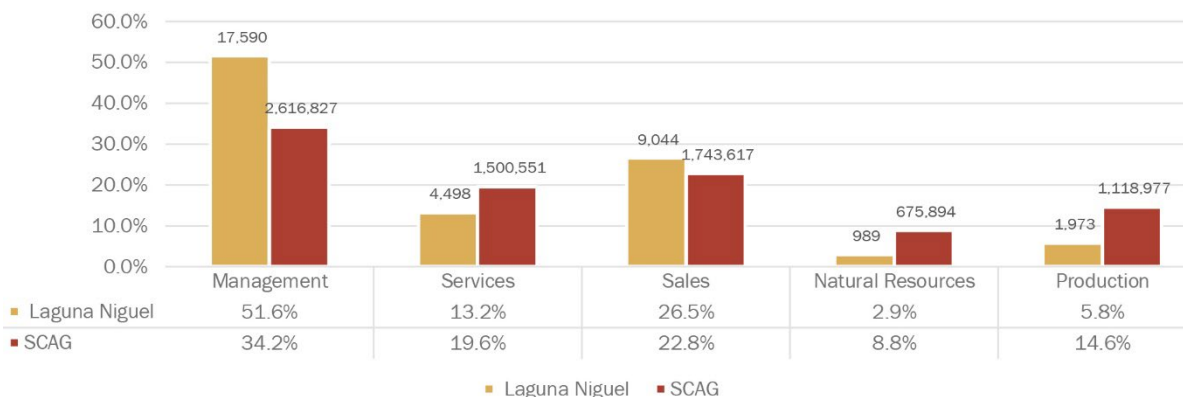
Table II-9
Employment by Industry –
Laguna Niguel



American Community Survey 2014-2018 5-year estimates using groupings of 2-digit NAICS codes.

As seen in Table II-10, the most prevalent occupational category in Laguna Niguel is Management, in which 17,590 (51.6% of total) employees work. The second-most prevalent type of work is Sales, which employs 9,044 (26.5% of total) in Laguna Niguel.

Table II-10
Employment by Occupation –
Laguna Niguel



American Community Survey 2014-2018 5-year estimates using groupings of SOC codes.

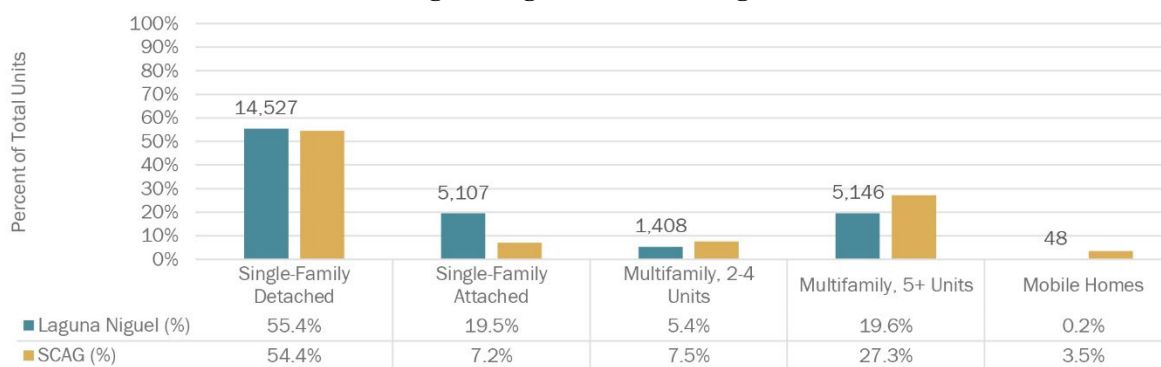
D. Housing Stock Characteristics

This section presents an evaluation of the characteristics of the community's housing stock and helps in identifying and prioritizing needs. The factors evaluated include the number and type of housing units, age and condition, tenure, vacancy, housing costs, affordability, and assisted affordable units at-risk of loss due to conversion to market-rate. A housing unit is defined as a house, apartment, mobile home, or group of rooms, occupied as separate living quarters, or if vacant, intended for occupancy as separate living quarters.

1. Housing Type and Vacancy

According to the California Department of Finance, the housing stock in Laguna Niguel is comprised mostly of single-family detached homes, which made up about 55% of all units, while multi-family units comprised about 25% of the total (Table II-11).

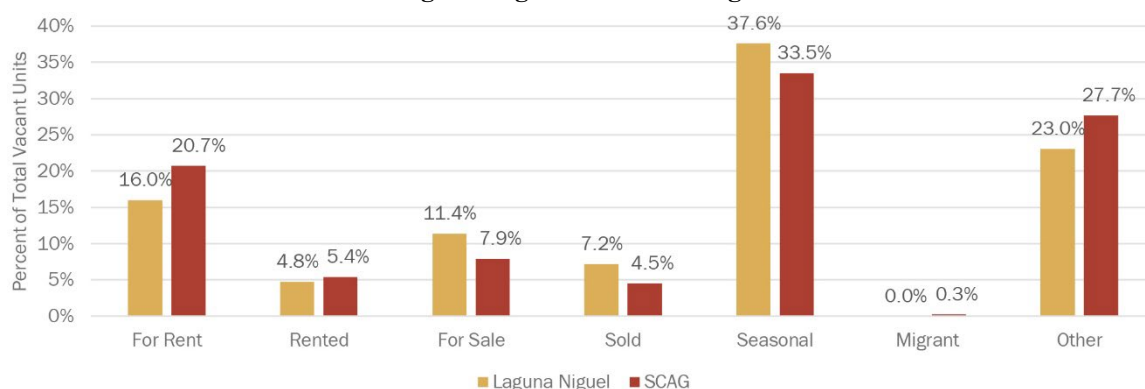
Table II-11
Housing by Type –
Laguna Niguel vs. SCAG Region



CA DOF E-5 Population and Housing Unit Estimates

Table II-12 shows recent Census estimates regarding vacant units in Laguna Niguel compared to the SCAG region as a whole. In both the city and the entire region, the largest category of vacant units is “seasonal” which is likely to represent second homes occupied for a portion of the year.

Table II-12
Vacant Units by Type –
Laguna Niguel vs. SCAG Region

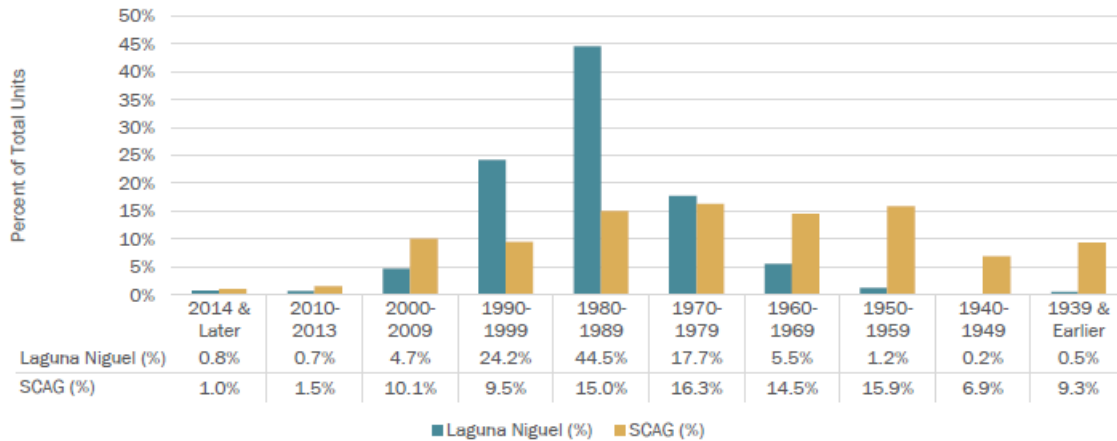


American Community Survey 2014-2018 5-year estimates.

2. Housing Age and Conditions

Housing age is often an important indicator of housing condition. Housing units built prior to 1978 before stringent limits on the amount of lead in paint were imposed may have interior or exterior building components coated with lead-based paint. Housing units that are more than 30 years old are the most likely to need rehabilitation or to have lead-based paint in deteriorated condition. Table II-13 shows the age distribution of the housing stock in Laguna Niguel compared to the region as a whole.

Table II-13
Age of Housing Stock –
Laguna Niguel vs. SCAG Region



American Community Survey 2014-2018 5-year estimates.

This table shows that the majority of housing units in Laguna Niguel were constructed prior to 1990 and are now more than 30 years old. This suggests that there is a growing need for housing repair and rehabilitation in the city.

The goal of the City's Code Enforcement program is to address housing concerns before they become serious problems. It is estimated that approximately 5% of the homes in the City's older neighborhoods, typically built in the late 1960s and early 1970s, are in need of structural repairs consisting primarily of new roofs and window replacements. Approximately 6,000 dwelling units in Laguna Niguel were built prior to 1980; therefore, it is estimated that approximately 300 dwelling units may be in need of some structural repair, which represents about 1% of the city's total housing stock. According to Code Compliance staff, areas that are more likely to exhibit signs of maintenance issues include neighborhoods without a homeowners association in the northeastern quadrant of the City (Adelanto Drive, La Plata Drive, Via Valverde, Via San Sebastian, Nueva Vista Drive, Armagosa Drive, Aloma Avenue, Calle Becerra, Monte Verde Drive, Paseo Lomita, and Placida Avenue) and older multifamily units in the northern portion of the City near SR-73 (Casa La Paz, Milano, and Laguna Gardens).

3. Housing Cost

a. Housing Affordability Criteria

State law establishes five income categories for purposes of housing programs based on the area (i.e., county) median income ("AMI"): extremely-low (30% or less of AMI), very-low (31%-50% of AMI), low (51%-80% of AMI), moderate (81-120% of AMI) and above moderate (over 120% of AMI). Housing affordability is based on the relationship between household income and housing expenses. According to HUD and the

California Department of Housing and Community Development¹, housing is considered “affordable” if the monthly payment is no more than 30% of a household’s gross income. In some areas, such as Orange County, these income limits may be increased to adjust for high housing costs.

Table II-14 shows affordable rent levels and estimated affordable purchase prices for housing in Orange County (including Laguna Niguel)² by income category. Based on state-adopted standards, the maximum affordable monthly rent (including utilities) for extremely-low-income households is \$1,009, while the maximum affordable rent for very-low-income households is \$1,681. The maximum affordable rent for low-income households is \$2,689, while the maximum for moderate-income households is \$3,201.

Maximum purchase prices are more difficult to determine due to variations in factors such as mortgage interest rates, qualifying procedures, down payments, special tax assessments, homeowner association fees, and property insurance rates. With this caveat, the maximum home purchase prices by income category shown in Table II-14 have been estimated based on typical conditions.

Table II-14
Income Categories and Affordable Housing Costs, 2021 –
Orange County

Income Category	Maximum Income	Affordable Rent	Affordable Price (est.)
Extremely Low	\$40,350	\$1,009	*
Very Low	\$67,250	\$1,681	*
Low	\$107,550	\$2,689	*
Moderate	\$128,050	\$3,201	\$500,000
Above moderate	Over \$128,050	Over \$3,201	Over \$500,000

Assumptions: Based on a family of 4 and 2021 State income limits; 30% of gross income for rent or principal, interest, taxes & insurance; 5% down payment, 4% interest, 1.25% taxes & insurance, \$350 HOA dues

*For-sale affordable housing is typically at the moderate income level

Source: Cal. HCD; JHD Planning LLC

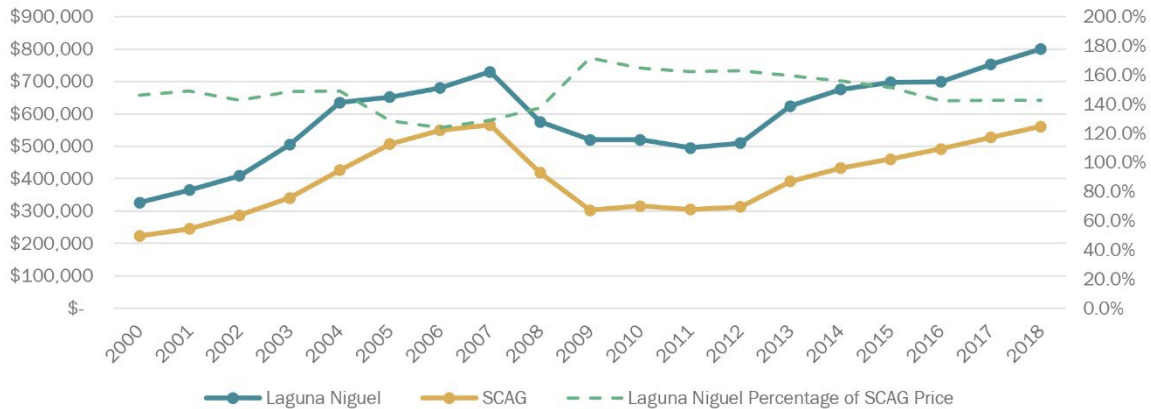
b. For-Sale Housing

Between 2000 and 2018, median home sales prices in Laguna Niguel increased 145% while prices in the SCAG region increased 151%. 2018 median home sales price in Laguna Niguel was approximately \$800,000. Prices in Laguna Niguel have ranged from a low of 123.8% of the regional median in 2006 and a high of 171.6% in 2009 (Table II-15). Based on the estimated affordable purchase prices shown in Table II-14 above, most detached homes are only affordable for above-moderate income households.

¹ HCD memo of 2/1/2012 (<http://www.hcd.ca.gov/hpd/hrc/rep/state/incNote.html>)

² Affordable rent and purchase prices are based on county median income.

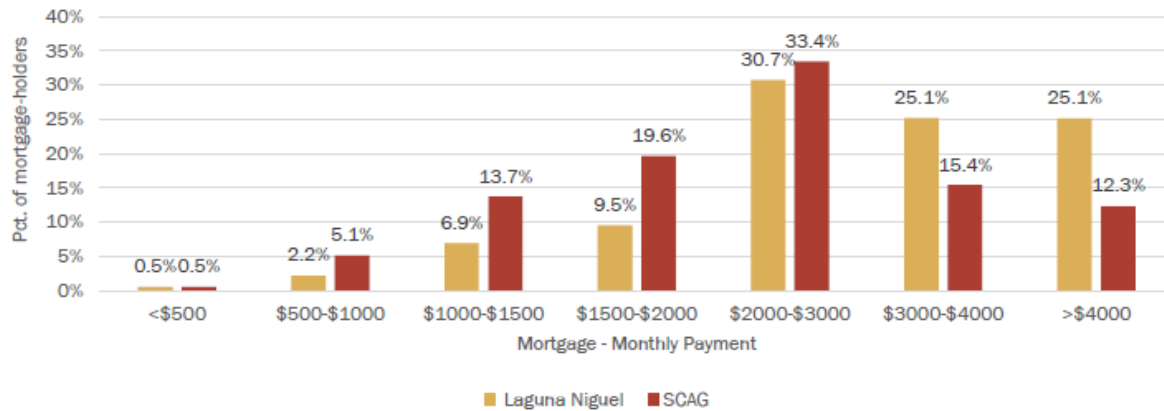
Table II-15
Median Sales Price for Existing Homes –
Laguna Niguel vs. SCAG Region



SCAG Local Profiles, Core Logic/Data Quick. SCAG median home sales price calculated as household-weighted average of county medians.

Owner households make up about 70% of Laguna Niguel households. Table II-16 shows the distribution of monthly mortgage cost in Laguna Niguel compared to the region as a whole. The most commonly occurring mortgage payment in both Laguna Niguel and throughout the SCAG region is \$2,000 to \$3,000 per month.

Table II-16
Monthly Owner Costs for Mortgage Holders –
Laguna Niguel vs. SCAG Region

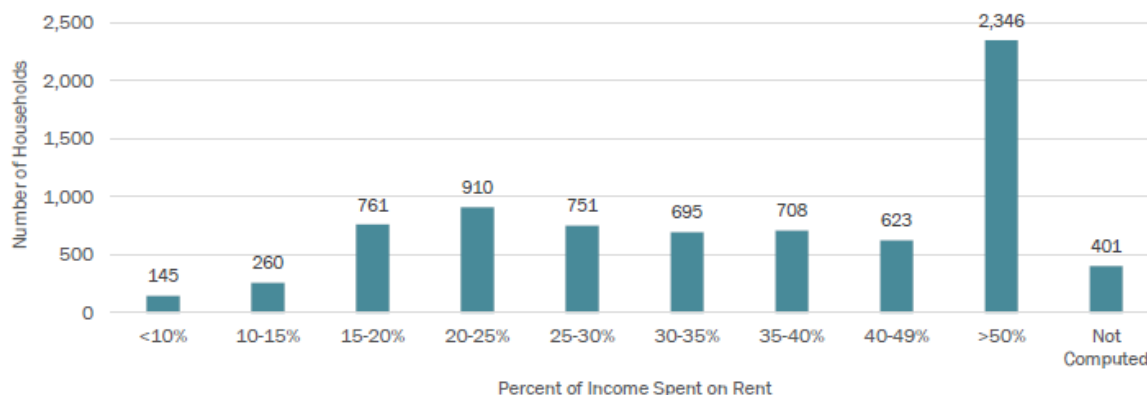


American Community Survey 2014-2018 5-year estimates.

c. Rental Housing

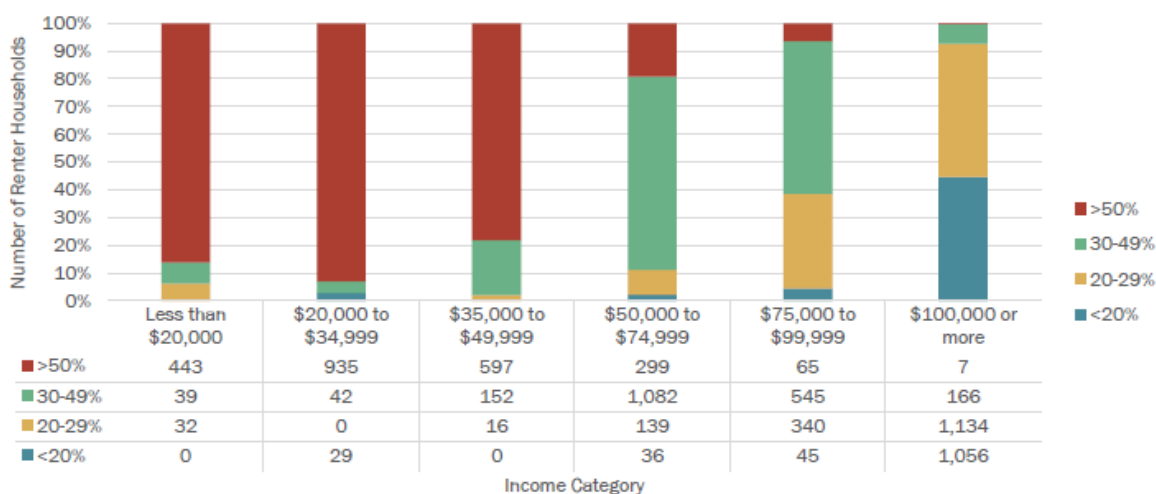
As described previously in the discussion of income and overpayment (Table II-7), a large proportion of renters in Laguna Niguel fall within the lower-income categories. As a result, trends in rental rates have a major impact on these residents. Table II-17 shows recent Census estimates of the percentage of income spent on rent in Laguna Niguel. Over 57% of Laguna Niguel renters spend 30% or more of gross income on housing cost, compared to about 55% in the SCAG region. Additionally, about 31% of households in Laguna Niguel spend 50% or more of gross income on housing cost, compared to about 29% in the SCAG region as a whole.

Table II-17
Percentage of Income Spent on Rent –
Laguna Niguel



Census estimates also show that lower-income households spend a higher share of income on housing while high-income households are more likely to spend under 20% of income on housing (Table II-18).

Table II-18
Percentage of Income Spent on Rent by Income Category –
Laguna Niguel



American Community Survey 2014-2018 5-year estimates.

E. Special Needs

Certain groups have greater difficulty in finding decent, affordable housing due to special circumstances. Such circumstances may be related to one's employment and income, family characteristics, disability, or other conditions. As a result, some Laguna Niguel residents may experience a higher prevalence of overpayment, overcrowding, or other housing problems.

State Housing Element law defines “special needs” groups to include persons with disabilities (including developmental disabilities), the elderly, large households, female-headed households with children, homeless people, and farm workers. This section contains a discussion of the housing needs facing each of these groups.

Information to help low-income households and persons with special needs in finding affordable housing and related support services in Laguna Niguel and adjacent areas is posted on the City’s website.^{3, 4} These resources include programs and contact information.

1. Persons with Disabilities

The Federal Rehabilitation Act of 1973 defines a disabled person as "any individual who has a physical or mental impairment which substantially limits one or more major life activities, has record of such impairment, or is regarded as having such impairment." Disabilities may include physical, developmental, or mental. The special housing needs of these populations include independent living units, supportive housing, and accessible housing units designed to facilitate mobility. Persons with disabilities may also have low incomes and require financial subsidies to afford suitable housing.

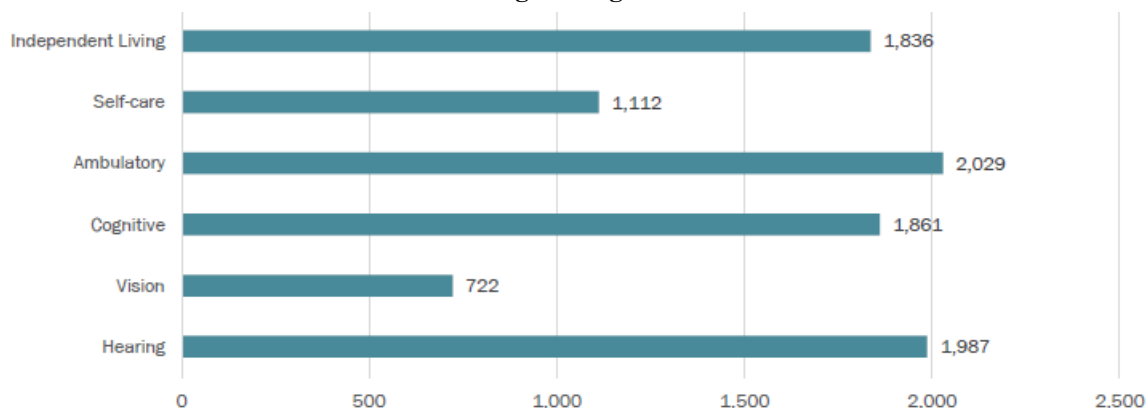
Recent Census data estimated that the most common types of disability for Laguna Niguel residents are ambulatory, hearing, cognitive and independent living disabilities (Table II-19). Of those aged 65 and over in Laguna Niguel, the most common types of disabilities were hearing and ambulatory (Table II-20). In Laguna Niguel, about 44% of the population with a disability is employed, compared to 76% of those without a disability.

Housing opportunities for persons with disabilities can be maximized through housing assistance programs, universal design features such as widened doorways, ramps, lowered countertops, single-level units and ground floor units, residential care facilities and assisted living developments. Available resources to assist this population are posted on the City websites noted above. In addition to these resources, City housing programs that respond to the needs of this population include 1- Emergency Shelters and Transitional/ Supportive Housing, 2-Affordable Housing Development, 3-Conservation and Improvement of Existing Low- and Moderate-Income Housing, and 4-Promotion of Equal Housing Opportunity. (see also the discussion in the Constraints chapter regarding City regulations that facilitate production of special needs housing and reasonable accommodation for persons with disabilities).

³ <https://www.cityoflagunaniguel.org/1287/Homeless-Services>

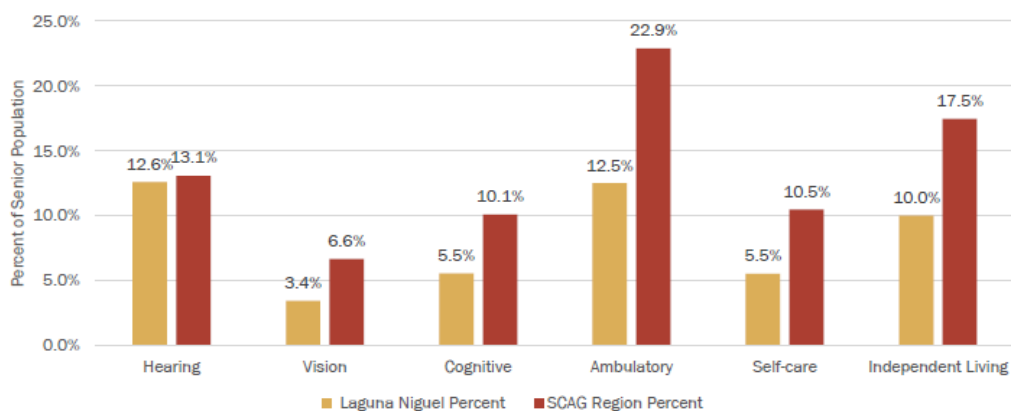
⁴ <https://www.cityoflagunaniguel.org/668/Housing-Resources>

Table II-19
Disabilities by Type –
Laguna Niguel



American Community Survey 2014-2018 5-year estimates.

Table II-20
Disabilities by Type for Seniors 65+ –
Laguna Niguel vs SCAG Region



American Community Survey 2014-2018 5-year estimates.

Developmental Disabilities

As defined by federal law, “developmental disability” means a severe, chronic disability of an individual that:

- Is attributable to a mental or physical impairment or combination of mental and physical impairments;
- Is manifested before the individual attains age 22;
- Is likely to continue indefinitely;

- Results in substantial functional limitations in three or more of the following areas of major life activity: a) self-care; b) receptive and expressive language; c) learning; d) mobility; e) self-direction; f) capacity for independent living; or g) economic self-sufficiency;
- Reflects the individual's need for a combination and sequence of special, interdisciplinary, or generic services, individualized supports, or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

The Census Bureau does not record developmental disabilities. According to the U.S. Administration on Developmental Disabilities, an accepted estimate of the percentage of the population as affected by a developmental disability is 1.5%. Many of those with a developmental disability can live and work independently within a conventional housing environment. More severely affected individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The State Department of Developmental Services (DDS) estimated that there are approximately 396 persons in Laguna Niguel with a developmental disability, and most of those live with a family member. DDS provides community-based services to persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The Regional Center of Orange County (RCOC) is one of 21 regional centers in California that provides point of entry to services for people with developmental disabilities. The RCOC is a private, non-profit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families.

Any resident of Orange County who has a developmental disability that originated before age 18 is eligible for services. Services are offered to people with developmental disabilities based on Individual Program Plans and may include: Adult day programs; advocacy; assessment/consultation; behavior management programs; diagnosis and evaluation; independent living services; infant development programs; information and referrals; mobility training; prenatal diagnosis; residential care; respite care; physical and occupational therapy; transportation; consumer, family vendor training; and vocational training. RCOC also coordinates the State-mandated Early Start program, which provides services for children under age three who have or are at substantial risk of having a developmental disability.

The mission of the Dayle McIntosh Center is to advance the empowerment, equality, integration and full participation of people with disabilities in the community. The Center is not a residential program, but instead promotes the full integration of disabled persons into the community. Dayle McIntosh Center is a consumer-driven organization serving all disabilities. Its staff and board are composed of over 50% of people with disabilities. Its two offices service over 500,000 people in Orange County and surrounding areas with disabilities. The Center's South County branch is located in Laguna Hills, immediately adjacent to Laguna Niguel.

In addition to these resources, City housing programs that respond to the needs of this population include 1-Emergency Shelters and Transitional/Supportive Housing, 2-Affordable Housing Development, 3-Conservation and Improvement of Existing Low- and Moderate-Income Housing, and 4-Promotion of Equal Housing Opportunity.

2. Elderly

Federal housing data define a household type as 'elderly family' if it consists of two persons with either or both age 62 or over. Recent Census Bureau estimates reported that of Laguna Niguel's 7,175 such households, 11.8% earn less than 30% of the area median income (compared to 24.2% in the SCAG region) and 26.6% earn less than 50% of the area median income (compared to 30.9% in the SCAG region) (Table II-21).

Many elderly persons are dependent on fixed incomes and/or have one or more disabilities (see Table II-20 and the discussion of persons with disabilities, above). Elderly homeowners may be physically unable to maintain their homes or cope with living alone. The housing needs of this group can be addressed through smaller single-level units, accessory dwelling units on lots with existing homes, shared living arrangements, congregate housing, and residential care facilities. Section IV.A.1.d in the Constraints chapter discusses how City regulations encourage and facilitate the availability of various types of housing suitable for elderly residents.

Housing assistance programs to address the needs of elderly residents are described in Chapter V and include 1- Emergency Shelters and Transitional/Supportive Housing, 2-Affordable Housing Development, 3-Conservation and Improvement of Existing Low- and Moderate-Income Housing, and 4-Promotion of Equal Housing Opportunity. In addition to these targeted housing programs, the City has established a Senior Citizens Committee⁵ as an advisory group to the City Council and the Parks & Recreation Commission on matters related to senior citizens. The Committee promotes involvement of senior citizens in community affairs and provides input regarding a variety of programs for the benefit of seniors, such as the Sea Country Senior and Community Center.⁶ Information regarding programs and activities offered by other local organizations that provide assistance to the elderly are posted on the City website and include Age Well⁷ Senior Services, which operates programs that include Meals-on-Wheels, Non-Emergency Medical Transportation, Senior Center Lunch, Health & Wellness, and Care Management.

Seniors in Laguna Niguel also benefit from the resources made available by the County of Orange Office on Aging, the lead advocate for seniors residing in Orange County communities. The goals of the Office on Aging include improving transportation, health and safety, and access to affordable housing for the county's elderly population. The Office on Aging operates the InfoVan, a traveling library of outreach materials for seniors and their caregivers that makes scheduled stops throughout the county. Another resource is the Office on Aging's website (<https://www.officeonaging.ocgov.com/>), which provides an extensive database of useful information, such as guides for financial and legal matters, nutrition and exercise, safety, prescription medicine, diseases and conditions, and transportation.

5 <https://www.cityoflagunaniguel.org/44/Senior-Citizens-Committee>

6 <https://www.cityoflagunaniguel.org/25/Sea-Country-Senior-and-Community-Center>

7 <https://agewellseniorservices.org/>

Table II-21
Elderly Households by Income and Tenure –
Laguna Niguel

		Owner	Renter	Total	Percent of Total Elderly Households:
Income category, relative to surrounding area:	< 30% HAMFI	605	240	845	11.8%
	30-50% HAMFI	870	190	1,060	14.8%
	50-80% HAMFI	1,195	265	1,460	20.3%
	80-100% HAMFI	525	85	610	8.5%
	> 100% HAMFI	2,975	225	3,200	44.6%
TOTAL		6,170	1,005	7,175	

HUD CHAS, 2012-2016. HAMFI refers to Housing Urban Development Area Median Family Income.

3. Large Households

Household size is an indicator of need for larger units. Large households are defined as those with five or more members. As shown in Table II-22, the most common household size in Laguna Niguel for both owners and renters is two people while the second-most common household is a single person living alone. Large households with five or more persons represent only about 999 (5.9%) owner households and 726 (8.8%) renter households. This household size data indicates that the need for large units with three or more bedrooms is expected to be significantly less than for smaller units. Recent Census estimates reported there were approximately 13,400 owner-occupied units and approximately 2,500 renter-occupied units with three or more bedrooms in Laguna Niguel, which significantly exceeds the number of large households in the city. However, while there are a sufficient number of large units to accommodate large families, housing affordability remains a problem for many large families, especially renters. Housing programs described in Chapter V encourage production of affordable housing and address the needs of large households.

Table II-22
Household Size by Tenure –
Laguna Niguel

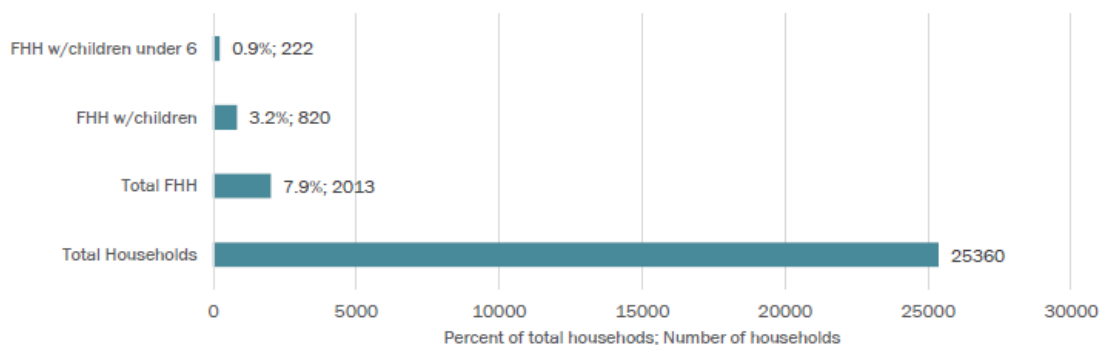
Household Size	Owners		Renters	
	Households	%	Households	%
1 person	3,317	19.5%	2,411	28.8%
2 persons	7,675	45.1%	2,781	33.3%
3 persons	2,885	17.0%	1,577	18.9%
4 persons	2,124	12.5%	866	10.4%
5 persons	741	4.4%	424	5.1%
6 persons	169	1.0%	88	1.1%
7 or more persons	89	0.5%	214	2.6%
Totals	17,000	100%	8,361	100%

Source: 2021 ACS 5-year estimates

4. Female-Headed Households

Recent Census estimates reported that about 7.9% of Laguna Niguel's households are female-headed (compared to 14.3% in the SCAG region), 3.2% are female-headed and with children (compared to 6.6% in the SCAG region), and 0.9% are female-headed and with children under 6 (compared to 1.0% in the SCAG region) (Table II-23). While female-headed households represent a relatively small portion of households, they are more likely to have housing problems such as overpayment or overcrowding. City programs described in Chapter V to facilitate new affordable housing development and conservation of existing affordable homes help to serve the needs of single-parent households with low- and moderate-incomes.

Table II-23
Female Headed Households –
Laguna Niguel



American Community Survey 2014-2018 5-year estimates.

5. Farm Workers

Farm workers are traditionally defined as persons whose primary income is from seasonal agricultural work. Historically, Orange County's economy was linked to agriculture. Today, Orange County is a mostly developed urban/suburban region, with a strong local economy that is not tied to an agricultural base. While there are still significant active farming areas on the Irvine Ranch to the north and Rancho Mission Viejo to the southeast, shifts in the county's economy to manufacturing, technology, and service-oriented sectors have significantly curtailed agricultural production. Recent Census estimates reported that 12 persons living in Laguna Niguel were employed full-time, year-round in farming, fishing and forestry occupations. Since there are no significant agricultural operations within Laguna Niguel, the need for permanent farmworker housing is of less concern than in other areas where large-scale agricultural operations exist. The needs of lower-income agricultural workers who are permanent residents are addressed through a variety of affordable housing programs described in Chapter V that serve the needs of all lower-income persons and are not restricted only to farmworkers.

6. Homeless Persons

Throughout the country, homelessness is a serious problem. Factors contributing to homelessness include: the general lack of emergency shelters and transitional housing, housing affordable to lower-income persons; an increasing number of persons whose incomes fall below the poverty level; reductions in public assistance for the poor; and the de-institutionalization of the mentally ill.

The most recent County of Orange "Point-in-Time" survey of the homeless population for which data is available was conducted in January 2019. That survey estimated that there were approximately 6,860

homeless persons in Orange County, of which 2,899 were sheltered and 3,961 were unsheltered⁸. Of those, 7 unsheltered persons and 3 sheltered persons were reported in Laguna Niguel.

Gov't Code § 65583 (Senate Bill SB 2 of 2007) requires that jurisdictions quantify the need for emergency shelter and determine whether existing facilities are adequate to serve the need. An emergency shelter is defined as "housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay." If adequate existing facilities are not available, the law requires jurisdictions to identify areas where new facilities are permitted "by-right" (i.e., without requiring discretionary approval such as a use permit). A jurisdiction could also satisfy its shelter needs through a multi-jurisdictional agreement with up to two adjacent communities to develop at least one year-round shelter within two years of the beginning of the planning period. As noted in Chapter IV the City allows emergency shelters in compliance with Government Code §65583 and Program 2 describes City actions to address these needs.

The City of Laguna Niguel is committed to doing its fair share to provide assistance and resources to individuals experiencing homelessness in the City of Laguna Niguel, as well as to those that may be on the verge of homelessness.

In 2018, The City formed a Homeless Task Force that focused on the need to identify local service provider resources and groups that could assist the Laguna Niguel homeless population. The task force also identified members of the local faith-based community that could provide assistance to those in need. The existing partnership with the Orange County Sheriff's Department was also further identified as a key component to addressing any safety and/or health related issues occurring within the community, specific to homelessness.

In 2019, the County of Orange conducted a "Point-in-Time Count" to identify sheltered and unsheltered homeless individuals in Orange County's 34 cities and in unincorporated areas. The 34 Orange County cities are separated into three Service Planning Areas (SPAs), North/Central/South, with Laguna Niguel falling into the South SPA. During the 2019 Point-in-Time Count, Laguna Niguel recorded a total of 7 unsheltered and 3 sheltered homeless individuals (10 total).

In late 2019, the City's commitment to provide assistance and resources to individuals experiencing homelessness further increased through the formation of a new partnership with local homeless service provider, Mercy House. This partnership included the incorporation of homeless outreach and diversion services that aimed to assist homeless individuals with securing temporary and/or permanent housing through the completion of a housing plan tailored towards each individual's needs. The City was fortunate to utilize the award of County of Orange HEAP grant funding to subsidize the expense related to these critical services.

Throughout 2020 and 2021, due to the COVID-19 pandemic, the need for critical resources and outreach services increased. To support this need, the City Council approved the award of additional federal grant funding (CDBG-CV) to Mercy House as well as to other local service providers including Family Assistance Ministries (F.A.M.) and South County Outreach. This funding has provided Laguna Niguel with increased

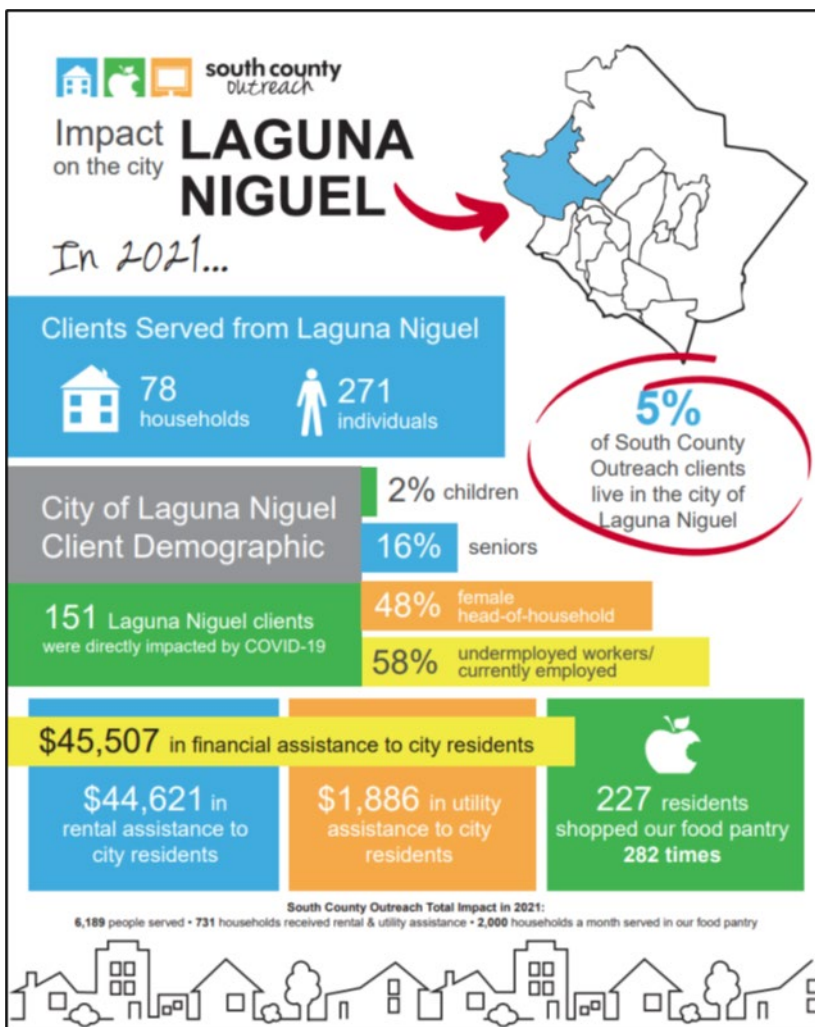
⁸ County of Orange, 2019 Point in Time Final Report, July 30, 2019 (<http://ochmis.org/wp-content/uploads/2019/08/2019-PIT-FINAL-REPORT-7.30.2019.pdf>)

resources for homeless outreach and diversion services, residential rental assistance, utility assistance, emergency transportation and nutrition/food needs.

The City's efforts to end homelessness focus on a 3-pronged, collaborative partnership that includes City Administration, Local Service Providers and Behavioral Health Liaisons (BHLs), formerly known as Homeless Liaison Officers. This collaborative approach towards providing resources and outreach & diversion services to individuals experiencing homelessness is one that is safe, supported, and dignified. The ultimate goal of this partnership is to secure temporary and/or permanent housing for individuals that are in need while maintaining the safety of the community.

The City's efforts to assist those that are on the verge of homelessness focus on a collaborative partnership that includes City Administration and Local Service Providers. The ultimate goal of this partnership is to provide assistance and resources so that those that are on the verge of homelessness can continue to remain consistently housed. Local service providers work with youth, families, and single adults to identify and meet their needs related to housing, mental health, nutrition, government programs, subsidy assistance, substance abuse, relocation transportation, etc. Key local service providers include:

- Mercy House
 - Providing comprehensive homeless outreach and diversion resources and services to individuals located in the City of Laguna Niguel
 - Collaborate with Homeless Liaison Officers (HLO's)
- Family Assistance Ministries (F.A.M.)
 - Providing rental assistance, utility assistance, food subsidy programs and job skills training to Laguna Niguel residents
 - Collaborate with Mercy House
- South County Outreach
 - Providing rental assistance, utility assistance, food subsidy programs and outreach services to Laguna Niguel residents
 - Collaborate with Mercy House



In calendar year 2021, the City of Laguna Niguel made great progress in the areas of ending homelessness and preventing homelessness.

2021 Program Highlights by the Numbers:

- 12 individuals exited the streets to permanent and/or temporary housing, emergency shelter or institutional care.
- 2,020 total Laguna Niguel clients were served.
- 7,569 food encounters by Laguna Niguel residents.
- 304 Laguna Niguel seniors were served.

2021 Program Funding by the Numbers:

- 100% of all funding allocated to the City's key local service providers in support of assisting individuals experiencing homelessness, and those on the verge of homelessness, was provided through County and Federal grant programs.

The City of Laguna Niguel remains committed to continuing its strategic partnerships with local service providers to collaborate in preventing and ending homelessness and hunger for Laguna Niguel residents.

F. Assisted Housing at Risk of Conversion

This section identifies all residential projects in the city that are under an affordability restriction, along with those housing projects that are at risk of losing their low-income affordability restrictions within the ten-year period 2021 to 2031. This information is used in establishing quantified objectives for units that can be conserved during this planning period.

1. Inventory of Assisted Units

Assisted projects in Laguna Niguel are shown in Table II-24. There are two assisted projects in the city, both of which are eligible to convert to market rate within the 2021-2031 timeframe.

Table II-24
Inventory of Assisted Units –
Laguna Niguel

Project	Type of Assistance	Total Units/ Affordable Units	Project Type	Expiration Date	At Risk 2021-2031?
Alicia Park Apartments	223(a)(7)/221(d)(4)M	56/56	Sec. 8	2023	Yes
Village La Paz	Section 8 NC	100/100	Sec. 8	2027	Yes

Sources:

City of Laguna Niguel Community Development Dept.
California Housing Partnership Corporation, 2021

2. Units at Risk

According to the California Housing Partnership Corporation, there are two assisted projects that are at-risk during 2021-2031 in Laguna Niguel. In general, there are three actions that can result in the conversion of public-assisted units:

1. Prepayment of HUD mortgages:
 - a. Section 221(d)(3) or (4)M – property owner receives either below-market interest rate or market interest rate loans from HUD with a rental subsidy for tenants as well. The program

also allows for long-term mortgages (up to 40 years) that can be financed with Government National Mortgage Association (GNMA) Mortgage Backed Securities.

- b. Section 236 – property owner receives financial assistance from HUD to pay interest costs, thereby reducing tenant rental costs. Rental subsidies may also be provided to the tenants.
 - c. Section 223(a)(7) – property owner is provided funds to refinance existing debt and to complete necessary repairs, resulting in lower debt service and improved mortgage security. It is available only to mortgages currently insured by FHA.
 - d. Section 202 – non-profit property owner receives a loan from HUD to pay for development costs with a rental subsidy for senior tenants.
 - e. Section 811 – property owner receives financial assistance from HUD to pay for development costs of units for special needs.
2. Expiration/opt-out of project-based Section 8 rental assistance contracts

The Section 8/Housing Voucher Choice Program provides rental subsidies to the property owner of a pre-qualified project. The financial assistance pays the difference between the tenant's ability to pay and the contract rent.

An opt-out may occur if the property owner decides to pre-pay the balance of the HUD mortgage. During this process, HUD may offer incentives to the property owner. Such incentives range from refinancing the mortgage at a lower interest rate to establishing higher rents. If at any point during this process the property owner fails to complete a HUD-required step, the Section 8 contract automatically rolls over for another 5-year period.

3. Other

Expiration of other affordability periods may occur when utilizing the following funding sources:

- a. Low-income Housing Tax Credits (LIHTC)
- b. Bond financing
- c. Density bonuses
- d. California Housing Finance Agency (CHFA)
- e. Community Development Block Grant (CDBG)
- f. HOME Program
- g. Permanent Local Housing Allocation Program (PHLA)

At-Risk Status

Two assisted properties, representing 156 lower-income rental units, are at risk of conversion as identified in Table II-24 above. Financial assistance mandates affordable income restrictions and occupancy that will expire on the date shown.

- Alicia Park Apartments and Village La Paz – The use restrictions for Alicia Park Apartments and Village La Paz are a result of HUD-issued Project Specific Section 8 Contracts that were executed at the time the original FHA mortgages were originated. The purpose of the Project Specific Section 8 contract is to ensure that the project's units remain affordable to qualified, low-income tenants for the life of the contract, which is offered at 15- to 20-year terms, and require renewal every 5 years thereafter.

If the owners of Alicia Park Apartments and Village La Paz choose to opt-out of their Section 8 contracts, it would represent a loss of 156 units of affordable rental housing, a significant decrease in Laguna Niguel's available pool of affordable housing units.

The projects that are at risk of conversion contain a significant number of 3- and 4-bedroom units. Therefore, loss of any large family units as well as the 1- and 2-bedroom affordable units would likely affect the already burdened low-income rental population.

Cost Analysis

The primary factors used to analyze the cost of preserving low-income housing include:

1. Acquisition/rehabilitation costs – depends on size, location, current sales figures. Assuming an average cost of \$350,000 per unit, acquisition/rehabilitation of 156 low-income units would cost approximately \$55 million.
2. New construction costs – depends on size, construction materials, financing costs, and off- and on-site improvements. Assuming an average development cost of \$500,000 per unit, replacement of 156 low-income units would cost approximately \$78 million.
3. Rental assistance – depends on the income of the household and Fair Market rents. As of 2021, Fair Market rents for Orange County are as follows:
 - Efficiency - \$1,678
 - 1-bedroom - \$1,888
 - 2-bedroom - \$2,331
 - 3-bedroom - \$3,227
 - 4-bedroom - \$3,716

As shown previously in Table II-14, a very-low-income household of four persons can afford to pay \$1,681 per month (including a utility allowance) for housing. This would require a monthly rental subsidy of \$650, or \$7,800 per year for a 2-bedroom unit. Therefore, if affordability covenants were to expire on all of the 156 units in the at-risk projects, a total cost of approximately \$1,216,800 per year would be required in order to provide rental housing at comparable affordability levels.

Preservation Resources

Efforts by the City to retain the at-risk housing units must draw upon basic resources as follows:

- Organizational Resources - The following local agencies are potential organizations with experience and capacity to assist in the preservation of at-risk units:
 - a. Orange County Community Housing Corp. (Santa Ana)
 - b. Jamboree Housing Corp (Irvine)
 - c. Mary Erickson Foundation (San Clemente)
 - d. National Community Renaissance of California (Rancho Cucamonga)
- Financial Resources – The following is a list of potential financial resources to be considered as part of the City’s overall financial plan to retain affordable housing units. The City of Laguna Niguel does not have a Redevelopment Agency.
 - a. Community Development Block Grant – The City currently receives approximately \$360,000 in CDBG funds from HUD annually.
 - b. Orange County Housing & Community Development Department – The County receives annual funding from HUD to administer the Section 8 Housing Voucher Choice Program and the HOME Program.
 - c. Affordable Housing Clearinghouse – serves a mortgage brokerage that specializes in financing affordable housing projects.

G. Low- and Moderate-Income Housing in the Coastal Zone

The western edge of the city is within the Coastal Zone. Government Code Section 65590 et seq. prohibits conversion or demolition of existing residential dwelling units occupied by low- or moderate-income persons or families unless provision has been made for the replacement in the same city or county of those dwelling units with units for persons and families of low- or moderate-income (excludes structures with less than 3 units, or less than 10 units for projects with more than one structure, among other exclusions).

Section 65590(d) further requires new housing development in the coastal zone to provide housing units for persons and families of low or moderate income, or if not feasible, to provide such units at another location within the same city or county, within the coastal zone or within three miles thereof.

Prior to the incorporation of Laguna Niguel in 1989, 727 housing units were permitted by the County within the portion of the Coastal Zone that is now part of the City. One apartment project, Seaview Summit, was built prior to incorporation and included 48 deed-restricted lower-income units. The affordability covenants on those units subsequently expired and the units converted to market rate. A small number of new single-family infill homes have been built but no residential units have been demolished or converted within the Coastal Zone since City incorporation in 1989.

H. 2021-2029 Housing Needs

1. Overview of the Regional Housing Needs Assessment

The Regional Housing Needs Assessment (RHNA) is a key tool for local governments to plan for anticipated growth. The RHNA quantifies the anticipated need for housing during the period from July 2021 to October 2029. Communities then determine how they will address this need through the process of updating the Housing Element of their General Plans.

The current RHNA was adopted by the Southern California Association of Governments (SCAG) in March 2021. The future need for new housing was determined by the forecasted growth in households in a community as well as existing needs due to overpayment and overcrowding. The housing need was adjusted to maintain a desirable level of vacancy to promote housing choice and mobility and to account for units expected to be lost due to demolition, natural disaster, or conversion to non-housing uses. Total housing need was then distributed among four income categories on the basis of the current household income distribution.

After the total housing need was determined for the SCAG region, RHNA allocations to individual jurisdictions were developed by SCAG based on factors established in State law. The distribution of housing need by income category for each jurisdiction was adjusted to avoid an over-concentration of lower-income households in any community.

2. 2021-2029 Laguna Niguel Housing Needs

The total additional housing need for the City of Laguna Niguel during the 2021-2029 planning period is 1,207 units. This total is distributed by income category as shown in Table II-25.

Table II-25
2021-2029 Regional Housing Needs –
Laguna Niguel

Very Low*	Low	Moderate	Above Mod	Total
348	202	223	434	1,207

*50% of the Very-Low-Income need (174 units) is assumed to be ELI units
Source: SCAG 2021

It should be noted that the extremely-low-income category is included within the very-low-income category in the adopted RHNA. As provided in Assembly Bill (AB) 2634 of 2006, jurisdictions may determine their extremely-low-income need as one-half the need in the very-low category. A discussion of how the City will accommodate this need is provided in Chapter III, Resources and Opportunities.

III. RESOURCES AND OPPORTUNITIES

A variety of resources are available for the development, rehabilitation, and preservation of housing in the City of Laguna Niguel. This chapter provides a description of the land resources and adequate sites to address the City's regional housing need allocation for the 2021-2029 period as identified by the Southern California Association of Governments (see Table II-25). This chapter also describes the financial and administrative resources available to support the provision of affordable housing. Additionally, the chapter discusses opportunities for energy conservation that can lower utility costs and increase housing affordability.

A. Land Resources

Section 65583(a)(3) of the *Government Code* requires Housing Elements to contain an "inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites." A detailed inventory of residential development sites is provided in Appendix B. The results of this analysis are summarized in Table III-1 below. The table shows that the City's land inventory for potential residential development is sufficient to accommodate the RHNA in all income categories for this planning period.

Table III-1
Land Inventory Summary –
Laguna Niguel

Potential Housing Sites	Income Category				Totals
	Very-Low	Low	Moderate	Above-Mod	
Approved projects (Table B-2)	12	-	-	995	1,007
Vacant sites (Table B-5)	-	-	23	44	67
Underutilized sites (Table B-6)	353	235	196	-	784
Potential ADUs	12	24	20	8	64
Totals	377	259	239	1,047	1,922
RHNA (2021-2029)	348	202	223	434	1,207
Adequate Capacity?	Yes	Yes	Yes	Yes	Yes

Source: City of Laguna Niguel Community Development Department, October 2023

A discussion of public facilities and infrastructure needed to serve future development is contained in Section IV.B, Non-Governmental Constraints. There are currently no known service limitations that would preclude the level of development described in the RHNA, although developers will be required to pay fees or construct public improvements prior to or concurrent with development.

B. Financial and Administrative Resources

1. State and Federal Resources

Community Development Block Grant Program (CDBG) - Federal funding for housing programs is available through the Department of Housing and Urban Development (HUD). The City's use of federal funds is described in the 2020-2024 Consolidated Plan. As an Entitlement City, Laguna Niguel participates in the Community Development Block Grant (CDBG) program. CDBG funds are used by the City to fund a variety of community services available to assist low- and moderate-income City residents and those with special housing needs.

Recent CDBG allocations for the 2020-24 program years are expected to be approximately \$360,000 per year. These funds will be used for capital improvements, public services, economic development and

administrative activities. The City does not currently participate in other HUD programs such as HOME, Emergency Shelter Grant (ESG), or Housing Opportunities for Persons with AIDS (HOPWA).

Housing Choice Rental Assistance – The City of Laguna Niguel cooperates with the Orange County Housing Authority (OCHA), which administers the Housing Choice Voucher Program. The Housing Assistance Payments Program assists low income, elderly and disabled households by paying the difference between 30% of an eligible household's income and the actual cost of renting a unit. According to the Orange County Housing Authority, during 2020-2021 approximately 89 very low-income renter-households with rental assistance - 17 families, 12 disabled, and 60 elderly households. A very low-income household has income equal to or less than 50 percent of the County median income.

The City facilitates use of the Housing Choice Voucher program within its jurisdiction by advertising the availability of program when the County accepts new applications.

Low-Income Housing Tax Credit Program - The Low-Income Housing Tax Credit Program was created by the Tax Reform Act of 1986 to provide an alternate method of funding low-and moderate-income housing. Each state receives a tax credit, based upon population, toward funding housing that meets program guidelines. The tax credits are then used to leverage private capital into new construction or acquisition and rehabilitation of affordable housing. Limitations on projects funded under the Tax Credit programs include minimum requirements that a certain percentage of units remain rent-restricted, based upon median income, for a term of 15 years.

2. Local Resources

Non-Profit Corporations - The City actively supports local non-profit groups to facilitate the development and improvement of both senior citizen and low-cost housing in Laguna Niguel. Such support includes assistance locating and acquiring financing, and coordinating discussions between property owner, non-profit developer, and various governmental agencies.

C. Energy Conservation Opportunities

There are many opportunities for conserving energy in new and existing homes. Construction of energy-efficient buildings does not lower the price of housing. However, housing with energy conservation features should result in reduced monthly occupancy costs as consumption of fuel and energy is decreased. Similarly, retrofitting existing structures with energy-conserving features can result in a reduction in utility costs. Examples of energy conservation opportunities include weatherization programs and home energy audits, installation of insulation, installation or retrofitting of more efficient appliances and mechanical or solar energy systems, and building design and orientation that incorporates energy-conservation considerations. The City enforces all provisions of Title 24 of the California *Administrative Code*, which provides for energy conservation features in new residential construction.

Many modern design methods used to reduce residential energy consumption are based on proven techniques that have been known to humans since the earliest days of collective settlement. These methods can be categorized in three ways:

1. Building design that keeps natural heat in during the winter and keeps natural heat out during the summer. Such design reduces air conditioning and heating demands. Proven building techniques in this category include:
 - Location of windows and openings in relation to the path of the sun to minimize solar gain in the summer and maximize solar gain in the winter;
 - Use of thermal mass, earthen materials such as stone, brick, concrete, and tiles that absorb heat during the day and release heat at night;

- Burying part of the home in a hillside or berm to reduce solar exposure or to insulate the home against extremes of temperature;
 - Use of window coverings, insulation, and other materials to reduce heat exchange between the interior of a home and the exterior;
 - Location of openings and the use of ventilating devices that take advantage of natural air flow (particularly cool evening breezes); and
 - Use of eaves and overhangs that block direct solar gain through window openings during the summer but allow solar gain during the winter.
2. Building orientation that uses natural forces to maintain a comfortable interior temperature. Examples include:
- North-south orientation of the long axis of a dwelling;
 - Minimizing the southern and western exposure of exterior surfaces; and
 - Location of dwellings to take advantage of natural air circulation and evening breezes.
3. Use of landscaping features to moderate interior temperatures. Such techniques include:
- Use of deciduous shade trees and other plants to protect the home;
 - Use of natural or artificial flowing water; and
 - Use of trees and hedges as windbreaks.

In addition to natural techniques that have been used for millennia, a number of modern methods of energy conservation have been developed or advanced during the present century. These include:

- Use of solar energy to heat water;
- Use of solar panels and other devices to generate electricity;
- Window glazing to repel summer heat and trap winter warmth;
- Weather-stripping and other insulating devices to reduce heat gain and loss; and
- Use of energy efficient home appliances.

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IV. CONSTRAINTS

In planning for the provision of housing, constraints to the development, maintenance and improvement of housing must be recognized, and jurisdictions must take appropriate steps to mitigate them where feasible. Local government cannot control many of these constraints, such as those related to general economic and market conditions, but others can be addressed. Potential constraints to housing are discussed below, and include governmental constraints and non-governmental constraints.

A. Governmental Constraints

Governmental regulations, while intentionally controlling the quality of development in the community, can also unintentionally increase the cost of development and thus the cost of housing. These governmental constraints include land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local development processing and permit procedures.

Land use controls may limit the amount or density of development, thus increasing the cost per unit. On-site and off-site improvements such as roads, traffic signals on adjacent streets, or sewer systems may increase development costs. Processing and permit requirements may delay construction, increasing financing and/or overhead costs of a development. The following describes potential governmental constraints, which may affect the supply and cost of housing in Laguna Niguel.

1. Land Use Plans and Regulations

a. General Plan

Each city and county in California must prepare a comprehensive, long-term General Plan to guide its future. The Land Use Element of the General Plan establishes the basic type and density of development within the various areas of the city. Under State law, the various General Plan elements must be internally consistent and the City's zoning must be consistent with the General Plan. Thus, the land use plan must provide suitable locations and densities to implement the policies of the Housing Element.

The Laguna Niguel General Plan Land Use Element provides for two residential land use designations, as shown in Table IV-1.

Table IV-1
Residential Land Use Categories –
Laguna Niguel General Plan

Designation	Maximum Density*	Description
Residential Detached	n/a	Designated area characterized by one single-family dwelling constructed on each individual subdivided lot or legal building site.
Residential Attached	n/a	Designated area characterized by attached dwelling units constructed on individual or common lots—including townhomes, apartments and condominium projects.

Source: City of Laguna Niguel General Plan

*The Laguna Niguel General Plan does not specify maximum densities in units per acre; however, the maximum buildout is determined by dwelling unit allocations assigned to individual community profile areas and sub-profile areas identified in the Land Use Element. Nearly all sub-profile areas with the exception of the Gateway Specific Plan area have been built out.

The majority of the buildable land area within city boundaries is developed or is designated for parks and open space. The Land Use Element of the Laguna Niguel General Plan designates approximately 3,508 net acres (37%) of the City's total land inventory for residential uses, providing a variety of residential types throughout the City. The maximum residential density permitted in Laguna Niguel is determined by unit

allocations assigned to individual community profile areas and sub-profile areas identified in the Land Use Element. Nearly all sub-profile areas (with the exception of the Gateway Specific Plan area) have been built-out to the General Plan maximum unit allocations, leaving few opportunities for new housing units. Average developed densities for Laguna Niguel are approximately 5.2 dwelling units per gross acre for the Residential Detached areas and approximately 14.6 dwelling units per gross acre for the Residential Attached areas.

b. Planned Communities and Specific Plans

The City of Laguna Niguel is largely composed of master planned communities (PCs) and Specific Plan (SP) areas that were approved by the County of Orange prior to the City's incorporation in 1989. These Planned Communities are the Laguna Niguel PC, the Country Village PC, the Colinas de Capistrano PC, the Beacon Hill PC, the Bear Brand Hill PC, the Bear Brand PC, and the Narland Business Center PC. Each of the Planned Communities is implemented through Feature Plans, Area Plans, and Site Plans. Prior to incorporation, the Planned Community development plans provided policy guidance and regulatory control over development in Laguna Niguel. Today, the Planned Communities are subject to the policies and regulations of the Laguna Niguel General Plan and the Zoning Ordinance. Portions of the City are located in the South Laguna Specific Plan area and are subject to the land use and zoning regulations of that plan.

The most noteworthy opportunity for new development in Laguna Niguel is in the Gateway Specific Plan. Due to the lack of available undeveloped land or annexation opportunities, other new planned communities within the City are unlikely in the foreseeable future.

Gateway Specific Plan

Background

The Laguna Niguel Gateway Specific Plan area contains approximately 300 acres along the eastern border of the city. A majority of the existing buildings predate City incorporation and were constructed in the late 1970s and early 1980s. At present, the area contains a mix of office, retail and service commercial, light industrial and auto-related sales and service uses. The Gateway Specific Plan defines the overall vision, goals, policies, land use regulations, development standards, and design guidelines for the Gateway area, and regulates land use and urban form, mobility, infrastructure, streetscape, and architectural design.

With the growth and development of southern Orange County during the past 40 years and the establishment of the Metrolink rail station in the Gateway in 2002, the area presents a significant opportunity for revitalization and transformation into a major mixed-use, transit-oriented activity center.

The City enlisted the Urban Land Institute Orange County District (ULIOC) to bring its expertise in identifying new initiatives that could be brought to bear in stimulating real change in the Gateway Area consistent with the City's visions. In 2006, the ULIOC conducted a Technical Advisory Panel (TAP) workshop consisting of a team of professionals in the land use planning industry to study the site and make recommendations to the City on how best to address its objectives. The ULIOC TAP consisted of high-level land use professionals with backgrounds and experience in transit-oriented development, mixed use/multi-use development, multi-family housing, affordable housing, retail/commercial development, urban planning and design, traffic/transportation, revitalization, real estate law/development agreements, market research and site analysis. The TAP panel presented their findings and recommendations to the City Council concluding that:

- Housing is the key to unlocking the potential of the Gateway District and that initial housing must create a new character and sense of place
- There must be a plan for phasing in residential development fronting along Forbes Road and that it will not happen without improvements of the public realm and infrastructure

- Financing options exist for those improvements and the Specific Plan is the vehicle for structuring the entitlements and requirements
- The Gateway needs a Champion both in the Council and City government and in the private sector, e.g., an enlightened developer, in order to succeed with the vision to revitalize the area

To implement the recommendations presented by the TAP, the City assembled a multi-disciplinary team of urban designers, economists, transportation planners, and engineers to prepare the Specific Plan. The consultant team was charged with building upon the City's previous studies for the Gateway area including the goals and objectives identified by the TAP. The Specific Plan, adopted by the City Council in 2011, is the result of the collaborative planning efforts between the City, the public, land and business owners, and the project team.

Existing development in the Specific Plan area is clustered primarily along the north/south roadways including Camino Capistrano, Cabot Road, and Forbes Road. It is predominately developed with a variety of commercial service, light industrial, auto sales and services, retail, and office uses. Most of the uses are characterized by low-rise, one-story buildings and/or multi-tenant structures such as the business park on Forbes Road north of Crown Valley Parkway. There is a six-story Crown Cabot Financial office building on Cabot Road and a large retail/warehouse (Costco) on Crown Valley Parkway. Auto dealerships are located on Camino Capistrano and Star Drive. There are several one- and two-story buildings located on Forbes Road. Vacant properties within the area are generally located along Cabot Road.

Numerous lots within the Specific Plan area are too narrow and/or shallow to adequately accommodate identified market capture opportunities for new development, particularly with larger retail, office, or business park uses. Because many of the lots along Forbes Road are small and/or shallow in depth, the Specific Plan encourages lot consolidation, and provides incentives for doing so, to support larger buildings and more intensive land uses such as residential mixed-use developments, and retail/entertainment centers.

Two distinct areas form the heart of the Gateway community and offer the best opportunity for high-density residential or mixed-use development in a walkable, pedestrian-oriented environment. These two areas are referred to as the Mixed Use Village, located on Forbes Road north of Crown Valley Parkway, and the Transit-Oriented Mixed-Use Corridor, located on Forbes Road south of the Crown Valley Parkway. Both of these areas are envisioned to transition and become a desirable and attractive mixed-use village containing a mix of multi-family residential, office, and commercial uses. Buildings will be located directly along, and oriented towards the street frontage to foster pedestrian activity along the sidewalks, Oso Creek pedestrian greenway, and internal streets.

Gateway Land Use Policies, Regulations and Development Standards

The Gateway Specific Plan includes the following policies intended to facilitate compact, transit-oriented development that includes opportunities for high-density workforce housing:

- 3.2.1 ***Transit-Oriented Development.*** Accommodate the development of a mix and density of land uses that benefit from the presence and support of transit use in the Gateway area.
- 3.2.2 ***Land Use Mix and Balance.*** Promote the development of a diverse mix of uses within distinct neighborhoods and districts containing housing, general and medical offices, retail commercial, dining and entertainment, community services, and amenity uses supporting residents, workers, and transit riders.
- 3.2.3 ***Housing.*** Provide for increased densities to encourage the development of housing that accommodates a variety of persons and households who choose to live in an active, urban environment.

3.2.8 **Parcel Assembly.** Provide for increased densities for the assembly of adjoining parcels as incentives for the development of larger scale, cohesive mixed-use development projects.

3.2.9 **Development Density.** Promote development that creates a high-density urban community, concentrating residents and jobs in proximity to the Metrolink station.

The Mixed-Use Village and the Transit-Oriented Mixed-Use Corridor districts offer the best opportunities for high-density residential and mixed-use development in a pedestrian-oriented environment (see Appendix B, Figure B-2). At buildout, the Gateway Specific Plan envisions a total of 2,994 high-density housing units and over 2 million square feet of commercial development (see Table IV-2).

Table IV-2
Land Use Development Capacity –
Gateway Specific Plan

Planning District	Residential (dwelling units)	Retail Commercial (square feet)	Office (square feet)	Business Park (square feet)	Hotel (rooms)	Automobile Sales (acres)
A	0	0	0	76,480		
B	0	0	0	323,215		
C	220	0	305,460	0	*	
D	200	0	187,639	0	200*	
E	1,427	87,338	203,425	0	*	
F	142	0	173,900	0		
G	142	247,639	0	0	*	
H	863	76,012	240,103	0	*/***	
I	0	62,509	30,492	0	***	3.5
J	0	0	0	0		14.3
K	0	58,150	0	0	150**	
Totals	2,994	534,648	1,141,090	399,695	350	17.8

Source: City of Laguna Niguel, 2022

* A hotel with a maximum of 200 rooms may be located in planning districts C, D, E, G, or H.

** A total of 150 motel/hotel rooms may be located within planning district K.

*** Up to a total of 1,200 parking spaces to serve the Metrolink station may be provided in areas H & I

Mixed-Use (MU) Zone

The MU zone within the Gateway Specific Plan is intended to encourage development of an active urban environment that exhibits the character of distinct and a vibrant pedestrian friendly village and transit corridor where residents live, work, dine, are entertained, and recreate, with easy access to Metrolink transit. It allows for the intermixing of a diversity of land uses that will be unified by their urban form and relationship to street frontages and adjoining parcels. While more than one use may be located on any block within the zone, all buildings shall be placed on their lot, oriented to the street frontage, and designed to convey an urban character. Densities are maximized to reflect intentions for these areas to function as the symbolic and activity cores of the Gateway area.

Allowable uses. Any property in the MU zone may be developed exclusively for office, multi-family residential, or hotel uses, or a mix of these with retail commercial integrated either vertically or horizontally on a single site. Stand-alone multi-family projects are permitted uses while mixed-use projects are subject to approval of a Use Permit by the Planning Commission.

Development standards. The height limit in the MU zone ranges from 80 to 120 feet depending on district. Sites developed for office uses must adhere to Floor Area Ratio requirements between 0.5 and 1.0 depending on lot size. The minimum density for residential development is 40 dwelling units per acre. The maximum density for residential development is 50 dwelling units per acre, and may be

increased up to 120 dwelling units per acre as incentive for providing important community benefits such as affordable housing, community facilities and open space amenities and infrastructure to further the implementation of the Gateway area. Mixed-use projects may be built to a minimum FAR of 1.5 and maximum of 2.0. Densities may be increased to a maximum of 3.0 FAR as an incentive for the provision of community benefits such as affordable housing. The residential portion of mixed-use projects must be a minimum of 1.15 FAR and 40 dwelling units per acre. Potential housing sites located in the Gateway Specific Plan area (identified in Appendix B) have been evaluated against the Gateway Specific Plan development standards (including lot size, FAR, height, setbacks, and density requirements); all sites can meet the Gateway Specific Plan development standards and can achieve maximum densities. The feasibility of development at high densities within the Gateway Specific Plan is also demonstrated by constructed and approved projects, including Apex Apartments at 86 dwelling units per acre, Skye Apartments at 67 units per acre, Blu I and II Laguna Niguel Apartments and 99 and 52 dwelling units per acre respectively, and additional projects identified in Table B-3.

Approval procedures. Residential projects conforming to the applicable development standards are permitted subject to approval of a Site Development Permit by the Community Development Director or Planning Commission, while mixed-use projects require approval of a Use Permit by the Planning Commission (see also the discussion under Development Processing Procedures in Section IV.A.2, page 44 below).

Incentives for High-Density Residential Development

The development regulations in the Gateway Specific Plan encourage and facilitate the development of affordable workforce housing by providing strong incentives to developers. The regulations provide incentives by allowing increased density when public benefits such as affordable units are included in a project. The *minimum* residential density is 40 dwelling units per acre, significantly higher than the “default density” for lower-income housing specified in State law. In order to achieve maximum utilization of sites within the Mixed Use zone, a residential component must be included in the project. A FAR increase of 0.65 (from 1.0 up to 1.65) is granted for mixed-use projects as compared to exclusively non-residential projects. When community benefits are provided, mixed-use projects may reach 3.0 FAR compared to a maximum 2.0 FAR for exclusively office projects. Purely residential projects are also permitted within the MU zone. When combined with other development incentives described in the City’s housing programs (see Chapter V) these regulations provide significant financial incentives for developers of multi-family housing that support the development assumptions contained in the Sites Inventory (Appendix B). The City has included Action 3.2 to evaluate and amend the Gateway Specific Plan to mandate that any public benefit provided to achieve a density of higher than 50 du/ac shall include a provision of affordable housing.

c. Conventional Residential Zoning Designations

The City regulates the type, location, density, and scale of residential development through the Zoning Ordinance and Zoning Map. Zoning regulations serve to implement the General Plan and are designed to protect and promote the health, safety, and general welfare of residents. The Zoning Ordinance also helps to preserve the character and integrity of existing neighborhoods. In addition to the specific plans and mixed use zone discussed above, the Zoning Ordinance and Zoning Map set forth residential development standards for the following residential zoning districts.

The seven zoning districts (other than planned communities and specific plans) that allow residential units as a permitted use are as follows:

RS-1	Rural Residential District
RS-2	Residential Estate District
RS-3	Single Family District 3
RS-4	Single Family District 4
RP	Planned Residential District
RA	Attached Residential District
RM	Multi-Family District

A summary of the development standards for the seven major zoning districts (excluding specific plans) permitting residential development is provided in Table IV-3. These development standards are reasonably necessary to protect the public health, safety, and welfare and maintain the quality of life, and are not considered to be constraints to the development of housing.

Table IV-3
Residential Development Standards

Development Standard	Zoning District Designations						
	RS-1	RS-2	RS-3	RS-4	RP	RA	RM
Maximum Density	(b)	(b)	(b)	(b)	(b)	(b)	(b)
Minimum Lot Area (sq. ft.)	4 ac.	8,000	3,000	3,000	(a)	2,000	n/a
Minimum Front Yard (ft.)	20	17	17	17	(a)	17	n/a
Minimum Side Yard (ft.) ³	8	8	5	5	(a)	0/5 ¹	n/a
Minimum Rear Yard (ft.)	25	25	15 ²	10 ²	(a)	10 ²	n/a
Slope Setbacks (min. from tops and toes of slopes over 10 feet high)	10	10	10	10	10	10	10
Perimeter Setbacks (10 foot minimum and 25-foot average minimum)	n/a	n/a	n/a	n/a	10/25	n/a	10/25
Maximum Lot Coverage (%)	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Maximum Building Height (ft.)	35	35	35	35	35	35	35

Source: Laguna Niguel Zoning Ordinance

Notes:

- (a) RP standards are contained in approved precise plans for each project.
- (b) No maximum density. Maximum dwelling units established by General Plan Land Use Element.
- 1. 0 feet on attached side and 5 feet on open side.
- 2. 20 feet where rear yard abuts a street.
- 3. 10 feet adjacent to streets.

There are no maximum densities established in the Zoning Ordinance. The allowable number of residential units on any parcel is controlled by the dwelling unit allocations set forth in the Land Use Element of the General Plan. As most of the City (with the exception of the Gateway area) is nearly built-out, these residential allocations have been fully utilized. For this reason, efforts to provide new affordable housing opportunities in the community must focus on the remaining infill and revitalization sites that are suitable for higher-density residential or mixed-use development.

While major residential projects are excluded, some types of special needs housing are allowed in the Neighborhood Commercial District (CN), the Community Commercial District (CC), the Office Commercial District (CO), the Business Park District (BP) and the Public Institutional District (PI), typically through use permits. Managed care facilities are permitted in the CN, CC, and PI Districts when combined with the Managed Care Overlay District and a use permit has been obtained.

A summary of the residential uses permitted by the City's Zoning Ordinance is provided in Table IV-4.

**Table IV-4
Permitted Residential Uses by Zoning District**

Housing Type Permitted	RS-1	RS-2	RS-3	RS-4	RP	RA	RM	CN	CC	CO	BP	PI
Residential Uses												
Single-Family Detached	P	P	P	P	P							
Two Unit - Attached					P	P						
Multi-Family (townhomes)					P							
Multi-Family (apartments or condominiums)							P					
Manufactured Housing	P	P	P	P								
Mobile Home ¹	P	P	P	P								
Second Units	A	A	A	A								
Special Needs Housing												
Transitional & Supportive Housing	P	P	P	P	P	P	P					
Emergency Shelters								P	P	P	P	P
Residential Care Facilities (6 or fewer persons)	P	P	P	P	P	P	P					
Managed Care Facilities (7 or more persons)							U ²	U ²	U ²			U ²
Single Room Occupancy												U

Source: Laguna Niguel Zoning Ordinance P = Permitted (ministerial) A = Accessory Use (ministerial) U = Use Permit Notes.

1. Mobile home parks are not specifically identified in zoning ordinance. However, mobile home units are permitted in the districts shown.
2. Allowed when combined with the Managed Care Overlay District (MC)

The Zoning Ordinance provides for a variety of housing types including single-family homes (both attached and detached), multi-family apartments, manufactured housing, mobile homes and accessory dwelling units (ADUs).

d. Zoning for Affordable Housing and Special Needs Housing

Persons with special needs include those in residential care facilities, persons with disabilities, the elderly, farm workers, persons needing emergency shelter or transitional living arrangements, and single-room occupancy units. The City's provisions for these housing types are discussed below.

Housing for Lower-Income Persons

Pursuant to State law, the "default density" for most Orange County jurisdictions, including Laguna Niguel, is 30 dwelling units per acre. The default density refers to the density at which lower-income housing development is presumed to be feasible, although State law allows jurisdictions to propose alternative densities that are sufficient to facilitate affordable housing based on local experience and circumstances.

As noted in the previous discussion of Planned Communities and Specific Plans, the Gateway Specific Plan represents the city's most significant opportunity for new affordable housing. The Gateway plan allows multi-family and mixed-use development at densities ranging from 40 to 120 units per acre, in close proximity to both a Metrolink/Amtrak station and bus transit. Since allowable densities are significantly higher than the default density, the Gateway Specific Plan land use regulations encourage and facilitate housing that is affordable to lower-income households.

Senior Housing, Residential Care and Managed Care Facilities

Age-restricted senior housing that does not include services (such as assisted living or medical care) is permitted as a residential use subject to the same standards and procedures as other non-age-restricted residential uses of the same type in the same zone.

Residential Care and Managed Care Facilities generally refer to any family home, group home, or rehabilitation facility that provides non-medical care to persons in need of personal services, protection, supervision, assistance, guidance, or training essential for daily living. The Laguna Niguel Zoning Ordinance defines *residential care facilities* as “a residential facility which is licensed by the state to provide living and treatment facilities on a monthly or longer basis for six or fewer of the following: wards of the juvenile court, elderly persons, mentally disordered persons, developmentally disabled persons, persons undergoing treatment for alcohol or drug abuse, handicapped persons, or dependent and neglected children.” The Zoning Ordinance defines *managed care facilities* as “assisted living facilities, convalescent hospitals, and residential care facilities for the elderly, which serve seven or more persons.”

In accordance with State law, residential care facilities that serve six or fewer persons are permitted by-right in all residential districts. Managed care facilities that serve seven or more persons are permitted by use permit in the RM, CN, CC, and PI Districts when combined with the Managed Care Overlay District (MC). Managed care facilities must meet the requirements of the MC Overlay District as set forth in §9-1-54.2 of the City of Laguna Niguel Zoning Code. Program 2 in the Housing Plan includes actions to reduce potential constraints and improve development certainty and objectivity for large residential care facilities in compliance with fair housing law.

Housing for Persons with Disabilities

Both the federal Fair Housing Act and the California Fair Employment and Housing Act impose an affirmative duty on local governments to make reasonable accommodations (i.e., modifications or exceptions) in their zoning laws and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. The Building Codes adopted by the City of Laguna Niguel incorporate accessibility standards contained in Title 24 of the California *Administrative Code*. For example, apartment complexes of three or more units and condominium complexes of four or more units must be designed to accessibility standards.

The City uses the Minor Adjustment permit process to review and approve requests for modifications to planning or building code requirements in order to provide reasonable accommodation for persons with disabilities.

Other potential constraints on housing for persons with disabilities include the following:

Definition of “Family”

The term *family* is not defined in the Zoning Code. Occupancy is addressed through the following definitions:

Dwelling unit means one or more rooms, including a bathroom and kitchen, designed and used for occupancy by a single housekeeping unit for living and sleeping purposes.

Single housekeeping unit means that the occupants of a dwelling unit have established ties and familiarity with each other, jointly use common areas, interact with each other, share meals, household activities, and expenses and responsibilities; membership in the single housekeeping unit is fairly stable as opposed to transient, members have some control over who becomes a member of the household, and the residential activities of the household are conducted on a nonprofit basis. There is a rebuttable presumption that integral facilities do not constitute single housekeeping units. Additional indications that a household is not operating as a single housekeeping unit include but are not limited to: the occupants do not

share a lease agreement or ownership of the property; members of the household have separate, private entrances from other members; members of the household have locks on their bedroom doors; members of the household have separate food storage facilities, such as separate refrigerators.

These definitions are consistent with current law.

Separation Requirements

There is no City requirement for minimum separation distance between group homes or care facilities other than as may be provided in state law.

Parking Standards

The required number of parking spaces for large group homes (7 or more residents) is determined through a project-specific parking analysis as part of the use permit process.

Supportive Services

There are no limitations on supportive services in group homes or care facilities.

Compliance with building codes and the ADA may increase the cost of housing production and can also impact the viability of rehabilitation of older properties required to be brought up to current code standards. However, these regulations provide minimum standards that must be complied with in order to ensure the development of safe and accessible housing.

Farm Worker Housing

As discussed in Chapter 2 (Needs Assessment), the City of Laguna Niguel does not have major agricultural areas and has no significant need for permanent on-site farm worker housing. The City's overall efforts to provide and maintain affordable housing opportunities will help to support the few farm workers that may wish to reside in the city.

Emergency Shelters and Low Barrier Navigation Centers

Emergency shelters are facilities that provide a safe alternative to the streets either in a shelter facility or through the use of motel vouchers. Emergency shelter is short-term, usually for 30 days or less.

State law requires each jurisdiction to identify one or more zoning districts where emergency shelters are allowed as a permitted use without a discretionary permit, such as a conditional use permit, and limits standards that apply to emergency shelters to those listed in Government Code Section 65583(a)(4). California Health and Safety Code Section 50801(e) defines an emergency shelter as "housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person." AB 2339 (2022) has updated emergency shelter requirements to: expand the definition of emergency shelters to include other interim interventions, including but not limited to, navigation centers, bridge housing, and respite or recuperative care; require that zoning designations identified to allow emergency shelters as a permitted use without a conditional use permit or other discretionary permit must allow residential uses; and require analysis of any adopted written objective standards for potential governmental constraints.

The Laguna Niguel Zoning Ordinance does not include a definition of *emergency shelter*. Further, the Zoning Ordinance does not contain any development standards or conditions related to emergency shelters. Action 2.2 in the Housing Plan is included to update the Zoning Ordinance to provide a definition of emergency shelter consistent with the requirements of State law and includes additional direction regarding modifications to address AB 2339.

The Zoning Ordinance allows emergency shelters as a permitted use by-right in the CN, CC, CO, BP, PI, and MU-TC zones. The MU-TC zone allows multifamily residential uses with a discretionary permit when the baseline commercial thresholds have been achieved for the building site pursuant to the General Plan designation. The CN, CC, CO, BP, and PI zones do not allow for single- or multi-family residential uses. The City's provisions for emergency shelters generally align with the requirements of State law; however, with the passage of AB 2339, State law has recently changed to require zoning designations identified to allow emergency shelters as a permitted use without a conditional use permit or other discretionary permit in a zone that also allows residential uses. The City's Zoning Code does not conform to these recent requirements. Program 2 of the Housing Plan will revise the Zoning Ordinance to allow emergency shelters as a permitted use without a discretionary permit within a zone that allows residential uses, consistent with the requirements of Government Code Section 65583(a)(4), and commits the City to applying these standards to a vacant parcel of at least 0.15 acres.

State law requires jurisdictions to evaluate their need for emergency shelters compared to available facilities to address the need. If existing emergency shelter facilities are not sufficient to address needs, jurisdictions must designate at least one location where a year-round shelter can be accommodated. There are currently no emergency shelters located in Laguna Niguel. Regarding the adequacy of sites to accommodate Laguna Niguel's unsheltered population, the City has identified underutilized sites with CC zoning that are suitable for emergency shelters and could accommodate shelters of varying size, including: APN 634-361-32 (0.6 acres) and APN 634-361-29 (0.8 acres), located in the northwestern portion of the City near the intersection of Alicia Parkway and Avila Road. These sites could accommodate a shelter the size of a single-family home (at least six bed capacity) at a minimum; or a larger shelter, which are more likely on sites that are 0.25 acres or larger. Government Code Section 65583(a)(4)(I) indicates that capacity for a site shall be demonstrated by dividing the square footage of the site by a minimum of 200 square feet per person; for the purposes of this analysis, the City assumes that only 0.15 acres (6,534 square feet) of each site would be used for emergency shelter uses. Based on this standard, the sites identified each have adequate capacity to accommodate emergency shelters with more than 32 beds apiece that could house the City's most recent (2022) unsheltered homeless population count (29 persons). The identified sites are suitable for emergency shelters, as they are within close proximity (0.5 miles) to amenities and services (health care, grocery stores and retail, and employment) that serve the homeless population and are within 0.25 miles of public transit, connecting the sites to other amenities and social services.

As previously identified, the City has included Program 2 in the Housing Plan to create a new zoning mechanism that allows emergency shelters and residential uses in the same zone, consistent with State law, and directs the City to apply the zoning standard to at least 0.15 acres of vacant land. AB 139 (2019) adopted the Emergency and Transitional Housing Act of 2019 and revised State law regarding parking standards for emergency shelters. Program 2 in the Housing Plan is included to address this requirement.

In 2019 the State Legislature adopted Government Code § 65660 (AB 101) establishing requirements related to local regulation of low barrier navigation centers, which are defined as "Housing first, low-barrier, service-enriched shelters focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing." *Low Barrier* means best practices to reduce barriers to entry, and may include, but is not limited to:

- (1) The presence of partners if it is not a population-specific site, such as for survivors of domestic violence or sexual assault, women, or youth
- (2) Accommodation of residents' pets
- (3) The storage of possessions
- (4) Privacy, such as partitions around beds in a dormitory setting or in larger rooms containing more than two beds, or private rooms

Low barrier navigation centers meeting specified standards must be allowed by-right in areas zoned for mixed use and in nonresidential zones permitting multi-family uses. Current City regulations comply with this requirement.

Transitional and Supportive Housing

Transitional housing typically provides shelter for up to two years and may require residents to participate in a structured program to work toward established goals so that they can move on to permanent housing. Supportive housing may have no time limit and residents are typically provided with an array of supportive services to assist them in their daily lives.

State law requires that transitional and supportive housing be treated as a residential use subject only to the same requirements for other residential uses of the same type in the same zone. The City allows transitional and supportive housing consistent with State law. In 2018 AB 2162 amended State law to require that supportive housing be a use by-right in zones where multi-family and mixed uses are permitted, including non-residential zones permitting multi-family uses, if the proposed housing development meets specified criteria. The City's current regulations comply with this law.

Single Room Occupancy

Single room occupancy facilities are small studio-type units and are allowed subject to a use permit in the PI District, provided the units conform to the requirements set forth in §9-1-45.25 (Single Room Occupancy Hotels) of the City of Laguna Niguel Zoning Code. The development standards for these uses are reasonable to assure minimum amenities and adequate levels of safety and are not considered to be a constraint to the development of SRO units.

“Missing Middle” Housing

Missing Middle housing is a range of house-scale buildings that fall between typical single family homes and mid-rise apartment buildings. Missing Middle housing is typically compatible in scale and form with detached single-family homes. Missing Middle housing can help fill the gap between affordable housing restricted to occupancy by lower income households and market rate housing types affordable primarily to above moderate income households. The Zoning Code provides for multiple Missing Middle housing types, including single family patio homes (homes built to a zero lot line on one side of the lot) as a permitted use in the RP zone, duplexes (2 attached units) as permitted use in the RP and RA zones, townhomes (3 or more attached units built on individual lots) as a permitted use in the RP and RM zones, triplex, fourplex, and other small-scale multifamily uses are treated in the same manner as any apartment project and are a permitted use in the RM zone.

Outside of the Gateway Specific Plan, the majority of entitled or in-process developments in Laguna Niguel over the past few years have consisted of residential projects characterized by structures that fall within the "missing middle." These developments typically feature buildings and site planning of a scale between traditional single-family homes and mid-rise apartment buildings. Examples of such projects include the approved Cove at El Niguel (consists of two- and three-unit attached building clusters), the in-process Paseo De Colinas infill property (generally comprised of three- to six-attached building clusters), the approved SunPointe (detached homes with approved reduced setbacks), and the approved City Center mixed-use project (includes a residential component with two-story townhome-style units, some featuring private rooftop decks). Notably, 50% of these developments are located within Laguna Niguel's RCAA designated areas.

e. Off-Street Parking Requirements

The City's parking requirements for residential uses vary by residential type. Single-family dwellings require 2 covered parking spaces per unit. Multi-family dwellings require 1.5 parking spaces for studio and 1-bedroom units, 2 spaces for 2-bedroom units, and 2.5 spaces for 3-bedroom or larger units. The parking requirements are summarized in Table IV-5, below.

The required parking is typical for most cities in Orange County and is not considered to be a constraint on the production of affordable housing. This is especially true for Laguna Niguel, which is essentially built-out with all of the required parking in place. The Planning Commission has the ability to grant reduced parking for senior housing and other affordable housing projects through the site development permit process. It is widely accepted that senior and lower-income households have fewer cars on average than higher-income households.

**Table IV-5
Residential Parking Requirements**

Type of Unit	Minimum Parking Space Required
Single Family Dwellings	2.0 enclosed parking spaces per dwelling + 1.0 additional off-street parking space for dwellings set back less than 20 feet from back of curb or sidewalk (whichever is less).
Two or More Dwellings on One Building Site	
Studio and One-Bedroom Units	1.5 off-street parking space per dwelling unit One space shall be covered for each dwelling unit.
Two-Bedroom Units	2.0 off-street parking spaces per dwelling unit At least one space shall be covered for each dwelling unit.
Three or More Bedroom Units	2.5 off-street parking spaces per dwelling unit + 0.5 off-street parking space for each bedroom in excess of three. Two spaces shall be covered for each dwelling unit.
Guest Parking (all unit types)	0.5 guest parking spaces per dwelling unit located within 100 feet of dwelling unit served.
Senior Housing	Standards are same as for non-senior projects. However, alternative standards are allowed through the site development permit process.
Guest Houses	One additional covered or uncovered space.

Source: Laguna Niguel Zoning Ordinance

f. Accessory Dwelling Units

Accessory dwelling units (ADUs) provide an important source of affordable housing for seniors, young adults, care-givers and other low- and moderate-income segments of the population. In recent years, the State Legislature has adopted extensive changes to ADU law to encourage production of this type of housing. Among the most significant changes is the requirement for cities to allow one ADU plus one "junior ADU" on single-family residential lots by-right subject to limited development standards. Program 3 in Section V includes a commitment to update the City's ADU regulations in conformance with current State law.

g. Density Bonus

Under *Government Code* §65915 et seq. a density increase over the otherwise maximum allowable residential density under the Municipal Code is available to developers who agree to construct housing developments with units affordable to low- or moderate-income households or senior citizen housing development. AB 2345 of 2019 amended State law to revise density bonus incentives that are available for affordable housing developments. The Zoning Code incorporates State density bonus law by reference.

h. Mobile Homes/Manufactured Housing

There is often an economy of scale in manufacturing homes in a factory rather than on site, thereby reducing cost. State law precludes local governments from prohibiting the installation of mobile homes on permanent foundations on single-family lots (*Government Code* §65852.3). It also declares a mobile home park to be a permitted land use on any land planned and zoned for residential use, and prohibits requiring the average density in a new mobile home park to be less than that permitted by the Municipal Code (*Government Code* §65852.7).

In the City of Laguna Niguel, manufactured housing and mobile homes are allowed in the RS-1, RS-2, RS-3, and RS-4 Districts as a permitted use. The City currently has no mobile home parks.

i. Condominium Conversions

To provide standards for regulating the conversion of rental housing to condominiums, some of which provides housing for low- and moderate-income persons, and to mitigate any hardship to tenants caused by their displacement, the City's Municipal Code provides for the following:

1. Application for a use permit and approval of tentative and final subdivision maps.
2. Submission of an engineering report on the general condition of all structural, electrical, plumbing, and mechanical elements of the existing development.
3. Submission of a housing program which includes:
 - The means by which the provision of housing affordable to lower- and moderate-income households will be achieved;
 - A housing report addressing housing affordability within the General Plan community profile area, including vacancy rates and other available housing of similar type and rent;
 - A survey of existing tenants as to their length of occupancy, and the number of those who express the intention of purchasing one of the units;
 - A relocation plan that identifies the steps that will be taken to ensure the successful relocation of each tenant if the conversion is completed.

When a condo conversion is permitted, the increase in the supply of less expensive for-sale units helps to compensate for the loss of rental units. The ordinance to regulate condominium conversions is reasonable to preserve rental housing opportunities, and does not present an unreasonable constraint on the production of ownership housing.

j. Inclusionary Requirements

There are no inclusionary requirements in Laguna Niguel.

k. Short-Term Rental Regulations

The City prohibits short-term (less than 30 days) rental of residential units.

l. Building Codes

State law prohibits the imposition of building standards that are not necessitated by local geographic, climatic or topographic conditions and requires that local governments making changes or modifications in building standards must report such changes to the Department of Housing and Community Development and file an expressed finding that the change is needed.

The City's building codes are based upon the California Building, Plumbing, Fire, Mechanical, Electrical, and Energy Codes. These are considered to be the minimum necessary to protect the public's health, safety and welfare. No additional regulations have been imposed by the City that would unnecessarily add to housing costs.

2. Development Processing Procedures

a. Residential Permit Processing

State Planning and Zoning Law provides permit processing requirements for residential development. Within the framework of state requirements, the City has structured its development review process in order to minimize the time required to obtain permits while ensuring that projects receive careful review.

All residential development is reviewed by City staff for zoning, building and fire code compliance prior to issuance of building permits. With the exception of single-family homes on existing lots, a site development permit must be approved by the Community Development Director or the Planning Commission for all new structures or significant alterations to the exterior of existing structures. Zoning Code Section 9.1.114.1(d)(1) provides for the Community Development Director to determine, on a case-by-case basis, whether the public interest would be better served by review of the permit by the Director or by the Planning Commission and whether a public hearing is required. However, the time required for project approval is often not so much a factor of the approval (e.g., Director versus Planning Commission), but the complexity of the project and associated environmental review. Site development permits for small infill projects that can be approved administratively are generally less complex and take a shorter time to obtain appropriate approvals. Site development permits for larger and more complex projects like mixed-use development or for projects with subdivision maps subject to the California Environmental Quality Act (CEQA) require a public hearing before the Planning Commission. Furthermore, if the land use regulations allow a site development permit to modify the site development standards to be less restrictive than otherwise stated in the enabling ordinance, such a site development shall always require a public hearing before the Planning Commission. Conversely, if the site development permit application meets all the site development requirements, then a public hearing would not be required.

Whether considered by the Director or the Planning Commission, the required findings for approval of a Site Development Permit are as follows:

1. *Consistency with general plan.* The project is consistent with the general plan.
2. *Consistency with zoning code.* The project is consistent with the provisions of this zoning code.
3. *Compliance with CEQA.* Processing and approval of the permit application are in compliance with the requirements of the California Environmental Quality Act.
4. *Consistency with design standards.* The project is consistent with the goal and objectives of the community design standards as set forth in section 9-1-91.2.
5. *Surrounding uses.* Approval of the application will not create conditions materially detrimental to the public health, safety and general welfare or injurious to or incompatible with other properties or land uses in the vicinity.

Processing times vary and depend on the size and complexity of the project. Projects reviewed by the Community Development Director, including site development permits, minor adjustments, and minor use permits, typically require between 2 to 9 months to process. Projects reviewed by the Planning Commission, including site development permits, use permits, tentative parcels maps, and tentative tract maps, typically require from 3 to 9 months to process. Projects reviewed by the City Council, such as General Plan and Zoning Code amendments, typically require between 6 and 12 months to process.

Processing times for the issuance of grading and building permits also vary and depend on the size of the complexity of the project. For the large multi-family residential projects identified in Table B-2, the length

of time between application and issuance of building permits ranged from 5 months to 23 months. The South Forbes Apartment projects submitted an application for building permits the same month it received its entitlement approval from the Planning Commission. However, the remainder of the project developers identified in Table B-2 took approximately one year from the entitlement approval date to when they submitted their building permit application.

The City's Community Design Guidelines (Title 9, Division 1, Article 2, Subarticle 9) applies to projects that require a site development or use permit. This includes attached residential projects and non-residential projects, which includes mixed-use projects that are predominantly commercial. Single-family detached homes are not subject to design review. An application for design review is submitted in conjunction with the project's associated site development or use permit. Design guidelines for non-residential projects are set forth in Sections 9-1-92.1 through 9-1-92.6 and include topics related to site planning (e.g., site access, parking, lighting, pedestrian spaces, loading and trash areas); landscaping; architecture (e.g., architectural style, building mass and form, building materials); and cultural depictions. Design guidelines for attached residential projects are set forth in Sections 9-1-93.2 through 9-1-93.4 and include topics related to site planning (e.g., site access and circulation, streets, setbacks, parking, outdoor lighting, parks and open space, trash areas and enclosures); landscaping; and architecture. Many of the topical areas include qualitative (i.e., discretionary) guidelines and criteria that are designed to provide flexibility by allowing developers to identify the best means of complying with the City's standards. Projects requiring a site development or use permit may be reviewed administratively by the community development director in accordance with Subarticle 11, and a public hearing is not required. At the discretion of the community development director, projects may be reviewed by the Planning Commission; in these cases, a public hearing is required. To facilitate the development of missing middle housing throughout Laguna Niguel, the City has included as part of Action 3.12 a commitment to review, and revise if appropriate, its permit and processing procedures for attached single-family and multifamily projects to provide a higher degree of certainty regarding the types of projects which will be reviewed administratively versus those which will be reviewed by the Planning Commission. In order for a project to be approved, the decision making authority must find that the project is consistent with the overall goal and objectives of the community design guidelines, which are as follows:

- Goal: The overall goal is to enhance the quality of the manmade environment in the city.
- Objective 1: To create a set of explicit design standards to be used by city reviewing bodies to help guide decisions for approval or denial of proposed development projects and thereby protect the general welfare of the community.
- Objective 2: To create a set of explicit high quality design standards to be used by prospective developers and their site planners, architects, landscape architects, and engineers in designing proposed development projects.
- Objective 3: To encourage new development projects which:
 - Utilize a variety of architectural styles and site designs;
 - Incorporate quality design features;
 - Are both inviting and user-friendly to people;
 - Offer pleasing and interesting views to pedestrians, motorists, and neighbors; and
 - Are architecturally distinctive yet in harmony with the surrounding natural and manmade environments.
- Objective 4: To provide a consistent approach to site planning, building design, signs, graphics, color, materials, lighting, landscaping, and other design elements.

- Objective 5: To provide for city review of exterior modifications to commercial, industrial, office, and multiple-family residential projects which were in existence prior to the establishment of these Guidelines, while at the same time providing for ease in processing of such review with a minimum of cost and time to the applicant.

The City works with applicants early in the process to find solutions to potential design issues and avoid delays in permit processing. Additionally, the City encourages the joint processing of related applications for a single project. These procedures save time, money, and effort from both the public and private sector and could substantially decrease the costs for a developer. However, the City recognizes that the current design review process includes certain subjective terminology that may constitute a constraint on development of attached and mixed-use residential projects. To resolve these potential constraints, Action 3.12 will update the City's community design guidelines and permit procedures in order to provide an increased level of objectivity, consistent interpretation, and certainty in the design review process.

The greatest potential for new multi-family housing development in Laguna Niguel is within the Gateway Specific Plan (see also the previous discussion in Section IV.A.1.b, page 32 above). The Gateway Plan includes detailed development standards and design guidelines that provide developers with clear direction regarding the type of development that the City seeks to encourage in this area. As a result, the specific plan simplifies the project design and review process thereby increasing development certainty and minimizing delays and overall development costs. The review and approval process, whether conducted by the Director or by the Planning Commission, focuses on confirming that the project is consistent with the objective physical design parameters contained in the specific plan rather than on the appropriateness of multi-family residential uses. The regulations also encourage affordable multi-family housing by allowing increased density when deed-restricted affordable units or other public benefits are provided.

Certain steps of the development process are required by state laws rather than local laws. The state has defined processing deadlines to limit the amount of time needed for review of required reports and projects. In an effort to provide an efficient permit processing system, the City has implemented the following time and cost saving developmental processes:

- Prepared permit processing guidelines to assist residential builders in applying for development permits for single-family residences, multifamily residential developments and subdivisions.
- Located all City divisions involved in the permitting process in one central location.
- Encourages "early consultation" pre-application meetings to identify issues as soon as possible and reduce processing time.
- Encourage concurrent processing of applications

These processes help to ensure that the development review process does not act as a constraint to housing development.

Programs 1 and 3 in the Housing Plan describe actions the City will take to improve transparency and certainty in the development review process, including ministerial streamlined review for all qualifying projects pursuant to Government Code §65913.4 (SB 35) and §65583.2(c).

b. Environmental Review

Environmental review is required for all development projects under the California Environmental Quality Act (CEQA). An Environmental Impact Report (EIR) is required of all developments that have the potential of creating significant impacts that cannot be mitigated. All of the planned communities that make up the City of Laguna Niguel required the preparation of EIRs. Some residential projects in Laguna Niguel are either Categorically Exempt or require only an Initial Study and Negative Declaration. A Negative Declaration process typically takes 4 to 6 weeks to prepare depending on complexity of the project and required technical studies, followed by a state-mandated public review period. Categorically Exempt developments require a minimal amount of time. As a result, state-mandated environmental review does not pose a significant constraint to housing development.

c. California Coastal Act

The California Coastal Act requires each local government lying wholly or partly within the state-designated Coastal Zone to prepare a Local Coastal Program (LCP). The City's LCP is comprised of portions of the South Laguna Specific Plan and the Aliso Creek Specific Plan, both of which were certified by the California Coastal Commission prior to incorporation. After incorporation, the California Coastal Commission certified the Laguna Niguel Local Coastal Program as a single plan. The City is responsible for the issuance of Coastal Development permits in the Coastal Zone.

The developable portions of the City's Coastal Zone are essentially built-out with only a few vacant single-family sites remaining to be developed with custom homes. Most of the housing within the Coastal Zone was built as part of planned communities and does not provide low-income housing opportunities. Therefore, the preservation and/or replacement of low-income housing within the Coastal Zone is not likely to be an issue within the current planning period. (Please refer to Chapter II, Section G for a discussion of construction, demolition and replacement of housing units within the Coastal Zone.)

3. Development Fees and Improvement Requirements

State law limits fees charged for development permit processing to the reasonable cost of providing the service for which the fee is charged. Various fees and assessments are charged by the City and other public agencies to cover the costs of processing permit applications and providing services and facilities such as schools, parks and infrastructure. Almost all of these fees are assessed through a pro rata share system, based on the magnitude of the project's impact or on the extent of the benefit that will be derived.

Table IV-6 provides a list of fees the City of Laguna Niguel charges for new, standard residential development. The rates charged by the City are inclusive and based on standardized unit sizes. Development fees will vary from project to project depending on the specific characteristics.

**Table IV-6
Planning and Development Fees**

Fee Category	Fee or Deposit Amount ¹
Planning and Application Fees	
Parcel Map	\$2,080 deposit
Tentative Tract Map	\$2,925 deposit
Minor Site Development Permit (administrative)	\$2,000 deposit
Site Development Permit (discretionary)	\$4,400 deposit
Minor Use Permit (administrative)	\$1,600 deposit
Use Permit (discretionary)	\$3,800 deposit
Specific Plan	\$5,000 deposit
General Plan Amendment	\$5,000 deposit
Zone Change	\$5,000 deposit
Environmental Review	
Environmental Impact Report (review) ²	\$5,000 deposit
City Development Impact Fees³	
San Joaquin Hills Transportation Corridor	\$3,524 - \$6,050 per unit
Moulton Parkway/Laguna Niguel	\$197 - \$625 per unit
CARITS	\$1,069 - \$3,035 per unit
Park Fees	\$10,684 - \$12,435 per unit
Child Care Fee Program	\$20 per unit
Salt Creek Corridor Fees	\$50 per unit
Estimated Total Fees	
Single-Family Detached ⁴	\$22,215
Est. % of total development cost ⁵	2%
Multi-Family ⁶	\$15,544
Est. % of total development cost ⁷	3%

Source: City of Laguna Niguel Community Development Department 2021

Notes:

1. Items with deposits are based on actual processing costs that may exceed initial deposit amount.
2. Applicant is required to reimburse City for Consultant Costs
3. Development Impact Fees may vary by location.
4. Assumes a 2,000-sq.ft. house on a subdivided lot
5. Based on estimated total cost of \$1,000,000
6. Assumes a 1,000-sq.ft. apartment unit
7. Based on estimated total cost of \$500,000

The City periodically evaluates the actual cost of processing development permits. Services that are provided on a cost reimbursement basis have been adjusted from time to time for inflation and are currently \$79 per hour. Services that are provided on a “flat fee” basis were established in 1999 and have not been increased since then.

After the passage of Proposition 13 and its limitation on local governments’ property tax revenues, cities and counties have faced increasing difficulty in providing public services and facilities to serve their residents. One of the main consequences of Proposition 13 has been the shift in funding of new infrastructure from general tax revenues to development impact fees and improvement requirements on land developers. The City requires developers to provide on-site and off-site improvements necessary to serve their projects. Such improvements may include water, sewer and other utility extensions, street construction and traffic control device installations that are reasonably related to the project. Dedication of land or in-lieu fees may also be required of a project for rights-of-way, transit facilities, recreational facilities and school sites, consistent with the Subdivision Map Act.

Although development fees and improvement requirements increase the cost of housing, cities have little choice in establishing such requirements due to the limitations on property taxes and other revenue sources needed to fund public services and improvements.

B. Non-Governmental Constraints

1. Environmental Constraints

Environmental constraints include physical features such as steep slopes, fault zones, floodplains, sensitive biological habitat, and agricultural lands. In many cases, development of these areas is constrained by state and federal laws (e.g., FEMA floodplain regulations, the Clean Water Act and the Endangered Species Act, and the state Fish and Game Code and Alquist-Priolo Act). Because Laguna Niguel is fully developed, these issues do not pose a significant constraint to new development within City limits. The City's land use plans have been designed to protect sensitive areas from development, and to protect public safety by avoiding development in hazardous areas. While these policies constrain residential development to some extent, they are necessary to support other public policies.

2. Infrastructure Constraints

As the City has been developed as a planned community, infrastructure, including water, sewer and sidewalks, are readily available and adequate within the City limits. As discussed under Development Fees and Improvement Requirements, the City requires developers to provide on-site and off-site improvements necessary to serve their projects. Dedication of land or in-lieu fees may also be required of a project for rights-of-way, transit facilities, recreational facilities and school sites, consistent with the Subdivision Map Act.

Additionally, the City's Capital Improvement Program (CIP) contains a schedule of public improvements including streets, bridges, and other public works projects to facilitate the remaining build-out of the City's General Plan. The CIP helps to ensure that construction of public improvements is coordinated with private development. As a result of these policies, any infrastructure constraints which currently exist must be fully mitigated and financed as growth occurs.

a. Sewer and Wastewater

Sewage collection and treatment in Laguna Niguel is provided primarily by the Moulton Niguel Water District (MNWD). A small portion of Laguna Niguel near the southwesterly boundary is served by the South Coast Water District (SCWD). The MNWD has developed a reclaimed water system to deliver treated wastewater to landscaped areas in the City. The MNWD and SCWD currently operate below their maximum treatment capacities and do not constrain development in the City.

b. Water

Water for City residents is supplied by the MNWD and the SCWD. The MNWD and the SCWD are members of the Municipal Water District of Orange County (MWDOC), which in turn is a member of the Metropolitan Water District of Southern California (MWD). Almost all of the water supply is purchased from MWD, which imports water from the Colorado River Aqueduct (a small portion comes from Northern California through the State Water Project). Domestic water supply is not expected to limit development during the planning period.

c. Storm Water Drainage

Regional flood control facilities consist of major collector channels and storm drains, and are maintained by the Orange County Flood Control District (OCFCD). Five regional facilities serve the City, four of which are located within the City limits, with the fifth facility running adjacent to the City on its westerly boundary. Flows from within the City are conveyed to these facilities by local storm drain facilities or overland flow. Local drainage facilities consist mostly of underground closed conduits located in the developed areas of the

City. With these facilities in place, the City's flood control system is not expected to limit development during the planning period.

d. Dry Utilities

San Diego Gas and Electric (SDG&E) provides electrical service and Southern California Gas Company (SoCalGas) provides natural gas services to residences and businesses throughout the City of Laguna Niguel. Infrastructure to deliver electricity and natural gas throughout Laguna Niguel is currently in place. SDG&E and SoCalGas can generally provide these services to newer development on request.

Telecommunications services in Laguna Niguel are provided by a variety of service providers including AT&T and Spectrum. Infrastructure to deliver telecommunications throughout Laguna Niguel is currently in place and can be provided to newer developments upon request.

3. Land Costs

Land represents one of the most significant components of the cost of new housing and can exceed \$2 million per acre in southern Orange County. Changes in land prices reflect the cyclical nature of the residential real estate market. The high price of land throughout Orange County historically has posed a significant challenge to the development of lower-income housing. Per-unit land cost is directly affected by density – higher density allows the cost to be spread across more units. While the City is essentially built-out, the Gateway Specific Plan creates the opportunity to achieve higher densities on infill and revitalization sites, which helps to reduce the cost of land on a per-unit basis. Because so little vacant land suitable for residential development is remaining, it is not possible to generalize about typical land cost.

4. Construction Costs

Construction cost is affected by the price of materials, labor, development standards and general market conditions. The City has no influence over materials and labor costs, and the building codes and development standards in Laguna Niguel are not substantially different than most other cities in Orange County. Construction costs for materials and labor have increased at a higher pace than the general rate of inflation. Typical construction costs are estimated to be a minimum of \$150 per square foot and can be much higher depending on construction type and location.

5. Cost and Availability of Financing

Laguna Niguel is typical of Southern California communities with regard to private sector home financing programs and interest rates. In recent years, mortgage interest rates have been very low by historic standards, resulting in increased affordability for home purchasers with good credit.

6. Requests to Develop at Lower Densities

The Housing Element analysis of nongovernmental constraints required by Government Code §65583(a)(6) must include requests to develop housing at densities below those anticipated in the sites inventory. As discussed in Appendix B, recent multi-family residential development applications have typically exceeded the maximum allowable densities through density bonus and public benefit provisions.

C. Affirmatively Furthering Fair Housing (see Appendix D)

V. HOUSING PLAN

A. Laguna Niguel Housing Element Goals and Policies

Chapters II, III and IV of the Housing Element evaluate the City's housing needs, opportunities and constraints, while Appendix A presents a review of the previous element. This Housing Plan reflects the City's experience during the previous planning period and sets forth the City's goals, policies, and programs to address the identified housing needs and issues for the 2021-2029 planning period. Quantified objectives for new construction, rehabilitation and conservation are also identified for this planning period.

The goals and policies that guide the City's housing programs and activities are as follows:

Housing Diversity and Opportunities

GOAL 1: Provide a diversity of housing opportunities that satisfy the physical, social, and economic needs of existing and future residents of Laguna Niguel.

Intent: To promote a balanced inventory of housing in terms of unit type, cost and tenure and range of housing options necessary to support an economically and socially diverse community. Adequate public facilities and services are important in maintaining the quality of life valued by Laguna Niguel residents.

Policy 1.1: *Ensure that housing is safe and sanitary with adequate public services to accommodate the needs of City residents.*

Policy 1.2: *Promote the continued maintenance and enhancement of the existing housing stock.*

Policy 1.3: *Promote a variety of housing opportunities that accommodate the needs of all income levels of the population.*

Policy 1.4: *Support innovative public, private, and non-profit efforts in development of affordable housing, particularly for special needs groups.*

Policy 1.5: *Pursue county, state, and federal assistance to support the development and implementation of housing programs that require financial assistance from public agencies. In pursuing funding opportunities, in distributing grant allocations (such as CDBG), or in assisting other agencies or private entities, the City's decisions will be based on the following factors:*

- the priority of housing need addressed by the proposed project;
- the City's non-housing priorities for the use of an annual funding source (such as CDBG) in relation to the priority of the proposed project;
- the likelihood that the proposed project will receive funding from other sources based on those sources' application rating criteria; and
- the amount of staff time and other costs required to secure and administer funding in relation to available staff resources.

Policy 1.6: *Monitor the number of affordable housing units eligible for conversion to market-rate units and develop programs to minimize the loss of these units.*

Equal Opportunities for All Residents

GOAL 2: Maintain equal housing opportunities for all residents in Laguna Niguel

Intent: To prohibit discrimination in housing practices in accordance with federal and state fair housing law.

***Policy 2.1:** Encourage and support the enforcement of laws and regulations prohibiting the discrimination in lending practices in the sale or rental of housing.*

***Policy 2.2:** Support actions to reduce regulatory constraints which impede equal housing opportunities.*

***Policy 2.3:** Ensure that City land use and housing policies and regulations do not create unreasonable barriers to housing and housing support services to special needs population groups such as the elderly, families with children, persons with disabilities, and the mentally ill.*

B. Housing Programs

Laguna Niguel offers a variety of housing opportunities to meet the needs of the community. This section of the Housing Plan addresses the issues identified in the previous sections of this Housing Element and provides strategies and actions to achieve the City's housing goals.

Program 1 Provision of Adequate Housing Sites

Objective: Identify adequate sites for housing commensurate with the City's identified housing need in the RHNA allocation.

***Action 1.1:** The potential housing sites shown in Appendix B, including approved projects and vacant and underutilized sites, contain adequate capacity to accommodate the City's RHNA allocation in all income categories. In order to ensure that adequate capacity is maintained throughout the planning period, the City will comply with the "no net loss" provision of Government Code Sec. 65863 and report on the progress toward meeting the RHNA objectives each year in the Housing Element Annual Progress Report (APR). The City's efforts to facilitate development commensurate with the RHNA are described in Program 3 below.*

Timeframe: Annual monitoring and reporting throughout the planning period through the APR; ongoing review for compliance with No Net Loss requirements on a project-by-project basis.

Responsible Agency: Community Development Department.

Funding Source: Departmental budget.

***Action 1.2:** In order to encourage and facilitate multi-family and mixed-use development in the Gateway Specific Plan area, the following incentives will be provided:*

- Increased residential density and floor area ratio will be permitted when affordable housing is provided.*
- CDBG or other available funding assistance may be allocated to projects that include multi-family units targeted for extremely-low-income households.*
- City staff will provide administrative assistance to affordable housing developers in preparing grant applications.*

- *A current inventory of vacant sites suitable for multi-family residential or mixed-use development will be posted by July 2024 and maintained on the City website.*
- *The City will contact local developers and publicize development opportunities within the Gateway Specific Plan area by December 2024 and at least annually thereafter.*
- *Assist in facilitating subdivision of large parcels where necessary to create building sites through concurrent processing and project coordination.*

Timeframe: Advise developers of available incentives on a project-by-project basis.

Responsible Agency: Community Development Department.

Funding Sources: Departmental budget and CDBG.

Action 1.3: *Community Development staff will contact the property owners of the vacant properties identified in Table B-5 by July 2024 and annually thereafter to inquire whether assistance is needed to develop the site for residential purposes.*

Timeframe: Annual outreach to property owners.

Responsible Agency: Community Development Department.

Funding Sources: Departmental budget.

Program 2 – Housing for Persons with Special Needs

Objective: **Promote and assist in the development of housing for persons with special needs.**

Action 2.1: *While surveys have not identified a significant local homeless population in Laguna Niguel, the City will continue to monitor the issue of homelessness in the future, continue its participation in the Orange County Homeless Issues Task Force, and continue to allocate an appropriate level of CDBG funding in relation to the local need, with a focus on targeting outreach and investment to areas of the City with the highest concentrations of unsheltered individuals, including in the northeast and northwest portions of the City, near a shopping center bounded by Greenfield Street, Crown Valley Parkway and SR-73; in the Gateway Specific Plan area, and within commercial/public uses areas near the Chet Holifield Federal Building, and in the western portion of the City, near the intersection of Crown Valley Parkway and Alicia Parkway.*

By July 31, 2025, the City will explore and consider Project Homekey to determine if the City has adequate capacity to participate in and administer funding through the program or if there are opportunities for the City to work with the County of Orange to administer Project Homekey funding on behalf of the City. In addition, effective immediately, and on an ongoing basis throughout the planning period, upon receipt of an application for development of permanent or interim supportive housing, the City will assist the applicant in seeking available funding, including funding provided by Project Homekey. The City will also continue working with the Continuum of Care (CoC) to obtain funds and work with programs that would benefit the City.

Timeframe: Participate in meetings of the Orange County Homeless Issues Task Force as they occur; annual CDBG allocations; annual monitoring and reporting throughout the planning period through the APR; evaluation of Project Homekey by July 31, 2025; ongoing applicant support for funding requests.

Responsible Agencies: Community Development Department, City Manager.

Funding Sources: Departmental budget and CDBG.

Action 2.2: *The City will process a Code amendment to allow emergency shelters consistent with the requirements of Government Code Section 65583(a)(4) and to allow emergency shelters ancillary to permitted places of worship and churches, consistent with the federal Religious Land Use and Institutionalized Persons Act. The Code will be revised to define emergency shelters consistent with Government Code Sections 65582 and 65583(a)(4) and to identify at least a zone or zones where residential uses are permitted; where emergency shelters are allowed as a permitted use without any discretionary permit; and where there is adequate capacity to accommodate at least one year-round emergency shelter that is adequate to accommodate the unhoused need in the City. Emergency shelters will be subject to objective standards, as allowed by Government Code Section 65583(a)(4)(B) to address:*

- *The maximum number of beds or persons permitted to be served nightly by the facility.*
- *Sufficient parking to accommodate all staff working in the emergency shelter, provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone.*
- *The size and location of exterior and interior onsite waiting and client intake areas.*
- *The provision of onsite management.*
- *The proximity to other emergency shelters, provided that emergency shelters are not required to be more than 300 feet apart.*
- *The length of stay.*
- *Lighting.*
- *Security during hours that the emergency shelter is in operation.*

Timeframe: December 2024

Responsible Agencies: Community Development Department, Planning Commission, City Council.

Funding Source: Departmental budget.

Action 2.3: *The City will continue to implement the provisions of State law that define transitional and supportive housing as residential uses subject to the same standards and procedures as apply to other residential uses of the same type in the same zone and AB 2162 (2018).*

Timeframe: Review changes to State law regarding transitional and supportive housing annually and process local Code amendments by December of each year if necessary to maintain consistency; annual monitoring and reporting throughout the planning period through the APR.

Responsible Agency: Community Development Department.

Funding Source: Departmental budget.

Action 2.4: *The City will process a Code amendment to allow group homes for seven or more persons in all zones allowing residential uses with objectivity to facilitate approval certainty and similar to like uses of similar form in the same zone.*

Timeframe: July 2024

Responsible Agency: Community Development Department.

Funding Source: Departmental budget.

Program 3 – Affordable Housing Development

Objective: Promote, assist, and remove constraints on the development of housing for low- and moderate-income households, including units affordable to persons with extremely-low incomes.

Action 3.1: *Government Code §65915 requires cities to grant a density increase over the otherwise maximum allowable residential density for housing developments that provide units affordable to low- or moderate-income households or seniors. AB 2345 of 2020 revised State Density Bonus Law to increase incentives for affordable housing. The City will continue to implement State Density Bonus Law as amended from time to time.*

Timeframe: Continue to encourage developers during the application process to utilize density bonus law and facilitate production of affordable housing; annual monitoring and reporting throughout the planning period through the APR.

Responsible Agency: Community Development Department.

Funding Source: Departmental budget.

Action 3.2: *The City will evaluate and amend the Gateway Specific Plan to mandate that any public benefit provided to achieve a density of higher than 50 du/ac shall include a provision of affordable housing. To assist with this effort, the City will prepare a pro forma analysis on at least two typical development sites in the Gateway to test potential incentives, development standards, and inclusionary housing requirements and determine financial feasibility. The results of this analysis will inform future amendments to the Gateway Specific Plan to ensure that development at all income levels continues to be financially feasible.*

As part of the Gateway Specific Plan amendment, the City will also evaluate and identify ways to promote the development of workforce housing (80-120% AMI), “missing middle” housing (such as ground floor live/work units), and deed-restricted moderate income units in the Gateway area.

Timeframe: Complete pro forma testing by December 31, 2023 and prepare the summary report by April 30, 2024; Specific Plan amendment by June 30, 2025.

Responsible Agencies: Community Development Department, Planning Commission, City Council.

Funding Source: Departmental budget.

Action 3.3: *The City will engage and assist all developers in seeking available State and federal funding and/or tax credits for the construction of low- and moderate-income housing, and will facilitate projects that incorporate affordable units by granting the modification of development standards, expedited processing, or other financial incentives consistent with state law. The City will provide administrative assistance to all interested developers in accessing funding for private, local, state, or federal programs if needed to develop a low- or moderate-income project and will proactively emphasize development opportunities in areas of the City with RCAAs, higher incomes, and higher opportunities and resources. Available assistance will be advertised and marketed continuously on the City website.*

Timeframe: Engagement with at least two affordable housing developers on an annual basis; annual monitoring and reporting throughout the planning period through the APR.

Responsible Agency: Community Development Department.

Funding Source: Departmental budget.

Action 3.4: *The City will continue to encourage the production of housing designed specifically for special needs population groups and extremely-low-income (ELI) households, in conjunction with density bonuses and/or regulatory incentives described in Actions 3.1 and 3.2 of this Program. Additional assistance such as modified development standards and fee waivers will be provided to assist extremely-low-income units, when feasible. Targeted funding assistance will be prioritized for ELI units whenever feasible.*

Timeframe: Annual outreach including identifying development opportunities to affordable housing developers; annual monitoring and reporting throughout the planning period through the APR.

Responsible Agency: Community Development Department.

Funding Source: Departmental budget.

Action 3.5: *In accordance with State law, the City updated regulations for accessory dwelling units in 2021. Opportunities for ADU development and SB 9 unit/lot splits will be publicized on the City website, at City Hall and at other community facilities. Strategies to encourage the production of at least 64 ADUs and 24 SB 9 units over the course of the planning period will include resource materials, expedited review, social media educational information, sample site plans, and a dedicated ADU and SB 9 webpage.*

Objectives and Timeframe:

1. *Monitor progress of ADU permitting, construction and affordability levels (including those that are rent-free and thus affordable to extremely low-income households) twice in the planning period. If, by December 31, 2023, and December 31, 2026, ADU activity is:*

- *Within 5 percent of projected trendline; no change is necessary.*
- *Within 10 percent of projected trendline, identify and initiate efforts to bolster outreach and awareness.*
- *Within 25 percent of projected trendline, evaluate whether ADU capacity is needed to maintain adequate capacity to accommodate the City's RHNA allocation. If ADU capacity is needed, identify and initiate additional actions within 12 months to increase ADU activity to necessary levels.*
- *More than 25 percent below projected trendline, reduce projections to meet actual activity and rezone additional property, if necessary, within 12 months.*

2. *Facilitate ADU construction through:*

- *Publicize opportunities for ADU construction and SB 9 unit/lot splits on the City website, social media and in City offices throughout the planning period.*
- *Developing a one-stop shop to assist homeowners to prioritize issues in building ADUs by December 2023.*
- *Expedite ADU and SB 9 unit permit processing.*

- *At least semi-annually, promoting the use of pre-approved site/floor plans for ADUs created by the City, such as through the City's newsletter and other social media platforms.*
- *Amend the City's current ADU Ordinance per SB 897, which increases the allowable height for ADUs, and submit to HCD by July 2024.*
- *Perform outreach to all (100%) homeowner associations in higher opportunity areas and RCAAs to promote ADUs and SB 9 units annually.*
- *By December 2023, research the availability of low-interest loans to single-family homeowners and grants to homeowners with household incomes of up to 80% of the Area Median Income to develop accessory dwelling units and/or SB 9 units with affordability restrictions on their property. If funding is available, establish a pilot program by June 2024 and implement at least annually thereafter with a goal of achieving at least five deed-restricted ADUs and/or SB 9 units annually.*
- *By December 2024, research the potential to provide a density bonus or other incentives, such as delaying payment of impact fees until certificate of occupancy or using CDBG funds to provide a low-interest loan, for property owners who provide deed-restricted ADUs for low or moderate income households (for at least 55 years, or in perpetuity). Implement actions identified as feasible by December 2025.*

Responsible Agency: Community Development Department.

Funding Source: Departmental budget.

Action 3.6: *The City will post development fees and any inclusionary requirements on the City website in compliance with Government Code §65940.1(a)(1)(A).*

Timeframe: Post by December 2022 and annual update as necessary; annual monitoring and reporting throughout the planning period through the APR.

Responsible Agency: Community Development Department.

Funding Source: Departmental budget.

Action 3.7 *Any vacant site identified in two or more consecutive planning periods or nonvacant sites identified in a prior planning period to accommodate the lower-income RHNA shall be eligible for approval by-right if at least 20% of the units are available to lower-income households pursuant to Government Code §65583.2(c).*

Timeframe: Code amendment by June 30, 2024; annual monitoring and reporting throughout the planning period through the APR.

Responsible Agency: Community Development Department.

Funding Source: Departmental budget.

Action 3.8 *The City will prepare and post on the City website written procedures for SB 35 Streamlined Ministerial Approval.*

Timeframe: Completed by December 31, 2023.

Responsible Agency: Community Development Department.

Funding Source: Departmental budget.

Action 3.9: *The City will review all City-owned properties throughout the City annually to identify any surplus land that could be made available for affordable housing development, with*

a special emphasis on identifying sites in RCAAs, higher income, and higher opportunity and resource areas, and distribute a list of such lands to regional affordable housing developers, with an objective of developing at least one City-owned site.

Timeframe: Review of all City-owned properties by July 2024 and annual review thereafter.

Responsible Agencies: City Manager, Community Development Department, City Council.

Funding Source: City budget.

Action 3.10: *Work cooperatively with the County of Orange and other local cities to create a regional housing bond program to help fund affordable housing and permanent supportive housing.*

Timeframe: Annual consultation with the County of Orange local cities.

Responsible Agencies: Community Development Department

Funding Source: Department budget.

Action 3.11: *The City will explore and pursue strategies to facilitate housing development, including missing middle housing, on religious, institutional and quasi-institutional lands, and adaptive reuse of underutilized properties for affordable and/or special needs housing, and will contact at least 2 property owners per year throughout the planning period, at least 1 of which will be in an area of higher income and/or high resource with an objective of at least 4 extremely low, 10 very low, 12 low, and 12 moderate income units in targeted areas, including RCAAs, low density, and higher income, opportunity, and resource areas.*

Timeframe: December 2023.

Responsible Agencies: Community Development Department

Funding Source: Department budget.

Action 3.12: *The City will evaluate its site development permit process and requirements to identify and remove constraints to the production of housing. The evaluation will include interviews with past and current development applicants who were or are subject to the site development permit process. Based on this evaluation, the City will modify existing or establish new objective standards as part of the site development permit process to remove constraints to the production of housing.*

To better facilitate the production of “missing middle” housing types, the City will review, and amend if appropriate, its permit and processing procedures for single-family attached and multifamily projects to provide a higher degree of certainty regarding which projects will receive staff-level review. This could include defining objective standards or characteristics, such as site size or number of units, which would dictate staff-level review.

Timeframe: Conduct interviews by December 2024; and if necessary, modify existing or establish new objective standards by July 2025; modify permit and processing procedures for missing middle housing types by July 2025.

Responsible Agency: Community Development Department.

Funding Sources: Departmental budget.

Program 4 – Conserve and Improve Existing Low- and Moderate-Income Housing

Objective: There are two projects with 156 units in Laguna Niguel that are at risk of conversion to market-rate apartments by 2031. While the City supports efforts to conserve and improve the existing supply of housing affordable to low- and moderate-income households, the level of need is greater than the financial resources under the City's control.

Action 4.1: *Support efforts to conserve assisted rental units currently affordable to low- and moderate-income households that are at-risk of converting to market rate between 2021 and 2031. The City's strategy will be to:*

- *Monitor the status of assisted units annually in order to assess the risk of conversion to market rate.*
- *In collaboration with the Orange County Housing & Community Services (HCS) Department, contact property owners of at-risk properties three years, twelve months, and six months prior to conversion to market rate and encourage the owners of at-risk properties to maintain their rental units as affordable housing in exchange for appropriate financial incentives.*
- *Depending on the interest of property owners and County HCS, allocate a portion of the City's CDBG funds to assist in extending affordability covenants for at-risk units, and work with potential purchasers of at-risk properties to extend affordability covenants.*
- *In cooperation with County HCS, provide educational materials to tenants of properties with expiring covenants regarding options for securing other affordable housing.*
- *Coordinate with qualified entities, based on HCD's most recent list, that can preserve and manage at-risk units.*

Timeframe: Annual coordination with at-risk property owners and OCHCS; annual monitoring and reporting throughout the planning period through the APR.

Responsible Agencies: Community Development Department, Orange County Housing & Community Services.

Funding Source: Departmental budget, County budget, CDBG.

Action 4.2: *Continue the City's active property maintenance program run by the Code Enforcement Division of the Community Development Department. Under this program, code enforcement staff has an ongoing routine of conducting "windshield" surveys, covering all property in Laguna Niguel every six months. Code enforcement officers take note of and follow up on issues they may find that threaten public health, safety, and welfare, such as fire hazards, polluted waters, refuse and waste, overgrown or dead vegetation, and unsafe structures, all in accordance with Municipal Code Division 14 (Nuisances). The program, together with private activities of homeowner associations, will help to maintain the City's existing housing stock in good condition to prevent the need for rehabilitation. In addition, the City will seek CDBG and/or PHLA funding to facilitate rehabilitation of 15 housing units during the planning period.*

By July 1, 2024, the City will specifically survey areas of older units and identify properties in the greatest need of rehabilitation. Upon identification of these areas, the

City will help connect property owners with rehabilitation resources; the City sets a target of six property owner contacts annually throughout the planning period.

Timeframe: Conduct surveys every six months; annual monitoring and reporting throughout the planning period through the APR; annual CDBG and/or PHLA program administration.

Responsible Agency: Community Development Department.

Funding Source: Departmental budget; CDBG funds; PHLA funds.

Action 4.3: *Continue to administer the City's Condominium Conversion Ordinance.*

Timeframe: Annual monitoring and reporting throughout the planning period through the APR.

Responsible Agency: Community Development Department.

Funding Source: Departmental budget.

Action 4.4: *Identify and implement at least one capital improvement project annually that is located in areas of higher diversity, lower income, and/or areas with higher proportions of special needs population (i.e., persons with disabilities, seniors).*

Timeframe: Annual identification of capital improvement project throughout the planning period and implementation of programs at least annually.

Responsible Agency: Public Works Department, City Manager, City Council.

Funding Source: Capital Improvement Program Budget, Grant Funds.

Program 5 – Affirmatively Furthering Fair Housing

Objective: **Affirmatively further fair housing in Laguna Niguel.**

Action 5.1: *Reasonable Accommodation for Persons with Disabilities.* *Continue to implement administrative procedures to ensure reasonable accommodation in housing for persons with disabilities.*

Timeframe: Process requests for reasonable accommodation continuously as they are submitted; annual monitoring and reporting throughout the planning period through the APR.

Responsible Agency: Community Development Department.

Funding Source: Departmental budget.

Action 5.2: *Fair Housing Services.* *The City contracts with the Fair Housing Council of Orange County (FHCOC) to provide fair housing services. The FHCOC provides the following types of services: housing discrimination response, landlord-tenant relations, housing information and counseling, and community education programs. The City created a directory of contacts for housing-related assistance, including contact telephone numbers in Orange County and website links where persons may inquire about fair housing. The City will partner with the FHCOC, Legal Aid, and other non-profit housing groups to maintain the directory. The City also provides a link to the housing information programs and the directory of contacts on the City's website. Specific actions include the following:*

- *Continue directing fair housing inquiries to the FHCOC.*

- *Post and update information annually regarding fair housing and request FHCOC to conduct a presentation every two years about services available.*
- *In cooperation with the FHCOC, contact all low-income apartment complexes by July 31, 2025 and annually thereafter to provide education and materials about the Section 8 program including multi-lingual materials.*
- *Publish and update links to fair housing information on the City website and via social media annually.*

Through the above steps, the City's goal is to increase the distribution of fair housing informational materials by at least 25% and increase awareness of fair housing options among residents, including special needs groups and low-income residents. During the informational workshops a comprehensive list of interested nonprofits, property owners and community members will be compiled for additional future outreach. The City will seek to increase the annual number of Laguna Niguel residents assisted by the FHCOC by at least 25% during the planning period.

Timeframe: Continuously throughout the planning period; update materials and City website on an annual basis.

Responsible Agency: Community Development Department, FHCOC.

Funding Source: Departmental budget, County of Orange.

Action 5.3: *Affirmatively Furthering Fair Housing.* *Consistent with Assembly Bill 686 (2018), the City will work diligently to affirmatively further fair housing in Laguna Niguel. The City acknowledges that significant disparities exist in housing need and opportunity and will work to promote equitable housing access for all persons protected by the California Fair Employment and Housing Act and other applicable federal and state laws. The City will administer all of its programs and activities relating to housing and community development in a manner to affirmatively further fair housing and take no action that is materially inconsistent with its obligation to affirmatively further fair housing. The following actions will be pursued consistent with the City's Fair Housing Assessment (Appendix D).*

- *Work with the Fair Housing Council to expand knowledge of first-time homebuyer programs, and promote available programs on the City's website, newsletters and through social media. Expand resources by December 31, 2024 and update annually thereafter.*
- *Require, provide incentives and utilize other strategies to promote affirmative marketing plans in all new housing developments. The marketing plans will consider regional housing registries and ensure marketing materials for new developments are designed to attract renters and buyers of diverse demographic backgrounds, including race, ethnicity, income, disability and familial status.*
- *In cooperation with the Orange County Transportation Authority, provide community education regarding transport services for persons with disabilities. Make educational materials available on the City website, newsletters and through social media, and provide materials at City events as appropriate. Expand resources by December 31, 2024 and update annually thereafter.*
- *In collaboration with OCHA, expand the use of housing choice vouchers in high resource areas through the following actions:*

- *Develop an outreach plan and materials by December 31, 2024 to communicate the benefits of vouchers and tenant rights regarding just cause evictions, limitations on rent increases, and replacement housing requirements if any existing residential units would be removed, based on state law.*
- *Gain a better understanding of where overpayment and overcrowding rates are highest in the city, where vouchers are and are not used, and how many tenants could potentially qualify at each multifamily property in order to develop a strategic plan by December 31, 2024 to expand use of vouchers with the goal of increasing voucher use by at least 5 per year in Laguna Niguel.*
- *Inform voucher holders about residential options in high-resource areas.*
- *Encourage the development of at least 80 “missing middle” housing including duplexes, triplexes, fourplexes, small scale apartments, and bungalow courts throughout the City with a focus in supporting their development in Racially Concentrated Areas of Affluence (RCAAs), areas of higher density, and in the central areas of the City. As part of this effort, the City will, by December 31, 2024, evaluate the following:*
 - *Opportunity for SB 9 sites eligible for an urban lot split to proceed with a triplex or fourplex.*
 - *Opportunity for corner lots in single family developments in RCAA highest resource areas to develop with up to four units (duplex, triplex, or fourplex).*
- *Opportunities for bungalow courts, consisting of a development of small single family homes or duplexes arranged around a central yard, in single family residential zones.*
- *In addition to other Housing Mobility Actions listed here and included as part of other actions (i.e., Action 3.5 promoted ADUs and SB 9 units throughout the City and targeting higher opportunity areas and RCAAs, Action 3.9 addressing City-owned sites, and Action 3.11 addressing religious, institutional, and quasi-institutional sites), develop or participate in a home sharing/home matching program to promote long-term rental of rooms in underutilized homes as a method to increase access to higher income areas, high resource areas, and promote access to opportunities, with the goal of seeing at least four successful matches per year throughout the planning period.*

In addition to these actions, other programs in this Housing Plan that are intended to improve access to opportunity, facilitate mobility for protected classes, and address housing affordability include the following:

- *Continue to support the provision of housing for persons with disabilities through updates to zoning regulations in compliance with fair housing law by December 2023. (Program 2)*
- *Encourage and facilitate housing development at all affordability levels commensurate with the City’s identified housing need in the RHNA allocation on a continuous basis throughout the planning period. (Programs 1 & 3)*
- *Review City-owned properties annually to identify any surplus land that could be made available for affordable housing development. (Program 3)*
- *Work cooperatively with the County of Orange and cities to create a regional housing bond program to help fund affordable housing and permanent supportive housing. (Program 3)*

- *Expand production of accessory dwelling units in high-resource single-family neighborhoods. (Program 3)*
- *Explore and pursue strategies to facilitate housing development on religious and institutional lands, and adaptive reuse of underutilized institutional properties for affordable housing. (Program 3)*
- *Work with Orange County Housing & Community Services to preserve existing affordable housing units at-risk of converting to market rate. (Program 4)*

Intended Outcomes:

The actions listed above will facilitate the preservation of existing affordable housing as well as a variety of new housing options throughout the city, including areas that have traditionally only had single-family ownership housing.

Timeframe: Throughout the planning period with specific actions as noted.

Responsible Agencies: Community Development Department, Orange County Housing Authority, Fair Housing Council, Orange County Transportation Authority.

Funding Source: Departmental budget, grant funds.

Program 6 – Housing Element Monitoring and Reporting

Objective: **Monitor and report annually on the City’s progress in implementing the Housing Element, and ensure that the Housing Element is internally consistent with other elements of the General Plan.**

Action 6.1: *Report to the City Council annually on the progress of Housing Element program implementation. This report will be distributed to the Department of Housing and Community Development and the Governor’s Office of Planning and Research, in accordance with State law.*

Timeframe: Annual monitoring and reporting throughout the planning period through the APR.

Responsible Agency: Community Development Department.

Funding Source: Departmental budget.

Action 6.2: *Require social service agencies and non-profit organizations that receive CDBG funding from the City to record and report information annually on the residences of clients served.*

Timeframe: Annual monitoring and reporting throughout the planning period through the Consolidated Annual Performance and Evaluation Report (CAPER) report.

Responsible Agency: Community Development Department.

Funding Source: Departmental budget, CDBG.

Action 6.3: *Whenever land use regulations, land use designations, or housing programs are proposed for adoption or modification, the Community Development Department shall analyze the proposed changes to determine consistency with the Housing Element and other elements of the General Plan.*

Timeframe: Annual monitoring and reporting throughout the planning period through the APR.

Responsible Agency: Community Development Department.

Funding Source: Departmental budget.

C. Quantified Objectives

The City's quantified objectives for new construction, rehabilitation and conservation are presented in Table V-1. As shown in Table B-1, Land Inventory vs RHNA, a total of 995 units were approved for new construction as of October 2023, therefore the City is on pace to meet the total quantified objectives for new construction. For rehabilitation, per Action 4.2, the City is initiating in 2023 a new Housing Rehabilitation Program with a goal of rehabilitating 15 homes with the use of CDBG and/or PHLA funds by the end of the planning period. Regarding conservation, there are currently a total of 156 units at-risk for conversion. One of the two developments, Village La Paz renewed their HUD Section 8 Project-Based Rental Assistance (PBRA) contract for another five years, until June 30, 2027. As of October 2023, it is unknown whether the remaining 56 units at Alicia Apartments will elect to convert to market rate. The City will conduct outreach and coordination to facilitate preservation of these units as identified in Action 4.1.

Table V-1
Quantified Objectives – 2021-2029
City of Laguna Niguel

Program Category	Income Category					Totals
	Ex. Low	V. Low	Low	Mod	Above Moderate	
New Construction ¹	174	174	202	223	434	1,207
Rehabilitation/ Assistance ²	5/6	5/12	5/12	5/6	5/-	25/36
Conservation ³	289				-	289

1. Quantified objective for new construction is for the period 7/1/2021 – 10/15/2029 per the RHNA

2. Rehabilitation = units rehabilitated, Assistance = units/property owners in need of rehabilitation that are connected with resources to assist with rehabilitation; Assumes moderate and above moderate units will encounter market rate rehabilitation

3. Preservation of units at risk of conversion to market rate housing (Action 4.1), code enforcement (Action 4.2), and FHCOC assistance (Action 5.2)

Appendix A – Evaluation of the Prior Housing Element

Section 65588(a) of the *Government Code* requires that jurisdictions evaluate the effectiveness of the existing Housing Element, the appropriateness of goals, objectives and policies, and the progress in implementing programs for the previous planning period. This appendix contains a review the housing goals, policies, and programs of the previous housing element, and evaluates the degree to which these programs have been implemented during the previous planning period. This analysis also includes an assessment of the appropriateness of goals, objectives and policies. The findings from this evaluation have been instrumental in determining the City’s 2021-2029 Housing Implementation Program.

Table A-1 summarizes the programs contained in the previous Housing Element along with the source of funding, program objectives, accomplishments, and implications for future policies and actions.

Table A-2 presents the City’s progress in meeting the quantified objectives from the previous Housing Element. *A cumulative evaluation of the City’s effectiveness in meeting the housing needs of special needs populations is summarized below.*

Cumulative evaluation of the Effectiveness in Meeting the Housing Needs of Special Needs Populations

While goals, policies, and programs that increase the number and variety of different types of units and maintain the high quality of existing housing stock benefits all residents in Laguna Niguel, the 2013 Housing Element included a number of policies and programs to specifically address the needs of special needs populations (e.g., elderly, persons with disabilities, large households, female headed households, farmworkers, and persons experiencing homelessness). To meet the housing needs of special needs populations, the City and other partner agencies accomplished the following during the last planning period:

Elderly

- The City allocates CDBG funds to social services agencies that administer housing and supportive services, including the elderly. In FY 2019-2020, 5 social services agencies received pass-through CDBG funding from the City to provide support and assistance, including elderly residents, and comparable assistance was provided in each preceding year of the program.
- Of those social service agencies, Age Well Senior Services expended \$5,000 on FY19-20 to assist 82 seniors with its Meals on Wheels program. In addition to receiving a meal, program staff and volunteers conducted a well-check on homebound seniors. Due to Coronavirus pandemic stay-at-home orders, the program was modified to grab-n-go meals for seniors during the final quarter of the FY19-20 reporting period.
- Family Assistance Ministries (FAM) utilized \$10,235 to assist 508 individuals during the FY19-20 reporting period. Assistance provided by FAM includes basic needs (i.e., food) and direct client services (i.e., rent assistance and case management). Due to Coronavirus pandemic social distancing recommendations, the program was modified to provide a drive-thru food bank during the final quarter of FY19-20.
- South County Outreach expended \$10,235 to assist 346 people by providing access to their extensive foodbank. Additionally, 47 individuals benefitted from rent and utility assistance, which helped prevent the loss of housing. Due to Coronavirus pandemic social distancing recommendations, the program was modified to provide a drive-thru food bank during the final quarter of FY19-20.
- Orange County Housing Authority (OCHA) administers the Housing Choice Voucher rental assistance program. During FY 2019-2020, 92 very low-income renter households in Laguna Niguel received assistance. 66 of the 92 assisted households were for elderly individuals.

Persons with Disabilities

- As described above, the City allocates CDBG funds to social services agencies that administer housing and supportive services, including services for persons with disabilities (including developmentally disabled). In FY 2019-2020, 5 social services agencies received pass-through CDBG funding from the City to provide support and assistance, including to persons with disabilities, and comparable assistance was provided in each preceding year of the program.
- Family Assistance Ministries (FAM) utilized \$10,235 to assist 508 individuals during the FY19-20 reporting period. Assistance provided by FAM includes basic needs (i.e., food) and direct client services (i.e., rent assistance and case management). Due to Coronavirus pandemic social distancing recommendations, the program was modified to provide a drive-thru food bank during the final quarter of FY19-20.
- South County Outreach expended \$10,235 to assist 346 people by providing access to their extensive foodbank. Additionally, 47 individuals benefitted from rent and utility assistance, which helped prevent the loss of housing. Due to Coronavirus pandemic social distancing recommendations, the program was modified to provide a drive-thru food bank during the final quarter of FY19-20.
- Orange County Housing Authority (OCHA) administers the Housing Choice Voucher rental assistance program. During FY 2019-2020, 92 very low-income renter households in Laguna Niguel received assistance. 12 of the 92 assisted households were for individuals with disabilities.
- The City is committed to furthering fair housing practices and cooperating with the Fair Housing Council of Orange County to eliminate discriminatory practices countywide. The City continues to contract with the Fair Housing Council of Orange County, which provides services that include fair housing enforcement and education, landlords/tenant counseling and mediation. In 2020, Laguna Niguel participated with 15 other Orange County entitlement cities to prepare a regional Analysis of Impediments to Fair Housing Choice (AI) to remove barriers to fair housing choice for all their residents. The AI examined policies, procedures, and practices within the region that may limit a person's ability to choose their residence free from discrimination. FHOCC assisted 104 Laguna Niguel households in FY 2019-20.
- The City's Reasonable Accommodation Ordinance is codified in Chapter 9-1-39 of the Zoning Code, and allows for reasonable accommodation (i.e., modifications or exceptions) in the City's zoning laws and other land use regulations to allow disabled persons an equal opportunity to use and enjoy a dwelling.

Large Family Households

- As described above, the City is committed to furthering fair housing practices and cooperates with the Fair Housing Council of Orange County to eliminate discriminatory practices countywide. The City continues to contract with the Fair Housing Council of Orange County, which provides services that include fair housing enforcement and education, landlords/tenant counseling and mediation. In 2020, Laguna Niguel participated with 15 other Orange County cities to prepare a regional Analysis of Impediments to Fair Housing Choice (AI) to remove barriers to fair housing choice for all their residents. The AI examined policies, procedures, and practices within the region that may limit a person's ability to choose their residence free from discrimination. FHOCC assisted 104 Laguna Niguel households in FY 2019-20.
- Family Assistance Ministries (FAM) utilized \$10,235 to assist 508 individuals during the FY19-20 reporting period. Assistance provided by FAM includes basic needs (i.e., food) and direct client services (i.e., rent assistance and case management). Due to Coronavirus pandemic social distancing

recommendations, the program was modified to provide a drive-thru food bank during the final quarter of FY19-20.

- South County Outreach expended \$10,235 to assist 346 people by providing access to their extensive foodbank. Additionally, 47 individuals benefitted from rent and utility assistance, which helped prevent the loss of housing. Due to Coronavirus pandemic social distancing recommendations, the program was modified to provide a drive-thru food bank during the final quarter of FY19-20.
- Orange County Housing Authority (OCHA) administers the Housing Choice Voucher rental assistance program. During FY 2019-2020, 92 very low-income renter households in Laguna Niguel received assistance. 14 of the 92 assisted households were for families.

Female-Headed Households

- As described above, the City is committed to furthering fair housing practices and cooperates with the Fair Housing Council of Orange County to eliminate discriminatory practices countywide. The City continues to contract with the Fair Housing Council of Orange County, which provides services that include fair housing enforcement and education, landlords/tenant counseling and mediation. In 2020, Laguna Niguel participated with 15 other Orange County cities to prepare a regional Analysis of Impediments to Fair Housing Choice (AI) to remove barriers to fair housing choice for all their residents. The AI examined policies, procedures, and practices within the region that may limit a person's ability to choose their residence free from discrimination. FHOCC assisted 104 Laguna Niguel households in FY 2019-20.
- Family Assistance Ministries (FAM) utilized \$10,235 to assist 508 individuals during the FY19-20 reporting period. Assistance provided by FAM includes basic needs (i.e., food) and direct client services (i.e., rent assistance and case management). Due to Coronavirus pandemic social distancing recommendations, the program was modified to provide a drive-thru food bank during the final quarter of FY19-20.
- South County Outreach expended \$10,235 to assist 346 people by providing access to their extensive foodbank. Additionally, 47 individuals benefitted from rent and utility assistance, which helped prevent the loss of housing. Due to Coronavirus pandemic social distancing recommendations, the program was modified to provide a drive-thru food bank during the final quarter of FY19-20.

Farmworkers

- As described above, the City is committed to furthering fair housing practices and cooperates with the Fair Housing Council of Orange County to eliminate discriminatory practices countywide. The City continues to contract with the Fair Housing Council of Orange County, which provides services that include fair housing enforcement and education, landlords/tenant counseling and mediation. In 2020, Laguna Niguel participated with 15 other Orange County cities to prepare a regional Analysis of Impediments to Fair Housing Choice (AI) to remove barriers to fair housing choice for all their residents. The AI examined policies, procedures, and practices within the region that may limit a person's ability to choose their residence free from discrimination. FHOCC assisted 104 Laguna Niguel households in FY 2019-20.
- Family Assistance Ministries (FAM) utilized \$10,235 to assist 508 individuals during the FY19-20 reporting period. Assistance provided by FAM includes basic needs (i.e., food) and direct client services (i.e., rent assistance and case management). Due to Coronavirus pandemic social distancing recommendations, the program was modified to provide a drive-thru food bank during the final quarter of FY19-20.

- South County Outreach expended \$10,235 to assist 346 people by providing access to their extensive foodbank. Additionally, 47 individuals benefitted from rent and utility assistance, which helped prevent the loss of housing. Due to Coronavirus pandemic social distancing recommendations, the program was modified to provide a drive-thru food bank during the final quarter of FY19-20.

Persons Experiencing Homelessness

- The City contracts with Mercy House, a non-profit service provider specializing in assisting the homelessness. In addition, the City provided funding for a Homeless Liaison Officer position through its law enforcement services contract with the Orange County Sheriff's Department. The City also provided pass-through CDBG funding annually to local non-profits, including Family Assistance Ministries and South County Outreach, that provides food banks, rental assistance, counseling and other forms of assistance to individuals and families at risk of becoming homeless.
- Family Assistance Ministries (FAM) utilized \$10,235 to assist 508 individuals during the FY19-20 reporting period. Assistance provided by FAM includes basic needs (i.e., food) and direct client services (i.e., rent assistance and case management). Due to Coronavirus pandemic social distancing recommendations, the program was modified to provide a drive-thru food bank during the final quarter of FY19-20.
- South County Outreach expended \$10,235 to assist 346 people by providing access to their extensive foodbank. Additionally, 47 individuals benefitted from rent and utility assistance, which helped prevent the loss of housing. Due to Coronavirus pandemic social distancing recommendations, the program was modified to provide a drive-thru food bank during the final quarter of FY19-20.

Table A-1
Housing Element Program Evaluation 2013-2021
City of Laguna Niguel

Housing Program	Program Objective	Timeframe	Implementation Status	Accomplishments
1. Provision of Adequate Housing Sites	Identify and monitor the use of vacant land for the construction of new housing units to meet RHNA allocation.	Ongoing	<p>1) The City complies with the "no net loss" provision of Government Code §65863 through provisions in the Laguna Niguel Zoning Code and Gateway Specific plan.</p> <p>2) The City continues to submit an annual progress report to the California Department of Housing and Community Development and Office of Planning and Research.</p> <p>3) The City continues to offer a density bonus when affordable housing is provided.</p> <p>4) The City annually publishes the CDBG notice of funding availability; however, we have not received any applications for multi-family units targeting extreme-low-income households during the previous reporting period.</p> <p>5) The City continues to offer administrative assistance to affordable housing developers in preparing grant applications.</p> <p>6) A current inventory of vacant land suitable for housing is posted on the City's website.</p> <p>7) The City publicizes current development projects in the Gateway and provides development standards on the City's website.</p>	<p>Evaluation: This program is considered successful. The City has maintained an inventory of residential sites and had adequate capacity to accommodate its RHNA. Specifically, a total of 1,529 units were approved during this planning period, which significantly exceeded the City's 182-unit RHNA allocation. Additionally, the City's very-low, low, and above moderate allocations were all met.</p> <p>Continue/Modify/Delate: Modify. This program provides relevant information to ensure the City is able to accommodate its RHNA allocation. However, given the significant increase in the City's RHNA allocation from 182 units (5th Cycle) to 1,207 units (6th Cycle), a more robust program will be implemented that includes the following new program: Program 3 – Action 3.2.</p>
2. Sites for Emergency Shelters and Transitional / Supportive Housing	Promote and assist in the development of emergency shelters and transitional/supportive housing.	Ongoing	<p>1) Emergency shelters are listed as permitted uses in the LNZN CN, CC, CO, BP, PI, and MU-TC zoning districts.</p> <p>2) Transitional and supportive housing are listed as permitted uses in the Gateway Specific Plan BP, CS, and MU zoning districts.</p> <p>3) The City contracts with Mercy House, a non-profit service provider specializing in assisting the homeless. Mercy House conducts field outreach and case management work five days per week. The services include mental and physical health assessments and connection of homeless individuals to various services. As part of the contract, Mercy House works with shelter and housing partners to find suitable temporary or long-term housing for the homeless. Currently, there is a food bank in the Mercy Warehouse located at Vineyard Church in Laguna Niguel.</p>	<p>Evaluation: Although no opportunities to assist non-profits to locate an emergency shelter and/or transitional housing were identified during the planning period, there is an existing food bank located at Vineyard Church. Additionally, the City is able to assist by contracting with Mercy House, funding a Homeless Liaison Officer, and providing pass-through CDBG funding to non-profits that provide food banks, rental assistance, counseling and other forms of assistance to individuals and families at risk of being homeless.</p> <p>Continue/Modify/Delete. Continue. This program continues to be appropriate and is included in the 2021-2029 Housing Element.</p>

Housing Program	Program Objective	Timeframe	Implementation Status	Accomplishments
			<p>4) The City provided funding for a Homeless Liaison Officer position through its law enforcement services contract with the Orange County Sheriff's Department.</p> <p>5) The City also provided pass-through CDBG funding annually to local non-profits, including Family Assistance Ministries and South County Outreach, that provide food banks, rental assistance, counseling and other forms of assistance to individuals and families at risk of becoming homeless.</p>	
3. Affordable Housing Development	Promote and assist in the development of housing for low- and moderate-income households.	Ongoing	<p>1) The City's affordable housing regulations are in compliance with current provisions of Government Code 65915 (State density bonus law).</p> <p>2) The City offers incentives for affordable housing development in the form of density bonus as listed in the Laguna Niguel Zoning Code and Gateway Specific Plan. The public benefit provision provides for increased density above the baseline of 50 du/ac up to 120 du/ac. During this program period, the public benefit density bonus was used in five approved Gateway developments ranging between 67-93 du/ac resulting in 1,497 total units with 55 affordable units.</p> <p>3) The City encourages the production of housing designed specifically for special needs population groups through the density bonus program in the Gateway Specific Plan. During this program period, density bonus was used to approve a mixed-use development that includes a State-licensed Residential Care Facility for the Elderly (RCFE) with 111 units at 72 du/ac.</p> <p>4) The City implements regulations for accessory dwelling units consistent with State Law.</p> <p>5) OCHA issues vouchers on behalf of Laguna Niguel.</p>	<p>Evaluation: Per the current RHNA allocation (182 total units), the City was successful in promoting housing for very-low and low income households. A total of 41 very-low income units (43 very-low RHNA allocation), and 38 low income units (30 low income RHNA allocation) were approved in this planning period.</p> <p>Continue/Modify/Delate: Modify Although the program was successful for this planning period, more will be done to achieve the current RHNA allocation distribution. Modifications to this program include the following:</p> <p>Promote the construction of ADUs by Program #3, Action 3.5 and ensuring that they are permitted by-right if they comply with 9-1-35.26 of the LNM and State law; and per Program 3, Action 3.2 to mandate that any public benefit provided to achieve a density of higher than 50 du/ac shall include a provision of affordable housing.</p>
4. Conserve and Improve Existing Housing Affordable to Low and Moderate Income Households	To conserve and improve existing housing that is affordable to low- and moderate-income households.	Ongoing	<p>1) The City continues to monitor at risk units. No notifications have been received during the reporting period.</p> <p>2) The City's Code Enforcement program responds to property maintenance complaints.</p> <p>3) Homesharing programs are administered by private service providers.</p> <p>4) There are no providers operating in or near Laguna Niguel during the reporting period.</p>	<p>Evaluation: Program considered successful. No existing deed restricted units were converted to market rate during this planning period,</p> <p>Continue/Modify/Delate: Continue. This program continues to be appropriate and is included in the 2021-2029 Housing Element.</p>

Housing Program	Program Objective	Timeframe	Implementation Status	Accomplishments
			<p>5) The City continues to administer the condominium conversion ordinance as stated in the Zoning Code. No units were converted during the reporting period.</p> <p>6) Within this planning period, a City-initiated Homeowner Association (HOA) quarterly meeting was developed to inform homeowner associations of current issues in the community.</p>	
5. Promote Equal Housing Opportunity	Promote equal housing opportunity for all residents of Laguna Niguel.	Ongoing	<p>1) The Zoning Code outlines administrative procedures for reasonable accommodation requests. No requests were received during the reporting period.</p> <p>2) The City continues to contract with the Fair Housing Council of Orange County. The Fair Housing Council provides services that include fair housing enforcement and education, landlord/tenant counseling, mediation, and homebuyer HUD counseling which includes first-time homebuyer education and mortgage default counseling. Services are available to low-to-moderate income clients free of charge and to others for a moderate donation. Services are available in English, Spanish and Vietnamese.</p> <p>3) In 2020, Laguna Niguel participated with 15 other Orange County entitlement cities to prepare a regional Analysis of Impediments to Fair Housing Choice (AI) to fulfill their HUD requirement and remove barriers to fair housing choice for all their residents. The AI examined policies, procedures, and practices within the region that may limit a person's ability to choose their residence free from discrimination. The AI provided an overview of laws, regulations, conditions, or other possible obstacles that may affect an individual or a household's access to housing in the region. It also presented local and regional demographic profiles, assessed the extent of housing needs among specific groups, identified existing barriers or impediments that may limit housing choice, and proposed actions to overcome those barriers.</p>	<p>Evaluation: Program considered successful. The City is committed to furthering fair housing practices in the community and cooperates with the Fair Housing Council of Orange County to eliminate discriminatory practices countywide.</p> <p>Continue/Modify/Delete. Continue. This program continues to be appropriate and is included in the 2021-2029 Housing Element.</p>
6. Housing Element Monitoring and Reporting	To develop monitoring and reporting programs for the Housing Element and ensure the Housing Element is internally consistent with other elements of the General Plan.	Ongoing	<p>1) The City continues to submit progress reports to the California Department of Housing and Community Development and Office of Planning and Research.</p> <p>2) The City's CDBG program requires service providers to report on the number of residents served each quarter.</p> <p>3) All entitlements are analyzed for consistency with the Housing Element and other General Plan elements.</p>	<p>Evaluation: Program considered successful. The City submitted APRs for each of the years within this last planning cycle.</p> <p>Continue/Modify/Delete. Continue. This program continues to be appropriate and is included in the 2021-2029 Housing Element..</p>

Table A-2
Progress in Achieving Quantified Objectives – 2013-2020

Program Category	Quantified Objective	Progress
New Construction		
Extremely Low	22	0
Very Low	21	44
Low	30	38
Moderate	34	8
Above Moderate	75	1,442
Total	182	1,532
Conservation		
Very Low		
Low	156	156
Total	156	156

Source: City of Laguna Niguel

Appendix B – Residential Land Inventory

The assumptions and methodology for the residential land inventory are provided below and summarized in Table B-1 through Table B-6. The inventory of sites for potential housing development is comprised of approved projects, vacant sites, underutilized sites, and potential accessory dwelling units (ADUs). As shown in Table B-1, the city's land inventory can accommodate the RHNA allocation for the planning period in all income categories based on current general plan and zoning designations.

**Table B-1
Land Inventory vs. RHNA**

Potential Housing Sites	Income Category				Totals
	Very-Low	Low	Moderate	Above-Mod	
Approved projects (Table B-2)	12	-	-	995	1,007
Vacant sites (Table B-3)	-	-	23	44	67
Underutilized sites (Table B-5)	353	235	196	-	784
Accessory dwelling units (ADUs)	12	24	20	8	64
Totals	377	259	239	1,047	1,922
RHNA (2021-2029)	348	202	223	434	1,207
Adequate Capacity?	Yes	Yes	Yes	Yes	Yes

Source: City of Laguna Niguel Community Development Department, 2023

Progress Towards the RHNA (Approved Projects)

Table B-2 lists projects that have been approved and are expected to be completed during the planning period. Affordability levels are based on the actual estimated sale prices or rents and deed restrictions.

**Table B-2
Approved Projects**

Project	Address	Density (units/ac)	Potential Units					Status/Notes
			VL	Low	Mod	Above	Total	
Gateway Senior Housing	27762 Forbes Rd	72				79	79	Building permits issued May 3, 2022; finalized August 11, 2023
Blu II Laguna Niguel (formerly known as Picerne wrap)	25887 Crown Valley Pkwy	52	12			180	192	Building permit issued July 28, 2021; finalized July 10, 2023. 12 deed-restricted units.
SunPointe (formerly known as Colinas de Capistrano)	Tract 5241, Lots 1-53 (single-family) APN: 637-071-01 through 53	2.7				53	53	Entitled November 12, 2019
South Forbes	27912, 27942, 27972 Forbes Rd	119				309	309	Entitled June 14, 2022
Laguna Niguel City Center	Vesting Tentative Tract Map No. 19024	11				275	275	Entitled July 19, 2022
Cove @ El Niguel (formerly known as Crowne Cove)	n/w of Crown Valley Pkwy and Pacific Island Dr APN: 656-231-02	11				22	22	Entitled September 13, 2022
Griffin Senior Living	24600 La Plata Dr	21				77	77	Entitled May 16, 2023
Totals		-	12		-	995	1,007	

As of October 2023, the City has achieved approximately 83% of its overall RHNA obligation with approved/entitled units. However, most of these units are affordable to above-moderate income households. When considering the remaining RHNA by income category, the City has already met its obligation for above-moderate income units and has a remaining RHNA of 761 units as shown in (538 lower-income units and 223 moderate-income units).

Site Inventory Considerations (Vacant and Nonvacant Site Strategies)

The City has considered several key issues relevant to the sites inventory presented in this section.

Zoning Appropriate to Accommodate Housing Affordable to Lower-Income Households

The capacity of sites that allow development densities of at least 30 units per acre are credited toward the City's remaining lower- and moderate-income RHNA based on State law. Zones that allow less than 30 units per acre but facilitate multifamily housing are considered appropriate to accommodate housing for moderate- and above-moderate income households. Much of the moderate-income need will be met by private market construction of non-subsidized rental units and entry-level condominiums. Laguna Niguel has identified the Gateway Specific Plan area as the most appropriate location to accommodate new development given that it envisions development to occur at densities of 30 du/ac and higher. However, future residential development is not precluded elsewhere in the City; multifamily residential projects have been developed in other areas of Laguna Niguel including around the Marketplace and Town Center. Some of these projects have served the needs of special populations, including seniors, and have included affordable components. The City continues to encourage the development of new residential projects throughout the City, while at the same time recognizing that the Gateway represents the most viable location to accommodate new development affordable to households at all income levels.

Assembly Bill 1397

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

AB 1397 also adds specific criteria for assessment of the realistic availability of nonvacant sites during the planning period. If nonvacant sites accommodate half or more of the lower-income need (as is the case in Laguna Niguel, like many other built-out cities), the housing element must describe "substantial evidence" that the existing use does not constitute an impediment for additional residential use on the site. Due to the built-out nature of Laguna Niguel, the vast majority of sites have existing uses. Nonvacant sites included in the inventory have been chosen due to their location, age, existing uses, and potential for intensification facilitated by the Gateway Specific Plan, which substantially increased the development potential (and market value) of previously underutilized properties. To ensure that appropriate sites have been chosen, properties that show recent investments or updates or that contain uses of local importance are not included, and clear criteria were used to evaluate all sites, as described below under the Suitability of Nonvacant Sites discussion.

AB 1397 requires that vacant sites identified in the previous two Housing Elements and nonvacant sites identified in the previous Housing Element only be deemed adequate to accommodate a portion of the housing need for lower-income households if the site is zoned at residential densities consistent with the default density established by HCD (30 units per acre) and the site allows residential use by right for housing developments in which at least 20 percent of the units are affordable to lower-income households. Nonvacant sites identified in the previous Housing Element and vacant sites identified in the previous two Housing Elements but credited toward the moderate or above moderate-income RHNA in the current Housing Element

are not subject to the provisions of AB 1397 since they are not intended to meet the lower-income RHNA. None of the sites identified in this Housing Element were identified in the prior Housing Element.

No Net Loss Provision

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

Realistic Capacity/Example Projects

Sites in the Gateway Specific Plan have been identified to accommodate the majority of the City’s RHNA. As described throughout this Element, the Gateway area represents a unique opportunity to locate new housing for all income categories, not just lower-income categories, in an area near goods, services, jobs, and transit thereby providing new housing choices in an area of improving opportunity. In a built-out community like Laguna Niguel, the ability to direct growth to specific areas where new residents can be provided access to jobs and transit is an important part of the success of future development.

The Gateway Specific Plan identifies minimum and maximum densities based on the subzone of the parcel as defined in the Specific Plan. Within the mixed-use zone, stand-alone residential projects require a minimum density of 40 units/acre and are currently permitted at a maximum density of 50 units/acre and 1.15 floor area ratio (FAR) without inclusion of a public benefit and up to maximum density of 120 units/acre and 1.15 FAR with public benefits. The City has included Program Action 3.2 to evaluate and amend the Gateway Specific Plan to mandate that any public benefit provided to achieve a density of higher than 50 du/ac shall include a provision of affordable housing. Please refer to Section IV.A.1.b for a detailed description of the Gateway Specific Plan.

A review of recent development projects (Table B-3) in Laguna Niguel helps to identify the realistic density that can be anticipated for potential development based on the history of 10 projects which have or will result in the production of 2,020 units. In general, a conservative residential development potential of underutilized sites in the Gateway Specific Plan is 70% of maximum permitted density of 50 du/ac (permitted without public benefits, projects typically achieve a density of 70-120 units/ac in the Gateway). Moreover, the City’s commitment to increasing residential development opportunities, in combination with developers’ desire to maximize the return on their investments, results in increasingly efficient development at higher densities than was typical in past decades. The City expects that future housing development project applications will match the current trend of proposed residential densities near the maximum density allowed or will seek density bonuses as allowed by state law.

For each of the underutilized Gateway Specific Plan sites, development trends vary by lot size whereby the larger the property the more likely the development will meet or exceed the maximum density allowance. Additionally, with larger projects, developers have more flexibility in using the density bonus provisions (although density bonus units are not assumed as part of this analysis). However, since all the underutilized and candidate sites for rezoning are >0.5 acre in size, they are all assumed to develop at 70% of maximum capacity.

As shown in Table B-3, two projects have been recently developed at sites that were previously vacant (SunPointe and Griffin Senior Living Community). Both sites have developed at 100% of their maximum capacity, however, the City has elected to use a conservative approach to estimating realistic capacity at vacant sites (which are typically easier to develop than nonvacant sites) and also apply an assumption that vacant sites (excluding single-family lots) will develop at 70% of maximum capacity.

Table B-3
Previous Constructed and Approved Multi-Family Projects

Status	Project/ Address	General Plan/Zoning	Units	Prior Use	Prior Age of Structures	Prior FAR (% of Maximum)	Project Density (units/ac)	Maximum Density (units/ac)	% of Maximum Density
Constructed 3/1/16	Apex Apartments 27960 Cabot Rd	Community Commercial, Professional Office, Public/Institutional, and Residential Attached/Gateway Specific Plan, Mixed-Use Zone	284	Nonvacant (2 industrial buildings demolished)	1973	13%	86	50	172%
Constructed 4/4/16	Skye Apartments 28100 Cabot Rd	Community Commercial, Professional Office, Public/Institutional, and Residential Attached/Gateway Specific Plan, Mixed-Use Zone	142	Nonvacant (2 commercial buildings demolished)	1978	24%	67	50	134%
Constructed 4/30/18	Cavora Apartments 27742 Forbes Rd	Community Commercial, Professional Office, Public/Institutional, and Residential Attached/Gateway Specific Plan, Mixed-Use Zone	351	Nonvacant (4 industrial buildings demolished)	1979-1980	35%	70	50	140%
Constructed 4/20/20	Villara Apartments 27665 Forbes Rd	Community Commercial, Professional Office, Public/Institutional, and Residential Attached/Gateway Specific Plan, Mixed-Use Zone	300	Nonvacant (4 commercial buildings demolished)	1967	32%	78	50	156%
Constructed 4/22/20	Blu I Laguna Niguel Apartments 27930 Cabot Rd	Community Commercial, Professional Office, Public/Institutional, and Residential Attached/Gateway Specific Plan, Mixed-Use Zone	233	Nonvacant (2 commercial buildings demolished)	1973	54%	99	50	198%
Constructed 7/10/2023	Blu II Laguna Niguel Apartments 25887 Crown Valley Pkwy	Community Commercial, Professional Office, Public/Institutional, and Residential Attached/Gateway Specific Plan, Mixed-Use Zone	192	Nonvacant (2 commercial buildings demolished)	1985	24%	52	50	104%
Constructed 8/11/2023	Forbes Senior Living (formally Gateway Senior Housing) 27762 Forbes Rd	Community Commercial, Professional Office, Public/Institutional, and Residential Attached/Gateway Specific Plan, Mixed-Use Zone	79	Nonvacant (1 commercial building demolished)	1972	38%	72	50	144%
Entitled 11/12/2019	SunPointe Tract 5241, Lots 1-53; APN: 637-071- 01-53	Residential Detached/Open Space/Parks and Recreation/RS-3 Single- Family District 3	53	Vacant	N/A	N/A	2.7	2.7	100%

Status	Project/ Address	General Plan/Zoning	Units	Prior Use	Prior Age of Structures	Prior FAR (% of Maximum)	Project Density (units/ac)	Maximum Density (units/ac)	% of Maximum Density
Entitled 6/14/22	South Forbes Apartments 27912, 27942, 27972 Forbes Rd	Residential Detached/Open Space/Parks and Recreation/RS-3 Single- Family District 3	309	Nonvacant (3 commercial buildings demolished)	1977-1978	32%	119	50	238%
Entitled 5/16/2023	Griffin Senior Living Community 24600 La Plata Drive	Public/Institutional/ Public/Institutional/Managed Care Overlay	77	Vacant	N/A	N/A	21	21	100%

Notes:

Maximum densities of projects in the Gateway Specific Plan area excluding public benefit bonus

Table B-4 summarizes how the various factors identified in housing element law (Government Code Section 65583.2(c)(2)) result in an adjusted site capacity of 70% of the maximum densities. Of the five factors, only land use controls and site improvements, realistic capacity of the site, and typical densities are relevant when considering the capacity of sites in Laguna Niguel. Infrastructure constraints are not applicable as the City is largely built out; no vacant, developable land or proposed infill sites are located in areas subject to flooding or special hillside development regulations and there are no environmental constraints. The City finds that it is not financially feasible or desirable for developers to redevelop any of the sites listed in the sites inventory for 100% nonresidential uses. In an abundance of caution, the City has applied a reduction to the maximum site capacity, but all evidence suggests that residential uses will comprise the vast majority of new development in the City, even if the zoning allows for 100% nonresidential uses. During the prior planning period, no 100% non-residential projects have been developed on parcels that allow for residential uses, including parcels designated for mixed-use.

Table B-4 Capacity Adjustment Factors for Vacant and Underutilized Sites

Capacity Factor	Adjustment	Reasoning
Land use controls and site improvements	95%	For net acreage due to building setbacks and on-site improvements, including sidewalks, utility easements
Realistic capacity of the site	80%	Adjustment based on past development trends for residential redevelopment on nonvacant sites
Typical densities	95%	Multifamily housing projects (with and without affordable units) are built out to almost maximum density
Infrastructure availability	No adjustment	Not applicable; no constraint
Environmental constraints	No adjustment	No known site constraint

$$\text{Realistic Capacity} = 1.0(.95)(.80)(.95) = 70\% \text{ (approx.)}$$

Environmental Constraints

Potential environmental constraints to future development of sites identified include the seismic and liquefaction hazards, which are addressed in the Non-Governmental Constraints section of the Housing Element. All sites identified in the Sites Inventory to meet the remaining lower income RHNA need are not within areas that have development restrictions due to risk of damage from disasters (such as floods, wildfires, or seismic events). The sites inventories have a land use designation which was determined based on surrounding land uses and has already examined potential environmental constraints. There are no additional constraints that would impede the development of new housing units in the future on the identified sites.

Suitability of Nonvacant Sites

Because nonvacant sites comprise more than half of Laguna Niguel's sites inventory, Government Code Section 65583.2(g)(2) requires that the City analyze the extent to which existing uses may constitute an impediment to additional residential development, past experience in converting existing uses to higher density residential development, market trends and conditions, and regulatory or other incentives to encourage redevelopment. Furthermore, the City will make findings based on substantial evidence that the existing use is not an impediment and will likely discontinue during the planning period.

City of Laguna Niguel is essentially entirely built-out. There is very little vacant unentitled land remaining to accommodate new multifamily residential development. In order to accommodate its fair share of regional housing growth, the City must identify nonvacant sites to accommodate its remaining RHNA for all income levels (not only its lower income requirements).

Development Potential Characteristics Analysis

In order to evaluate the suitability of nonvacant sites for inclusion in the City's site inventory, the City developed a process to analyze the characteristics of projects that are currently under construction, approved/entitled but not yet under construction, or currently under review in the City. Given that these projects are extremely current, they provide the best insight into development patterns and trends in Laguna Niguel and help the City evaluate potential opportunity sites to identify those sites where redevelopment with residential uses is most likely based on shared characteristics with the current/proposed projects described above. This analysis forms the basis of the City's nonvacant sites analysis. All sites included in the inventory shared specific objective characteristics with the "evidence projects" list (i.e., the projects in various stages of construction/entitlement that provide evidence regarding the redevelopment potential of sites throughout the City) which provides the City with evidence that the identified sites, based on these shared characteristics, are likely sites to redevelop during the planning period.

At least 10 multifamily projects have been approved/entitled or constructed during the past 8 years in Laguna Niguel. These projects provide the City with the best insight into existing site conditions that lend themselves most favorably to redevelopment. The City analyzed these 10 projects to identify objective site characteristics that can be applied to other opportunity sites to determine their suitability. The City has analyzed 1) zoning, 2) year built, 3) existing floor area ratio, and 4) existing uses. The City used these characteristics as a lens to identify sites where redevelopment is most likely to occur during the planning period, given shared characteristics between the evidence projects and the potential sites. As described throughout this section, all sites within the City's inventory meet the objective characteristics identified through this analysis.

1. Existing Zoning. Of the 10 sites analyzed, the following zoning trends emerged:

- Gateway Specific Plan Zoning: 7 projects
- Residential Zoning: 2 projects
- Public/Institutional Zoning: 1 project

Existing Zoning Finding and Response: Site should be located in the Gateway Specific Plan area. There are 23,781 developable parcels in the City of Laguna Niguel. Of these parcels, 131 are zoned Gateway Specific Plan. As described later in this section, through a rigorous objective analysis of site characteristics and development patterns, the City has identified nine Gateway Specific Plan parcels (7% of Gateway Specific Plan parcels) in its site inventory. The City was highly selective in identifying potential development sites to ensure that only sites with the highest likelihood of redevelopment are included in the inventory. Together, these sites represent less than 0.04% of all developable parcels in Laguna Niguel. Future residential development is not precluded in other areas, but rather, the characteristics of these sites demonstrate most appropriately that they are the best and most likely sites to be redeveloped during the planning period. All sites nonvacant sites identified are located within the Gateway Specific Plan.

2. Year Built. Of the 10 sites analyzed, the following year built trends emerged:

- All nonvacant sites (8 out of 8) were built before 1991 (meaning that the building was at least 30 years old when it redeveloped).
- No nonvacant sites were built after 1991.

Year Built Finding and Response: Year built should be 1991 or earlier (at least 30 years old). All sites identified are at least 30 years old.

3. Floor Area Ratio. Of the 10 sites analyzed, the following floor area ratio trends emerged:

- The majority of nonvacant sites (7 out of 8) had a floor area ratio of less than 0.50.
- Only one site had a floor area ratio greater than 0.50; this site had a floor area ratio of 0.54 and two commercial buildings built in 1973.

Floor Area Ratio Finding and Response. Existing floor area ratio should be less than 0.50. All sites identified have an existing development floor area ratio of less than 0.50.

4. Existing Uses. Of the 10 sites analyzed, the following trends related to existing uses emerged:

- 6 sites are developed with commercial uses (e.g., auto service, office, banks, restaurants and stores)
- 2 sites are developed with industrial uses

Existing Use Finding and Response. Existing uses do not typically constrain the redevelopment of a site and opportunity sites may be developed with a range of existing uses, including commercial, office, industrial, and public facilities. All sites identified in the inventory are developed with one of the existing uses exemplified in the example project list. The underdeveloped opportunity sites identified in the Gateway Specific Plan primarily include owner-occupied parcels (e.g., Sepulveda Building Materials) and commercial/business parks with multiple tenants. In the case of the latter, these properties typically feature modestly sized suites (generally under 1,500 square feet) leased to personal service, small office, fitness, and retail businesses. Due to the frequent turnover of these spaces, lease terms are generally shorter compared to major retailers and anchor tenants. Importantly, leases for tenants in multi-tenant commercial/business parks within the Gateway historically have not precluded residential redevelopment. The City has engaged property owners of sites included in the inventory throughout the Housing Element Update process. Property owners with sites included in the inventory have not shared any information with the City to indicate that a site's inclusion/potential for redevelopment during the planning period is unlikely. No property owner of a site included in the inventory has requested to be removed from the inventory and the City has no other information on existing site characteristics, such as long-term leases, that would preclude redevelopment during the planning period. Coupled with the other site characteristics, including current zoning, year built, floor area ratio, no currently developed uses are expected to prevent the redevelopment of a site.

Demand for Development in the Gateway

The Gateway area is the most in-demand location for new multifamily development in the City. At any given time, the City is facilitating multiple discussions with property owners and/or applications regarding the potential redevelopment of sites in the Gateway. Within the Gateway, the sites that are most ripe for redevelopment include those that are at least 30 years old, have a floor area ratio of less than 0.50, and are currently developed with uses that show declining demand, including retail, office, and industrial uses. The City has evaluated these metrics for all Gateway sites and has conducted a visual survey of sites to assess their quality and development potential. The City has also considered any known long-term leases or other constraints that would preclude, or even hinder, the redevelopment of the site. The City has also shared its inventory list with the public and property owners and no member of the public or property owner of a site on the inventory has brought forward a concern or constraint to a specific site's development which would preclude redevelopment during the planning period.

Suitability of Nonvacant Sites Findings

The City has specifically analyzed whether existing uses constitute an impediment for residential uses on the site. As described in this section, the City demonstrates that existing uses on the sites identified to accommodate a portion of the City's RHNA do not constitute an impediment for residential uses on the site. Additional information regarding current operations and tenants, vacancies, properties listed for rent or sale, and the demand for the current use are included. The City has considered each site individually and has concluded that based on the substantial evidence provided, current uses are not an impediment to the sites redevelopment for residential uses.

Site Strategy #1: Vacant Sites

The City of Laguna Niguel is largely built-out and very little vacant land remains available for residential development. As part of its Housing Element Update process, the City surveyed all parcels in the City to identify potential sites where residential development can be accommodated during the planning period. Through this process, the City identified two sites (totaling only 2.49 developable areas) which have current general plan and zoning standards in place to facilitate residential development; in addition, the City identified at least 44 vacant single-family lots where residential development is allowed. Vacant parcels suitable for residential development are summarized in Table B-5 and shown in 0. Single-family lots were assigned to the above-moderate income category (assumed to develop at one unit per lot) while the other two vacant sites were assigned to moderate-income based on anticipated market-rate rents for similar rental products in the region (as of October 2023, there were numerous apartments for rent in Laguna Niguel at prices affordable to moderate-income households, including units at all of the City's newer multifamily projects such as Apex, Blu, IMT, and Skye as well as at other older unit locations throughout the City and in nearby communities such as San Juan Capistrano, Mission Viejo, and Laguna Hills). As described above, the realistic capacity applied to vacant sites (excluding single-family lots) is 70%, which is a very conservative estimate and actual development may exceed this total.

As described in Programs 1.2, 1.3, 3.1, 3.2, 3.3, 3.4, 3.7, 3.8 and 3.10, the City will assist in facilitating subdivisions to create building sites and other assistance to facilitate development of vacant sites during the planning period. Development regulations allow stand-alone residential use at all vacant site locations, and several residential projects have been recently entitled at vacant sites, including SunPointe and Griffin Senior Living Community (see Table B-3).

The recently constructed Apex Apartments, located at 27960 Forbes Road, had to accommodate significant site preparation, including approximately 154,000 cubic yards of cut (nearly all exported) to accommodate a three-level, subterranean parking structure. Additionally, a 15' 7" retaining wall located at both the north and south sides of the site was constructed to accommodate the 84-foot grade differential across the site from north to south, and to provide a grade separated sidewalk and multi-use trail along Crown Valley Parkway.

As of October 2022, Blu I Niguel Apartments (Picerne) was constructed, and Blu II was under construction. However, similar to what was required at Apex and would be required at the Buie Stoddard site, significant grading was necessary before construction could begin. Project implementation included complete demolition and removal of all existing on-site buildings (two commercial buildings totaling 55,230 square feet), and site improvements included significant grading consisting of approximately 219,500 cubic yards of cut and 56,800 cubic yards of fill with approximately 162,700 cubic yards of export. The most significant earthwork entailed the excavation necessary to remediate an existing landslide, as well as re-grading the site to create the building pads for partially subterranean parking structures and creating the necessary site grades to facilitate an access driveway that links the tiered apartment communities from both Crown Valley Parkway and Cabot Road. In addition to the grading, an extensive network of retaining walls was also included in the development due to the substantial topography changes that occur across the property. These recent projects clearly demonstrate that topography and grading issues do not preclude development of the identified sites.

As described in the General Plan Program Environmental Impact Report (PEIR) and Gateway Specific Plan PEIR, water, sewer, electric and gas utilities will be available to serve development at vacant sites throughout the City.

As described in Housing Program #1, Action 1.3, Community Development staff will make contact annually with the property owners of the two vacant multi-family sites to assess development interest and offer assistance in permit processing and grant funding applications, if requested.

**Table B-5
Vacant Sites Inventory**

Site (Address/APN)	General Plan/ Zoning	Acreage	Net Density (du/acre)	Potential Units by Income Category			Total
				Lower	Moderate	Above	
CUSD Surplus Property , Paseo de Colinas Parcel 1 of LLA No. 07-01, Previous APNs: 637-412-02 (portion) & 637- 181-01 (portion)	GP: PI/RA/PR Zoning: PI/RM/PR/MC	2.47 (1.47 residential & 1.0 park)*	16		17**		17
Park Niguel , s/w of Crown Valley Pkwy and Central Park Dr APN: 654-083-04	GP: RA Zoning: Multi-Family (RM)	1.02	8.8		6*		6
Single-Family custom lots, various sites	Single-family	--	varies			44	44
TOTALS – vacant sites				-	23	44	67

Notes:

*Based on General Plan conditions

**Based on market condition

Site Strategy #2: Underutilized Sites in the Gateway Specific Plan

As discussed in the Constraints chapter, the Laguna Niguel Gateway Specific Plan represents a major development opportunity area in a City that is essentially built-out with very limited vacant land remaining. The Gateway Specific Plan, adopted in 2011, was the result of the collaborative planning efforts between the City, the public, property owners and businesses, covers an area of approximately 300 acres in the northeastern portion of the city, conveniently located adjacent to regional transportation facilities (I-5 and the Laguna Niguel/Mission Viejo Metrolink station) and in proximity to local and regional goods, services, and amenities. Significant residential development potential exists on underutilized sites within the Gateway Specific Plan (see Table B-6). Upon completion, the Gateway Plan anticipates a total of nearly 3,000 housing units in mixed-use districts. The City has included Action 3.2 to evaluate and amend the Gateway Specific Plan to mandate that any public benefit provided to achieve a density of higher than 50 du/ac shall include a provision of affordable housing and amend the Specific Plan to promote the development of workforce housing, “missing middle” housing, and deed-restricted moderate income housing.

The area was originally developed primarily with single-story light industrial buildings in the late 1970s and early 1980s prior to City incorporation in 1989. These original developments contain a mix of office, retail and service commercial, light industrial and auto-related sales and service uses, with most buildings reaching the end of their useful life (approximately 30-40 years). Existing development in the Specific Plan area is clustered primarily along the north/south roadways including Camino Capistrano, Cabot Road, and Forbes Road and is occupied by a variety of commercial service, light industrial, auto sales and services, retail, and office uses. Most of the uses are characterized by low-rise, one-story buildings and/or multi-tenant structures such as the business park on Forbes Road north of Crown Valley Parkway (there is a six-story Crown Cabot Financial office building on Cabot Road, a large retail/warehouse (Costco) on Crown Valley Parkway, and auto dealerships on Camino Capistrano and Star Drive, but none of these properties were assumed to be redeveloped in the planning period and are therefore not included in the sites inventory).

With the growth and development of southern Orange County during the past 40 years, the establishment of the Metrolink rail station in the Gateway in 2002, declining demand for uses currently found within the Gateway area, the old age of existing buildings (at least 30 years old), low lot utilization (floor area ratio less than 0.50), and increasing and persistent demand for new housing choices, the Gateway area presents a significant and unique opportunity for transformation of underutilized parcels in a built-out community into a major mixed-use, transit-oriented activity center.

There are 131 parcels totaling approximately 300 acres in the Gateway Specific Plan area. Of these 131 parcels, the City has identified nine parcels totaling 23.3 acres as suitable to accommodate a portion of the City’s lower- and moderate-income RHNA and extremely feasible for redevelopment during the planning period (see Figure B-2, site photos). The nine parcels identified in the inventory to accommodate a portion of the City’s lower- and moderate-income RHNA represent only .9% of the total number of parcels/7.8% of the total acreage in the Gateway Specific Plan area and less than 0.04% of the total parcels citywide; these sites are all between 0.80 acres to 5.6 acres in size (there are no feasible parcels suitable for redevelopment in the Gateway Specific Plan area larger than 5.6 acres). These sites have the capacity to accommodate a minimum of 784 units at densities determined to be suitable to accommodate a portion of the City’s lower income RHNA. The City evaluated all nine sites in the Gateway against all applicable development standards (including lot size, FAR, height, setbacks, and densities) and has confirmed that all development standards can be met and maximum densities (50 units/acre) can be realistically achieved.

Table B-6 includes detailed characteristics of those underutilized sites located in the Gateway Specific Plan identified as suitable to accommodate a portion of the City’s RHNA during this planning period. Because the allowable density is greater than 30 units/acre, capacity at these sites has been credit towards meeting a portion of the City’s lower- and moderate-income RHNA.

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Table B-6
Underutilized Sites Inventory

District	Address	APN	Zoning*	Assumed Density (du/ac)	Parcel Size (acres)	Year Built	FAR	Existing Use**	Site Criteria** *	Income Category			Total
										Very-Low	Low	Mod	
E	26022 Cape Dr	636 034 06	MU	50	1.2	1976	0.18	Crown Cape Center, 1-story commercial center, 9,600 sq.ft. Tenants include pool supply store and bakery. Multiple suites are unoccupied.	1, 2, 3, 4	19	13	10	42
E	27601 Forbes Rd	636 033 03	MU	50	5.4	1969	0.31	3 Flags commercial center, 1-story, 72,598 sq.ft. Variety of existing traditional office tenants including insurance, fitness, dance studio, home improvement, electronic repair, picture framing.	1, 2, 3, 4	85	57	47	189
E	27812 Forbes Rd	636 034 07	MU	50	1.1	1967	0.32	Mission Christian Church, 1-story, 15,124 sq.ft.	1, 2, 3, 4	17	12	10	39
Subtotal					7.7					121	82	67	270
G	27872 Crown Valley Pkwy	637 202 02	MU	50	3.5	1982	0.49	All Size Storage, 1-story, 77,574 sq.ft.	1, 2, 3, 4	55	36	31	122
Subtotal					3.5					55	36	31	122
H	27882 Forbes Rd	637 201 01	MU	50	3.1	1982	0.25	Laguna Niguel Medical Plaza, 2-story, 33,700 sq.ft. Traditional medical plaza uses such as physical therapy, urgent care, dental.	1, 2, 3, 4	49	32	27	108
H	28002 Forbes Rd	637 201 05	MU	50	0.9	1979	0.41	JFC Tires / OC Auto Collision, 1-story, 15,220 sq.ft.	1, 2, 3, 4	14	10	8	32
H	28092 Forbes Rd	637 201 11	MU/T	50	5.6	1979	0.07	Sepulveda Building Materials, 19,206 sq ft	1, 2, 3, 4	88	59	49	196
H	28032 Forbes Rd	637 201 06	MU	50	0.8	1979	0.42	South Coast Shingles, 15,000 sq ft	1, 2, 3, 4	13	8	7	28
H	28062 Forbes Rd	637 201 07	MU/T	50	0.8	1981	0.43	Office building (Art Display, Care Ambulance, Left Coast CrossFit), 1-story, 15,008 sq ft	1, 2, 3, 4	13	8	7	28
Subtotal					11.2					177	117	98	392
Totals					23.3					353	235	196	784

Notes:

*The General Plan designation for all parcels is COMMUNITY COMMERCIAL; PROFESSIONAL OFFICE; PUBLIC INSTITUTIONAL; RESIDENTIAL ATTACHED. All parcels are within the Gateway Specific Plan. The zoning designation reflects the Specific Plan land use designation.

**Existing uses as of January 2024.

***Criteria:

1. Suitable General Plan/Zoning Designation
2. Building age >30 years
2. FAR <50%
4. Existing uses with declining demand based on local redevelopment history

Note: None of the sites was utilized in a prior planning period

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Suitability of Nonvacant Sites

Because nonvacant sites comprise more than half of Laguna Niguel's sites inventory, Government Code Section 65583.2(g)(2) requires that the City analyze the extent to which existing uses may constitute an impediment to additional residential development, past experience in converting existing uses to higher density residential development, market trends and conditions, and regulatory or other incentives to encourage redevelopment. Furthermore, the City will make findings based on substantial evidence that the existing use is not an impediment and will likely discontinue during the planning period.

Site Strategy #3: Accessory Dwelling Units

Accessory dwelling units (ADUs) represent a significant opportunity for affordable housing, particularly for single persons or small households including the elderly, college students, young adults, and caregivers. The City has observed that over half of the ADUs issued have fallen into the very-low-income category, with rents less than \$1,000/month on average. Recent changes in State law have made the construction of ADUs more feasible for homeowners, and the City has seen an increase in ADU development applications recently.

Over the past few years interest in ADUs has increased; permits were issued for 3 ADUs in 2020, 10 ADUs in 2021, and 10 ADUs in 2022. At that rate, it is estimated that approximately 64 ADUs will be permitted during the 2021-2029 planning period, or approximately 8 per year. Based on recent analysis conducted by SCAG⁹ approximately two-thirds of future ADUs are expected to be affordable to lower-income households. Action 3.4 describes methods the City will use to promote and monitor ADU development. In 2022, the City prepared ADU handouts which describe the different types of ADUs, ADU development standards, examples of ADU site plan/floor plans, plan checklist for required information, and addressing exhibit templates.¹⁰ Additionally, the City posted CAD files on the City's website for the ADU floor plan examples. The ADU webpage includes the handouts, CAD files, and contact information.¹¹

Other Potential Development Locations (Future Opportunities)

As described above, the City has identified sufficient capacity to accommodate its remaining RHNA at all income categories through approved projects, vacant sites, sites in the Gateway Specific Plan, and ADUs. As described throughout this Element, the Gateway Specific Plan is an area near goods, services, jobs, and transit. The Gateway also allows for the highest levels of density in the community, ranging from 50 to 120 du/ac. While the City has identified the Gateway as the most viable location to accommodate new residential development at all income levels (not just lower income), multifamily residential development is also allowed elsewhere throughout the City and is not restricted to only the Gateway (see Table IV-4). The City has a history of collaborating with applicants and approving residential developments outside of the Gateway to increase the City's housing inventory in essentially a built-out community. Over the last four years alone, this notably includes: the Laguna City Center mixed-use development with two prominent apartment buildings (included a Zone Change to allow residential uses on a commercially zoned property), Griffin Living senior housing development (included a Zone Change to allow senior housing on a public/institutional zoned property), the SunPointe small lot residential subdivision, and the Cove at El Niguel townhomes. While the Gateway represents the most appropriate and predictable location for future residential development, other development opportunities exist throughout the City and the City will continue to work with property owners and applications on sites throughout the City, not just sites identified in the Housing Element, to encourage residential development for all household incomes in locations throughout Laguna Niguel.

9 SCAG, Regional Accessory Dwelling Unit Affordability Analysis, 2020 (https://scag.ca.gov/sites/main/files/file-attachments/adu_affordability_analysis_120120v2.pdf?1606868527)

10 <https://www.cityoflagunaniguel.org/DocumentCenter/View/22178/Laguna-Niguel-ADU-Handout?bidId=>

11 <https://www.cityoflagunaniguel.org/1433/Accessory-Dwelling-Units>

Figure B-1
Vacant and Underutilized Sites,

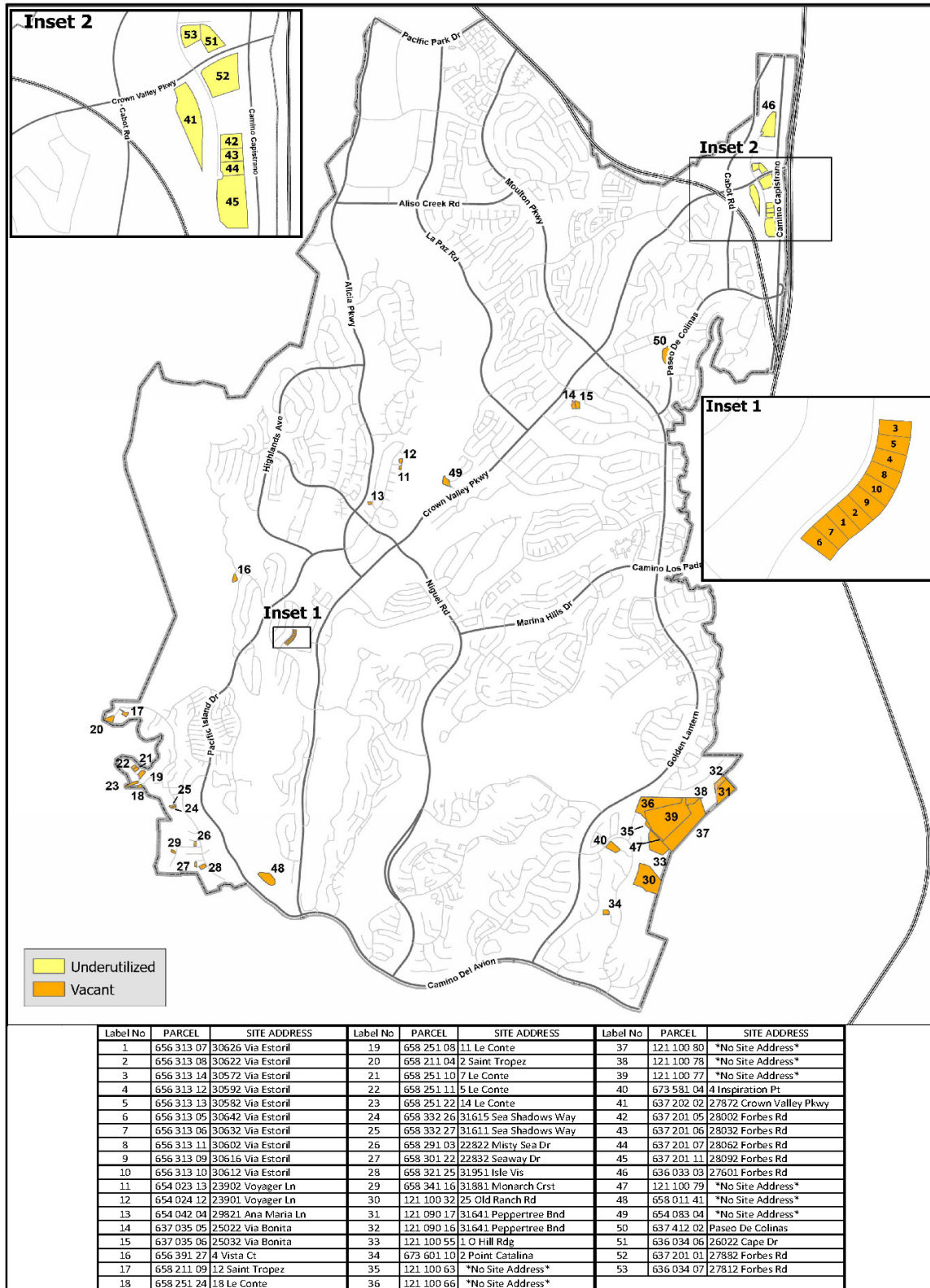
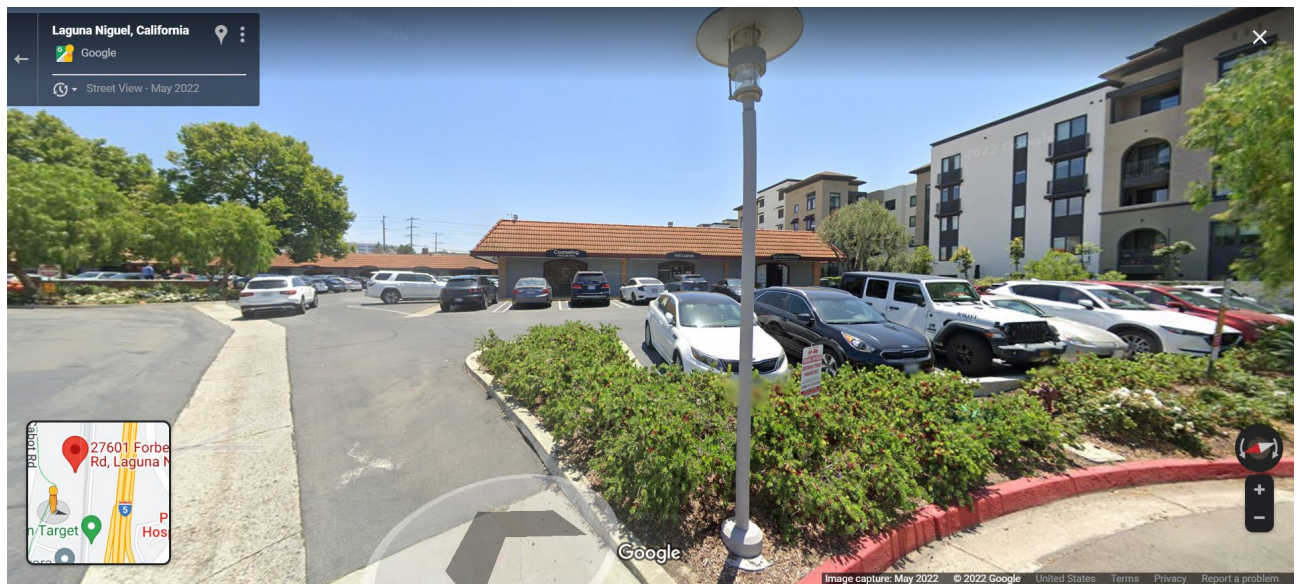


Figure B-2
Underutilized Site Photos



26022 Cape Drive



27601 Forbes Road



27812 Forbes Road



27872 Crown Valley Parkway



27882 Forbes Road



28092 Forbes Road



28002 Forbes Road



28062 Forbes Road

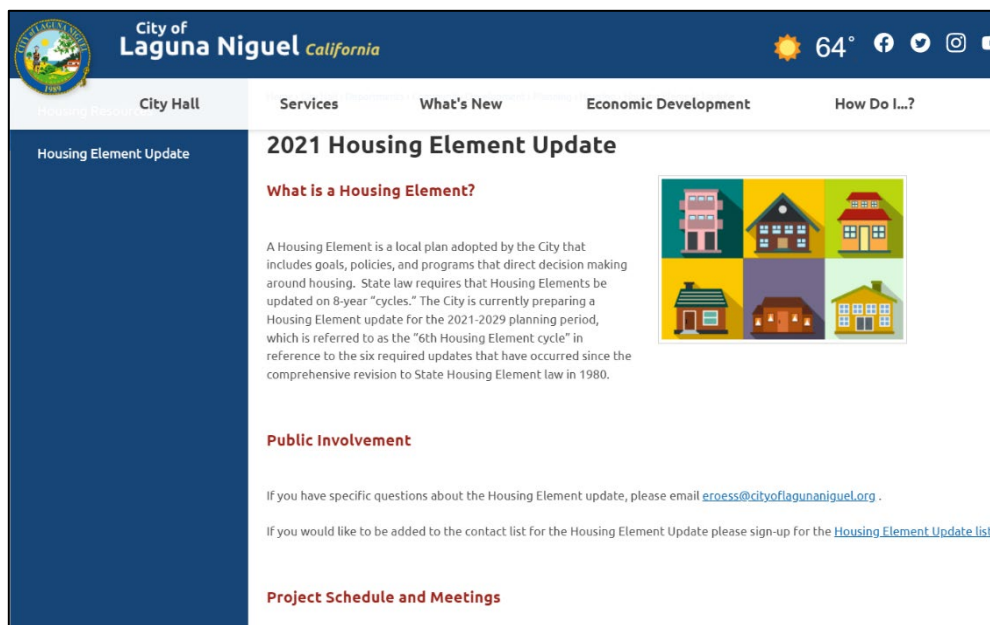
Appendix C – Public Participation Summary

Overview

Public participation is an important component of the Housing Element update. *Government Code* §65583(c)(8) states that "The local government shall make diligent effort to achieve public participation of all the economic segments of the community in the development of the housing element, and the program shall describe this effort." Public participation played an important role in the formulation and refinement of the City's housing goals and policies and in the development of a Land Use Plan that determines the extent and density of future residential development in the community. Concurrently with the Housing Element update the City prepared the 2020-2024 update to the Laguna Niguel Consolidated Plan, a federally mandated planning process that also included extensive public participation. As discussed further in Appendix D, the Consolidated Plan update incorporated the findings of the 2020 Analysis of Impediments to Fair Housing Choice, a cooperative effort of the County of Orange and 21 cities, including Laguna Niguel. This Appendix describes opportunities that were made available to City residents and other interested parties to identify housing issues and potential strategies, review and comment on the draft element, and provide recommendations to decision-makers. Targeted outreach included persons and local organizations representing the interests of lower-income households and persons with special needs, as described in more detail below.

Housing Element Website

At the beginning of the Housing Element update process a dedicated Housing Element web page¹² was established to provide interested persons with information including *Frequently Asked Questions* (see Figure C-2 below), reference materials regarding the Regional Housing Needs Assessment (RHNA), a video series¹³ on housing issues (available in both English and Spanish) produced by the Orange County Council of Governments (OCCOG), the Association of California Cities - Orange County (ACC-OC) and the Southern California Association of Governments (SCAG), draft Housing Element documents, City staff reports, the project schedule and public meeting announcements. The website also included web links to housing organizations and resources such as the California Department of Housing and Community Development (HCD), SCAG, the Orange County Housing Authority, the Orange County Affordable Rental Housing List, and contact



¹² <https://www.cityoflagunaniguel.org/1352/Housing-Element-Update>

¹³ <https://www.occog.com/housing>

information where interested persons could ask questions of City staff and submit comments during the Housing Element update process.

Stakeholder Notification List

To ensure broad opportunities for local housing stakeholders and organizations that serve the interests of lower-income persons and those with special needs such as the disabled, the City's housing notification list was updated at the beginning of the Housing Element process. This list (see Figure C-1) was continuously updated throughout the Housing Element update process to include parties who submitted comments regarding housing needs and other issues.



Housing Needs Survey

An online survey was conducted regarding housing needs in the community (see survey questions and results in Figure C-3 below). Approximately 286 persons responded to the survey during March 31 to September 17, 2021. The most frequently mentioned priorities identified by respondents were the following:

- Maintaining existing neighborhoods
- Fair/equitable housing opportunities
- Ensuring that children who grew up in Laguna Niguel can continue to live there
- Rehabilitation of existing housing
- Providing a diverse range of housing types
- Helping at-risk homeowners keep their homes
- Housing for those with special needs such as seniors, veterans and those with disabilities
- Integrating affordable housing to create mixed-income neighborhoods

Targeted Public Outreach

To enhance coordination between the City and other public agencies, housing providers and social service agencies, the City of Laguna Niguel undertook the following targeted outreach activities to help identify the housing needs of lower-income households and persons with disabilities or other special needs:

- Community Development Department staff consulted with the following public and private organizations to gain input on housing needs and the effective coordination of services:

Organization	Input Received
Orange County Housing Authority	Households receiving HUD rental assistance and households on the waitlist for rental housing assistance
211 Orange County	Homelessness data and the County's coordinated entry system HMIS
Fair Housing Council of Orange County	Data regarding fair housing issues in the community and input related to impediments to fair housing, and recommended actions to address impediments to fair housing
Age Well Senior Services	Housing and service needs of seniors, including homebound seniors
Family Assistance Ministry	Housing and service needs of homeless persons and households at risk of becoming homeless
South County Outreach	Needs of lower-income households, specifically individuals/households at risk of becoming homeless
Camino Health Center	Medical/dental service needs of the community including homeless individuals
Mercy House Transitional Living Centers	Needs of lower-income households, specifically homeless individuals
Council On Aging – Southern California	Housing and service needs of elderly and disabled individuals living in managed care facilities
YMCA	Childcare service needs
Vocational Visions	Needs of adults with developmental disabilities, including developing economic opportunities for this special needs population

- **Focus Group Meeting:** On November 6, 2019 Laguna Niguel and five other South County CDBG grantees hosted a joint focus group meeting with service providers. Sixteen individuals representing 11 different agencies attended the meeting.

Public Meetings

The following public meetings were conducted regarding the Housing Element update. Meeting notices were posted on the City's website, and notification was published in the local newspaper in advance of the meetings. Copies of the draft Housing Element were made available for review at City Hall and were posted on the City website, and notices were sent directly to housing interest groups and organizations that serve the City's special needs populations (see Figure C-1). The public comments resulting from this broad effort to involve all segments of the community were considered by City decision-makers in preparing this Housing Element update.

January 9, 2020 Community Meeting. In partnership with other south Orange County cities, a community meeting was held on January 9, 2020 to provide residents and other stakeholders an opportunity to discuss fair housing issues and ways to advance fair housing opportunities for all.

February 25, 2020 City Council ad-hoc committee meeting. Committee members received input from public service providers regarding the needs of lower-income and special needs households.

May 5, 2020 City Council public hearing. The focus of this meeting was to obtain public input on the City's draft Consolidated Plan, the proposed allocation of 2020-2021 CDBG funds, and the Orange County Analysis of Impediments, which are companions to the Housing Element update.

April 15, 2021 Planning Commission study session. The Planning Commission conducted a study session to review Housing Element requirements and receive public comments regarding community housing issues. Due to Covid-19 public health issues the meeting was conducted remotely. Public comments included housing options for the Chet Holifield Federal Building property and the affordability level of recent housing developments.

May 25, 2021 Planning Commission meeting. The second Planning Commission public meeting provided an opportunity for interested stakeholders and the Planning Commission to review the

preliminary draft 2021-2029 Housing Element. Due to Covid-19 public health issues the meeting was conducted remotely. Notice of the hearing was posted in compliance with State law and was also sent directly to the City's Housing Element interest list (Exhibit C-1). Public comments included concerns regarding local regulation of addiction recovery facilities, support for high density and affordable housing in the Gateway Specific Plan area, support for ADUs, and questions regarding additional opportunities for public review and input.

September 28, 2021 Planning Commission hearing. The purpose of the third Planning Commission public meeting was to provide an opportunity for stakeholders and the Commission to review HCD comments on the draft Housing Element and the City's proposed revisions to the Housing Element to address those comments. Public comments raised at the hearing included support for affordable and inclusionary housing dispersed throughout the community, monitoring the affordability level of ADUs, and City requirements for housing developers to utilize a local skilled trained workforce. At the conclusion of the hearing the Planning Commission adopted a resolution recommending City Council adoption of the revised Housing Element.

October 19, 2021 City Council hearing. The purpose of this public hearing was to provide an opportunity for the City Council to review public comments, HCD comments on the draft Housing Element and the City's proposed revisions to the Housing Element to address those comments. Public comments raised at the hearing included support for affordable housing to address the needs of young families and lower-income residents. At the conclusion of the hearing the City Council adopted a resolution approving the Housing Element as revised to address HCD's comments.

March 14, 2023 Planning Commission hearing. The purpose of the fourth Planning Commission public meeting was to provide an opportunity for stakeholders and the Commission to review the City's proposed revisions to the adopted Housing Element in response to HCD's January 19, 2022 comments on the adopted Housing Element. The revised Housing Element was posted for public review on March 2, 2023, 12 days prior to the hearing. Notice was sent to all parties on the City's stakeholder list advising them of the availability of the revised Housing Element and the scheduled public hearing.

March 21, 2023 City Council hearing. The purpose of this public hearing was to provide an opportunity for the City Council to review public comments, HCD comments on the adopted Housing Element, the City's proposed revisions to the Housing Element to address those comments, and the Planning Commission recommendations. Notice of the hearing was sent to all parties on the stakeholder list prior to the hearing.

HCD Review and Housing Element Revisions

As required by State law, the draft Housing Element was submitted to the California Department of Housing and Community Development (HCD) for review prior to adoption. The initial draft Housing Element was submitted to HCD on June 22, 2021, and on August 5, 2021 City staff met with HCD staff via teleconference to receive preliminary verbal comments on the draft element. HCD's formal written comments were issued on August 20, 2021. A copy of the HCD review letter was posted for review on the City's Housing Element website.

After receiving HCD's comments on the draft Housing Element, a revised draft Housing Element was prepared and posted for public review on September 22, 2021. A public hearing was conducted by the Planning Commission on September 28, 2021 to review the revised draft Housing Element and solicit public comments. The staff report for the Planning Commission hearing included a copy of HCD's comments on the draft Housing Element, a redlined version of the revised Housing Element, and a summary of the City's responses to HCD comments, all of which were posted for public review prior to the hearing. At the conclusion of the hearing the Planning Commission adopted a resolution recommending City Council approval of the Housing Element.

On October 19, 2021 the City Council conducted a public hearing and adopted the revised Housing Element as recommended by the Planning Commission. On October 21, 2021 the adopted Housing Element was submitted to HCD for review.

On January 19, 2022 HCD issued a letter finding that while the adopted housing element addresses most statutory requirements described in HCD's August 20, 2021 review, additional revisions are necessary to fully comply with State Housing Element Law.

After receiving HCD's January 19, 2022 comments on the draft Housing Element, a revised draft Housing Element was prepared and posted for public review on March 2, 2023. A public hearing was conducted by the Planning Commission on March 14, 2023 to review the revised draft Housing Element and solicit public comments. The staff report for the Planning Commission hearing included a copy of HCD's comments on the draft Housing Element, a redlined version of the revised Housing Element, and a summary of the City's responses to HCD comments, all of which were posted for public review prior to the hearing. At the conclusion of the hearing the Planning Commission adopted a resolution recommending City Council approval of the Housing Element.

On March 21, 2023 the City Council conducted a public hearing and adopted the revised Housing Element as recommended by the Planning Commission. On March 23, 2023 the adopted Housing Element was submitted to HCD for review.

On May 22, 2023 HCD issued a letter finding that while the adopted housing element addresses most statutory requirements described in HCD's January 19, 2022 review, additional revisions are necessary to fully comply with State Housing Element Law.

Subsequent to receiving HCD's May 22, 2023 comments on the adopted Housing Element the City prepared revisions to the Housing Element addressing HCD comments, which were posted for public review on November 2, 2023. Notice of the availability of the revised Housing Element with an invitation to participate in the November 14, 2023 public hearing was sent to all parties on the stakeholder list in addition to the 190 individuals that provided their email via the Housing Element Update webpage.

How Public Comments Were Considered and Incorporated in the Housing Element Update

In addition to the oral comments at each public meeting, copies of written comments submitted during the Housing Element update process were also provided to decision-makers for consideration at the public meetings described above. The following table summarizes public comments received, both oral and in writing, and how those comments have been addressed in the Housing Element.

Comment	How this comment is addressed
The City should encourage public participation at all stages of the Housing Element update and should include options for those who do not have access to a computer or the internet, including residents of low-income communities and multiple languages.	As described in this Appendix, the City conducted a robust public participation program to facilitate the engagement of all economic segments of the community and persons with special needs. This was accomplished through direct notification to a broad list of stakeholders (see Appendix C-1) that included organizations representing low-income and special needs groups, fair housing and advocacy organizations, non-profit housing developers and service providers. Interested stakeholders were able to provide input in writing, orally at public meetings or by telephone, via email, and through an online public opinion survey. Translation of documents and other materials into multiple languages was made available through Google Translate on the City's website and

Comment	How this comment is addressed
	informational videos on housing issues were made available in both English and Spanish.
Due to economic changes it appears that we have an oversupply of retail space. For example, the former Ralph's grocery at La Paz and Aliso Creek Roads and the retail center along Aliso Creek anchored by Pavilions and Walmart. Commercial properties could be rezoned for housing. The city has done the right thing by allowing the apartments near the freeway along Forbes Road (the Gateway area) close to our transit center, which makes it a great location for those desiring to use public transportation. I also support the proposed Town Center on the former courthouse property. This project is a great example of creating walkable residential/commercial elements.	As described in Appendix B (Sites Inventory) the Gateway Specific Plan area has been very successful in facilitating the redevelopment of underutilized commercial properties for high-density residential use. A significant number of additional apartments and condominiums are expected to be built in the Gateway during the coming planning period. The City is also moving forward on the Town Center Mixed Use project, which will create a downtown environment with restaurants, office, event spaces, approximately 275 multi-family housing units, a new library, and extensive walkable open spaces, paseos, and plazas. This project was approved by City Council on June 21, 2022.
We urge you to be creative and intentional in meeting the need for more affordable housing – especially for those with extremely-low-incomes (e.g., \$28,250 and below) and very-low-incomes (\$47,100 and below). Affordable housing should be distributed evenly throughout the City so as to avoid economic segregation. Future affordable housing should be placed in high opportunity areas with good jobs, good schools, services, and public transportation.	The Housing Element includes a variety of strategies to facilitate affordable housing for EL and VL households, particularly Program 1 - Provision of Adequate Housing Sites, Program 3 – Affordable Housing Development, and Program 4 – Conserve and Improve Existing Low- and Moderate-Income Housing. The Housing Element also includes analysis of the geographic distribution of potential sites for affordable housing. As noted in Appendix B and Appendix D, all of the sites are in areas identified by the California Tax Credit Allocation Committee (TCAC) as highest, high, or moderate resource. It is also important to recognize that affordable housing can be accommodated through ADUs and SB 9 lot splits in low-density single-family neighborhoods as well as in high-density multi-family and condo developments.
We ask that if feasible, you consider creatively using public lands, e.g. partnering with a non-profit affordable housing developer to build an affordable housing complex on city owned land.	Housing Element Program 3, Action 3.9 includes annual review of City-owned properties to identify any surplus lands that could be made available for affordable housing development.
The City should consider an inclusionary housing program.	"Inclusionary housing" refers to a mandatory requirement that a specific portion of new housing developments are sold or rented at affordable cost. There are valid arguments among housing experts for and against such policies, and each city must evaluate whether inclusionary requirements are appropriate. While Laguna Niguel does not currently have a citywide inclusionary requirement, incentives for providing affordable housing units are available through density bonus law (see Program 3, Action 3.4) and public benefit incentives in the Gateway Specific Plan (see Program 3, Action 3.2).
Consider adopting an Adaptive Reuse Ordinance such as the one used by the City of Santa Ana that streamlines the regulatory process for converting non-residential buildings into affordable housing.	According to the City of Santa Ana's November 18, 2014, Planning Commission staff report, Santa Ana "has numerous buildings that were built in the last 100 years that, over time, have become vacant or underutilized due to various circumstances but which remain structurally sound buildings." Santa Ana's adaptive reuse ordinance recognizes the "economic, environmental and cultural value of preserving older and/or historic landmark buildings with the City of Santa Ana." In Laguna Niguel, the sites identified in Table B-6, Underutilized Sites Inventory, do not have buildings with cultural or historic value. Furthermore, the recent examples of housing construction on underutilized sites include the full demolition of existing buildings.
Emphasize, promote, and encourage the use of incentives available to those developers who include affordable housing such as waivers	As noted in Program 3, the City currently offers a variety of incentives to encourage production of affordable housing,

Comment	How this comment is addressed
or reductions in fees, low interest loans or subsidies, and financial or mortgage assistance for acquisition of property. Emphasize processes/procedures like the consolidation of applications to one hearing, fast-tracking of design, and review and inspections with priority processing and scheduling for interim inspections, and reduction in development standards.	including streamlined permit processing pursuant to SB 35.
<p>Prioritize getting access to affordable housing funding, such as:</p> <ul style="list-style-type: none"> • Increased diligence to identify and access new funding sources, state and federal, to facilitate solutions. • Work with the Orange County Board of Supervisors and neighboring cities to create a local housing bond program to help fund affordable housing and permanent supportive housing. 	As noted in Program 3, the City assists affordable housing developers in identifying potential funding sources and will work cooperatively with the County of Orange and nearby cities to create a local affordable housing bond program.
The City should track ADU rents to measure if progress is being made on the production of affordable units. In addition, we would like to see more incentives put in place to encourage the development of ADUs – such as expedited review of ADU permits, pre-approved ADU design plans and reduction of permit fees for deed restricted affordable ADUs. Please consider adopting a program such as the Santa Cruz County Accessory Dwelling Unit Forgivable Loan Program.	Program Action 3.5 in the Housing Plan includes measures to facilitate production of ADUs, including expedited permit processing, pre-approved plans, reduced permit fees for deed restricted affordable ADUs, and consideration of an ADU Forgivable Loan Program.
The Southwest Regional Council of Carpenters recommends that the City require housing projects to use a local hired skilled and trained workforce.	A requirement for use of union construction labor is a broader issue than just housing. If the City were to adopt such as requirement it should consider all types of construction, including commercial and industrial, and therefore would be more appropriate to consider in a different manner than a Housing Element policy.
The housing market is strongly influenced by investors.	Yes, many factors contribute to housing problems that are beyond the City's control, such as housing speculators and investors, State environmental regulations, interest rates, private business decisions, and the cost of labor and materials. Housing Element policies and programs focus on those factors that the City has control over.
Young people who grew up in Laguna Niguel have difficulty finding affordable housing that enables them to continue living here.	One of the main purposes of the Housing Element is to expand the availability of housing at all income levels so that grown children can afford to remain in the community. Housing Element programs include a variety of strategies to create opportunities for affordable housing development, including condos, apartments, and ADUs.
If a site is listed in the inventory, is it required to be developed for affordable housing?	No, the sites inventory (Appendix B) only describes where additional housing could be built based on zoning regulations and other factors. Property owners decide if and when to pursue development. The City or the State cannot force property owners to develop their property for housing.
The Housing Element states that the development of deed-restricted affordable housing will be prioritized over the other allowed "community benefits." How this is related to the density bonus that I believe was given to projects in 2022 with no affordable housing?	As shown in the City's Annual Progress Reports from 2014-2019 (5th Cycle), the City achieved a total of 79 deed-restricted very-low and low-income units in the Gateway Specific Plan area, all on underutilized, non-vacant sites with previous industrial and/or commercial uses. (3 non-restricted lower-income ADUs were issued permits in 2020 as shown in the 2020 Annual Progress Report (APR).) These totals equate to the 82 lower-income units identified in the "progress" column of Table A-2, "Progress in Achieving Quantified Objectives – 2013-2020." Once the City achieved the City's lower income RHNA allocation in the 5th cycle (73 units), the City then began prioritizing the other community benefit objectives: provision of community service facilities and the funding of non-project related open space amenities.

Comment	How this comment is addressed
	<p>In 2022, as identified in Table B-2, "Approved Projects," there was one residential project entitled in the Gateway area: "South Forbes", 309 units. To initiate negotiations for density and community benefit allowances the developer engaged Community Development staff in 2020, following the City's achievement of meeting its 5th cycle RHNA allocation. Therefore, the provision of community service facilities and the funding of non-project-related open space amenities were prioritized for that development.</p> <p>The other two "2022 projects", "Laguna Niguel City Center" and "Cove @ El Niguel" identified in Table B-2 are not within the Gateway area and do not include the community benefit provision that results in increased density. However, both projects resulted in significant public benefits in other ways including further stabilization of a former landslide site, preservation of open space, and provision of a state-of-the-art community library campus.</p> <p>Page B-4 has been revised as follows: "As shown in Table A-2, a total of 73 lower-income households was established for the previous planning period. Through the community benefit process, the City achieved a total of 79 deed restricted lower-income units plus 3 non-restricted lower-income ADUs, for a total of 82, or 112% of the City's lower income allocation. Moreover, as described in Action 3.2, given the significant increase in the City's RHNA allocation from 182 units (5th cycle) to 1,207 units (6th cycle) (including 550 lower-income units), the development of deed-restricted affordable housing will be prioritized over the other allowed "community benefits" such as incorporation of community service facilities and funding of non-project related open space amenities.</p>
<p>Regarding Action 3.2, I am glad to see that lower income home development will be prioritized. Please define exactly what is meant by "lower income" in this context. I am concerned that if it means only low and moderate income development will not be sufficient for very-low, extremely-low and acute-low income households. And please explain what incentives will be given for what required number of lower income housing units. I don't see any specific housing overlay program in the housing element. How will the city ensure that affordable housing will be built on the sites in the housing inventory where it's slated to be?</p>	<p>"Lower income" is intended to mean very-low and low-income households.</p> <p>As currently written, the community benefit provision in the Gateway Specific Plan allows a developer to increase the density of a project from 50 units to 120 units per acre when affordable housing, community facilities, and/or non-project-related funding of open space amenities are provided.</p> <p>With the December 31, 2023 commitment of amending the Gateway Specific Plan as it relates to the prioritization of affordable housing, specific numbers and/or percentages for lower-income housing units will be proposed and then adopted by City Council in a public hearing.</p> <p>It must be recognized that private real estate development decisions are based on a variety of financial and personal considerations including general economic and market conditions, expectations for future market conditions, current and projected costs (development cost, loan servicing, property taxes, assessments, insurance, maintenance, utilities, etc.), current and projected income (rent, appreciation), private lending institution policies, alternate investment options, perceived financial risk vs. expected return, and personal objectives. The City's evaluation of residential development</p>

Comment	How this comment is addressed
	<p>potential is based on available data, staff observations and reasonable assumptions regarding development trends, property characteristics, and input from property owners and knowledgeable real estate professionals. Inclusion of any property in this sites inventory should not be interpreted as the City's prediction regarding private development decisions or a City requirement for amortization of any existing uses. Actual development will depend on the individual decisions of private property owners. Actions the City will take to encourage and facilitate development of sites listed in the Housing Element are described in detail in the Housing Plan.</p> <p>Action 3.2 has been revised to state that the City will evaluate and amend the Gateway Specific Plan to mandate that any public benefit provided to achieve a density of higher than 50 du/ac shall include a provision of affordable housing.</p>
<p>The Chet Holifield Federal Building is considered a unique architectural landmark - so much so that the Federal Government conducted a charette to consider the best use for it. I attended those charette sessions and housing was considered. Why isn't that site on the Site Inventory? Including that site would allow more affordable housing to be spread out throughout our city and not be segregated in the Gateway Specific Plan.</p>	<p>In 2021, the U.S. General Services Administration (GSA) hired Griffin Enright Architects (GEA) to facilitate five virtual workshops to solicit, consider and document community input on the property and potential options for the future use of the Chet Holifield Federal Building site. Development proposals shared with the public by GEA ranged from repurposing the existing building (Scheme Nos. 1, 2, and 3), reducing the existing building (Scheme No. 4) and demolishing the building (Scheme No. 5). Anticipated economic and land use impacts associated with the various proposals were not shared during the workshops. Also, due to the format selected for the workshops, opportunities for community engagement were limited. Currently (March 15, 2023), the GSA has the property up for sale, with a contingency that the million-square-foot building, guard shacks, etc. will have to be preserved under a historic deed restriction. The start of the bid process began on March 7th and the anticipated close date is April 12th. It is unknown whether there will be a winning bidder, and therefore whether the ownership will change from the current federal status. Assuming the property does change hands, the GSA intends to continue to occupy the building/property through 2024. Given the great uncertainty of the property ownership status and staff's inability to provide supporting information on how future development is possible, it was not included in the Site Inventory. It should be noted that the Housing Element sites inventory is a "snapshot in time" and as circumstances change, housing development may be considered on additional sites that are not listed in the current Housing Element sites inventory.</p>
<p>The sites inventory shows that 220 affordable units are in the Buie Property. It says the acreage is 26.8. There is a steep hill there on the corner of Crown Valley Pkwy and Cabot Rd. How much of that acreage is buildable? Do you already have an affordable builder planning to build there with 100% affordable housing?</p>	<p>As noted in Table B-5 "Vacant Sites Inventory" it is estimated that there are approximately 4 buildable acres based on site constraints. The 220 potential units are based on 4 acres and 50 units/acre as allowed within the Gateway Specific Plan. No specific proposal has been submitted to the City for affordable housing on that site.</p>
<p>Do you have any letters from property owners that state their intention to redevelop property into housing and if so, what are their plans to include affordable housing?</p>	<p>No letters or applications for development have been submitted to date by property owners of the sites listed in Table B-6 "Underutilized Sites Inventory". However, as shown in revised Table B-6, three underutilized properties with auto uses were removed from the "Underutilized Sites Inventory" because the private property owners and private developers were</p>

Comment	How this comment is addressed
	incentivized to sell the property and construct a multifamily residential development (South Forbes, 309-unit project). The incentives included a density allowance of 119 units per acre, 238% above the allowable maximum of 50 units per acre. Additionally, as shown in Table B-2 "Previous Constructed and Approved Multi-family Projects in the Gateway Specific Plan" there were another 6 residential projects in the Gateway area that were built on non-vacant, underutilized property. As noted in Action 1.2, City staff will continue to engage in conversations and outreach with Gateway property owners and prospective developers.
Table B-3 Approved Projects shows that 929 units have been approved in 2021-2022, 12 were low with the remainder above moderate. 12 units in 2 years is certainly not on track for getting to 550 units by 2029.	Please see responses above related to the prioritization of affordable housing in the Gateway area. Additionally, please see Actions 3.3, and 3.4 where City staff will provide annual outreach to affordable housing developers and provide administrative assistance to them in seeking available State and federal funding and/or tax credits for the construction of low-income units.
It is strongly recommended the city adopt an Inclusionary Housing Ordinance or a Housing Opportunities Ordinance that requires 15% of units of all citywide residential projects be set at the extremely low (5%), very-low (5%), and low-income levels (5%).	"Inclusionary housing" refers to a mandatory requirement that a specific portion of new housing developments are sold or rented at affordable cost. There are valid arguments among housing experts for and against such policies, and each city must evaluate whether inclusionary requirements are appropriate. While Laguna Niguel does not currently have a citywide inclusionary requirement, incentives for providing affordable housing units are available through density bonus law (see Program 3, Action 3.4) and public benefit incentives in the Gateway Specific Plan (see Program 3, Action 3.2).
The Buie site would be a perfect place to construct a social housing structure based on successful models featured in Vienna and Singapore.	The Buie site is a privately-owned 26.8-acre parcel. HCD finds that parcels larger than 10 acres are considered inadequate to accommodate housing affordable to lower income households, unless the housing element demonstrates development of housing affordable to lower income households on such sites was successful during the prior planning period, or there is other evidence that the site is realistic and feasible for lower income housing. Given HCD's finding on large sites, the Buie site is no longer included in the City's Housing Site Inventory. Development continues to be allowed at the Buie site in accordance with the City's General Plan and the Gateway Specific Plan which allows housing as a permitted use for the Buie property.
The City should explore the viability of implementing a Middle Income Bonus Program [consistent with the provisions of Assembly Bill 1287].	California has changed the State Density Bonus Law to give developers the option to incorporate significant additional density into eligible bonus projects. AB 1287, which was just signed into law by Governor Newsom, creates a new stackable density bonus (bonus on top of bonus) specifically designed to facilitate construction of middle-income housing and additional very low-income housing. Importantly, this new law provides the first opportunity to receive a density bonus for moderate income rental units. The City will continue to implement State Density Bonus Law (see Action 3.1), inclusive of this revision, to facilitate the development of new housing choices at lower- and moderate-income levels. To help promote the availability of this new provision, the City will include information related to State Density Bonus Law, including new opportunities to promote missing middle housing, as part of the City's proactive outreach to developers as described under Actions 1.2, 1.3,

Comment	How this comment is addressed
	3.3, 3.4, 3.9, and 5.3.
The Chet Holifield Federal Building, an 89-acre parcel sitting in an area that is beyond suitable for housing.	In 2021, the U.S. General Services Administration (GSA) hired Griffin Enright Architects (GEA) to facilitate five virtual workshops to solicit, consider and document community input on the property and potential options for the future use of the Chet Holifield Federal Building site. Development proposals shared with the public by GEA ranged from repurposing the existing building (Scheme Nos. 1, 2, and 3), reducing the existing building (Scheme No. 4) and demolishing the building (Scheme No. 5). Anticipated economic and land use impacts associated with the various proposals were not shared during the workshops. Also, due to the format selected for the workshops, opportunities for community engagement were limited. Currently (November 29, 2023), the GSA has the property up for sale. It is unknown whether there will be a winning bidder, and therefore whether the ownership will change from the current federal status. Assuming the property does change hands, the GSA intends to continue to occupy the building/property through 2024. Given the great uncertainty of the property ownership status and staff's inability to provide supporting information on how future development is possible, it was not included in the Site Inventory. It should be noted that the Housing Element sites inventory is a "snapshot in time" and as circumstances change, housing development may be considered on additional sites that are not listed in the current Housing Element sites inventory.

Figure C-1 Housing Element Notification List

Kennedy Commission
17701 Cowan Ave., Suite 200
Irvine, CA 92614

Rona Henry
Welcoming Neighbors Home
rona.s.henry@gmail.com

OC Association of Realtors
25552 La Paz Road
Laguna Hills, CA 92653

Public Law Center
601 Civic Center Drive West
Santa Ana, 92701

Californians for Home Ownership
Matthew Gelfand
MATT@CAFORHOMES.ORG

Jamboree Housing Corp.
17701 Cowan Avenue
Suite 200
Irvine, CA 92614

The Related Companies of California
18201 Von Karman Ave Ste 900
Irvine, CA 92612

Community Housing Resources, Inc.
17701 Cowan Avenue, Suite 200
Irvine, CA 92614

South County Outreach
26776 Vista Terrace
Lake Forest, CA 92630

Dayle McIntosh Center
South County Branch
24012 Calle De La Plata # 110
Laguna Hills, CA 92653

OC Housing Providers
25241 Paseo de Alicia, Suite 120
Laguna Hills, CA 92653

Cal. Consortium of Addiction
Programs & Professionals
2400 Marconi Ave Suite C
Sacramento, CA 95821

OC Business Council
2 Park Plaza, Suite 100
Irvine, CA 92614

OC Housing Trust
198 W. Lincoln Ave., 2nd Floor
Anaheim, CA 92805

Neighborhood Housing Services of
Orange County
198 W. Lincoln Ave., 2nd Floor
Anaheim, CA 92805

BIA/OC
17744 Sky Park Circle #170
Irvine, CA 92614

Habitat for Humanity of Orange County
2200 S. Ritchey St.
Santa Ana, CA 92705

City of Laguna Hills
Community Development Director
24035 El Toro Rd
Laguna Hills, CA 92653

City of Mission Viejo
Community Development Director
200, Civic Center
Mission Viejo, CA 92691

Community Outreach Coordinator
Regional Center of Orange County
P.O. Box 22010
Santa Ana, CA 92702-2010

City of San Juan Capistrano
Development Services Director
32400 Paseo Adelanto
San Juan Capistrano, CA 92675

City of Dana Point
Community Development Director
328 Golden Lantern, Ste. 212
Dana Point, CA 92629

City of Laguna Beach
Community Development Director
505 Forest Ave.
Laguna Beach, CA 92651-2394

City of Aliso Viejo
Planning Services Director
12 Journey
Aliso Viejo, CA 92656

Scott Richter
srichter077@gmail.com

OC Development Services
P.O. Box 4048
Santa Ana, CA 92702-4048

Moulton Niguel Water District
P.O. Box 30203
Laguna Niguel, CA 92607

South Coast Water District
31592 West Street
Laguna Beach, CA 92651

**Figure C-2
Housing Element FAQ**



City of Laguna Niguel 2021 Housing Element FAQ

1. What is a Housing Element?

State law¹ requires each city to adopt a comprehensive, long-term General Plan for its physical development. Laguna Niguel's General Plan² is divided into the following "elements" or chapters that contain goals, policies and programs which are intended to guide land use and development decisions:

- Land Use
- Open Space & Parks
- Circulation
- Public Facilities
- Noise
- Seismic/Public Safety
- Housing
- Growth Management
- Community Service Standards

The purpose of the Housing Element is to evaluate the housing needs of Laguna Niguel's current and future residents and set forth policies and programs to address those needs.

While most portions of General Plans typically have a time horizon of 20-25 years, State law requires that Housing Elements be updated on 8-year "cycles." The City is currently preparing a Housing Element update for the 2021-2029 planning period, which is referred to as the "6th Housing Element cycle" in reference to the six required updates that have occurred since the comprehensive revision to State Housing Element law in 1980.

State law³ establishes detailed requirements for Housing Elements, which are summarized in California Government Code Section 65583:

The housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. The housing element shall identify adequate sites for housing, including rental housing, factory-built housing, mobile homes, and emergency shelters, and shall make adequate provision for the existing and projected needs of all economic segments of the community.

¹ California Government Code Sec. 65300 et seq.

² <https://www.cityoflagunaniguel.org/132/General-Plan>

³ California Government Code Sec. 65580 et seq.



Laguna Niguel 2021 Housing Element FAQ

2. What is Housing Element “certification” and why is it important?

The State Legislature has delegated to the California Department of Housing and Community Development (“HCD”) the authority to review Housing Elements and issue findings regarding the elements’ compliance with the law.⁴ When HCD issues a letter finding that the Housing Element is in substantial compliance with State law it is referred to as “certification” of the Housing Element.

Housing Element certification is important for two main reasons:

- **Local control.** The General Plan and its various elements provide the foundation for the City’s land use plans and development regulations, and the Housing Element is part of the General Plan. If the City were challenged in court on a planning or zoning matter and the General Plan were found by the court to be invalid, the court could order changes to City land use plans or regulations and assume control over City land use decisions. HCD certification establishes a “rebuttable presumption of validity”⁵ that the Housing Element complies with State law, which would support the City’s legal defense. Recent laws also allow courts to impose fines on a jurisdiction if it fails to adopt a Housing Element in compliance with State law.⁶
- **Eligibility for grant funds.** Some State grant funds are contingent upon Housing Element certification. Grants can help to cover the cost of some projects that would otherwise rely on the City’s General Fund.

Laguna Niguel’s last Housing Element update was completed in 2013 and certified by HCD as fully compliant with State law.

3. What are the most important issues that must be addressed in the Housing Element update?

The major issues that must be addressed in the Housing Element update are: 1) how City policies, plans and regulations help to meet the region’s housing needs for persons and families of all income levels; and 2) how City land use regulations accommodate the special housing needs of those with disabilities or other difficulties.

- **Accommodating Regional Housing Needs.** Under State law⁷ all cities are required to plan for additional housing to accommodate population growth and address existing housing problems such as overcrowding and high housing cost. State law recognizes that cities generally do not build housing, since that is typically the role of private developers and builders. However, cities are required to adopt policies, development regulations and standards to encourage a variety of housing types that are affordable for persons of all income levels. The Regional Housing Needs Assessment (“RHNA”) is the method by which each jurisdiction’s share of new housing needs is determined (see #5 below).

⁴ California Government Code Sec. 65585

⁵ California Government Code Sec. 65589.3.

⁶ AB 101 of 2019

⁷ California Government Code Sec. 65583



Laguna Niguel 2021 Housing Element FAQ

- **Housing for Persons with Special Needs.** Under State law⁸ cities must also ensure that their plans and regulations encourage the provision of housing for persons with special needs including:
 - ✓ Reasonable accommodation for persons with disabilities
 - ✓ Transitional housing
 - ✓ Supportive housing
 - ✓ Emergency shelters and other facilities serving the homeless
 - ✓ Large (5+) families

4. What is “affordable” housing?

By definition, housing is considered “affordable” when total housing cost, including utilities, is no more than 30% of a family’s gross income. State law describes five income categories, which are based on county median income as shown in Table 1.

Table 1. Household Income Categories

Income Category	% of county median income
Extremely low	Up to 30%
Very low	31-50%
Low	51-80%
Moderate	81-120%
Above moderate	Over 120%

Source: California Government Code Sec. 65584(f)

Affordable housing costs for all jurisdictions in Orange County are determined based on the income categories shown in Table 2. These incomes, rents and housing prices are based on a 4-person family and are adjusted for different family sizes.

Table 2. Income Categories and Affordable Housing Costs – Orange County

Income Category	Maximum Income	Affordable Rent	Affordable Price (est.)
Extremely Low	\$38,450	\$961	(1)
Very Low	\$64,050	\$1,601	(1)
Low	\$102,450	\$2,562	(1)
Moderate	\$123,600	\$3,090	\$500,000
Above moderate	Over \$123,600	Over \$3,090	Over \$500,000

Assumptions:

- Based on a family of 4 and current State income limits
- 30% of gross income for rent or principal, interest, taxes & insurance
- 5% down payment, 3.75% interest, 1.25% taxes & insurance, \$350 HOA dues

Notes:

- (1) For-sale affordable housing is typically at the moderate income level

Source: Cal. HCD; JHD Planning LLC

⁸ California Government Code Sec. 65583(a)(5)



Laguna Niguel 2021 Housing Element FAQ

5. What is the “RHNA” why is it important?

Each California city is required to plan for new housing to accommodate a share of regional needs. The Regional Housing Needs Assessment (“RHNA”) is the process established in State law⁹ by which housing needs are determined.

Prior to each planning cycle the total new housing need for each region of California is determined by HCD based upon economic and demographic trends, existing housing problems such as overcrowding and overpayment, and additional housing needed to ensure reasonable vacancy rates and replace units lost due to demolition or natural disasters.

Laguna Niguel is located within the Southern California Association of Governments (“SCAG”) region, which includes Los Angeles, Orange, Riverside, San Bernardino, Imperial and Ventura counties. The total housing need for the SCAG region is distributed to cities and counties by SCAG based upon objectives and criteria established in State law.¹⁰

In 2019 HCD determined that the total new housing need for the entire SCAG region in the 6th Housing Element cycle is 1,341,827 units. SCAG then prepared a RHNA plan, which fully allocated the total RHNA to jurisdictions in the SCAG region.¹¹

Table 3 shows the 6th cycle RHNA allocations for Laguna Niguel, Orange County, and the entire SCAG region.

Table 3. 6th Cycle RHNA - Laguna Niguel, Orange County and SCAG Region

	Laguna Niguel	Orange County	SCAG Region
Housing need allocation 2021-2029	1,207	183,861	1,341,827

Source: SCAG, 3/4/2021

The RHNA also distributes each jurisdiction's total housing need into four income categories (the extremely-low and very-low categories are combined for RHNA purposes). Laguna Niguel's 6th cycle RHNA allocation by income category is shown in Table 4.

Table 4. 6th RHNA by Income Category - Laguna Niguel

Extremely Low + Very Low	Low	Moderate	Above Moderate	Total
348	202	223	434	1,207

Source: SCAG, 3/4/2021

6. Is the RHNA a construction mandate?

The RHNA allocation identifies the projected amount of additional housing a jurisdiction would need in order to have enough housing at all price levels to fully accommodate its assigned share projected growth over the 8-year planning period while also eliminating

⁹ California Government Code Sec. 65584 et seq.

¹⁰ California Government Code Sec. 65584(d)

¹¹ <https://scag.ca.gov/housing>



Laguna Niguel 2021 Housing Element FAQ

existing problems of overcrowding and overpayment. The RHNA is a *planning requirement* based upon housing need, *not a construction quota or mandate*. Jurisdictions are not required to build housing or issue permits to achieve their RHNA allocations, but some provisions of State law establish specific requirements when housing production falls short of RHNA allocations. One such requirement is streamlined review and approval of housing development applications that meet specific standards.¹² Other than requirements for streamlined permit processing, there are currently no legal or financial penalties imposed on cities for failing to achieve their RHNA allocations.

7. What must cities do to comply with the RHNA?

The Housing Element must provide an evaluation of the city's capacity for additional housing based on land use patterns, development regulations, other development constraints (such as infrastructure availability and environmental conditions) and real estate market trends. The analysis must be prepared at a parcel-specific level of detail and identify properties (or "sites") where additional housing could be built consistent with City regulations. This evaluation is referred to as the "sites analysis" and State law requires the analysis to demonstrate that the city has adequate capacity to fully accommodate its RHNA allocation in each income category. If the sites analysis does not demonstrate that adequate capacity exists to fully accommodate the RHNA, the Housing Element must describe what steps will be taken to increase capacity commensurate with the RHNA – typically through amendments to land use and zoning regulations that could facilitate additional housing development. Such amendments typically include increasing the allowable residential density or allowing housing to be built in areas that are currently restricted to only non-residential land uses.

8. Why are cities in high-cost areas expected to have affordable housing? Low-cost housing is not economically feasible here due to high land prices.

State housing laws are based on the premise that every city has an obligation to accommodate a range of housing types for persons at all income levels. Every community is dependent on a variety of low- and moderate-income workers in jobs such as landscaping, building maintenance, child and elder care, medical technicians, personal services, clerical support and retail trade. While the existing housing stock serves the needs of many residents, market rents and prices are higher than some families can afford. In addition, low-wage jobs have increased at a much faster rate than affordable housing is being built.

While cities are not required to build new housing, they must ensure that their land use regulations encourage a full range of housing types. Rental apartments typically provide the majority of affordable housing, but other types of housing such as accessory dwelling units (ADUs) can also help to address this need. Various governmental programs provide funding assistance for affordable housing, but if a city's development regulations do not allow development of additional housing commensurate with projected need, the housing needs of the local workforce may be shifted to other cities.

¹² California Government Code Sec. 65913.4 (SB 35 of 2017)



Laguna Niguel 2021 Housing Element FAQ

9. Why is the RHNA allocation so high?

SCAG's 6th cycle RHNA allocation for the entire 6-county region is 1,341,827 units compared to 412,137 units in the 5th cycle. There are two main reasons why the 6th RHNA allocation is so much higher than the 5th cycle.

First, the 5th cycle RHNA allocation was established in 2012 while the severe economic effects of the "Great Recession" were discouraging growth. As a result, the 5th RHNA was uncharacteristically low. For comparison, SCAG's 4th cycle (2006-2013) RHNA allocation was approximately 700,000 housing units.

Second, for the 6th cycle the State made a major modification to the process for determining RHNA allocations. In prior RHNA cycles, total housing need was based only on *projected population growth*. However, for the 6th RHNA cycle the State added *existing need* to the total RHNA calculation. Existing need includes households that are currently overcrowded (defined as more than one person per room) or are overpaying for housing (defined as more than 30% of gross income). The total 6th cycle RHNA allocation for the SCAG region is comprised of the sum of existing need and projected need, as follows:

Existing need:	577,422 units
<u>Projected need:</u>	<u>764,405 units</u>
Total need:	1,341,827 units

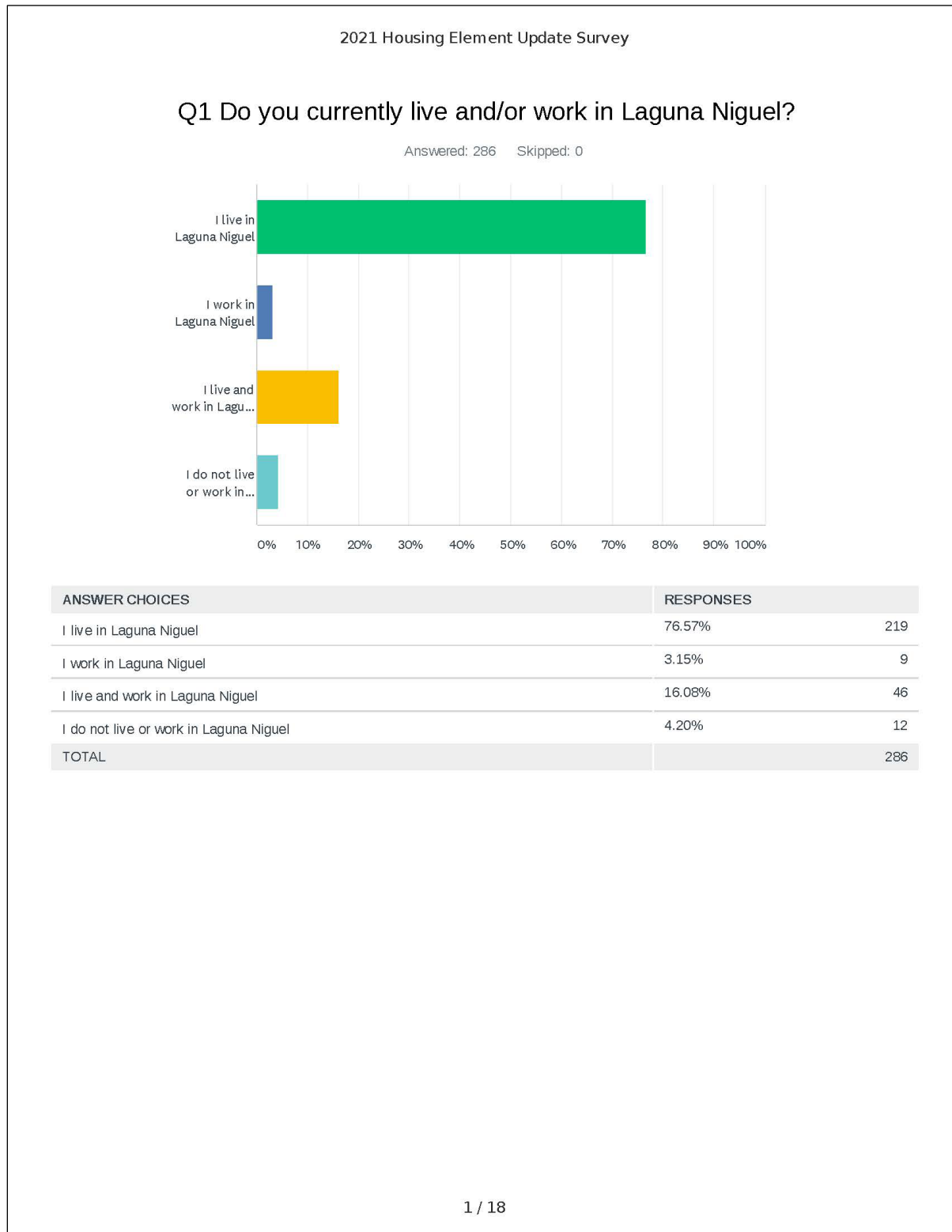
As seen from this breakdown, if existing need were excluded (as was the case in prior RHNA cycles) the total need would be similar to the 4th cycle RHNA.

With regard to jurisdictional RHNA allocations, the methodology adopted by SCAG for the 6th cycle places greater emphasis on the proximity of housing to jobs and public transit rather than availability of vacant developable land. As a result, the urbanized areas of Los Angeles and Orange counties are assigned much higher housing need as compared to prior cycles even though they generally have much less vacant land than inland areas.

The RHNA allocations assume that in many urbanized cities of Orange and Los Angeles counties, a significant portion of new housing needs will be met through the redevelopment of older commercial properties.

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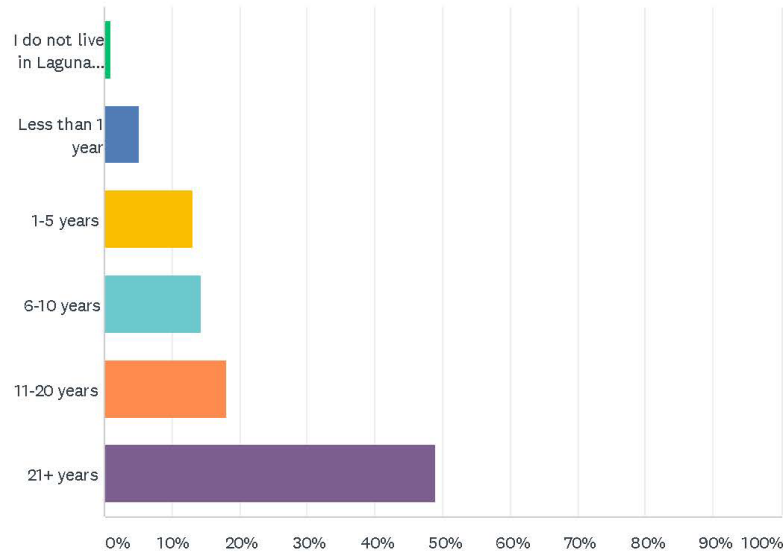
Figure C-3
Online Housing Survey Results



2021 Housing Element Update Survey

Q2 If you live in Laguna Niguel, how long have you lived here?

Answered: 261 Skipped: 25

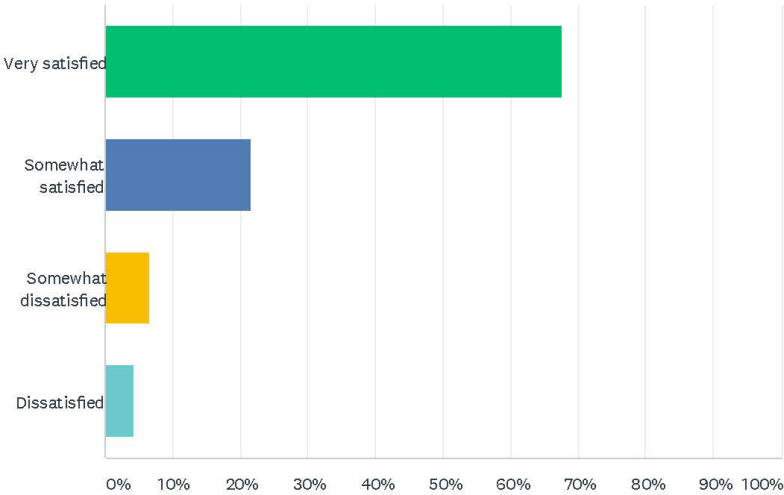


ANSWER CHOICES	RESPONSES	
I do not live in Laguna Niguel	0.77%	2
Less than 1 year	4.98%	13
1-5 years	13.03%	34
6-10 years	14.18%	37
11-20 years	18.01%	47
21+ years	49.04%	128
TOTAL		261

2021 Housing Element Update Survey

Q3 How satisfied are you with your current housing situation?

Answered: 259 Skipped: 27

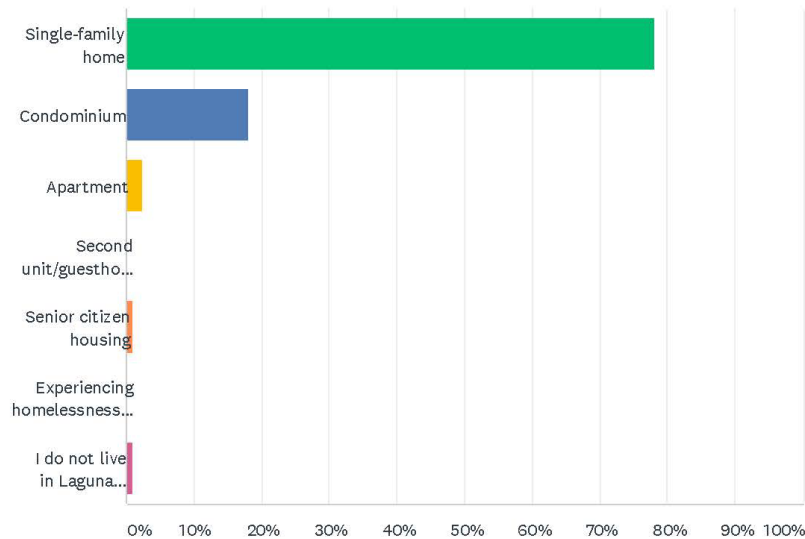


ANSWER CHOICES	RESPONSES	
Very satisfied	67.57%	175
Somewhat satisfied	21.62%	56
Somewhat dissatisfied	6.56%	17
Dissatisfied	4.25%	11
TOTAL		259

2021 Housing Element Update Survey

Q4 If you live in Laguna Niguel, select the type of housing unit you reside in:

Answered: 260 Skipped: 26

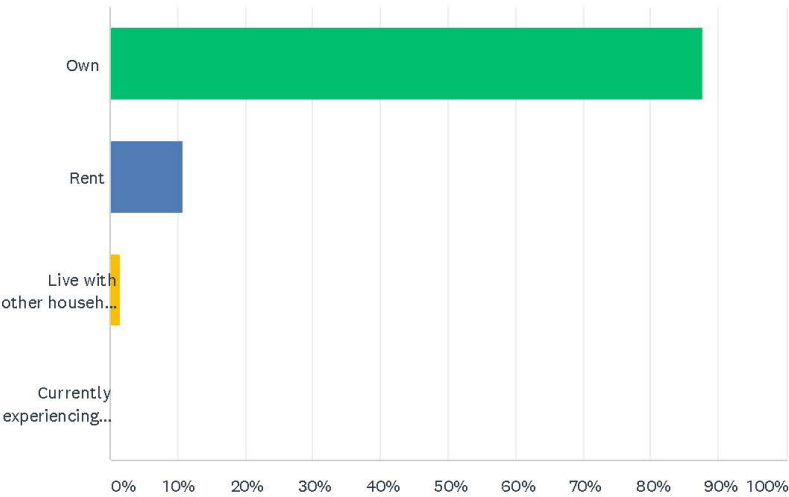


ANSWER CHOICES	RESPONSES	
Single-family home	78.08%	203
Condominium	18.08%	47
Apartment	2.31%	6
Second unit/guesthouse/Accessory dwelling unit (ADU)	0.00%	0
Senior citizen housing	0.77%	2
Experiencing homelessness (unsheltered)	0.00%	0
I do not live in Laguna Niguel	0.77%	2
TOTAL		260

2021 Housing Element Update Survey

Q5 Do you rent or own the home you live in?

Answered: 261 Skipped: 25

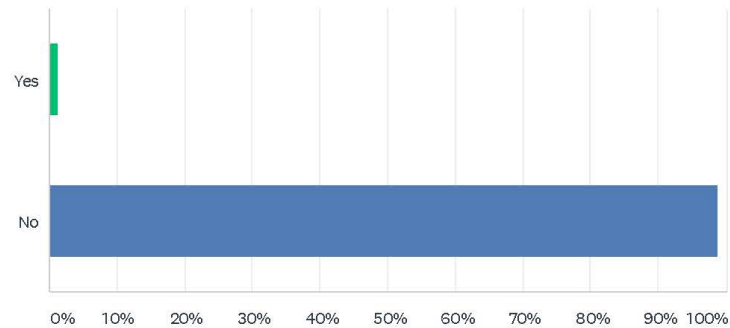


ANSWER CHOICES	RESPONSES	
Own	87.74%	229
Rent	10.73%	28
Live with other household (neither own nor rent)	1.53%	4
Currently experiencing homelessness	0.00%	0
TOTAL		261

2021 Housing Element Update Survey

Q6 If you reside in a single-family house, does the property have a second unit / guest house / ADU?

Answered: 234 Skipped: 52

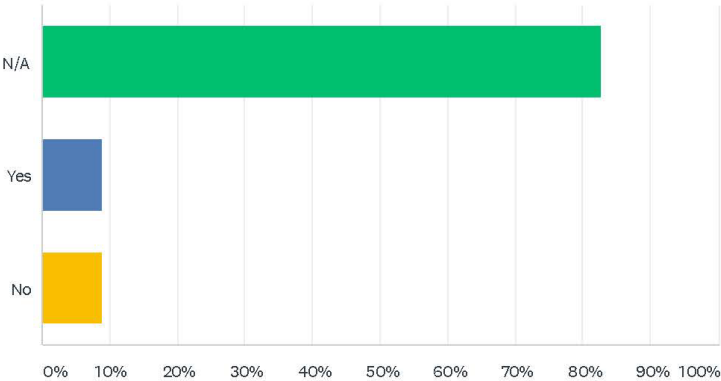


ANSWER CHOICES		RESPONSES	
Yes		1.28%	3
No		98.72%	231
TOTAL			234

2021 Housing Element Update Survey

Q7 Is this second unit / guesthouse / ADU occupied?

Answered: 23 Skipped: 263

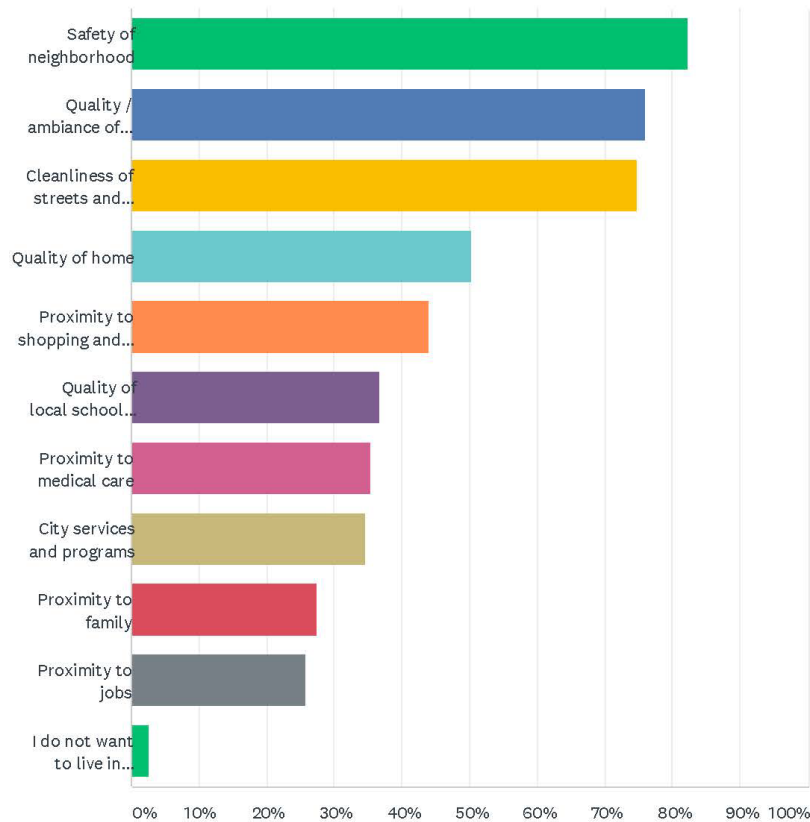


ANSWER CHOICES		RESPONSES	
N/A		82.61%	19
Yes		8.70%	2
No		8.70%	2
TOTAL			23

2021 Housing Element Update Survey

Q8 Please select the top reasons you choose to live, or would like to live in Laguna Niguel. Check all that apply.

Answered: 241 Skipped: 45



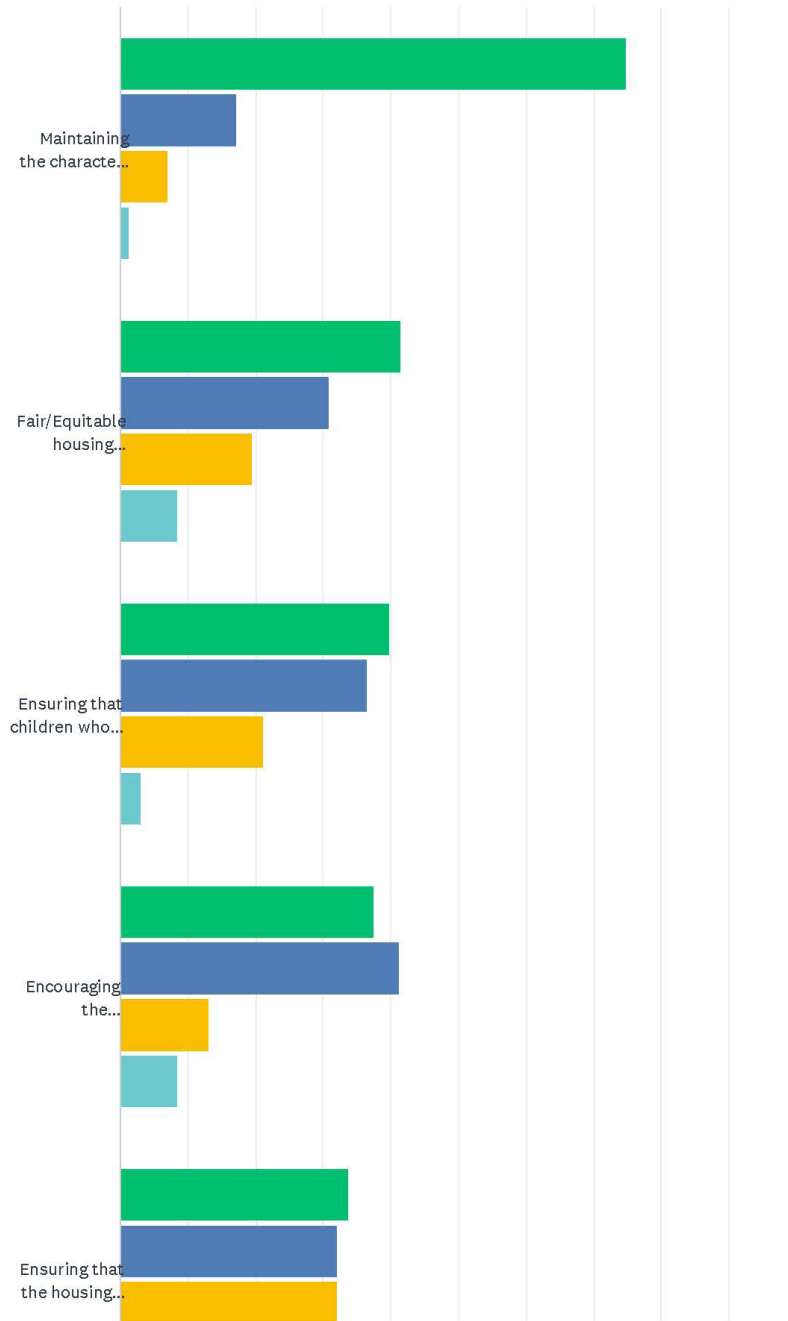
2021 Housing Element Update Survey

ANSWER CHOICES	RESPONSES	
Safety of neighborhood	82.16%	198
Quality / ambiance of neighborhood	75.93%	183
Cleanliness of streets and surroundings	74.69%	180
Quality of home	50.21%	121
Proximity to shopping and services	43.98%	106
Quality of local school system	36.51%	88
Proximity to medical care	35.27%	85
City services and programs	34.44%	83
Proximity to family	27.39%	66
Proximity to jobs	25.73%	62
I do not want to live in Laguna Niguel	2.49%	6
Total Respondents: 241		

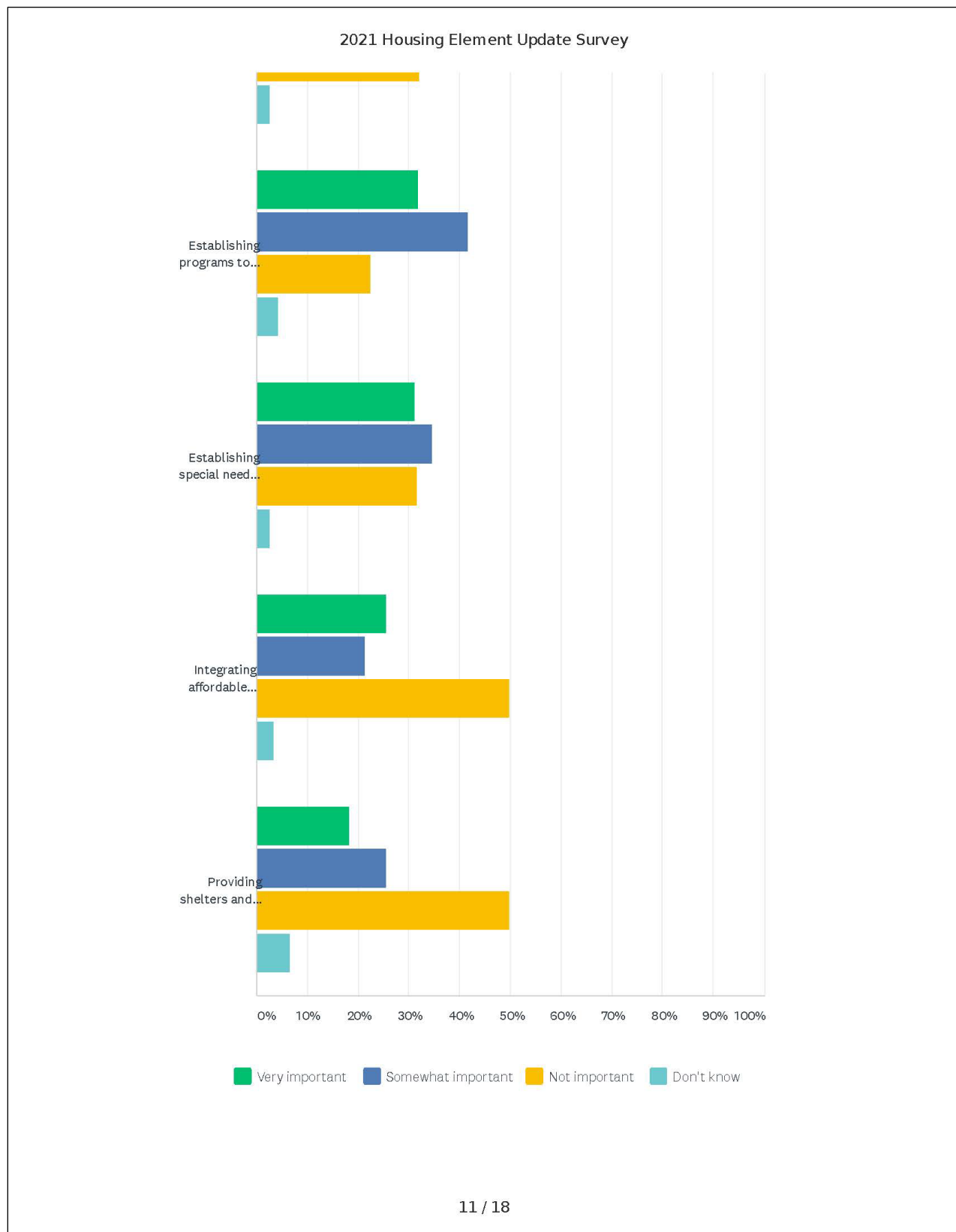
2021 Housing Element Update Survey

Q9 How important are the following concerns to you?

Answered: 245 Skipped: 41



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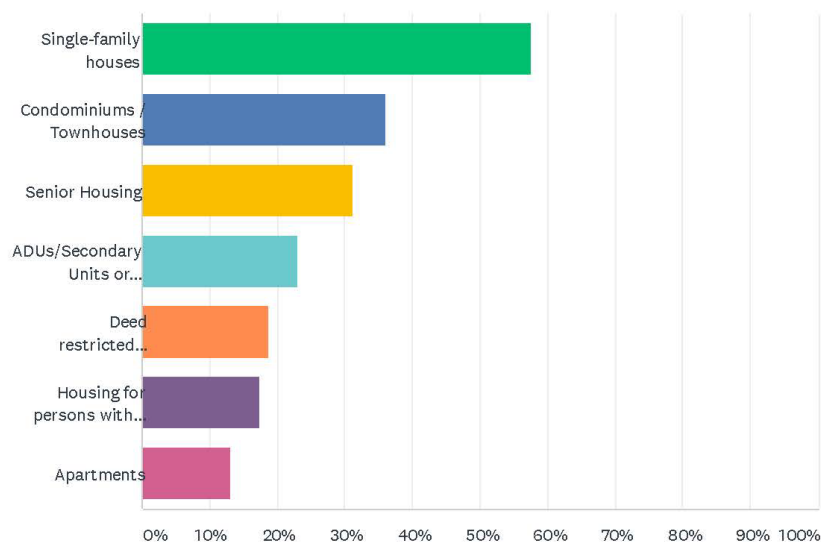
2021 Housing Element Update Survey

	VERY IMPORTANT	SOMEWHAT IMPORTANT	NOT IMPORTANT	DON'T KNOW	TOTAL	WEIGHTED AVERAGE
Maintaining the character of existing residential neighborhoods in the City	74.69% 183	17.14% 42	6.94% 17	1.22% 3	245	1.35
Fair/Equitable housing opportunities and programs to help maintain and secure neighborhoods	41.49% 100	30.71% 74	19.50% 47	8.30% 20	241	1.95
Ensuring that children who grow up in Laguna Niguel can afford to live in Laguna Niguel	39.67% 96	36.36% 88	21.07% 51	2.89% 7	242	1.87
Encouraging the rehabilitation of existing housing stock	37.50% 90	41.25% 99	12.92% 31	8.33% 20	240	1.92
Ensuring that the housing market in Laguna Niguel provides a diverse range of housing types, including single-family, townhomes, apartments, duplex/triplex, and condominiums to meet the varied needs of local residents	33.61% 82	31.97% 78	31.97% 78	2.46% 6	244	2.03
Establishing programs to help at-risk homeowners keep their homes	31.82% 77	41.74% 101	22.31% 54	4.13% 10	242	1.99
Establishing special needs housing for seniors, large families, veterans and/or persons with disabilities	31.28% 76	34.57% 84	31.69% 77	2.47% 6	243	2.05
Integrating affordable housing throughout the community to create mixed-income neighborhoods	25.51% 62	21.40% 52	49.79% 121	3.29% 8	243	2.31
Providing shelters and transitional housing for the homeless, along with services to help move people into permanent housing	18.11% 44	25.51% 62	49.79% 121	6.58% 16	243	2.45

2021 Housing Element Update Survey

Q10 What type of housing do you think is most needed in the City of Laguna Niguel? Check all that apply.

Answered: 231 Skipped: 55

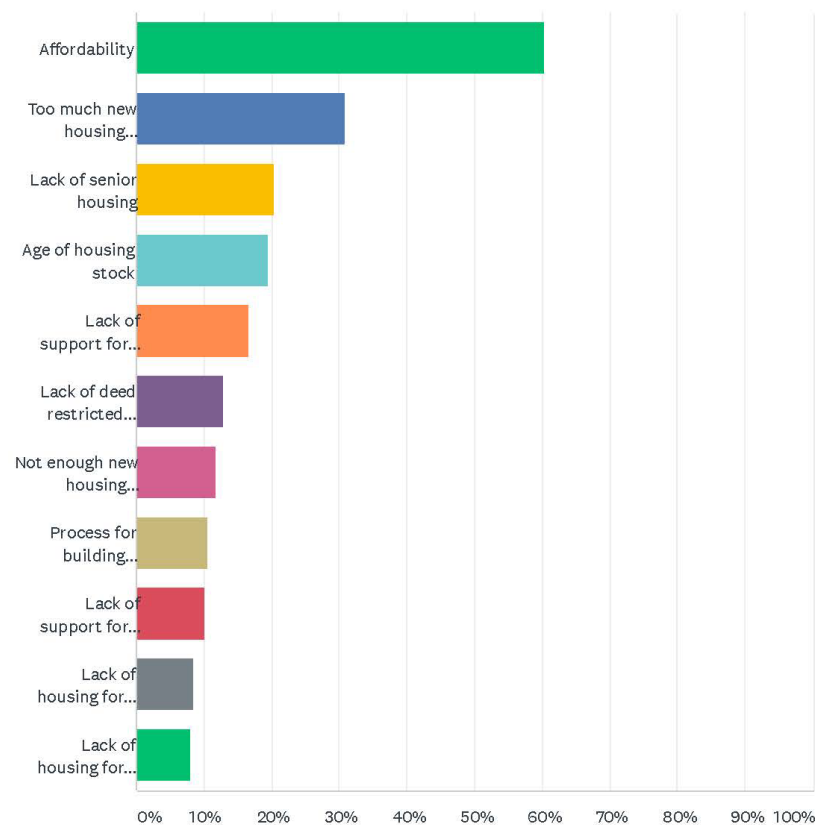


ANSWER CHOICES	RESPONSES	
Single-family houses	57.58%	133
Condominiums / Townhouses	35.93%	83
Senior Housing	31.17%	72
ADUs/Secondary Units or "Granny Flats"	22.94%	53
Deed restricted affordable housing	18.61%	43
Housing for persons with Disabilities	17.32%	40
Apartments	12.99%	30
Total Respondents: 231		

2021 Housing Element Update Survey

Q11 What do you think are the most important housing related issues facing Laguna Niguel today? Check all that apply.

Answered: 241 Skipped: 45



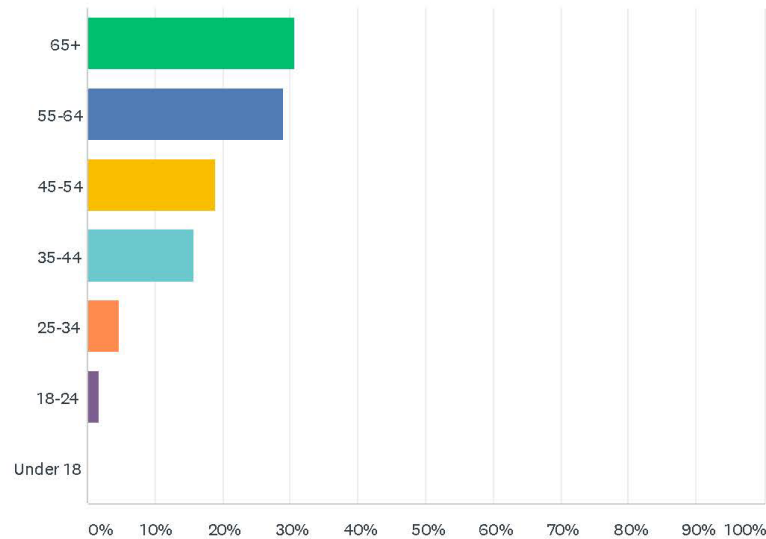
2021 Housing Element Update Survey

ANSWER CHOICES	RESPONSES	
Affordability	60.17%	145
Too much new housing development	30.71%	74
Lack of senior housing	20.33%	49
Age of housing stock	19.50%	47
Lack of support for homeowners	16.60%	40
Lack of deed restricted affordable housing	12.86%	31
Not enough new housing development	11.62%	28
Process for building housing is too burdensome	10.37%	25
Lack of support for renters	9.96%	24
Lack of housing for smaller families	8.30%	20
Lack of housing for large families	7.88%	19
Total Respondents: 241		

2021 Housing Element Update Survey

Q12 What age range most accurately describes you?

Answered: 243 Skipped: 43



ANSWER CHOICES	RESPONSES	
65+	30.45%	74
55-64	28.81%	70
45-54	18.93%	46
35-44	15.64%	38
25-34	4.53%	11
18-24	1.65%	4
Under 18	0.00%	0
TOTAL		243

2021 Housing Element Update Survey

Q13 Are there any additional comments/suggested goals that you would like to provide the City for its 2021 Housing Element update?

Answered: 97 Skipped: 189

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2021 Housing Element Update Survey

Q14 Please provide an email address if you would like to be added to the Housing Element Update interested parties list.

Answered: 86 Skipped: 200

ANSWER CHOICES	RESPONSES	
Name	0.00%	0
Company	0.00%	0
Address	0.00%	0
Address 2	0.00%	0
City/Town	0.00%	0
State/Province	0.00%	0
ZIP/Postal Code	0.00%	0
Country	0.00%	0
Email Address	100.00%	86
Phone Number	0.00%	0

Summary of all responses for Question No. 13:

Are there any additional comments/suggested goals that you would like to provide the City for its 2021 Housing Element update?

1. establish more no smoking complexes in laguna niguel, especially in complexes with units that share walls. 2nd hand smoking is a problem in many complexes with units that share walls.
2. ensuring cleaner neighborhood yards wherein people pick up after their dogs and not leave dog feces on yards, especially yards and/or greenbelts surrounding peoples' homes.
3. increase patrol on major streets to increase safety from drivers road rage & decrease drivers speeding on major streets.
4. if more affordable housing projects are built, have to have rules incorporated that follow mission, vision, & values of laguna niguel
2. ADA ACCESSABLE units are in very short supply for smaller families
3. ADU's, shelters, and changing zoning laws to allow for high density projects in and around neighborhoods decreases the value of property near those projects. Owners of property bought based on the current zoning. If zoning is changed surrounding owners should be compensated for the loss in quality of life these high density projects create.
4. Affordable apartments that are at least 750 square feet so that those who are downsizing can find adequate housing. More 55 + housing is needed.
5. Affordable housing is a big priority.
6. Architecture of new businesses should have a standard theme
7. At Risk housing has to be combined with related services like medical, psych, addiction detox if being considered
8. Availability of more affordable housing. Lower income families should have easier access to local housing.
9. Building more apartments will not help traffic or parking as some people will still live 10 - 12 of them in a single apartment no matter what the cost is i.e. Section 8 (every single person should be legal to start with no only one). We need to restrict parking near apartments to deter that. These kind of people do not bring up property value a clear example all the crimes in the Seaside Apts off Golden Lantern. People use Camino Los Padres by the 55 + apts - have you seen all the trash??? Guess who parks there ?? Who is responsible to clean up that cul de sac? Whoever it is well it's not being done.
10. City has lost its charm. I don't mind apartments but the ones that were built are an eyesore. We should be building Arts; Entertainment and retail in that area to support the existing community. We are overcrowded

11. City is doing a great job.
12. Do not build any more multi-family, condominiums, and/or apartments. If other cities want to build those housing types, then let them build them but do not build them in our city. Our community is affluent enough (through tax revenues) to retain the environment we currently have in place.
13. do NOT dilute the quality of Laguna Niguel by making it attractive to homeless to come here
14. Do not let pending legislation like SB50 (might have died) scare the LN City Council into making development decisions that are not in the best interest of the City. You have in the past.
15. Don't overdeveloped and ruin this city
16. Forward thinking keeping safety in mind for city residences. Keeping the quality of living high in the city.
17. I definitely agree we need to do something to address the affordable housing situation but would note the city already recently built thousands of apartments near the freeway that can be fashioned in part for this purpose. I'm sure many of those are vacant, which city leadership knows. I would approach new development very carefully and not just let the real estate developer donors guide these decisions. This has to be done with the best interests of the community in mind, including maintaining the quality of the schools, which are already overcrowded. I would be particularly opposed to any development of current open space natural environment areas in the city.
18. I feel we should be able to build additional housing on the side or in the back for additional income and/or additional family members to live in
19. I hope you take these survey's into account, before ramming through low housing down our throats. I moved from a low income neighborhood, and the reason I believe this area stays safe, is because it's limited access to EVERYONE being able to move in. In a nut shell, the higher the population, the more chances neighborhood can become run down.
20. I think the city has done a good job with the exception of developing the Forbes corridor. That big Apex apartment building took the entire city's view of the Saddleback Valley and we'll never get that back. You gave that to apartment dwellers, some of which are section 8, and the other 60,000 people never get that beautiful view when they were driving to the freeway again. No for thought. Also, the monuments that identify communities look aged except for the new Summerwalk community one. It looks appropriate for 2021.
21. I think the overly strict limitations on what types of businesses can operate out of an owner's home has an impact on the affordability and attraction of living in Laguna Niguel. I would like to see encouragement for alternative building materials and technology in homes, as well as R2

and >1 ADU allowance in residential zones (ie, increasing density on a lot-by-lot basis as a decision of the homeowner, not the city). Affordable rent as defined by 30% of one's income for low-middle class is scarce to non-existent here and that is a huge burden in the wake of the pandemic that I think needs to be aggressively remedied ASAP. Thank you for soliciting my input.

22. I would like to see something regarding neighborhood developments and traffic addressed. Many new and existing residential streets are designed or renovated to become through streets, connect high traffic streets. Neighborhoods with cul-de-sacs or dead ends are a thing of the past. These type of changes are impacting neighbor relationships and safety. It is difficult to be outside your home with kids when people drive through your residential neighborhood at 25 mph. Knowing your neighbor becomes difficult.
23. I would really like to see the City move forward with the Town Center development on the OC property. This project will provide a sensible number of new housing units and also revitalize a part of the city that is underutilized.
24. I'd prefer the city to focus on protecting homeowners who are already burdened with "housing opportunities" (sober homes). While this housing element is a mandatory review, I'd encourage all stakeholders to limit capacity and availability; our city is already over-encumbered with housing elements that have put our community's safety and integrity at risk.
25. Increasing housing also increases cars and we have very little room for more cars.
26. keeping all communities and surroundings clean noise reduction, excessive loud music from cars after 10 pm, constant door slamming making more smoke free communities
27. Laguna Niguel is situated in an area where access to public transportation and low income services was not part of the original plan. The reason I purchased my home here was the fact that this was an upper mobile community. I would believe that most of the people who have purchased homes and Condominiums here, have the same mind set.
28. Laguna Niguel was a planned community and the number of housing units was set as to not over populate and take from the environment/nature we share and enjoy. That needs to be taken into account before we push new building in Laguna Niguel
29. Let's keep this city safe, affordable and easy to get around.
30. Lots of petty crime coming across the SpotCrime site. Please focus on all the random hoodlum crime souring the area. People move to a quiet area like Laguna Niguel to try and get away from all the riff raff.
31. Mixed use properties with housing and retail together

32. No AUD's!
33. No homeless housing!!
34. no low income housing or sober living arrangements
35. No more apartments
36. No more apartments that are already ridden with crime, density, and not managed well.
37. No more building of new homes or apartments. Too many residents already
38. No more housing and development. The city has too much traffic, congestion, and pollution.
39. Our city has limits for land that can be developed. If we build more housing, we need to ensure that it has adequate facilities to go with it.
40. Our open, wild spaces are such a enjoyment in living in Laguna Niguel. Enuff traffic on our streets! Where is the water going to come from? Will we look like AZ?
41. Parking problems around large apartment complexes. Not enough parking provided for tenants living in these apartments causing illegal parking on surrounding city streets and this encouraging thefts and break-ins to these Vehicles.
42. Planning for mixed-use and walkable development, including apartment and condo housing and deed restricted affordable housing, in Town Center and near the Chet Holifield building, as well in other redeveloped shopping centers.
43. Please consider other special needs groups like special needs and disabled adult housing opportunities. Its not just seniors that have special needs.
44. Please consider the impact on street traffic when developing new housing.
45. Please do not allow Laguna Niguel to turn into Santa Ana with overcrowded neighborhoods and lack of parking. I've lived here since I was a child and can see we are headed down this road. LN was always a classy place to live and it's not feeling that way anymore. Maybe figure out how to stop foreigners from buying up the homes and driving up the market, then turning around and renting them out at astronomical prices or just letting them sit empty. I've never seen figures for how often that is happening, yet we all know it's real and no one wants to address that!
46. Please do not bring the La & San Diego. County attitudes here. We've worked hard to catch up to the upper class. We're mostly made up of middle class - don't bring us down

47. Please do NOT make the same mistake as other cities (ex.Irvine) and start building offices/apartments/condos everywhere. What makes Laguna Niguel so special is that wherever you go in the city, you are always surrounded by beautiful trees, hills, and natural landscape. The existing housing blends into the natural landscape- which is exactly how it should be. Please preserve and protect all of the existing natural landscape in our city. We do NOT need to become another OC city with endless construction of offices/apartments/etc. If people want to live surrounded by buildings, they can move to Irvine. Our beautiful city of Laguna Niguel should never become an over-developed nightmare. Please protect our city for those who live here now, and for future generations to enjoy!
48. Please stop building massive apartment buildings that are ugly and out of character for Laguna Niguel. We have enough apartments that no one single family can afford that multiple families live in one apartment and cram 6+people into one unit.
49. Restrict low income and section 8 housing to a minimum. It bring down property value, trashes our neighborhood, it brings down quality education for our kids in school. Seaside apts and Windridge apts. are a shame to have in such nice city. If people want to live like hoodlums they can go to Santa Ana and Anaheim. Those people go park their extra vehicles on Camino de los padres and the city doesn't send anybody pick up their trash.
50. Sox years ago, we downsized and moved from our home of 42 years to Laguna Niguel because we wanted a clean, well maintained, safe environment that provided a feeling of strong community.. We moved from north Orange County where there was so many changes in a very short period of time that we felt like we were strangers, and we did not feel safe. It was in an unincorporated area and it felt to us like it was the Wild West of Orange County. It lacked order, safety, a sense of community, and multiple families were living in one small home. That resulted also in not enough parking. People were doing whatever they pleased without thoughtful consideration to their neighbors. We love Laguna Niguel the way it is and would not like to see it change. It's so beautiful here. We think it is perfect.
51. Specifically, I think we need more townhomes for first time buyers. Townhomes could be taller, skinnier, 3 stories (meant for younger folks/young families) up to 2000 square feet type of townhome.
52. stop building apartments and take care of the homeless issue. and take care of the sober living homes in our community. crime is getting worse due to all of the "affordable" housing
53. Stop building high density apartments! Low income housing has brought crime issues. No rehab housing.
54. Stop with the affordable housing push. If people cannot afford to live here, they should find somewhere they can. I moved here because of the quality of life and the fact that this city was one of the wealthiest in the US and want to keep it that way. If people can't afford to live here that is not my problem Reduce the number of rental properties here. People who rent here

don't have their skin in the game and should have minimal say in community decisions. This city is moving in the direction of anti homeownership and it is messed up.

55. Teachers and healthcare workers and postal workers need to be able to afford housing in Laguna Niguel.
56. The areas that are lower income around me, also have tons of issues. Seems like the cops and their helicopters are always circling the same community with reports of crime, domestic abuse, theft from nearby stores, gun shots, etc. This may be harsh, but I don't see why million dollar homes need to be surrounded by "adorable housing" apartments, etc. If you can't afford it, move to a different city where you can afford it. And for those of us that have worked hard, saved, and invested in pricy communities, let us keep our nice, safe communities and not attract homeless, low income riff raff. We're 10 mins from the beach and we're in SoCal. Sorry if you can't afford that, but not sorry. There's plenty of other cities that can accomodate. I'm tired of everyone wanting things to be handed out to them. Just because you "want" to live here doesn't mean you are entitled to.
57. The city appears to have over developed shopping areas / strip malls and restaurants. There are many vacancies, fast turnover and some are becoming run down. This indicates there is not enough need for what has been built.
58. The city needs to do their share in helping the homeless with transitional and permanent housing.
59. The City needs to look at ways to keep Laguna Niguel attractive to younger families to keep the community vibrant, attractive to new residents, and maintain housing prices for its current residents. Creation of new housing is not the only way to do this, the City needs to look at provision of community services and wise use of the undeveloped Town Center and Ziggurat property - not just to create new housing which is not necessarily needed, but to put in restaurants (lacking in LN), services, and commerce and open civic space that is attractive and would be enjoyed by a more vibrant mix of residents.
60. The need for localized around town transit for housebound non driving seniors - similar to Laguna Woods bus system.
61. The safety of Laguna Niguel is extremely important for us especially as a young family. Things like housing for the homeless, etc will only cause families like ours to move. Laguna Niguel is a wonderful city for California but the more things change or become burdensome or unsafe for families the more it will make sense to relocate.
62. There are too many apartments/condos being built. This has caused traffic to worsen, parking lots at stores are full all the time, amount of time it takes to get anywhere has increased and with more people it is louder than ever before. Street noise is terrible now. Loud cars and motorcycles run rampant. None of this was the case when we moved here 10 years ago. Since

then—apartments went in and everything got worse. More single family homes should have been built—NOT more apartments.

63. There is commercial zoned land or Federal property that should be changed to mixed use where Senior, assisted or disabled and affordable housing could be added and mixed with retail, office and medical office to serve those residents and the community.
64. There was very little in this survey to address a regional approach to our homeless problem which will continue to grow. I feel that most of the south county cities, including Laguna Niguel, want to push the problem north to less affluent cities which is unfair and short-sighted. Some of the questions in this survey also use language that is unfamiliar to many who aren't well-versed in this stuff (i.e. 'rehabilitation of housing stock' & "deed restricted affordable housing")
65. Until government requires permanent diversity in housing regulation, the problems of racial, ethnic, class, etc., will continue unabated.
66. We bought from an original owner (1970 neighborhood) and we find the permit process to make improvements on our aging property significant financial and time hurdles. This makes living here more challenging on young families trying to fix up these older homes. Can we make the permit process easier and more affordable so young families purchasing older homes can actually make these improvements?
67. We have no program for affordable housing or plans for providing housing here in our city or elsewhere for people who are homeless, nor, it seems, any program for helping those in danger of becoming homeless. We need to change this, especially as we consider what to do with the current federal building as it comes up for sale and reconstruction.
68. We live in one of the best Cities in the state of California. Well maintained with a phenomenal City Council & Planning Commission that is fiscally responsible. Streets, landscape, amenities all terrific.
69. We moved to and invested in Laguna Niguel to move away from high density housing areas. We worked to build this community up... not interested in seeing it overrun with homelessness, low income housing, in maintained neighborhoods and run down schools.
70. WE NEED FOR LOWER INCOME RENTAL UNITS MORE AVAILABILITY FOR SECTION 8 renters.
71. We need low income housing, especially for those with disabilities. I am appalled that the city allowed that exorbitantly expensive senior housing on Niguel Road, one that most Laguna Niguelians cannot afford and meanwhile not providing housing affordable for our millennial children and low income and disabled residents. It's decadent and shameful.
72. We need more affordable housing in Laguna Niguel. Just not anywhere I frequent or where my friends live

73. We need more affordable housing.
74. We need public transportation Without public transit more housing will increase traffic and create unsafe roadways
75. We need to get homeless off the streets
76. We need to provide more extremely low and very low income housing. Two adults working full time at minimum wage fall into the very low range. I am sad to see friends that are retiring and don't think they can afford to continue to live in Laguna Niguel. We need to provide housing for seniors, workers, and the disabled. We should not expect other cities to house our workers, making for very long commutes. I did not understand the last question under #8 above. I am very supportive of housing for residents that need it. I took in a friend for over 9 months a few years back because she couldn't afford the high cost of housing and she ended up moving out of the city. If my house was not already paid off, I might struggle to continue to live here.
77. Well transitional properties and places for homeless people is important I worry about putting people at risk when homes and neighborhoods are allowed to set up these transitional centers. It brings a bad element to a regular neighborhood. Is transitional places can be safely integrated that is what is very important to me and my family as we have small children that are out playing in the yard and we've seen in Dana point what has happened when homes are being rented for this kind of situation it's changed the complexion of the neighborhood and not in a good way or safe way.
78. What is the research on the impacts of low income housing on the school's achievement scores and discipline rates?
79. Would love more single family home new developments and no more new apartment buildings.
80. Yes. Our governor announced a funding program for ADU building about six months ago, yet I cannot locate any financial institution or city office that knows how to apply for building loans!
81. Stop building apartments in the City of Laguna Niguel. They are ruining the character of our neighborhoods in the Greenfield area of the City. There is too much density of population and too much traffic.
82. We would like to focus on quality over quantity. We want to keep Laguna Niguel as "the hidden gem" beach community. Also we prefer it remain primarily single family homes and long term residents. A few negatives impressions for younger families are the aging schools and lack of city/social events. LN schools are very aged compared to Aliso Viejo, Ladera Ranch, RMV, Irvine. Can the city contribute to repairs and renovations? Also the few neighborhoods without HOA where the homeowners own the slopes along major roads like Crown Valley, Golden Lantern, should receive support to improve landscaping. Laguna Niguel should focus on the unique

suburban neighborhood ideally located to the beaches, amenities and highways.
Communication with realtors in the surrounding cities would also help to attract new residents and to also gain feedback from their clients.

83. Too many high rise apts too much traffic already starting to become LA where we originally relocated from
84. It's ok for Laguna Niguel to an be exclusive community- doesn't have to be affordable to all. Living near the coast is a benefit for those that have worked hard and earned it. Not all things need be equitable all the time.
85. I don't really know what the city needs for housing
86. No more high-density housing like at Apex and environs
87. Do not build any more high density stacked apts! Way too many pricey rentals recently built on Cabot. Extremely ugly architecture too. What an eyesore. I have 30+ years in the housing industry. Stop the urbanization of LN, ruining the character of the city.
88. No more giant mid-/high-rise apartments blocking the beautiful, natural landscapes and littering the roads with cars that don't follow traffic laws.
89. Leave Laguna Niguel character as it is. No more new construction, no more apartments. No permits for second home on existing lots
90. Lower rent for senior housing
91. Too much building leads to traffic, congestion, pollution, disruption for wildlife, and noise. Also have concerns over a local community integrating affordable housing known for problems and police calls due to residents. I moved to get away from crime (was a victim) and have peace of mind.
92. I would hate to see South Orange County become like the San Fernando Valley, overcrowded and trashed
93. I'd like to see LN develop some variety in housing and neighbourhoods - Ladera Ranch, Great Park. Mixing apartments, town houses, small and larger homes - all with great amenities. Redevelop the federal building site and all that parking!
94. Laguna Niguel needs to enter the modern age and recognize that diversity is what will make this city truly rich. Diversity of race, income, background, religion, sexual orientation, etc., and as such do everything possible to attract, be welcoming & warm, and keep all types of neighbors.
95. Moved to LN from Los Angeles County to get away from the homeless situation and crime. I like Laguna Niguel just the way it is: relatively clean and safe and lots of open, green space.

96. Let's keep this city safe, affordable, and easy to get around.
97. keeping all communities and surroundings clean noise reduction, excessive loud music from cars after 10 pm, constant door slamming making more smoke free communities
98. I strongly support affordable housing. We need to have affordable housing for our essential workers – our teachers, healthcare workers, postal workers. I believe we have a duty to help individuals with disabilities. I am very much in support of building more homes in Laguna Niguel that ensure that people who work in our city can live in our city. Over 57% of people who completed the survey are 55 and over. I want people who grew up here to be able to stay and find jobs, and their kids should be able to grow up here too. I think building more housing means more opportunities for younger generations to stay and thrive in our city.

Appendix D – Fair Housing Assessment

A. Introduction and Overview of AB 686

State law (AB 686 of 2018) establishes an obligation to affirmatively further fair housing (AFFH). AB 686 defined "affirmatively further fair housing" as "taking meaningful actions, in addition to combat discrimination, that overcome segregation patterns and foster inclusive communities free from barriers that restrict access to opportunity." This definition applies to persons of color, disabilities, and other protected classes. The bill added the requirement for an assessment of fair housing to the Housing Element. This assessment includes the following components: a summary of fair housing issues and an assessment of the City's fair housing enforcement and outreach capacity; an analysis of segregation patterns and disparities in access to opportunities; an assessment of contributing factors, and an identification of fair housing goals and actions and related to housing and community development in a way that affirmatively furthers fair housing. In addition, the analysis also:

- Prohibits the state, cities, counties, and public housing authorities from acting materially inconsistent with their AFFH obligation.
- Requires that the AFFH obligation be interpreted consistent with HUD's 2015 regulation, regardless of federal action regarding the regulation.
- Adds an AFFH analysis to the Housing Element beginning in 2021.
- Includes in the Housing Element's AFFH analysis a required examination of issues such as segregation and resident displacement, as well as the identification of fair housing goals.

1. Analysis Requirements

The fair housing assessment must identify the contributing factors that cause, increase, contribute to, maintain, or perpetuate the following:

- Segregation
- Racially or ethnically concentrated areas of poverty (R/ECAPs)
- Significant disparities in access to opportunity
- Disproportionate housing needs.

The analysis must address patterns at a regional and local level and analyze these patterns over time in order to guide development of policies and programs to promote more inclusive communities.

For this AFFH analysis, "Regional Trends" relies upon demographic data primarily from the U.S. Census to describe trends in Orange County. "Local Trends" describes trends specific to the City of Laguna Niguel.

2. Sources of Information

The City used a variety of data sources for the AFFH analysis at the regional and local level. These include:

- U.S. Census Bureau's Decennial Census and American Community Survey (ACS)
- Orange County Analysis of Impediments to Fair Housing Choice published in May 2020 (2020 AI).
- Local Knowledge

Some of these sources provide data on the same topic through different methodologies, which results in various data outcomes. For example, the decennial census is based on a count of the entire population every 10 years while the ACS is based on a small but more detailed survey of the population conducted every year.

For this reason, the Census data and ACS data often show some differences. This AFFH analysis includes the most relevant data source for identifying fair housing issues and trends.

Many of the maps in this Appendix show data at the census tract level. Census tracts in the City of Laguna Niguel and adjacent areas are shown in Figure D-1. It should be noted that only a very small portion of census tract 626.33 (located at the western border, south of Aliso Creek Road and west of Alicia Parkway) is within city limits. This census tract includes a church and the Aliso and Wood Canyons Regional Park and does not contain housing units; it is therefore not discussed further in the Fair Housing Assessment. Similarly, a small portion of tract 626.40 (located at the western border, north of Aliso Creek Road and west of Alicia Parkway) consisting of open space land does not contain housing units in the City and is not discussed further. A portion of census tract 423.20, located in the northeastern corner of the City (north of Aliso Creek Road and west of La Paz Road), is comprised primarily of public/institutional and commercial uses including the Chet Holifield Federal Building. Although this census tract does not contain any housing units within Laguna Niguel, it has been included in this Fair Housing Discussion because the federal government is exploring options for future use of the 92-acre Chet Holifield Federal Building site. However, data related to this tract may not be representative of existing housing conditions in Laguna Niguel.

Figure D-1
Census Tract Map – Laguna Niguel



Source: U.S. Census, On the Map, 2022

The City also used data from the 2020 Orange County Analysis Of Impediments to Fair Housing Choice (2020 AI). The 2020 AI provides local knowledge and includes various sources of locally gathered information. This section also used HCD's 2020 Analysis of Impediments to Fair Housing Choice for its regional findings and data.

HCD has developed a statewide AFFH Data Viewer which consists of statewide data layers from various sources and visually displays each fair housing issue within the full scope of the assessment of fair housing.

B. Assessment of Fair Housing Issues

1. Local Context and Background

Human occupation in present-day Laguna Niguel dates back to the Pre-Columbian period, where the Acjachemen people resided in a village called Niguel, located near Aliso Creek. In 1776, the Spanish established the Mission in San Juan Capistrano. An area near the Mission was designated for cattle raising and was named Rancho Niguel and now approximates the present-day boundary of Laguna Niguel. Following Mexico's independence from Spain in 1821, the Mission in California was divided into different pueblos, and the Mexican Government issued land grants to residents. Juan Avila obtained ownership of Rancho Niguel through a land grant in 1842. He lost his ownership in 1865 when he became bankrupt following a severe drought. Following his bankruptcy, Lewis Moulton and Jean Pierre Daguerre bought the land. They established the Moulton company to oversee the 19,000 acres of local ranch land. In 1951, the Moulton and Daguerre families divided Moulton Company land. In 1959, the real estate development firm Cabot, Cabot & Forbes, and Paine Webber partnered to form the Laguna Niguel Corporation, which purchased the land from the Daguerre family. The focus of this effort was to develop the land and create one of California's first master-planned communities, known today as the City of Laguna Niguel.

2. Fair Housing Enforcement and Outreach

It is important that municipalities and fair housing organizations ensure residents are aware of fair housing laws and rights through education and outreach efforts. The Fair Housing Council of Orange County (FHCOC) is a non-profit organization and operating member of the National Fair Housing Alliance that ensures equal access to housing opportunities by eliminating housing discrimination in Orange County. The FHCOC provides services that include fair housing enforcement and education, landlord/tenant counseling, mediation, and homebuyer HUD counseling which includes first-time homebuyer education and mortgage default counseling.

During the 2015 to 2019 reporting period, the County of Orange Urban County partnered with the FHCOC in the following actions to overcome impediments to fair housing choice:

- Served over 9,550 residents regionally through conducting or participating in 467 education and outreach activities.
- Distributed over 82,130 pieces of educational fair housing literature.
- Held 32 training sessions for rental property owners/managers, presented 16 fair housing seminars, and 70 general fair housing workshops throughout the County.
- Received 363 allegations of housing discrimination and opened 179 cases that warranted further investigation and/or action.
- Conducted 362 systemic onsite tests, including 51 tests occurring in the jurisdiction and 215 other testing activities.
- Addressed 24,766 housing issues or disputes for 7,664 individual households regionally.

3. Fair Housing Enforcement and Testing

According to the 2020 AI, fair housing complaints can be filed with the following entities:

- **The California Department of Fair Employment and Housing (DFEH)** accepts, investigates, conciliates, mediates, and prosecutes complaints under FEHA, the Disabled Persons Act, the Unruh Civil Rights Act, and the Ralph Civil Rights Act. The DFEH developed a program under HUD's partnership in 2003 which works with tenants, landlords, property owners, and managers to mediate housing discrimination complaints.

- **The Fair Housing Council of Orange County (FHCOC)** conducts community outreach and education, homebuyer education, mortgage default counseling, landlord-tenant mediation, and limited low-cost advocacy, provided in English, Spanish, and Vietnamese. The Fair Housing Council also investigates housing discrimination claims and assists with DFEH referrals. Additionally, the FHCOC may also be a part of the litigation process challenging discriminatory housing practices.
- **The Fair Housing Foundation** provides landlord-tenant counseling and mediation, rental housing counseling, community outreach and education, screens fair housing complaints, investigates through fair housing testing, and will engage in conciliation or mediation efforts or refer complaints to the appropriate administrative agencies. The Fair Housing Foundation serves parts of Los Angeles County and several cities in Orange County.
- **The Community Legal Aid SoCal** serves low-income residents of Orange County and Southeast Los Angeles County to provide legal assistance across a broad range of fair housing issues, including eviction, federally or otherwise publicly subsidized housing, substandard housing, landlord/tenant issues, homeownership issues, homeowners' association issues, mobile homes, housing discrimination, and predatory lending practices.¹⁴

The Fair Housing Testing Program was established in 1991 by the Civil Rights Division. According to the Department of Justice, Fair Housing Testing is the use of an individual to pose as a prospective renter to identify housing discrimination based on race, national origin, disability, or familial status in violation of the Fair Housing Act.

Regional Trends

The HUD Office of Fair Housing and Equal Opportunity (FHEO) presents housing discrimination data by basis for Orange County. This includes FHEO inquiries and discrimination cases. Table D-1 shows FHEO discrimination cases in Orange County by race, disability, and familial status basis in 2010 and 2020. Since 2010, the total number of cases has decreased by about 47 percent. While the County has seen an overall decrease in total cases, the proportion of cases related to disability status has increased from 58 to 61 percent.

Table D-1
FHEO Discrimination Cases - Orange County

Basis	2010		2020	
	Cases	Percent	Cases	Percent
Race	10	19%	3	11%
Disability	31	58%	17	61%
Familial Status	8	15%	4	14%
Total	53	100%	28	100%

Source: HCD AFFH Data Viewer

Local Trends

In Laguna Niguel, the FHOC received 10 allegations of housing discrimination and opened 3 cases. In addition, the FHCOC performed 18 paired, on-site, systemic tests for discriminatory rental housing practices. Regarding housing dispute evaluation and resolution, the FHOC assisted 367 unduplicated households involving 1,151 issues in Laguna Niguel.

According to the HCD AFFH Data Viewer, there have been 21 total FHEO inquiries (0.31 FHEO inquiries per 1,000 people) in Laguna Niguel from 2013-2021. Of these inquiries, four were related to disability status, one was related to racial identity, two were related to national origin, and one was related to sexual

¹⁴ <https://www.communitylegalsocal.org/programs-services/area-of-law/housing/>

orientation. Of the 21 inquiries, two were found to have no valid basis, six were found to have no valid issue, two were counted as “other disposition”, and one was counted as “retaliation.”

4. Fair Housing Education and Outreach

Regional Trends

Fair Housing Education and outreach is essential to enable community members experiencing housing discrimination to seek help. As mentioned above, between 2015-2019, the FHCOC has taken multiple educational and outreach actions to overcome fair housing impediments such as serving over 9,550 residents regionally through conducting or participating in 467 education and outreach activities, distributing over 82,130 pieces of educational fair housing literature, held 32 training sessions for rental property owners/managers, presented 16 fair housing seminars, and 70 general fair housing workshops throughout the County. In addition, the Orange County Housing Authority website includes the following information in 5 different languages:

- Several Document Categories Fair Housing Documents, HMIS Notices, Housing Successor Agency, Operational Documents, Owner Documents, Public Notices / Public Hearings, Report Household Changes Forms, Reasonable Accommodation Request Forms, and Report Household Changes Forms.
- Housing and Community Development Commission meetings, schedules, archived meetings, and ways to get involved.
- A list of various project-based housing developments that are accepting applications, links to the applications, and information on the 2020 Supportive Housing Notice of Funding Availability.
- Landlord/Owner and Tenant information and assistance.
- Waitlist information and updates.
- Special Housing Programs including a Housing Choice Voucher (HCV) Homeownership Program, Family self-sufficiency Program (FSS), Family Unification Program (FUP), Housing and Urban Development-Veterans Affairs Supportive Housing (HUD-VASH), and more.

The Housing and Community Development (H&CD) Commission was established to cooperate with the County on housing-related matters. The H&CD Commission provides the Orange County Housing Authority’s Board of Commissioners and the Orange County Community Resources Department with advice pertaining to the housing needs of low- to moderate-income households and households experiencing homelessness. In addition, the H&CD Commission provides advice on funding priorities for rental assistance, housing development, and community development.

Local Trends

The following education and outreach efforts were conducted, and achievements were made in Laguna Niguel. Information was made available in English, Spanish and Vietnamese:

- The FHCOC conducted/participated in 10 education and outreach activities in Laguna Niguel, reaching a culturally and ethnically diverse audience.
- 85 residents were made aware of fair housing laws and counseling services.
- 2 landlord and 3 tenant workshops on fair housing were held in Laguna Niguel.
- 4 workshops were conducted for consumers and providers in Laguna Niguel.
- The FHCOC produced and provided written fair housing related materials in English, Spanish, and Vietnamese in Laguna Niguel.
- The City of Laguna Niguel’s website includes a link to the FHCOC’s on-line housing discrimination complaint reporting tool that generates an email to FHCOC. The tool is also used for other, non-discrimination, housing-related issues.

C. Integration and Segregation

1. Race/Ethnicity

The ethnic and racial composition of a region is useful in analyzing housing demand and any related fair housing concerns, as it tends to demonstrate a relationship with other characteristics such as household size, locational preferences, and mobility.

The US Department of Housing and Urban Development (HUD) provides racial or ethnic dissimilarity trends to measure the segregation in a jurisdiction.

Dissimilarity indices can be used to measure how consistent two groups (frequently used to analyze race or ethnicity characteristics) are distributed across a geographic unit, such as a census tract or block group. The dissimilarity index ranges from 0 to 100, 0 meaning no segregation and 100 meaning high segregation among the two groups. The following ranges show how HUD views various levels of the index:

- <40: Low Segregation
- 40-54: Moderate Segregation
- >55: High Segregation

Regional Trends

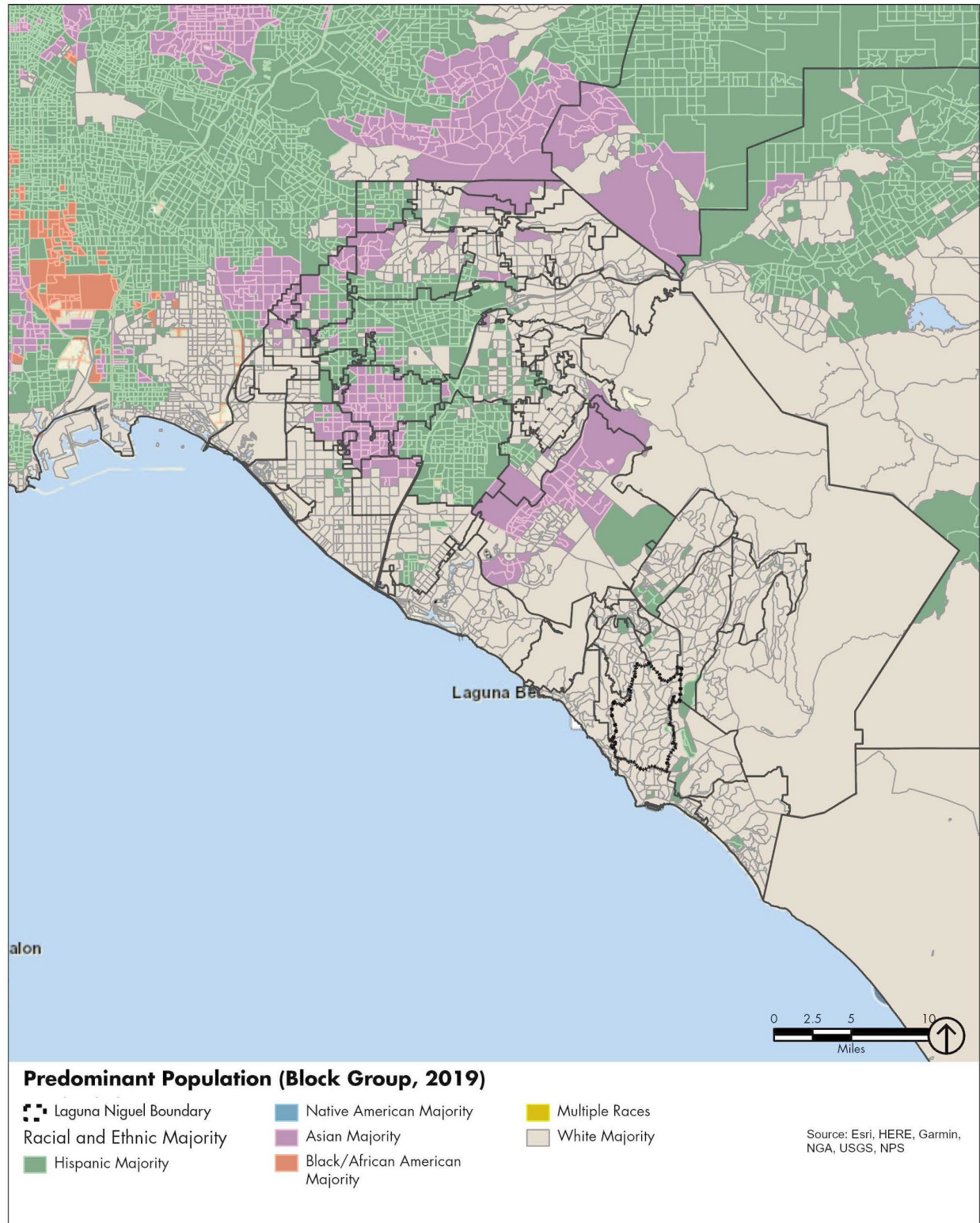
Non-Hispanic White residents make up 40.4 percent of Orange County's total population according to Table D-2 below which displays the racial demographic breakdown in the County. 54.6 percent is comprised of minority groups, with Hispanic/Latino residents making up 34.1 percent of the County's population, and Asian residents making up 20.3 percent. Of the selected jurisdictions surrounding Laguna Niguel, Laguna Hills has the most concentrated Hispanic/Latino population, where 22 percent of residents are Hispanic or Latino, while Laguna Beach has the smallest Hispanic population of 8.2 percent (and inversely the largest White population of 83.4 percent). All jurisdictions surrounding Laguna Niguel, including Laguna Niguel have lower Hispanic/Latino populations compared to the County. Figure D-2 below shows the predominant racial and ethnic population by block group in Orange County.

Table D-2
Racial and Ethnic Composition in Laguna Niguel and Neighboring Cities

	Orange County	Laguna Niguel	Aliso Viejo	Dana Point	Irvine	Laguna Hills	Laguna Beach
White, non-Hispanic	40.6%	66.6%	58.8%	74.1%	40.3%	57.5%	83.4%
Black or African American, non-Hispanic	1.6%	1.2%	2.3%	1.4%	1.6%	1.5%	0.8%
American Indian and Alaska Native, non-Hispanic	0.2%	0.0%	0.2%	0.1%	0.1%	0.0%	0.1%
Asian, non-Hispanic	20.3%	10.2%	15.4%	3.6%	42.9%	14.6%	3.7%
Native Hawaiian and Other Pacific Islander, non-Hispanic	0.3%	0.3%	0.1%	0.1%		0.1%	0.0%
Some other race, non-Hispanic	0.2%	0.8%	0.3%	0.2%	0.2%	0.1%	0.5%
Two or more races, non-Hispanic	2.8%	4.6%	4.7%	2.9%	0.2%	4.3%	3.2%
Hispanic or Latino	34.1%	16.4%	18.1%	17.6%	4.3%	22.0%	8.2%
Total	3,168,044	65,808	50,543	33,769	309,014	31,613	22,991

Source: US Census Bureau 2015-2019 ACS (5-Year Estimates) Table B03002.

Figure D-2
Regional Predominant Racial and Ethnic Population – Orange County



The dissimilarity index can be used to measure the level of segregation in a geographic area. Table D-3 below shows the dissimilarity indices in Orange County since 1990, showing that all minority (non-white) residents combined are currently moderately segregated, and have been since 1990, although dissimilarity among white and non-white residents has been increasing over time. Based on HUD's definition of the dissimilarity index, Black and White, and Asian or Pacific Islander and White are currently moderately segregated, while Hispanic and White residents are highly segregated, and have all increased since 1990. This is an indication that Orange County has become increasingly racially segregated since 1990.

Table D-3
Dissimilarity Indices for Orange County 1990-2020

Racial/Ethnic Group	1990	2000	2010	2020
Non-White/White	40.19	45.	44.67	48.27
Black/White	37.45	35.84	34.87	42.98
Hispanic/White	49.83	55.12	54.13	56.83
Asian or Pacific Islander/White	33.02	39.93	41.65	45.89

Source: HUD Dissimilarity Index, 2020.

Figure D-3 and Figure D-4 below show the concentration of racial/ethnic minority groups by census block group in Orange County in 2010 and 2018. Orange County has seen an increase in diversity since 2010. In 2018, non-White populations are most concentrated in the central and northern portions of the County, primarily in block groups that have non-White populations greater than 81 percent. These block groups are shown significantly in cities such as Santa Ana, Westminster, Anaheim, Buena Park, and Norwalk. Block groups that contain the least number of non-White residents are located in the southern and southern central portions of the county, where census block groups have less than 21 percent non-white residents. These block groups are primarily located in cities such as Laguna Beach, Newport Beach, portions of Dana Point, and communities located along the foothills of the Santa Ana Mountains. The 2010 map shows similar patterns; however, block groups are significantly less diverse relative to 2018 concentrations. Similar to 2018, non-White populations were most concentrated in the central and northern portions of the County, however, these block groups were primarily comprised of non-White populations greater than 81 percent.

Figure D-3
Regional Racial/Ethnic Concentrations by Block Group 2018 – Orange County

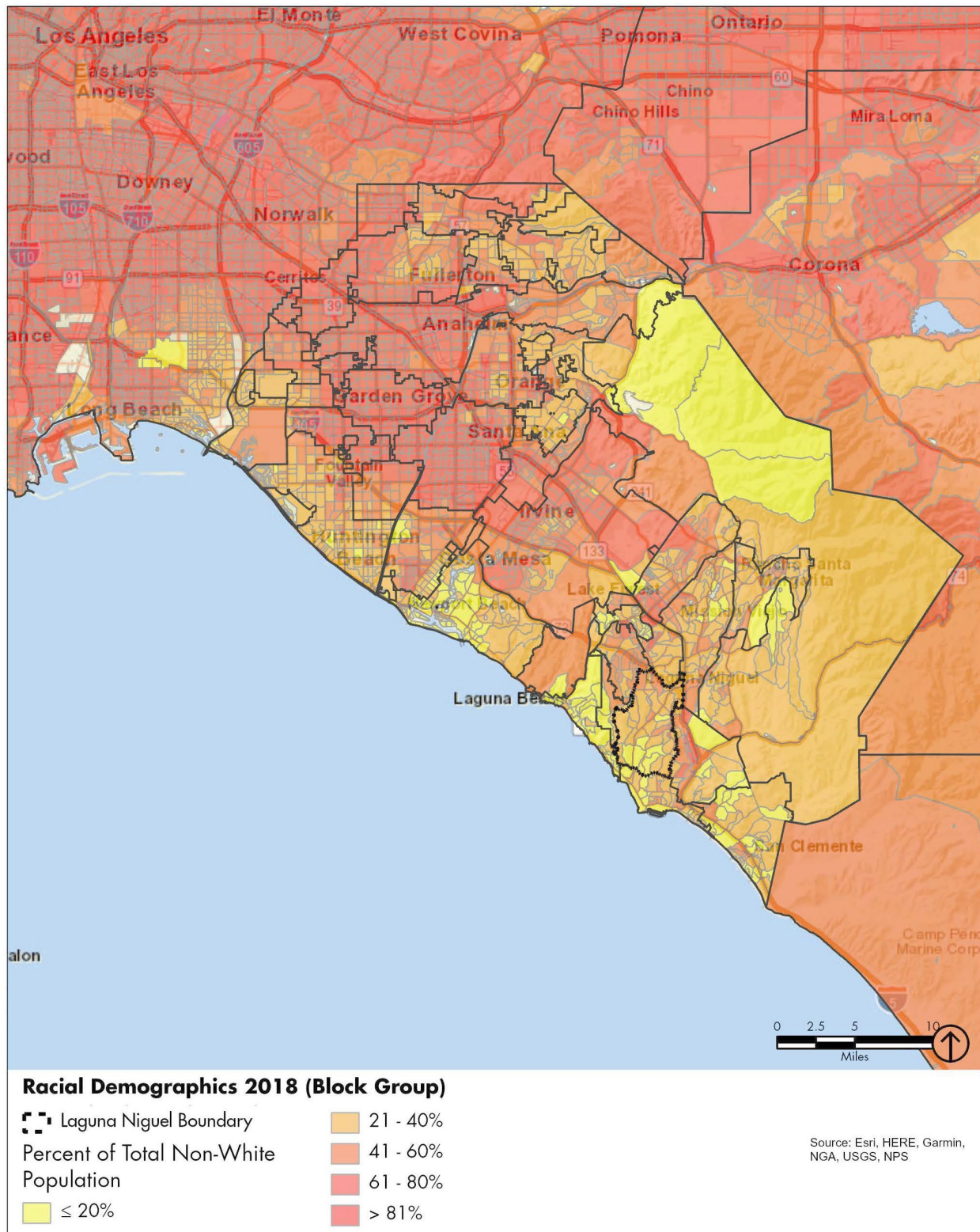
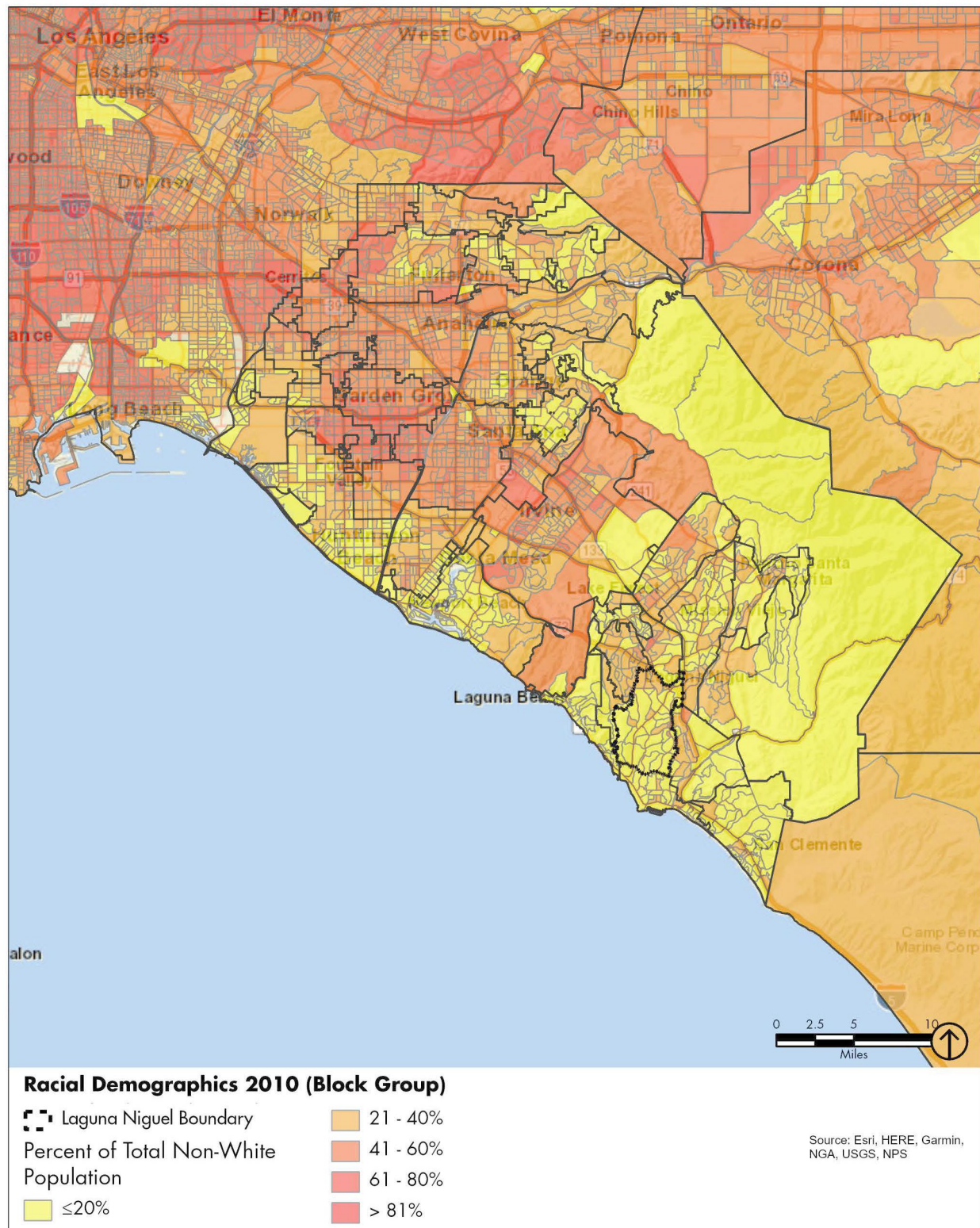


Figure D-4
Regional Racial/Ethnic Concentrations by Block Group 2010 – Orange County



Local Trends

The racial and ethnic breakdown in Laguna Niguel (Table D-4) shows White residents make up about two-thirds of the City's residents (66.6 percent), despite declining 6.6 percent over the last decade. This demographic makeup contrasts that of the County, where most residents identify as non-White minority groups. Black, American Indian and Native Hawaiian and other Pacific Islander populations have also decreased slightly, while the Asian, Hispanic, residents of two or more races, and some other race populations have increased over the past decade.

Table D-4
Change in Racial/Ethnic Composition 2010-2019: Laguna Niguel

	2010		2019	
	Persons	Percent	Persons	Percent
White, non-Hispanic	45,820	73.2%	43,802	66.6%
Black or African American, non-Hispanic	1,086	1.7%	758	1.2%
American Indian and Alaska Native, non-Hispanic	121	0.2	0	0.0%
Asian, non-Hispanic	6,140	9.8%	6,731	10.2%
Native Hawaiian and Other Pacific Islander, non-Hispanic	290	0.5%	176	0.3%
Some other race, non-Hispanic	211	0.3%	522	0.8%
Two or more races, non-Hispanic	1,665	2.7%	3,042	4.6%
Hispanic or Latino	7,281	11.6%	10,777	16.4%
Total	62,614	100%	65,808	100%

Sources: 2006-2010 and 2015-2019 ACS (5-Year Estimates) Table B03002.

Figure D-5 below shows the predominant racial and ethnic population by block group in Laguna Niguel.

Sites Inventory

Figure D-6 shows the City's 6th cycle RHNA opportunity sites by race/ethnic minority concentrations. A majority of the City's census tract block groups are comprised of racial/ethnic minority groups making up less than 20 percent of the population. Nine block groups in the City consist of 21-40 percent racial/ethnic groups, six at the northern tip and three in the central portion of the City. Two of the block groups consist of 61-80 percent racial/ethnic groups, located along the eastern boundary of the City. All the City's above moderate- and low-income opportunity sites are located in block groups with less than 20 percent racial/ethnic groups, while one of the two moderate-income opportunity sites is located in a block group with less than 20 percent racial/ethnic groups and the other in a block group with 21-40 percent racial/ethnic groups.

Figure D-5
Predominant Racial and Ethnic Population by Block Group – Laguna Niguel

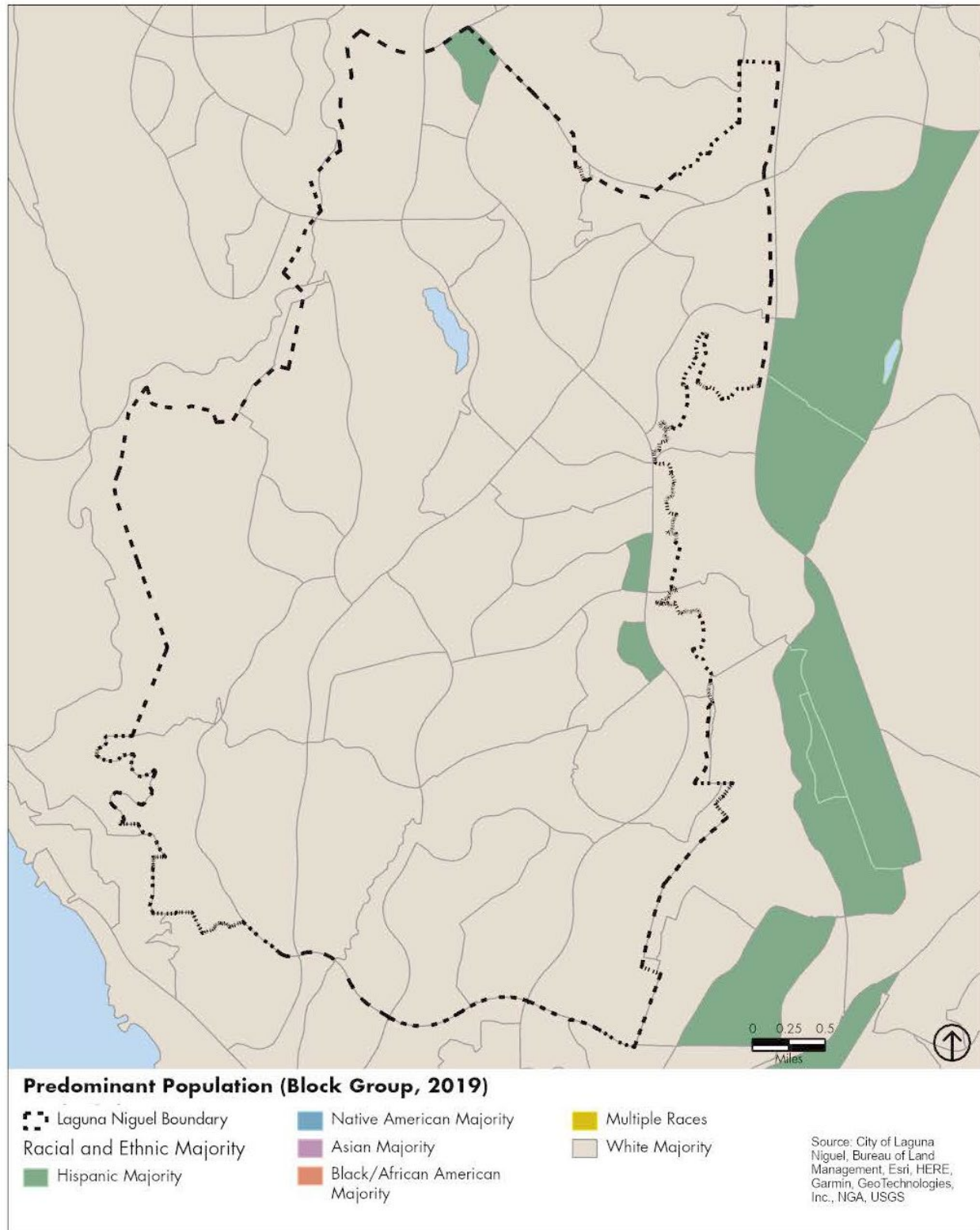
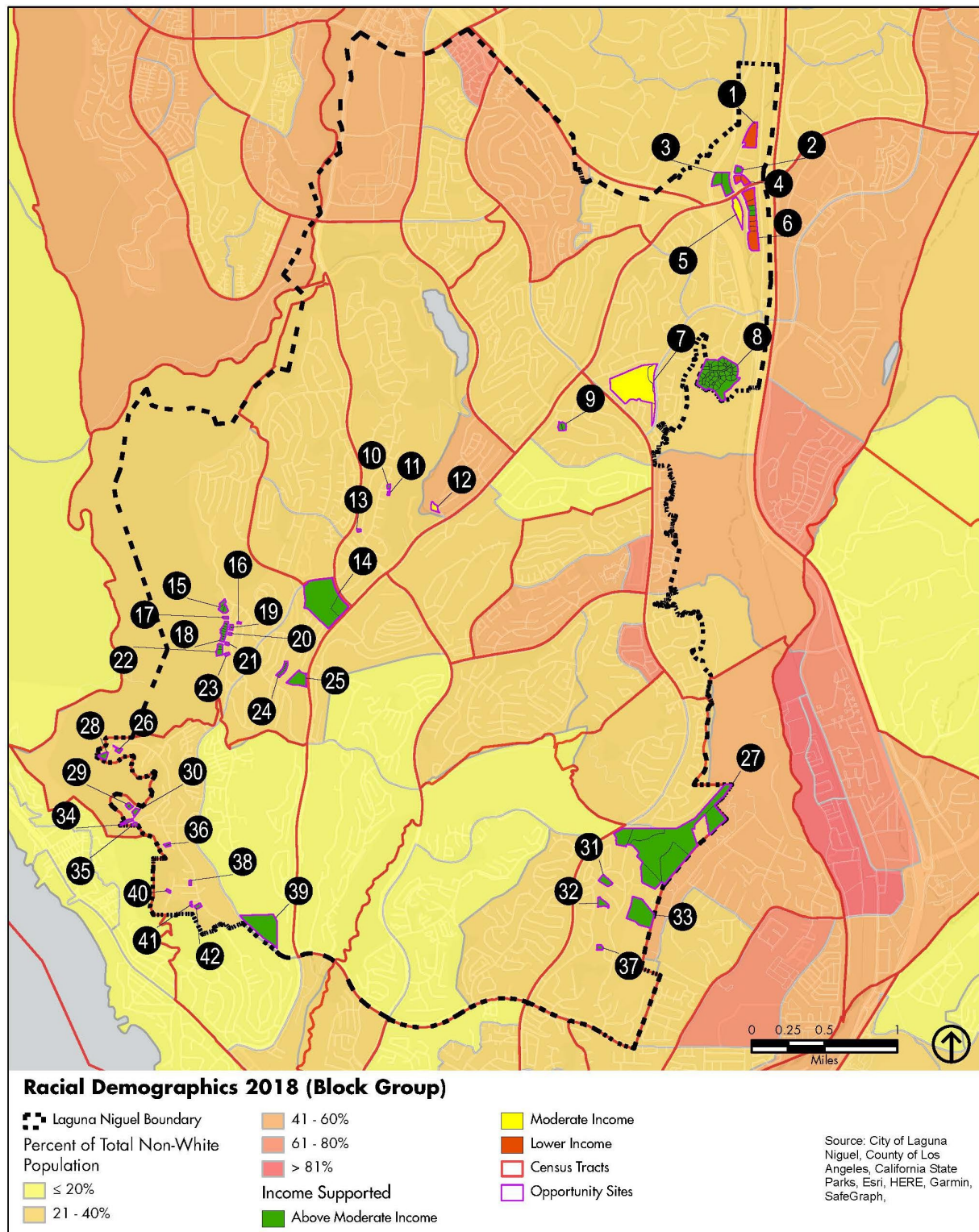


Figure D-6
 Sites Inventory by Racial/Ethnic Concentrations 2018 – Laguna Niguel



2. Persons with Disabilities

Persons with disabilities often have special housing needs because of the lack of accessible and affordable housing, and the higher health costs associated with their disability. In addition, many may be on fixed incomes that further limits their housing options. Persons with disabilities also tend to be more susceptible to housing discrimination due to their disability status and required accommodations associated with their disability.

Regional Trends

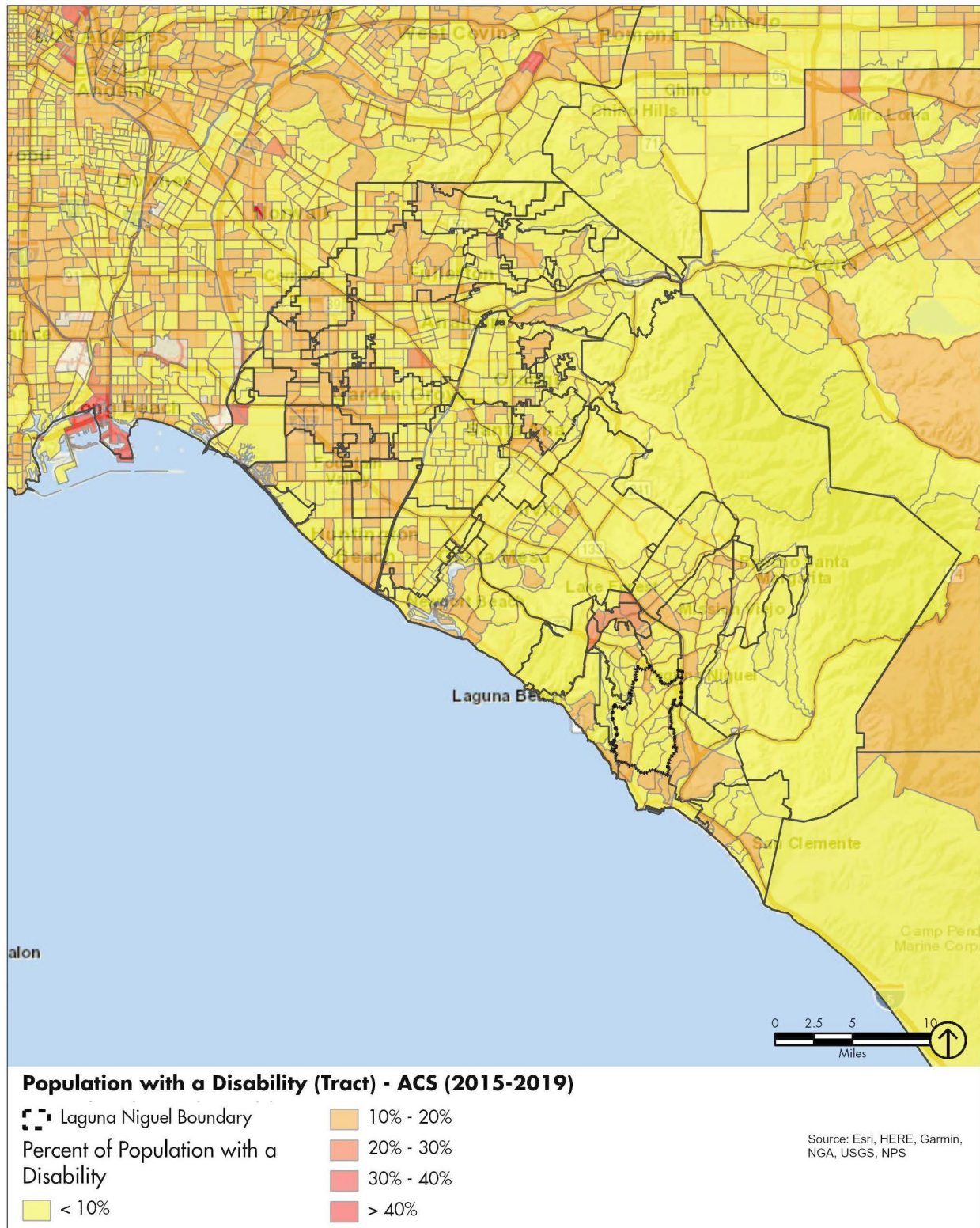
According to the 2015-2019 ACS, 8.5 percent of Orange County residents experience a disability (Table D-5). Laguna Niguel has a similar proportion of residents with disabilities at 8 percent. The most common disability types in Orange County are ambulatory (4.5 percent) and independent living (4.3 percent) disabilities. There is a large segment of the elderly population with a disability between the ages 65 to 74 (18 percent) and 75+ (45.9 percent). Compared to the 2010-2014 ACS 5-year estimates, there is no significant difference in disabilities among age groups or race. As seen in Figure D-7, populations with a disability are generally concentrated in northern Orange County, with most census tracts in this area consisting of a disabled population of 10-20 percent.

Table D-5
Persons with Disabilities by Race/Ethnicity – Orange County

	Total	Percent with a disability
Total civilian noninstitutionalized population	3,151,089	8.5%
Race And Hispanic or Latino Origin		
White alone	1,919,086	9.5%
Black or African American alone	54,557	9.0%
American Indian and Alaska Native alone	14,280	15.7%
Asian alone	646,772	7.3%
Native Hawaiian and Other Pacific Islander alone	10,065	10.0%
Some other race alone	376,637	5.7%
Two or more races	129,692	7.2%
White alone, not Hispanic or Latino	1,278,321	11.0%
Hispanic or Latino (of any race)	1,072,973	6.4%
Age		
Under 5 years	187,789	0.6%
5 to 17 years	515,852	3.9%
18 to 34 years	745,898	4.1%
35 to 64 years	1,252,769	6.6%
65 to 74 years	256,165	18.0%
75 years and over	192,616	45.9%
Disability Type by Detailed Age		
With a hearing difficulty	(X)	2.5%
With a vision difficulty	(X)	1.5%
With a cognitive difficulty	(X)	3.4%
With an ambulatory difficulty	(X)	4.5%
With a self-care difficulty	(X)	2.2%
With an independent living difficulty	(X)	4.3%

Source: Census 2015-2019 ACS

Figure D-7
Population with a Disability – Orange County



Local Trends

According to the 2015-2019 ACS, approximately 8 percent of Laguna Niguel residents experience a disability (Table D-6), compared to 8.5 percent in Orange County. Disabilities are most common among elderly residents; approximately 12.3 percent of persons aged 65 and over experience a disability, including 43.1 percent of residents aged 75 and older. The most common disabilities in Laguna Niguel are ambulatory difficulties (3.1 percent) and independent living difficulties (3.3 percent). The population of persons with disabilities has increased from 6.4 percent during the 2010-2014 ACS. The proportion of people reporting a disability who identify as Two or More Races has increased from 3.4 percent to 9.8 percent, and the Hispanic or Latino population has seen an increase in reported disabilities from 5.9 percent to 9.4 percent of residents.

There is a significantly higher rate of American Indian/Native Alaskan populations in Laguna Niguel who experience a disability (32.4 percent) compared to Orange County (15.4 percent). A larger proportion of children (ages 5-17 years) experience a disability compared to the County, but a smaller proportion of elderly (ages 65-74 years) experience a disability in Laguna Niguel than in Orange County. There is no significant difference in type of disability between the City and the County.

Table D-6
Persons with Disabilities by Race/Ethnicity - Laguna Niguel

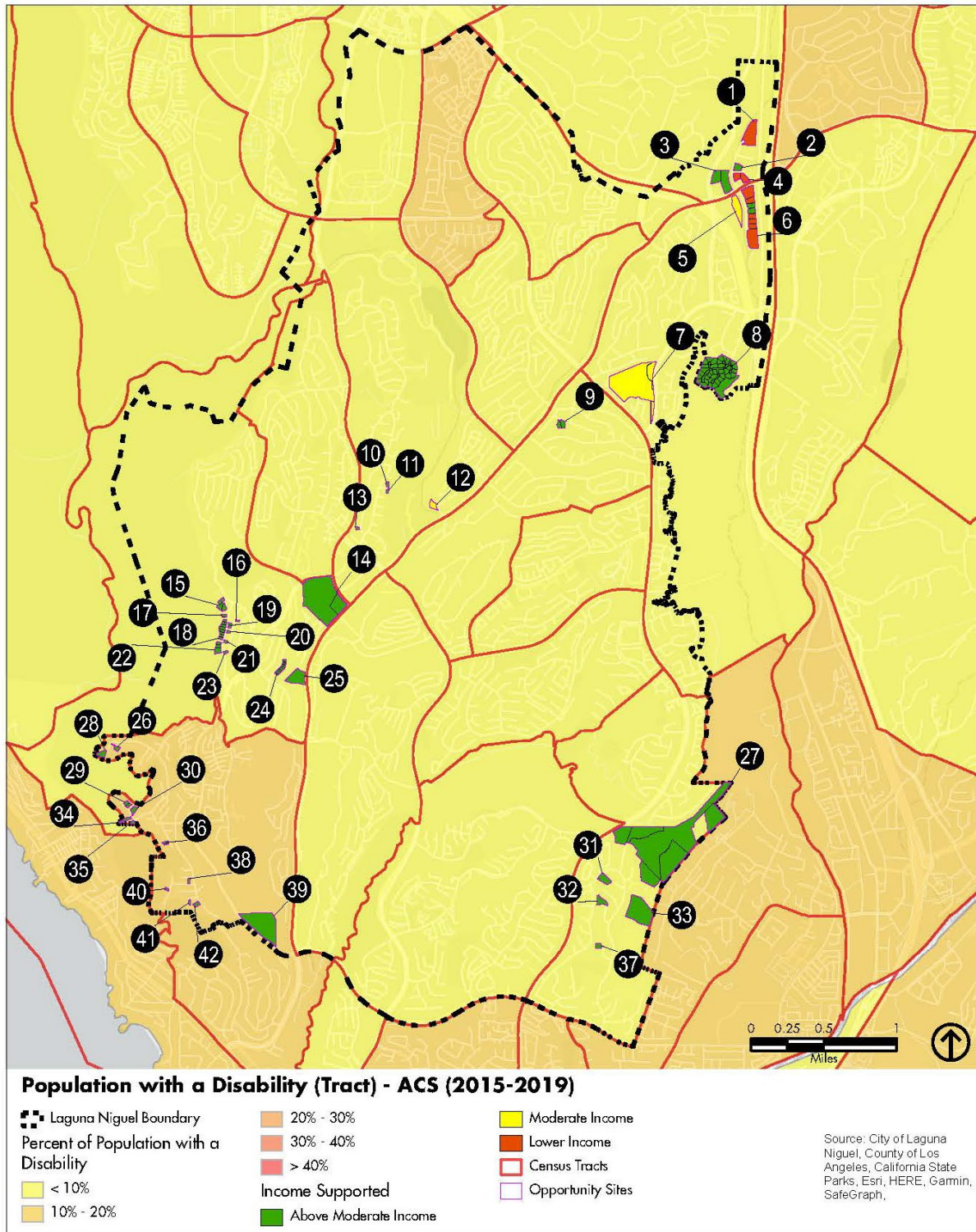
	Total	Percent with a disability
Total civilian noninstitutionalized population	65,733	8.0%
Race And Hispanic Or Latino Origin		
White alone	49,879	8.4%
Black or African American alone	1,006	9.5%
American Indian and Alaska Native alone	139	32.4%
Asian alone	6,793	5.5%
Native Hawaiian and Other Pacific Islander alone	231	0.0%
Some other race alone	3,859	3.9%
Two or more races	3,826	9.8%
White alone, not Hispanic or Latino	43,746	8.1%
Hispanic or Latino (of any race)	10,764	9.4%
Age		
Under 5 years	3,310	0.0%
5 to 17 years	9,569	6.1%
18 to 34 years	12,683	4.6%
35 to 64 years	28,575	4.5%
65 to 74 years	7,167	12.3%
75 years and over	4,429	43.1%
Disability Type By Detailed Age		
With a hearing difficulty	(X)	2.8%
With a vision difficulty	(X)	0.9%
With a cognitive difficulty	(X)	3.0%
With an ambulatory difficulty	(X)	3.5%
With a self-care difficulty	(X)	1.6%
With an independent living difficulty	(X)	3.3%

Source: Census 2015-2019 ACS

Sites Inventory

As seen in Figure D-8, the City of Laguna Niguel is primarily comprised of census tracts with less than 10 percent of the population experiencing a disability. Two census tracts, 423.34 in the north end, and 423.24 in the south end of the City are comprised of populations with 10-20 percent of the population experiencing a disability. Of the City's 55 opportunity sites, 14 are located in census tracts with 10-20 percent of the population experiencing a disability. This accounts for less than one percent of the total units yielded from the City's RHNA opportunity sites.

Figure D-8
Sites Inventory by Population with a Disability – Laguna Niguel



3. Familial Status

Familial status refers to the presence of children under the age of 18, pregnant persons, any person in the process of securing legal custody of a minor child (including adoptive or foster parents). Housing discrimination based on familial status is common, and families with children, or families that recently had a child experience this most frequently. This primarily happens through landlords refusing to rent to a family with children or evicting a family that just had a child. Under the Fair Housing Act, housing providers may not discriminate based on familial status.

Regional Trends

According to the 2019 ACS, 30.9 percent of Orange County's households have children under the age of 18, with 23.8 percent married-couple households with children and 7.1 percent single-parent households (Figure D-9). Among the neighboring jurisdictions, Aliso Viejo and Irvine had the highest percentages of households with children (36.4 and 33.7 percent), exceeding the County's overall population of households with children. The two jurisdictions also have the highest populations of single-parent households, where Aliso Viejo has 2.1 percent male single-parent and 4.4 percent female single-parent households, and Irvine has 2.0 percent male single-parent and 3.7 percent female single-parent households.

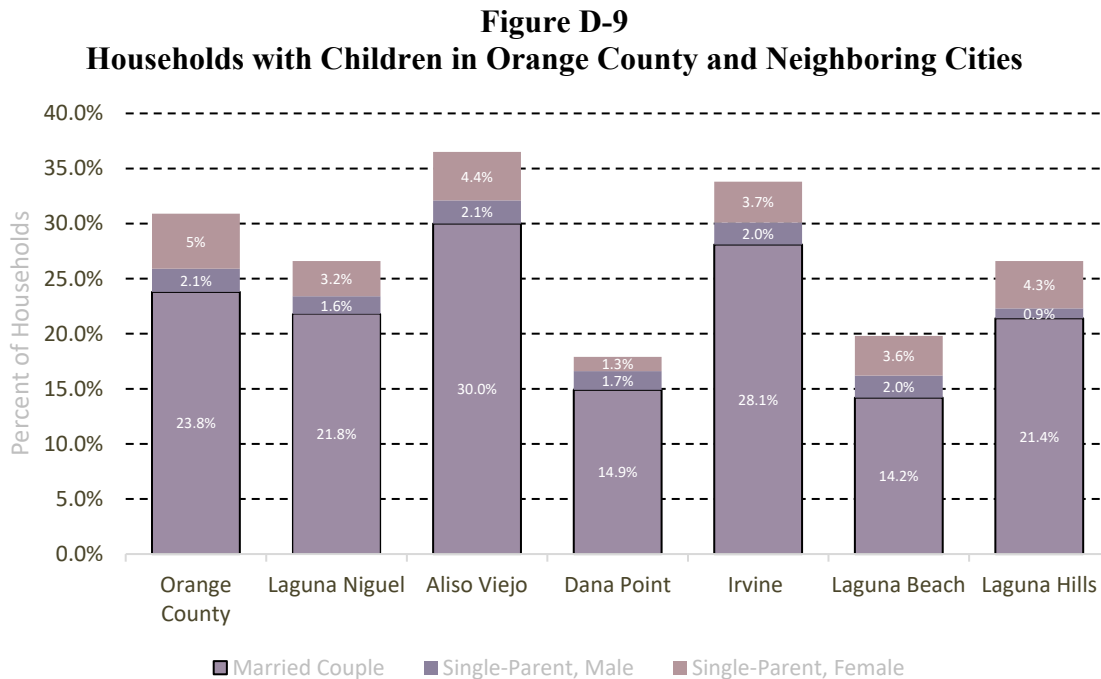


Figure D-10 shows the distribution of children in married-couple households by tract in Orange County. Census tracts with the highest percentage of married couple-households with children, greater than 80 percent of households, are located primarily in southern and central Orange County, with some clusters in the northern area of the County. The regional distribution of children in female-headed households is shown in Figure D-11. In most census tracts throughout the County, less than 20 percent of children live in female-headed households. There are clusters of census tracts in the northern area of the County where 20-40 percent of households are female-headed. These census tracts are in communities such as Garden Grove, Westminster, Orange, and Anaheim.

Figure D-10
Children in Married-Couple Households – Orange County

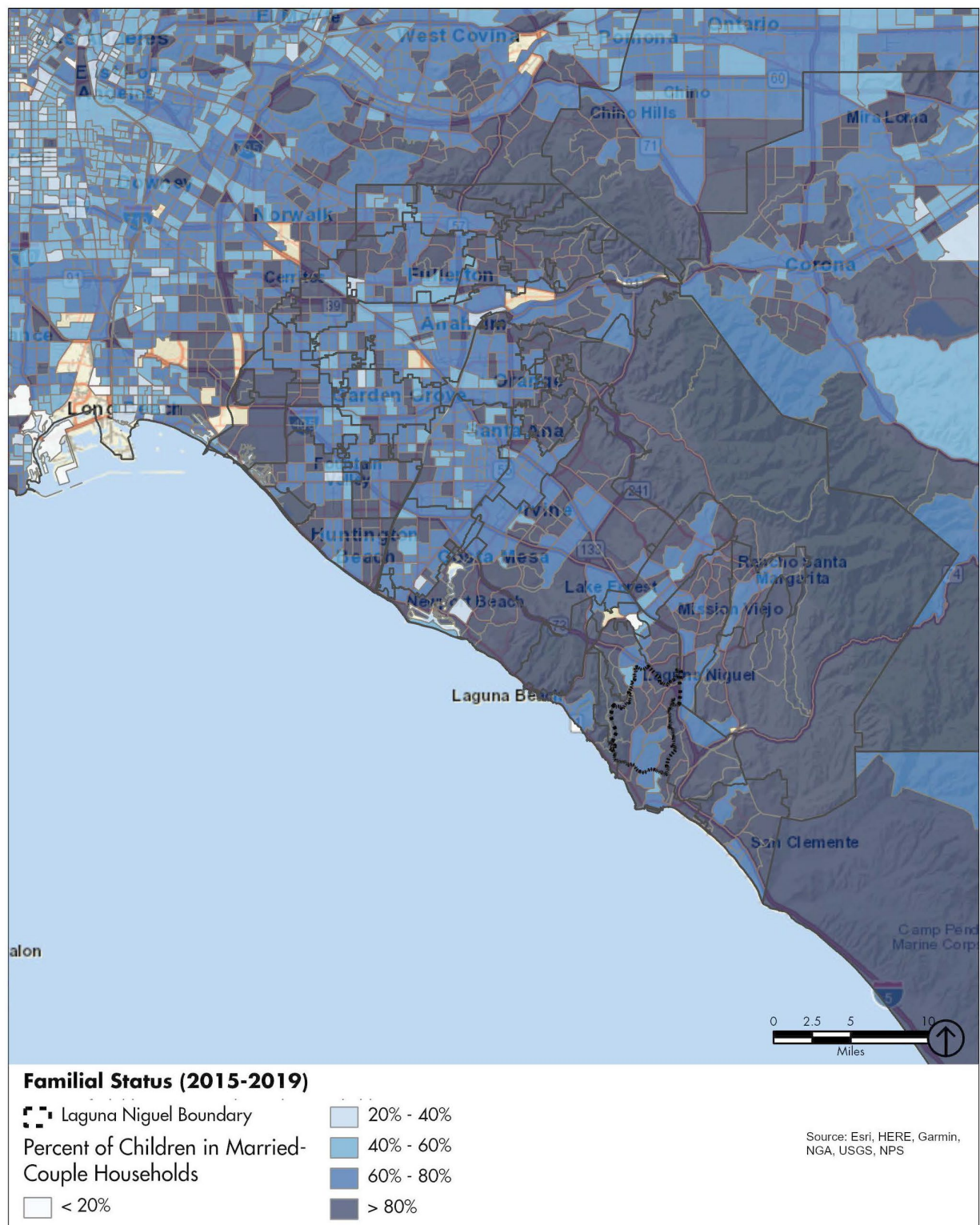
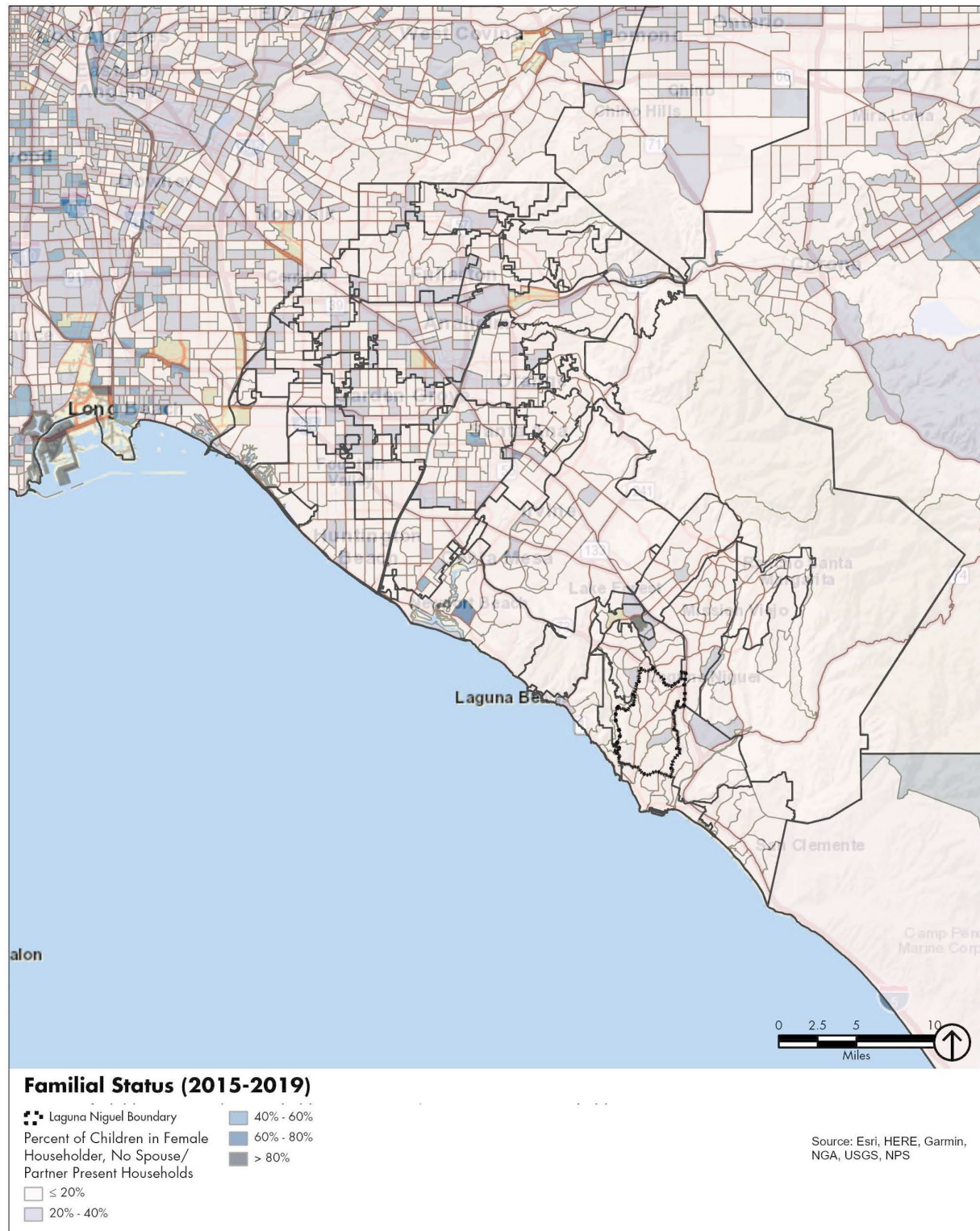


Figure D-11
Children in Female-Headed Households – Orange County



Local Trends

Over the past decade, Laguna Niguel has seen a 13.3 percent decrease in the number of households with children, as shown in Table D-7. As of 2019, 22.6 percent of all households in Laguna Niguel were married-couple family households with one or more children under the age of 18. While married-couple households make up the majority of households with children, this population has decreased by 11.6 percent since 2010. 5.4 percent of households in the City are single-parent households, most of which (3.5%) are female-headed households. Female-headed households with children are more vulnerable to fair housing issues because of their greater need for affordable housing and accessible day care, health care, and other supportive services.

Table D-7
Households with Children – Laguna Niguel 2006-2019

Household Type	2006-2010		2015-2019		Percent Change
	Households	Percent	Households	Percent	
Married-couple family with children	6,387	26.2%	5,722	22.6%	-11.6%
Single-parent, male-headed	313	1.3%	481	1.9%	34.9%
Single-parent, female-headed	1,311	5.4%	897	3.5%	-46.2%
Total Households with Children*	8,068	33.1%	7,119	28%	-13.3
Total Households	24,356	100%	25,290	100%	3.7%

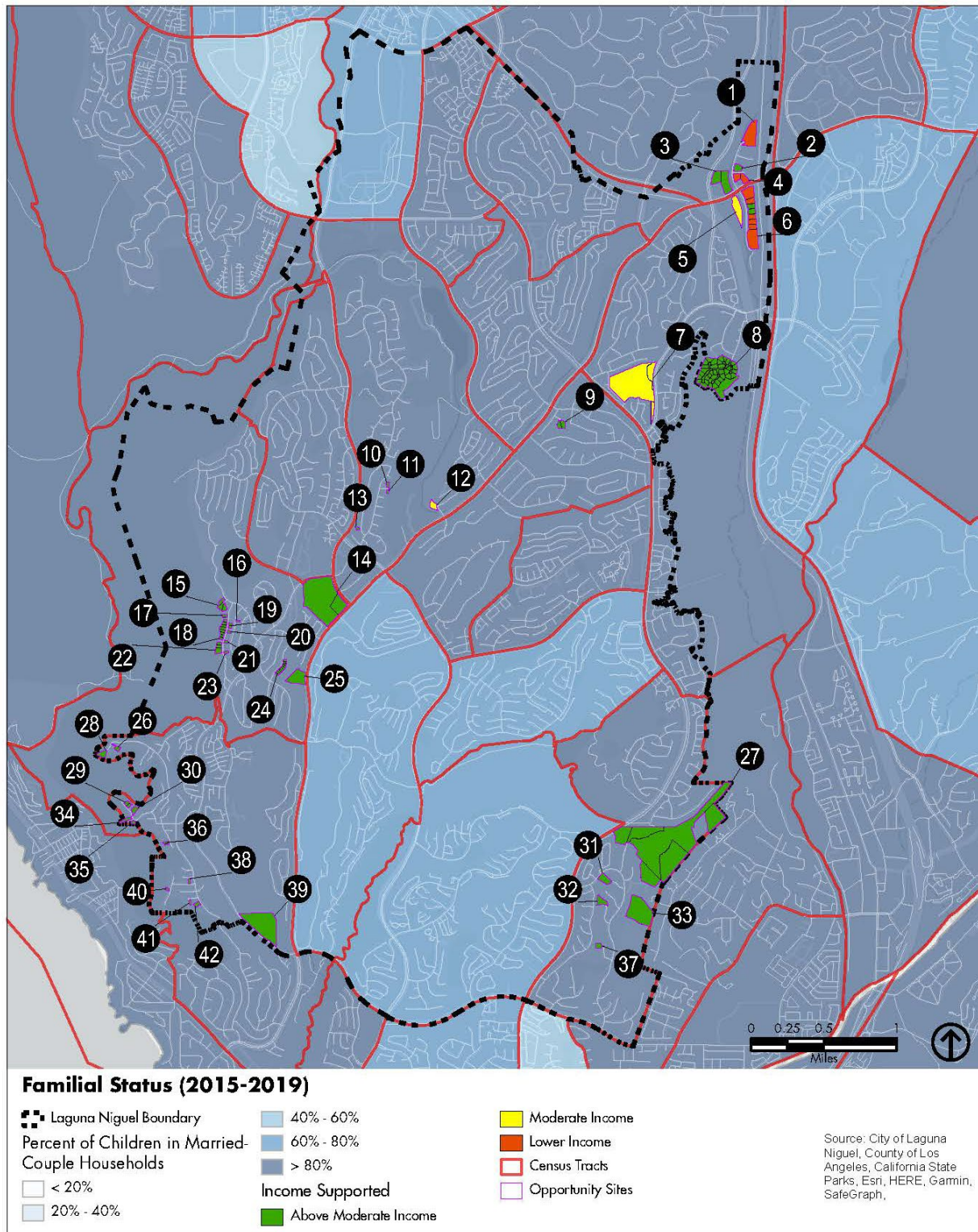
* Includes all households with one or more people under 18 years

Sources: American Community Survey, 2006-2010 and 2015-2019 (5-Year Estimates) Table B11005.

Sites Inventory

As shown in Figure D-12, most census tracts in Laguna Niguel have greater than 80 percent married couple households. Census tracts 423.20, 423.17, 423.31, and 423.32 are the only tracts in the City with married couple households making up 40-60 percent of the population. All of the City's RHNA opportunity sites are located in census tracts with married couple households consisting of greater than 80 percent of the population.

Figure D-12
Sites Inventory by Children in Married-Couple Households – Laguna Niguel



4. Income Level

Identifying low or moderate income (LMI) areas and individuals is important in developing effective strategies to overcome patterns of segregation. HUD defines a LMI area as a Census tract or block group where over 51 percent of the population is LMI (based on HUD income definition of up to 80 percent of the Area Median Income).

Regional Trends

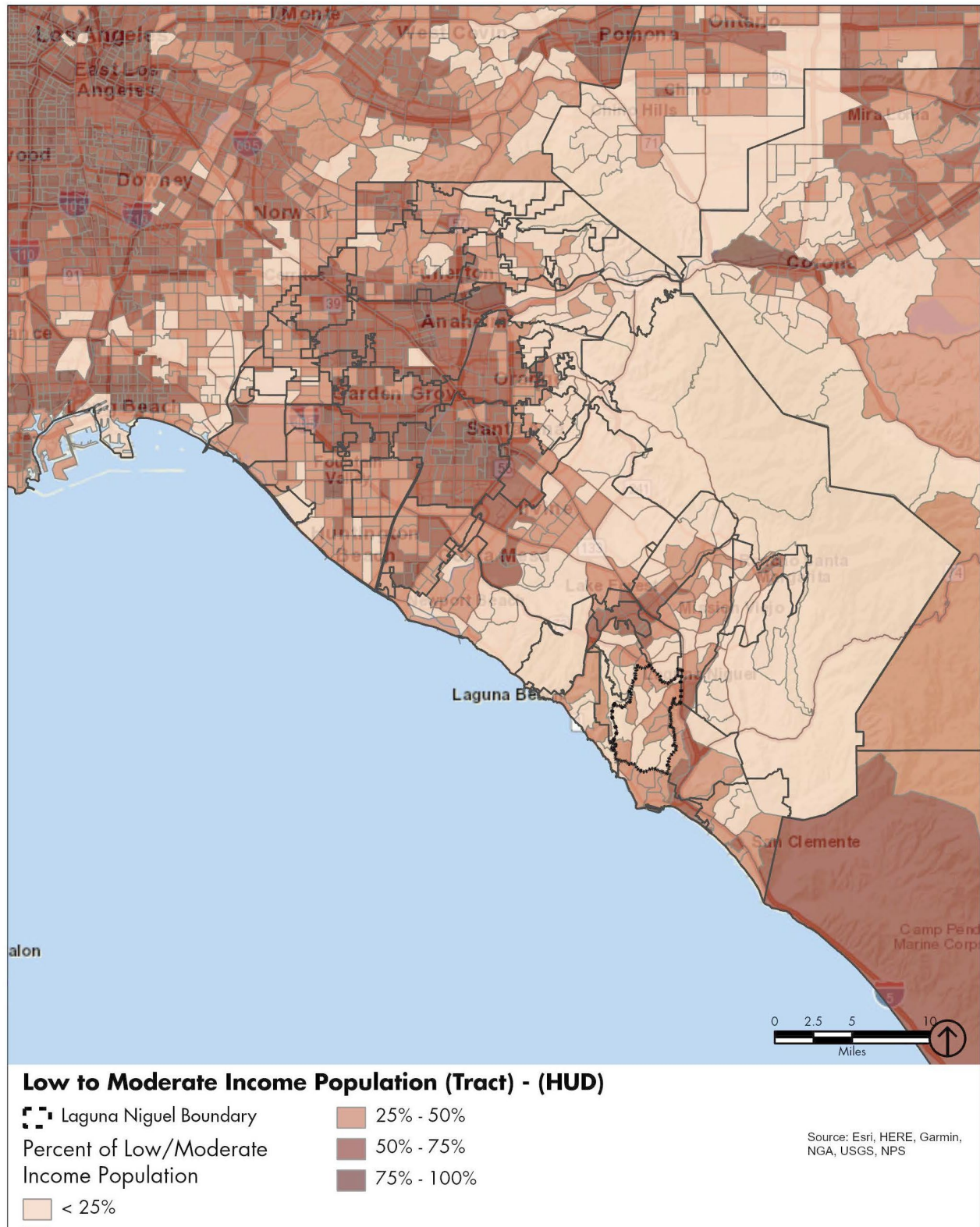
As shown in Table D-8, 44.8 percent of Orange County households are low or moderate income, earning 80 percent or less than the area median income (AMI). There are significantly more LMI Renter occupied households (61.8 percent of total households) compared to owner occupied households (32.1 percent of total households). Figure D-13 shows that census tracts in the northern portion of the County, in or near the communities of Anaheim, Santa Ana, Westminster, and the University of California, Irvine, have the highest populations of LMI households (75-100 percent of households). Other areas in Orange County showing census tracts with high populations of LMI households (50-75 percent of households) are in the northern part of the County, in or near the cities of Garden Grove, Anaheim, Buena Park, Orange, Laguna Woods, and in the southern part of the County, in or near the cities of Laguna Woods, San Juan Capistrano, and San Clemente.

Table D-8
Household Income Category by Tenure - Orange County (2017)

Income Category	Owner	Renter	Total
0%-30% of AMI	8.3%	23.7%	14.9%
31%-50% of AMI	8.9%	17.4%	12.5%
51%-80% of AMI	14.9	20.7%	17.4%
81%-100% of AMI	9.9%	10.5%	10.2%
Greater than 100% of AMI	57.9%	27.7%	45%
Total	588,550	436,425	1,024,975

Source: HUD CHAS (based on 2013-2017 ACS), 2020.

Figure D-13
LMI Population – Orange County



Local Trends

As shown in Table D-9, owner occupied households represent the majority of households in Laguna Niguel (71 percent of households compared to 29 percent renter occupied). Most owner households are in higher income levels, with 72.3 percent of owner households making more than 80 percent of the City's AMI, while only 45.6 percent of renter households make more than 80 percent of the City's AMI. Approximately 54.4 percent of renter households in Laguna Niguel make less than 80 percent of City's AMI, which HUD defines as an LMI household. This is a stark contrast to owner households making less than 80 percent of the City's AMI, 26.8 percent of households. According to the 2019 ACS, the median income in Laguna Niguel is \$108,537 annually. This is higher than the County's 2019 median income of \$90,234 annually, and the neighboring cities of Dana Point (\$99,409 annually), Irvine (\$105,126 annually), and Laguna Hills (\$100,985 annually), however less than Laguna Beach (\$129,983 annually) and Aliso Viejo (\$112,689 annually).

Table D-9
Household Income Category by Tenure - Laguna Niguel (2017)

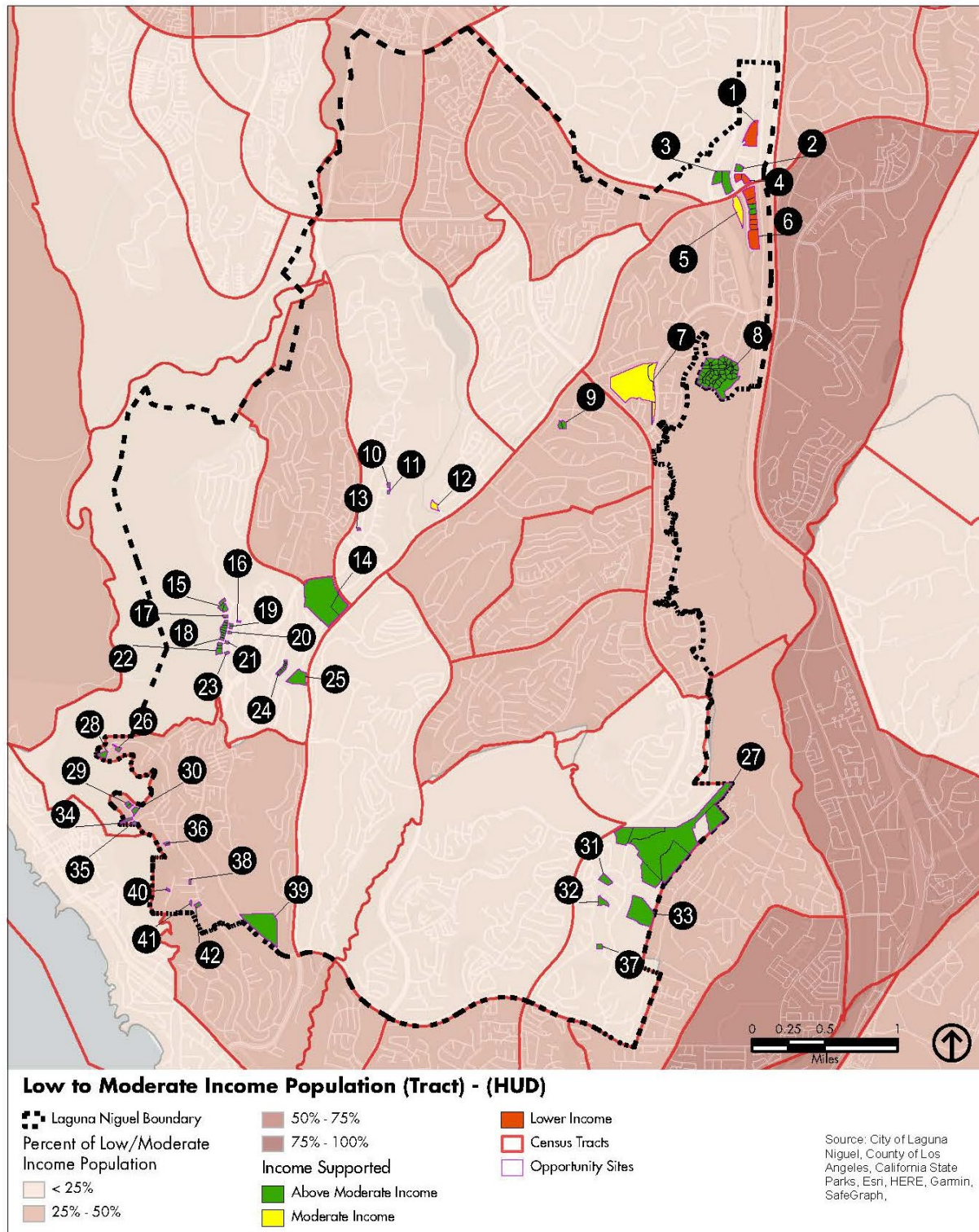
Income Category	Owner	Renter	Total
0%-30% of AMI	8.3%	15.6%	10.5%
31%-50% of AMI	7.4%	13.2%	9.1%
51%-80% of AMI	11.1%	25.6%	15.4%
81%-100% of AMI	6.5%	12.5%	8.3%
Greater than 100% of AMI	66.8%	33.1%	56.8%
Total	17,685	7,390	25,075

Source: HUD CHAS (based on 2013-2017 ACS), 2017.

Sites Inventory

The distribution of RHNA opportunity sites by census tract LMI population is shown in Figure D-14. As seen in this map, several of the City's opportunity sites are in census tracts with LMI populations of 25-50 percent. A total of 782 potential units (out of the total 1,443 units) are located in census tracts with LMI populations of 25-50 percent. The City provides a mix of income levels in census tracts with less than 25 percent LMI populations and in tracts with 25-50 percent LMI households, which helps to expand diverse housing opportunities.

Figure D-14
Sites Inventory by LMI Population – Laguna Niguel



5. Housing Choice Vouchers (HCV)

Public housing agencies are responsible for administering HCVs, which are used to help very-low-income families secure decent housing at an affordable cost through subsidies provided directly to landlords. HCVs in Orange County are managed by the Orange County Housing Authority (OCHA) under their Special Housing Programs. HCVs and other OCHA programs help prevent homelessness, assist residents with relocation, and provide support to separated families, veterans, and the disabled.

An article posted in the Regional Science and Urban Economics Journal in 2020 shows that the HCV program is now the largest low-income housing subsidy in the country. They relieve the rent burdens placed on low-income households, which prevents overcrowded households and reduces the risk of homelessness. However, it has not been as successful as hoped in helping of HCV recipients move to areas with lower poverty and better educational opportunities.

Regional Trends

Figure D-15 shows that HCV use is concentrated in the central and northern portions of Orange County. Cities such as Fullerton, Brea, Garden Grove, Anaheim, and Westminster contain census tracts with HCV concentrations that range from 15 to 60 percent, while the southern and coastal regions of Orange County generally have low HCV concentrations.

Local Trends

Figure D-16 shows the proportion of renter households in Laguna Niguel that receive Housing Choice Vouchers (HCVs). According to the data, 2.14 percent of renters in tract 423.30, 0.89 percent of renters in tract 423.20, and 9.55 percent of renters in tract 423.15 receive HCVs.

Figure D-15
Housing Choice Vouchers – Orange County

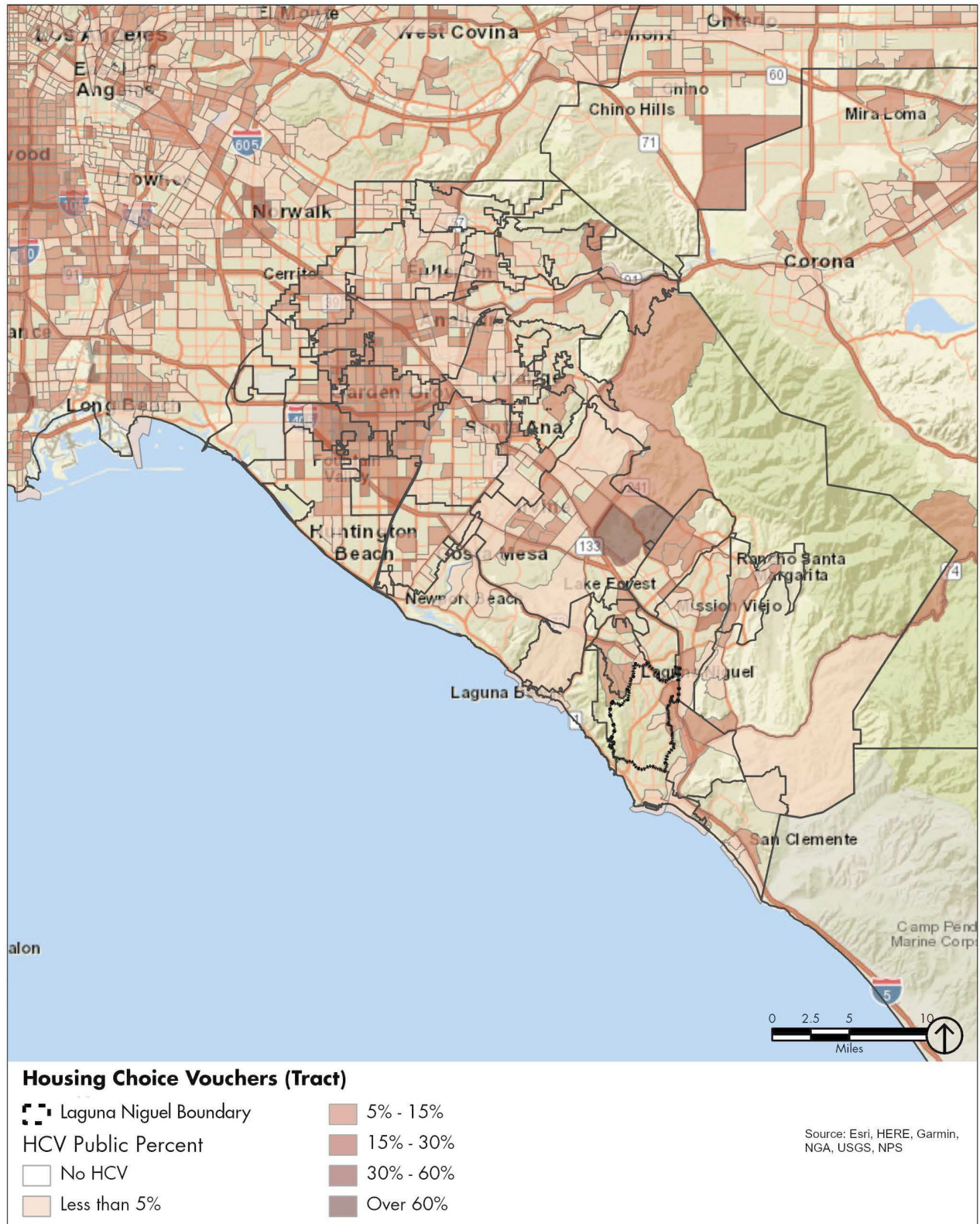
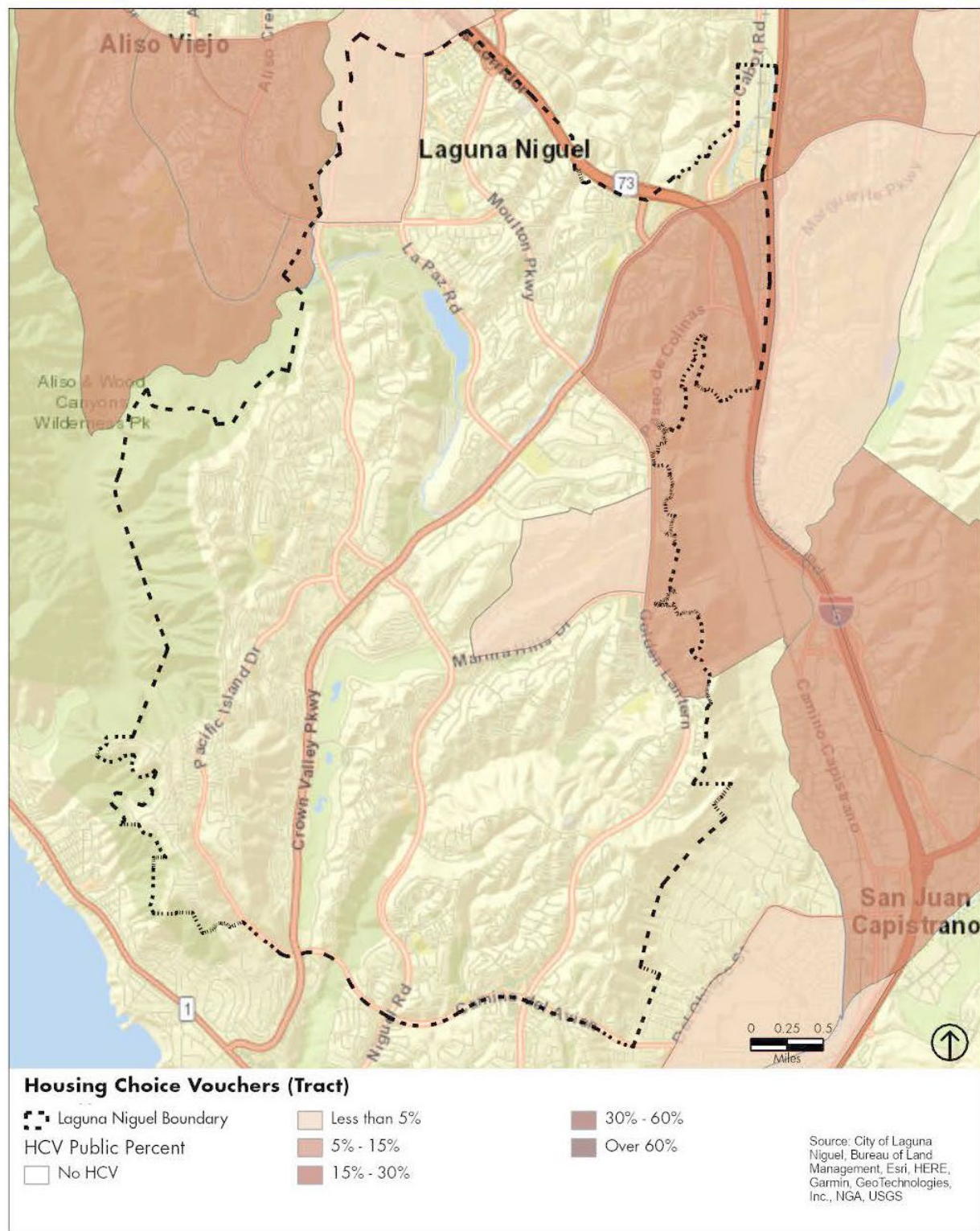


Figure D-16
Renter Households with Housing Choice Vouchers – Laguna Niguel



6. Racially and Ethnically Concentrated Areas

a. Racially and Ethnically Concentrated Areas of Poverty (R/ECAP)

Racially and ethnically concentrated areas of poverty (R/ECAP) are geographies where a high percentage of the population are people of color who have lower incomes. HUD has identified census tracts with a non-white population of greater than 50 percent and with 40 percent or more of individuals living at or below the poverty line or are three or more times the average poverty rate for the metropolitan/micropolitan area, whichever threshold is lower.

Regional Trends

As shown in Figure D-17, the only designated R/ECAP in Orange County is in Costa Mesa. Approximately 9.5 percent of Orange County's population is below the poverty level (Table D-10). Most racial/ethnic groups experience poverty at a higher rate than White residents, while Hispanic or Latino populations experience poverty at the same rate (17.5 percent). The two or more races population experiences the lowest rate below the poverty level (15.9 percent). The racial/ethnic group that experiences the highest rate of poverty is the Black or African American population (21.8 percent).

Table D-10

Population Below the Poverty Level by Race – Orange County and Laguna Niguel (2019)

	Orange County		Laguna Niguel	
	Total	% Below Poverty Level	Total	% Below Poverty Level
Black or African American alone	38,536,055	21.8%	1,006	0.3%
American Indian and Alaska Native alone	3,066,848	21.4%	139	0.0%
Asian alone	18,833,840	10.2%	6,793	8.9%
Native Hawaiian and Other Pacific Islander alone	594,585	17.6%	231	21.2%
Some other race alone	23,501,829	19.0%	3,859	19.0%
Two or more races	41,128,818	15.4%	3,814	10.4%
Hispanic or Latino origin (any race)	61,398,400	17.5%	10,764	8.5%
White alone, not Hispanic or Latino	1,272,879	17.5%	43,724	5.7%
Total	188,537,199	9.5%	65,699	7.2%

Source: 2015-2019 ACS (5-Year Estimates) Table S1701.

Local Trends

There are no R/ECAP areas in Laguna Niguel; however, census tracts 423.34 and 423.35 are considered to have 10-20 percent of their population with income levels below the poverty line. As shown in Table D-10, Laguna Niguel has a smaller population below the poverty level (7.2 percent) compared to Orange County (9.5 percent). Native Hawaiian and Other Pacific Islander residents make up the largest proportion of residents below the poverty line in the City, with 21.2 percent. The "some other race" category makes up 19.0 percent of residents below the poverty line, while the Black/African American population has the lowest poverty rate of only 0.3 percent. Figure D-18 shows poverty status by tract in Laguna Niguel. All RHNA opportunity sites are located in census tracts with less than 10 percent of the population below the poverty line.

Figure D-17
R/ECAPs – Orange County

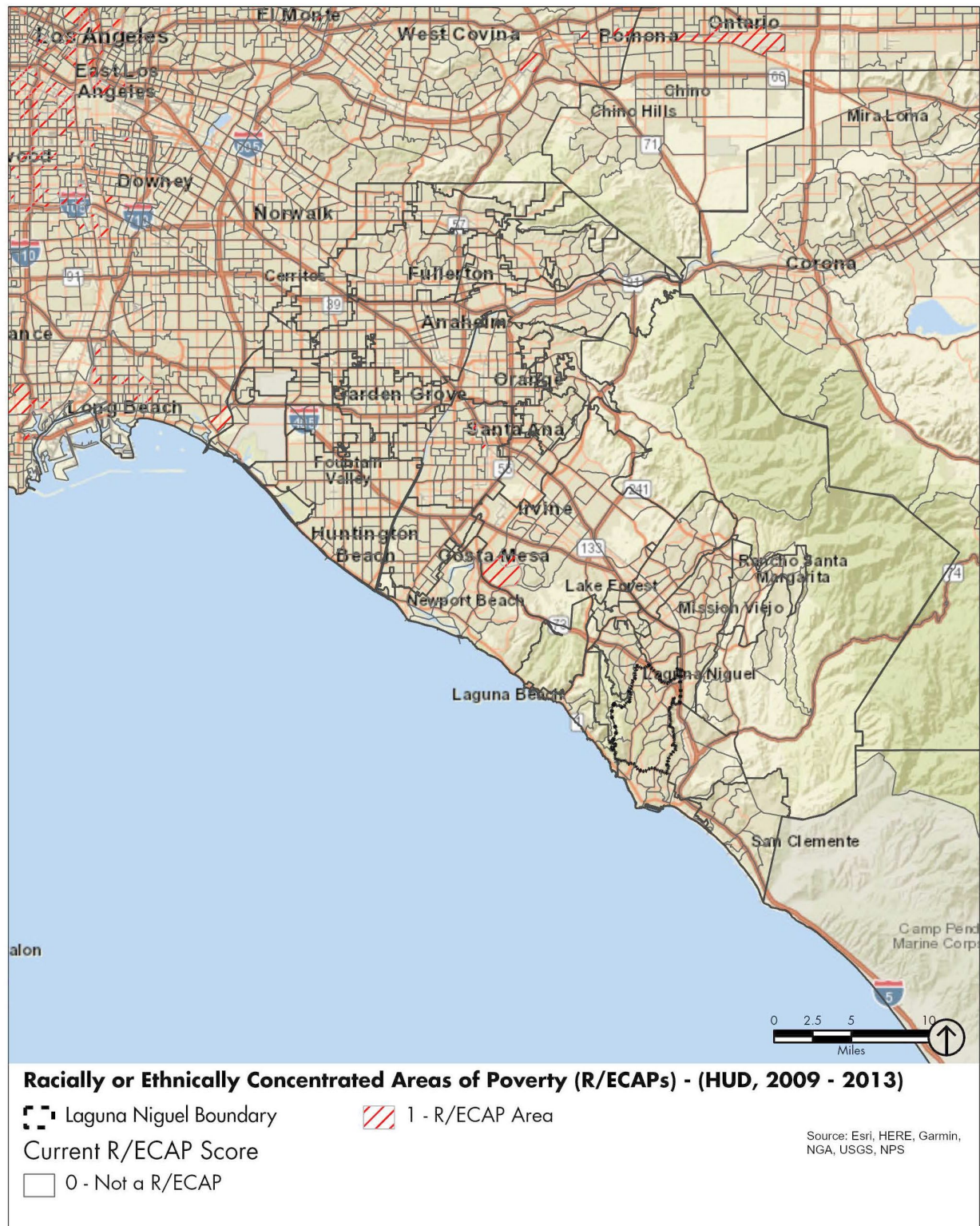
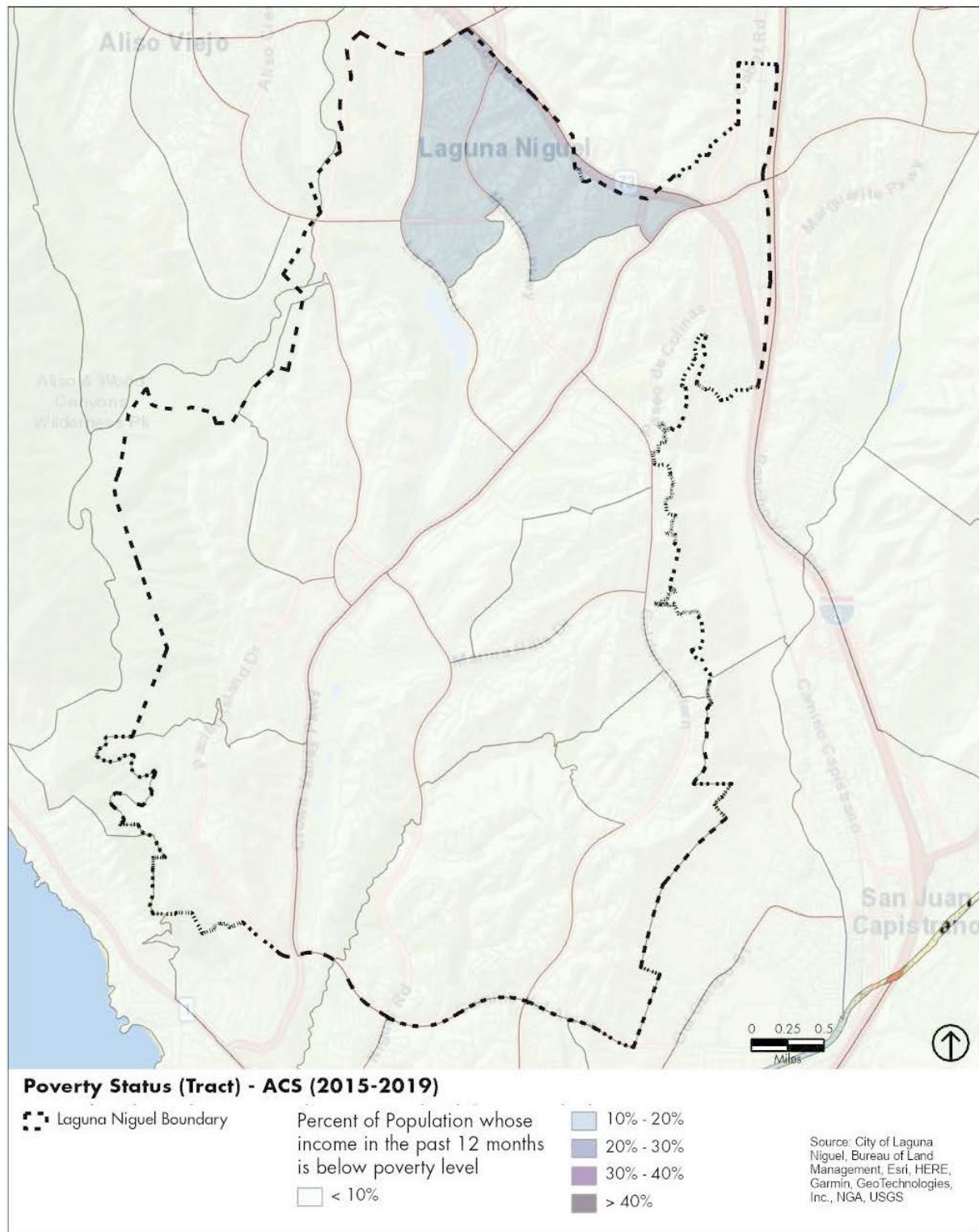


Figure D-18
Poverty Status – Laguna Niguel



b. Racially and Ethnically Concentrated Areas of Affluence (RCAAs)

Racially and Ethnically Concentrated Areas of Affluence (RCAAs) are also critical areas to identify to facilitate new housing development. While HUD looks at racial/ethnic concentrations and poverty to define R/ECAPs, HUD defines RCAAs as affluent, white communities. The RCAA concept was originally created by scholars at the University of Minnesota to provide a holistic analysis of poverty through illustrating the polarities between race and poverty, and Affluent, White communities. Based on this concept, HCD created a new version of the RCAA to reflect California's diversity and regional conditions more accurately. The HCD version of the RCAA helps local jurisdictions with their R/ECAP and RCAA analysis pursuant to AB 686 and AB 1304. HCD defines RCAAs as census tracts with a location quotient (representing how much higher or lower the census tracts total white population is compared to the average percentage of the total white population for all census tracts in the given COG) of more than 1.25 and a median income 1.5 times higher than the COG AMI (or 1.5x the State AMI, whichever is lower).

Regional Trends

Figure D-19 shows RCAAs in Orange County. Most census tracts in the southern part of the County are RCAAs. Some census tracts located along the coast in northern and central Orange County are considered RCAAs in communities such as Newport Beach, Huntington Beach, and Seal Beach, while RCAA census tracts also exist in the inland portion of the County in communities such as Orange, Anaheim Hills, Brea, Yorba Linda and unincorporated North Tustin.

Local Trends

Half of Laguna Niguel's census tracts (eight of the City's 16 census tracts) are considered RCAAs (Figure D-20) according to HCD's RCAA metric. Census tracts 423.37, 423.32, and 423.17 to the south, 423.25, 423.26, and 423.19 to the west, and 423.36 and 423.33 to the north are considered RCAAs. Of the RCAA census tracts, five are identified as TCAC highest resource areas, two are identified as high resource areas, and one is identified as a moderate resource area. Within RCAAs that are identified as high or highest opportunity, the City currently promotes new housing opportunities through its zoning for a variety of housing types, with all RCAAs including sites designated RM (which allows townhomes and apartments, including triplex and fourplex developments as permitted uses) and CC (which allows multifamily units in addition to baseline commercial uses), as well as through its ADU program and allowances for SB 9 units to further encourage a variety of housing types and affordability levels. The City has also included Action 5.3, which promotes the expanded development of "missing middle" housing in RCAAs, areas of higher density, and in the central areas of the City, to increase housing choices in these areas. In addition, the Town Center project, which includes 275 multifamily units, is located within an RCAA highest resource area in the center of the City. Three sites within the Gateway Specific Plan identified to accommodate a portion of the City's lower income housing need, as well as approved above-moderate income projects, are also located in an RCAA highest resource area. The remaining Gateway Specific Plan sites are located outside of an RCAA and in an area of moderate resource; redevelopment of these sites with new housing has the potential to improve the resource level by bringing in new public and private investment, increasing demand for goods and services, and locating more housing adjacent to transit facilities. A range of "missing middle" housing types, including single family patio homes, duplexes, and townhomes (3+ units per building) are already permitted in the Planned Residential (RP) zone; there are numerous areas zoned RP within RCAAs, including RCAAs with highest and high level of resources.

Census tracts 423.24 to the south, 423.31, 423.30, 423.29, and 423.15 in the middle and eastern boundary, and 423.35, 423.34, and 423.20 in the north of the City are not considered RCAAs. Of the non-RCAA tracts, three are identified as TCAC moderate resource areas, three are identified as high resource areas, and two are identified as moderate resource areas. Non-RCAA tracts are distributed throughout the City and not concentrated in any one area. It is important to note that HCD's RCAA metric compares the City's census

tracts to the six-county SCAG Region, which has much greater racial diversity and lower average median incomes than Orange County, particularly southern Orange County. In the SCAG Region, the average percentage of the total White population is 31.75 percent and the 2019 AMI is \$76,024. As shown in Table D-11, Laguna Niguel has a similarly high percentage of White (not Hispanic or Latino) residents as the South Coast Census County Division (CCD), which includes neighboring jurisdictions in southern-coastal Orange County. All census tracts in Laguna Niguel not considered an RCAA have a location quotient higher than 1.25 (meaning even non-RCAA tracts have a white population that is high relative to the COG), however, do not have an AMI of 1.5 times greater than the COG or State AMI.

The presence of a majority white racial demographic in a relatively affluent community like Laguna Niguel should be considered as part of the planning process to accommodate new growth in the City in a more economically and ethnically integrated way. RCAA census tracts within the City are generally located within the City's less densely populated residential subdivisions in hillside areas adjacent to open space. Although a number of zoning designations intended for single-family attached and multi-family housing (i.e., RA and RM districts) are located within RCAAs, the primary residential zoning designations in RCAAs are RS-3 and RS-4. The RS-3 and RS-4 districts are intended for the development and preservation of low-medium density neighborhoods which support single-family residences on individual lots. Other primary zoning districts within RCAAs include the specific plan district, parks and recreation district, and the open space district. RCAA census tracts in the City are generally built-out with existing residential uses and many RCAA areas have development restrictions due to risk of damage from disasters (such as wildfires and seismic/geologic hazards) or sensitive biological habitats. These conditions reduce the number of potential sites that could realistically develop largescale multi-family development projects typically associated with more affordable housing. Nonetheless, the City is planning a number of multi-family residential projects within RCAAs, including the Laguna Niguel City Center Mixed Use Project and the Cove @ El Niguel, that will provide more affordable housing opportunities and encourage further racial/ethnic integration of these areas. Additionally, a number of programs in the Housing Plan are designed to facilitate mixed-income neighborhoods, such as Action 5.3, which promotes the development of "missing middle" housing in RCAAs, areas of higher density, and in the central areas of the City and Action 3.5, which is designed to promote the development of affordable ADUs and SB 9 units throughout the community, including areas of racially concentrated affluence.

Table D-11
Population Below the Poverty Level by Race – Orange County and Laguna Niguel (2019)

	Laguna Niguel	Orange County	South Coast Census County Division (CCD)
Median Household Income – White (not Hispanic or Latino)	\$113,071	\$101,958	\$102,500
Median Household Income - All households	\$108,537	\$90,234	\$100,160
Percent of White households (not Hispanic or Latino)	75.1%	52.0%	74.2%

Source: US Census Bureau 2015-2019 ACS (5-Year Estimates), Table S1903.

Figure D-19
RCAAs – Orange County

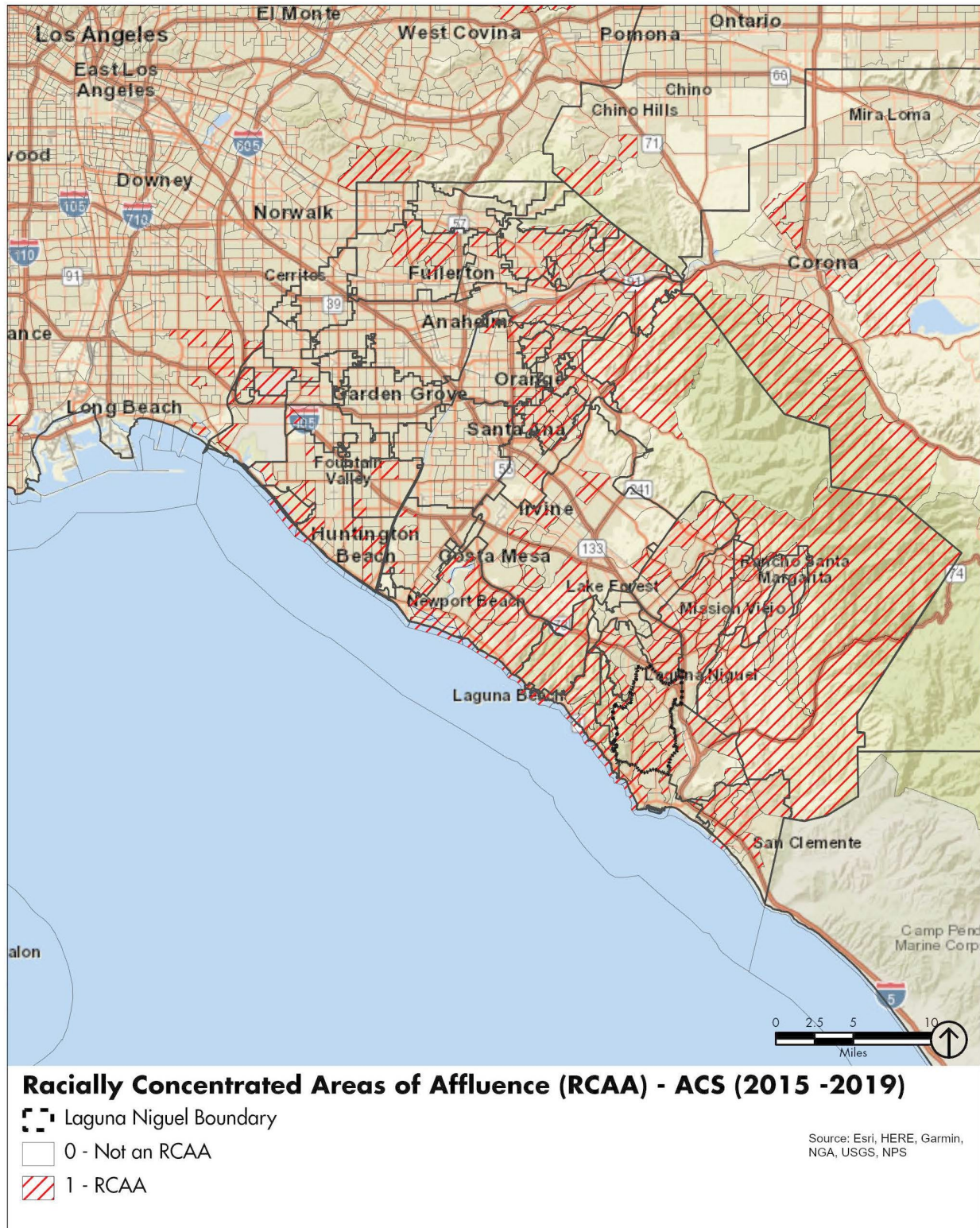


Figure D-20
RCAAs – Laguna Niguel

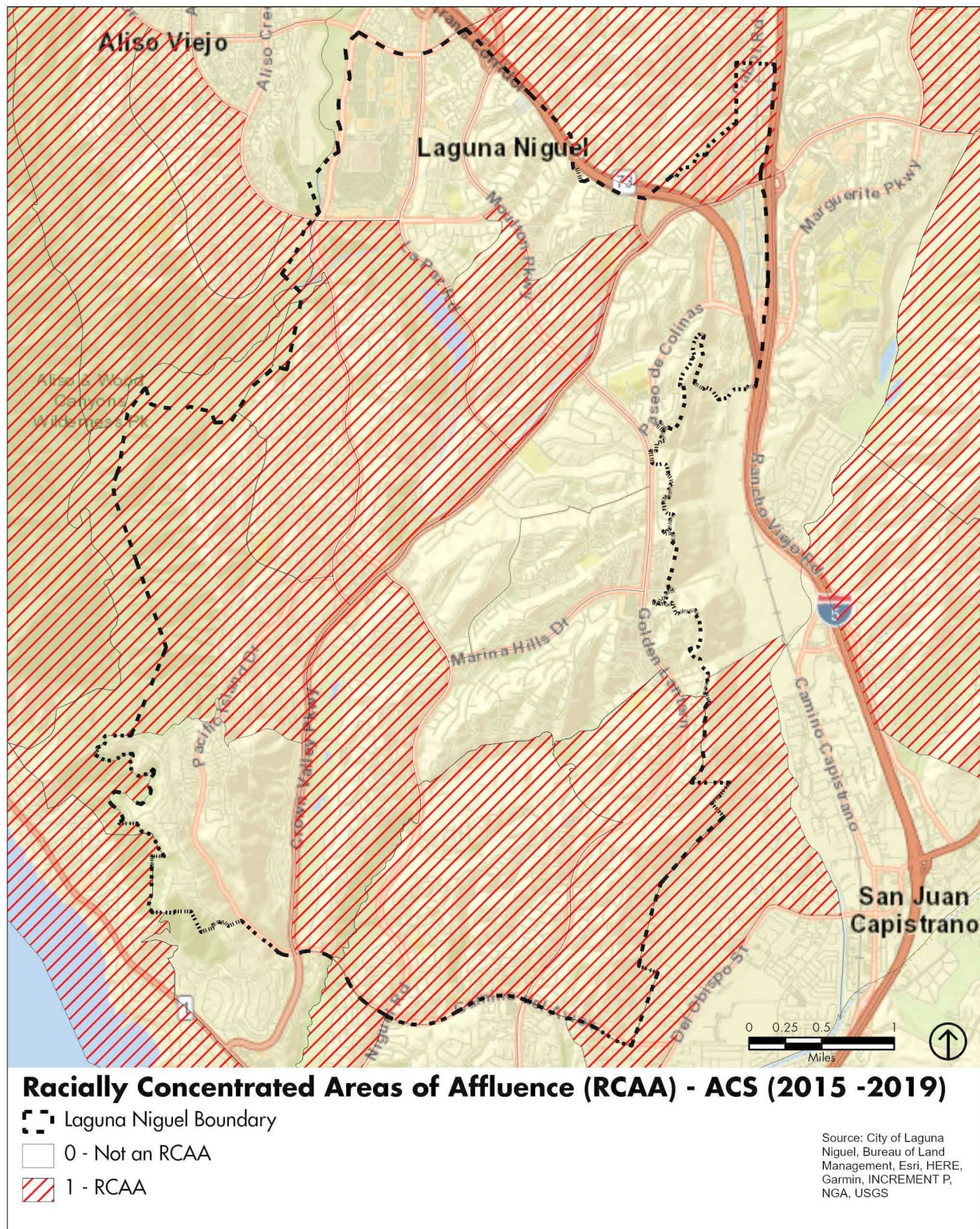
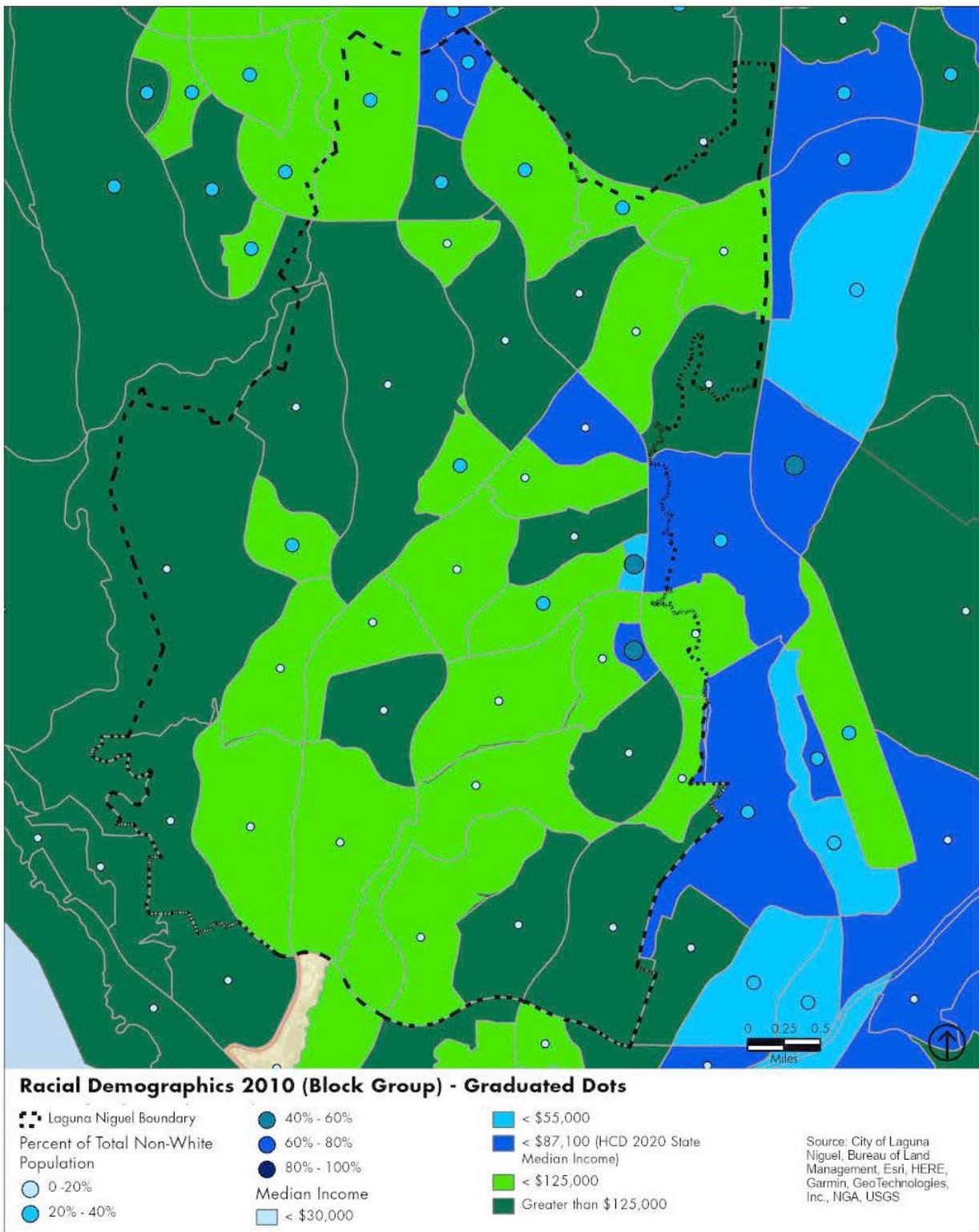


Figure D-21
Median Income and Non-White Population – Laguna Niguel



D. Access to Opportunity

1. Overview

The AFFH final rule defines significant disparities in access to opportunity as “substantial and measurable differences in access to educational, transportation, economic, and other opportunities in a community based on protected class related to housing.”

The Department of Housing and Community Development (HCD) and the California Tax Credit Allocation Committee (TCAC) assembled the California Fair Housing Task Force (Task Force) to “provide research, evidence-based policy recommendations, and other strategic recommendations to HCD and other related state agencies/departments to further fair housing goals (as defined by HCD).” The opportunity maps identify resource levels across the state “to accompany new policies aimed at increasing access to high opportunity areas for families with children in housing financed with 9 percent Low-Income Housing Tax Credits (LIHTCs)”. These opportunity maps are created from composite scores for indicators in three domains – economic, environmental and education. Results of the domain scores categorize census tracts as Highest Resource, High Resource, Moderate Resource, Moderate Resource (Rapidly Changing), Low Resource, or areas of High Segregation and Poverty. To identify resource areas, census tracts were filtered by a measure of poverty and racial segregation. The criteria for these filters were:

- **Poverty:** Tracts with at least 30 percent of the population under the federal poverty line;
- **Racial Segregation:** Tracts with location quotient higher than 1.25 for Blacks, Hispanics, Asians, or all people of color in comparison to the County as a whole

Table D-12 shows the complete list of indicators used to generate resource opportunity composite scores.

Table D-12
Domains and Indicators for Opportunity Maps

Domain	Indicator
Economic	Poverty Adult education Employment Job proximity Median home value
Environmental	CalEnviroScreen 3.0 pollution indicators and values
Education	Math proficiency Reading proficiency High School graduation rates Student poverty rates

Source: California Fair Housing Task Force, Methodology for the 2020 TCAC/HCD Opportunity Maps, December 2020

The TCAC/HCD maps assign each census tract a score ranging from 0-1 for each of the three domains shown in Table D-12. Higher scores indicate greater access to opportunity in the domain. Census tracts also receive composite scores, which combine access to opportunity across domains. Composite scores are ranked by level of resources (low, moderate, high, highest, and high poverty and segregation). These resource designations and areas of high poverty and segregation are illustrated through the TCAC Opportunity Maps and provide a means of identifying the degree of access to opportunity in different geographic areas.

The Opportunity Maps help to inform the development of policies and programs to remediate conditions in low resource areas and areas of high segregation and poverty, along with identifying housing sites in higher opportunity areas.

2. Composite Opportunity Scores

As seen in Figure D-22, the highest composite opportunity scores in Orange County are located along coastal communities, in the southern portion, and in the northeastern portion of the County. In the northern-central portion of Orange County, communities such as Anaheim, Garden Grove, Orange, Santa Ana, and Irvine consist of the largest concentration of Low Resource and High Segregation and Poverty census tracts.

Table D-13 shows the opportunity map scores for each Census tract in Laguna Niguel. The overall rankings of all census tracts in Orange County are the basis for each census tracts resource categories. The TCAC Composite Opportunity Map categorizes census tracts in the southwestern portion, and two in the northern portion of Laguna Niguel as the highest resource areas. Other census tracts are categorized as high resource areas and moderate resource areas. Laguna Niguel's opportunity scores are consistent with composite scores of surrounding tracts in southern, coastal Orange County. Areas with less favorable rankings exist directly north in Laguna Woods, Newport Beach, and Costa Mesa and to the South in Dana Point and San Juan Capistrano.

Table D-13
Opportunity Scores 2021

Tract	Economic Domain Score	Education Domain Score	Environmental Domain Score	Composite Index Score	Resource Category
423.37	0.522	0.367	0.938	0.061	Moderate
423.15	0.296	0.610	0.813	0.165	Moderate
423.33	0.811	0.740	0.731	0.454	Highest
423.32	0.724	0.553	0.991	0.421	High
423.31	0.754	0.600	0.958	0.429	Highest
423.30	0.205	0.610	0.972	0.180	Moderate
423.29	0.423	0.610	0.983	0.326	High
423.36	0.596	0.787	0.962	0.497	Highest
423.35	0.432	0.821	0.917	0.427	Highest
423.34	0.312	0.724	0.867	0.285	High
423.19	0.376	0.918	0.775	0.412	High
423.17	0.458	0.728	1.000	0.468	Highest
423.24	0.492	0.728	0.981	0.442	Highest
423.25	0.844	0.775	0.990	0.611	Highest
423.26	0.523	0.775	0.989	0.484	Highest
423.20	0.437	0.678	0.847	0.316	High

Figure D-23 shows the City's housing opportunity sites as they relate to opportunity areas. Most of the City's opportunity sites are located in the highest resource areas. Of the potential housing units identified in the sites inventory (Appendix B), over half are located in either high or moderate resource areas, while a significant number of additional units that are not site-specific (e.g., ADUs and SB 9 urban lot splits) are expected in the highest resource areas.

The following sections further analyze specific economic, educational, environmental, and transportation opportunities.

Figure D-22
TCAC Opportunity Composite Scores – Orange County

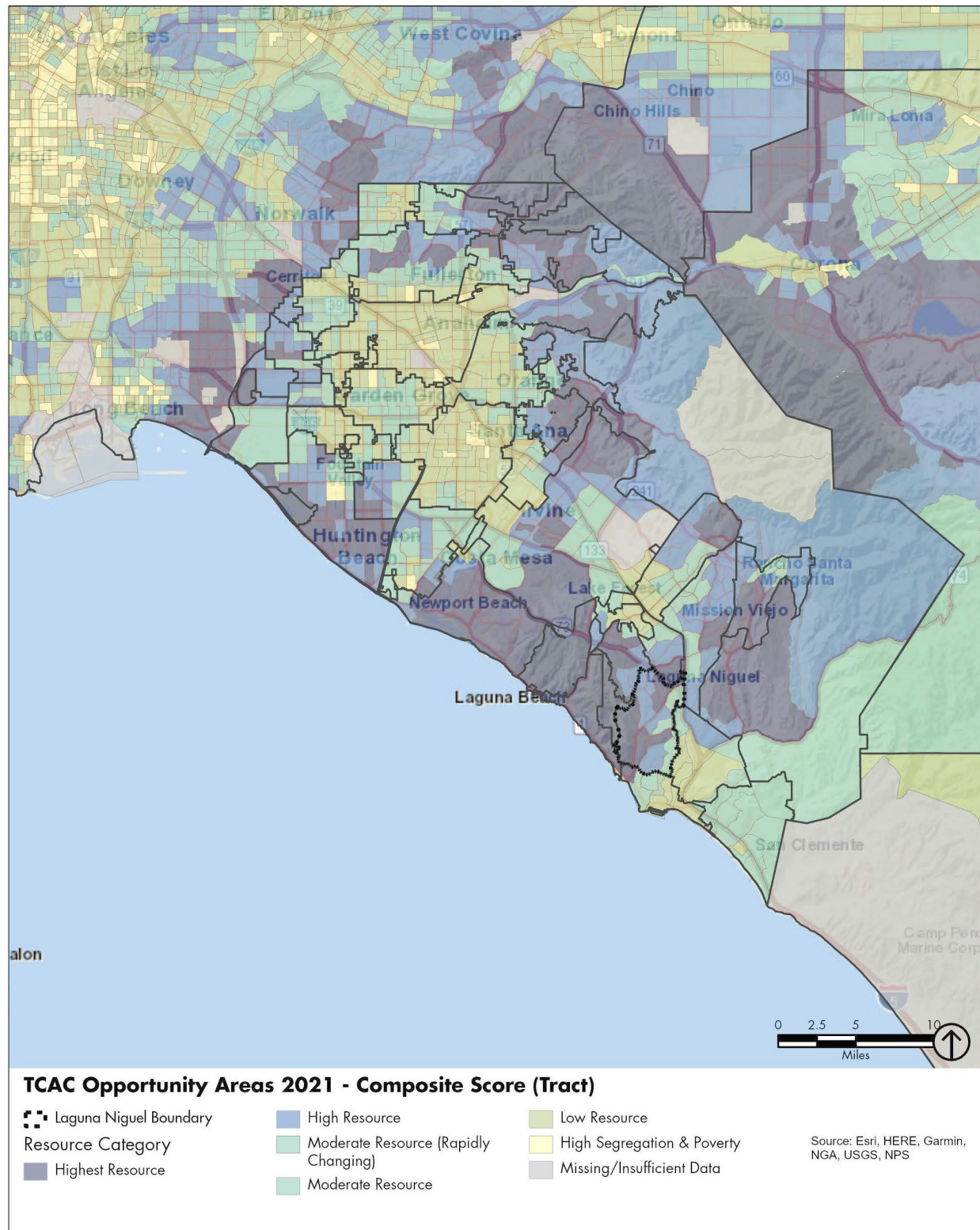
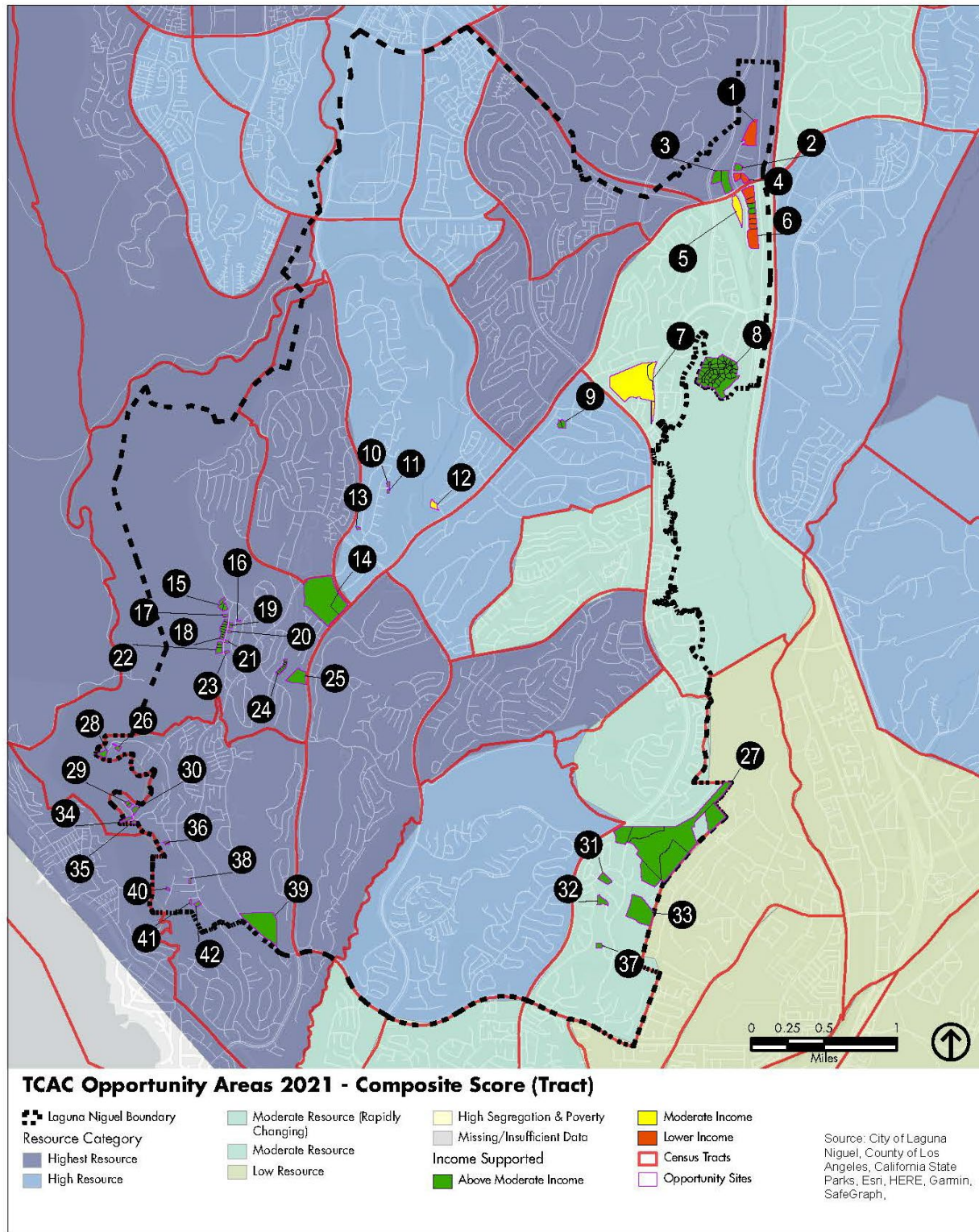


Figure D-23
Sites Inventory by TCAC Opportunity Composite Scores – Laguna Niguel



3. Educational Opportunity

The California Fair Housing Task force uses math proficiency, reading proficiency, high school graduation rates and student poverty rates as indicators to measure education opportunities.

A higher concentration of lower education scores is found in the northern portion of the County near Anaheim, Orange, and Santa Ana and in the southern portion of the County in Lake Forest and Laguna Woods, along with Dana Point, San Juan Capistrano, and San Clemente, which neighbor Laguna Niguel. Most of these tracts scored below 0.25. Higher educational scores are found primarily in communities along the coast, including Laguna Niguel, Laguna Beach, Huntington Beach and Seal Beach, and in some inland areas such as Brea, Yorba Linda, Irvine and Mission Viejo (Figure D-24).

GreatSchools is a nonprofit organization that provides school information across the nation for parents pursuing a quality education for their children, as well as data for researchers and policy makers. GreatSchools rates schools based on Student Progress or Academic Progress, College Readiness, Equity, and Test Scores. The school ratings follow a 1-10 scale where ratings at the lower end of the scale (1-4) signal that the school is “below average,” 5-6 indicate “average,” and 7-10 are “above average.” Figure D-25 and Figure D-26 show that most schools in Laguna Niguel are private indicated by a gray pinpoint; however, seven of the nine public schools scored “above average” while two scored “average.”

These ratings correspond with the TCAC’s Education Score map for the City presented in Figure D-27 The census tract that scored the lowest education domain score (0.25-0.5) only contains one private school, the California Learning Academy. The census tracts that have education domain scores of 0.5-0.75) contain schools with both “average” and “above average” schools. Census tracts which contain all “above average” schools have a domain score of 0.75 or greater.

The Public Health Alliance of Southern California (Alliance) created the Healthy Places Index (HPI), as a tool for community leaders, policymakers, academics and other stakeholders to advance community health and equity. The HPI measures community index through economic, education, social, transportation, neighborhood, housing, clean environment, and healthcare access to measure healthy community conditions. According to the HPI, Laguna Niguel has healthier education conditions than 80.8 percent of the rest of California. 53.6 percent of the population in all the City’s census tracts have a bachelor’s degree or higher, which is in the highest quartile for healthy conditions. This is greater than the County’s 40.6 percent of the population that holds a bachelor’s degree or higher; however, both the City and County are in the highest quartile. 94.8 percent of the City’s high school-aged population is enrolled in high school, which is the 42.3 percentile for healthy conditions. In Orange County, 94.4 percent of the high school-aged population is enrolled in high school. The County is in the 55.8 percentile for healthy community conditions, with an overall higher percentile than the City.

Census tracts in the northeastern part of the City, with the exception of tracts 423.34 and 423.20 which have education domain scores in the 0.5-0.75 range; have education domain scores greater than 0.75, indicating the most positive education outcomes. Census tracts throughout the middle portion of the City have education domain scores in the 0.5-0.75 range while census tract 423.37, in the southern corner of the City is the only tract with a score in the 0.25 to 0.5 range. No census tracts in Laguna Niguel scored an education domain score of less than 0.25, which indicates less positive education outcomes.

Figure D-24
TCAC Education Scores – Orange County

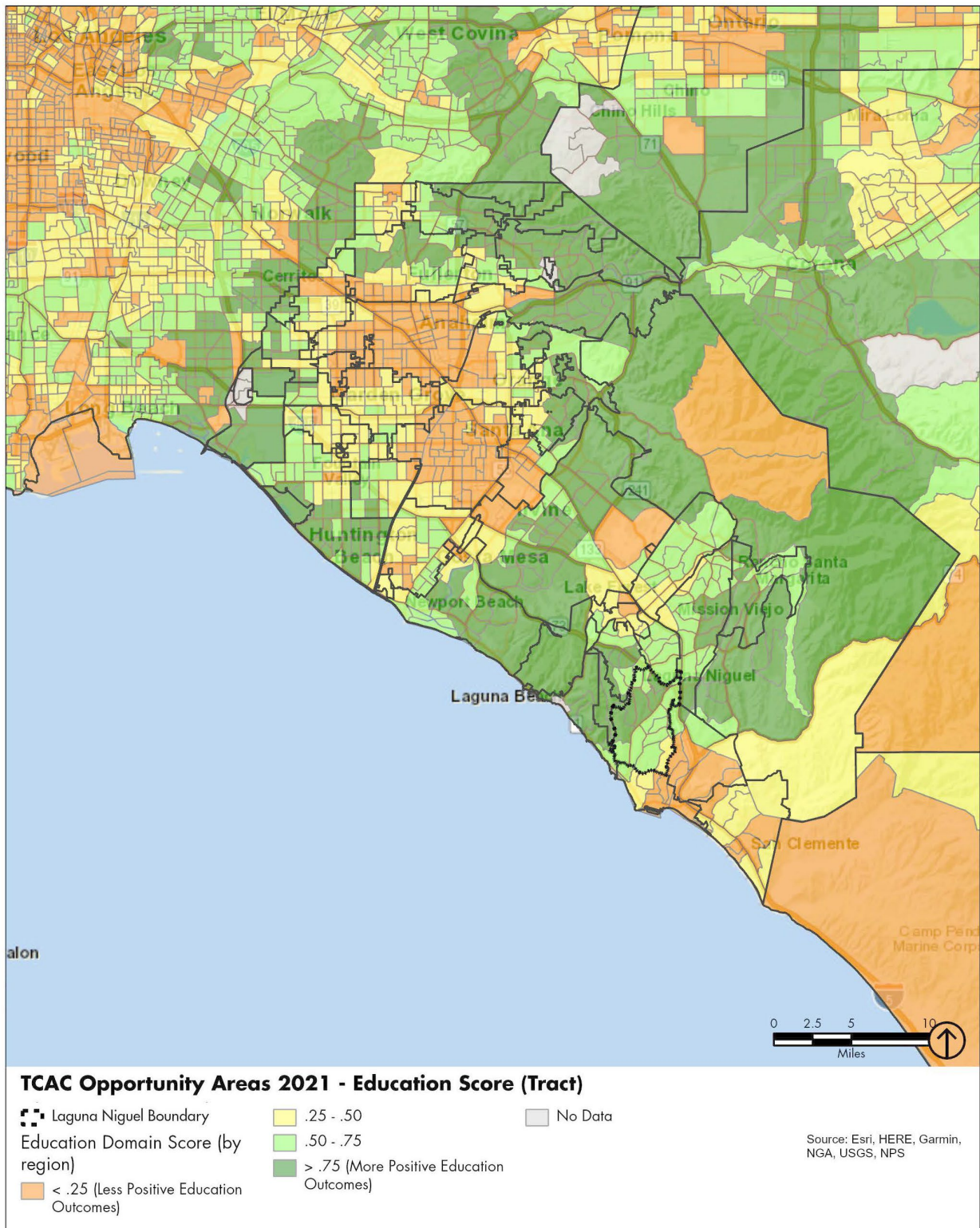
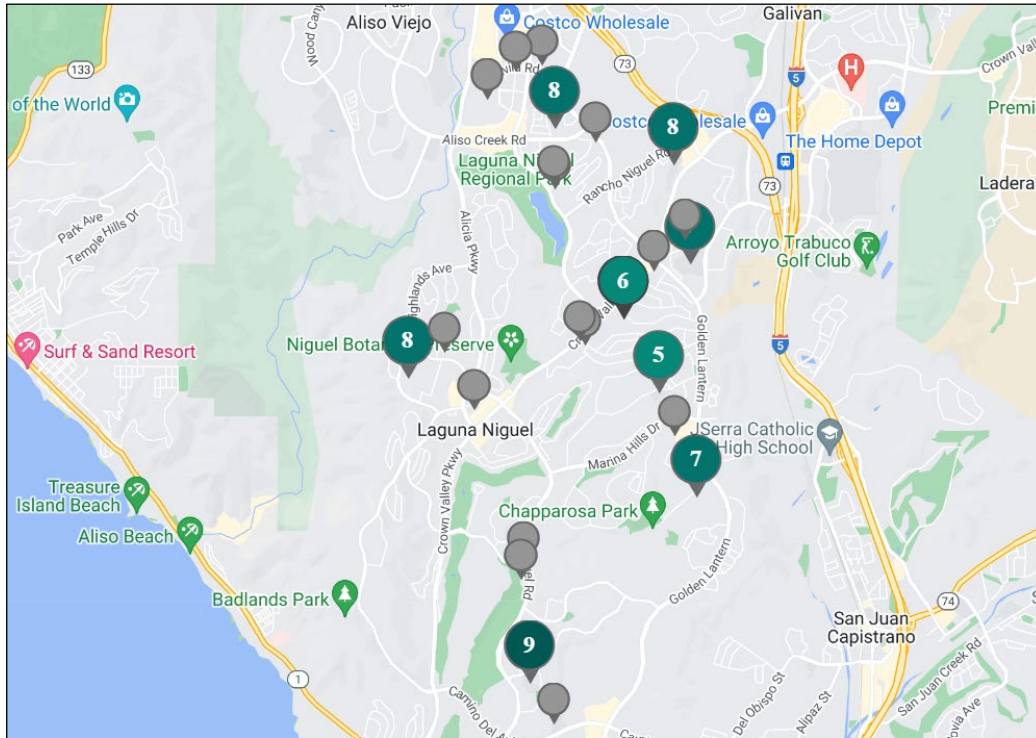
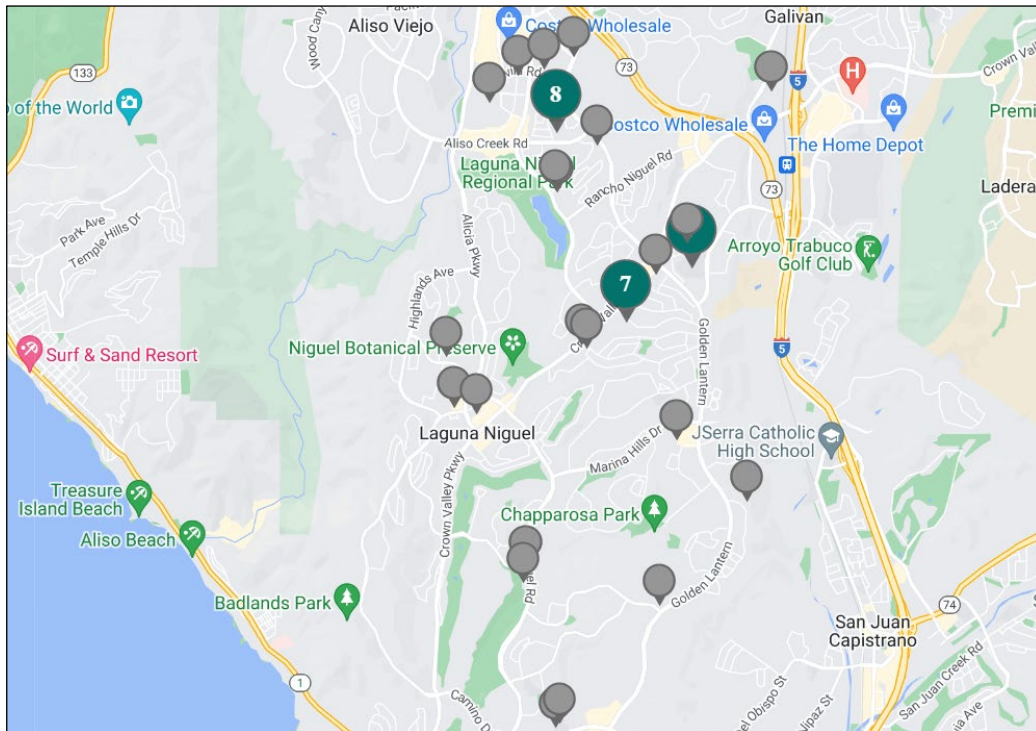


Figure D-25
GreatSchools Local School Ratings – Laguna Niguel (northern portion)



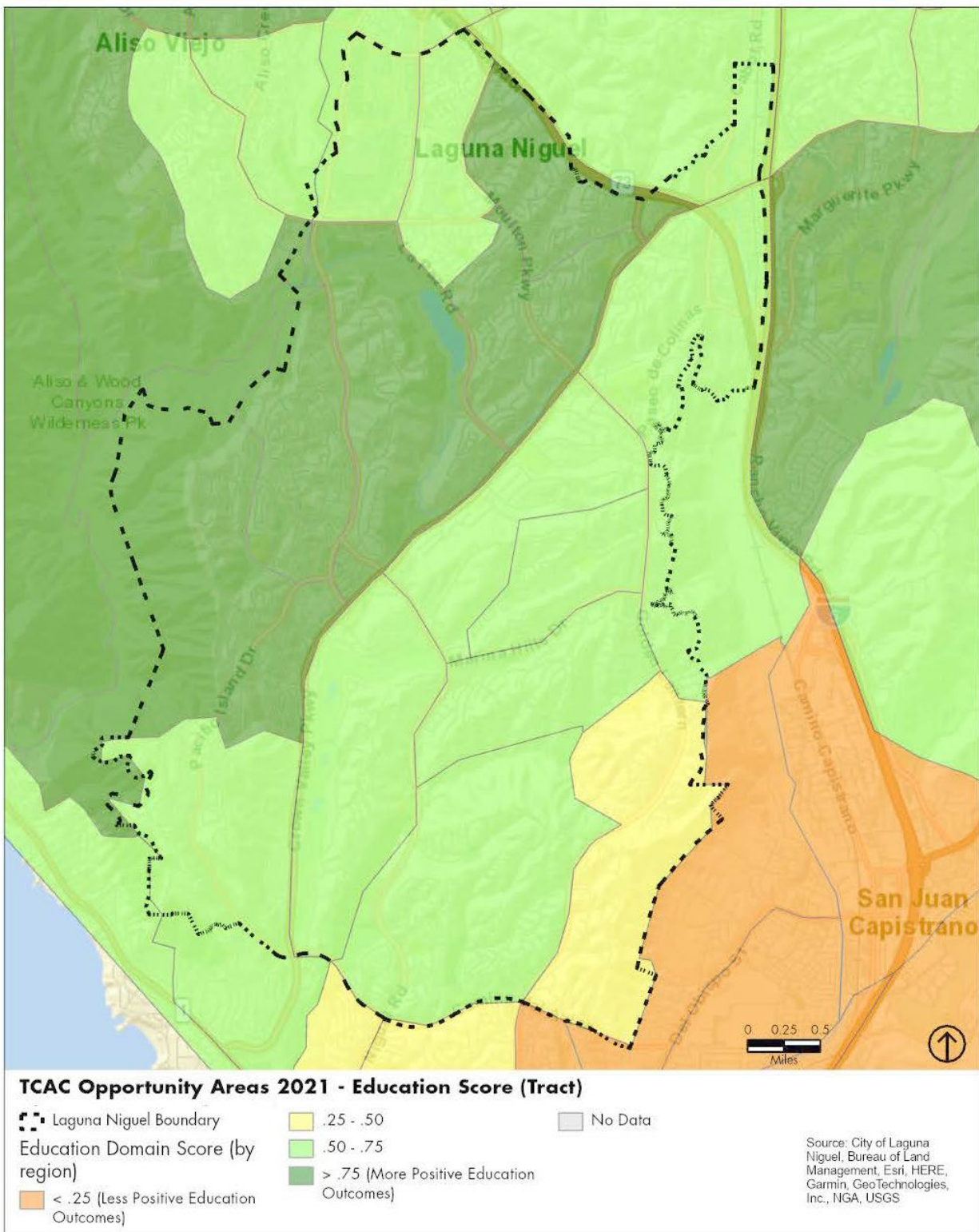
Source: GreatSchools.org

Figure D-26
GreatSchools Local School Ratings – Laguna Niguel (southern portion)



Source: GreatSchools.org

Figure D-27
TCAC Education Scores – Laguna Niguel



4. Access to Transportation

According to SCAG's regional plan, Connect SoCal 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS), employment growth has brought many people to the region; however, high housing cost is cited as one of the reasons the SCAG region has lost more people to other states and regions than it has gained. High housing cost in coastal areas has resulted in many residents moving inland, further away from job centers to afford a home. Combined with characteristics of urban sprawl and freeway connectivity which shape the regions-built environment, along with an overall lack of transit, vehicular dependency has become paramount to the region creating excessive volumes of traffic congestion and inequalities for lower-income workers.

AllTransit is a mapping tool that analyzes the social and economic impact of transit, using employment, economic, equity, health, transit quality, and mobility network factors as indicators to assign an overall transit score. According to AllTransit, in 2019 Orange County had a Performance Score of 4.2 (out of 10), indicating a low combination of trips per week and number of jobs accessible by transit (Figure D-28).

Availability of efficient, affordable transportation is one measure of access to opportunity. SCAG developed a mapping tool for High Quality Transit Areas (HQTAs) as part of the Connect SoCal 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). SCAG defines HQTAs as areas within one-half mile of a major transit stop and a high-quality transit corridor. According to SCAG, HQTAs in northern Orange County exist in Garden Grove, Anaheim, Fullerton, Santa Ana, Costa Mesa, Huntington Beach and adjacent areas. In south Orange County, Lake Forest, Laguna Niguel, Dana Point, and San Clemente contain HQTAs (Figure D-29).

According to AllTransit, Laguna Niguel had an AllTransit Performance Score of 2.8 (out of 10) indicating a low combination of trips per week and number of jobs accessible by transit. Figure D-30 shows that the northeastern area of the City, which is closest to the Interstate 5 corridor, has the highest scores compared to the rest of the City. According to AllTransit, on average, households are located within a half mile of two transit stops and 1.14 percent of commuters in Laguna Niguel use transit.

In Laguna Niguel, commuter rail service is provided by Metrolink, a train system offering connections across southern California, with service Monday through Friday from roughly 4 AM to 8 PM and a reduced schedule on weekends. The Laguna Niguel/Mission Viejo Metrolink station is located on Camino Capistrano south of Crown Valley Parkway in the Laguna Niguel Gateway Specific Plan area. Compared to regional bus service, Metrolink offers quicker (though more expensive) access to the destinations and employment centers throughout southern California. Discounts are available for seniors, students, youths, active military, disabled, or those on Medicare.

Local and regional bus service is provided by the Orange County Transit Authority (OCTA). Routes that operate in Laguna Niguel include line 90, with north/south stops along Golden Lantern Street, line 91 with north/south stops along Camino Capistrano and Cabot Road, line 85 along Crown Valley Parkway, and line 87 along Alicia Parkway. These bus and rail public transportation opportunities provide excellent access to the lower-income sites inventory identified in Appendix B.

Figure D-28
AllTransit Performance Scores – Orange County

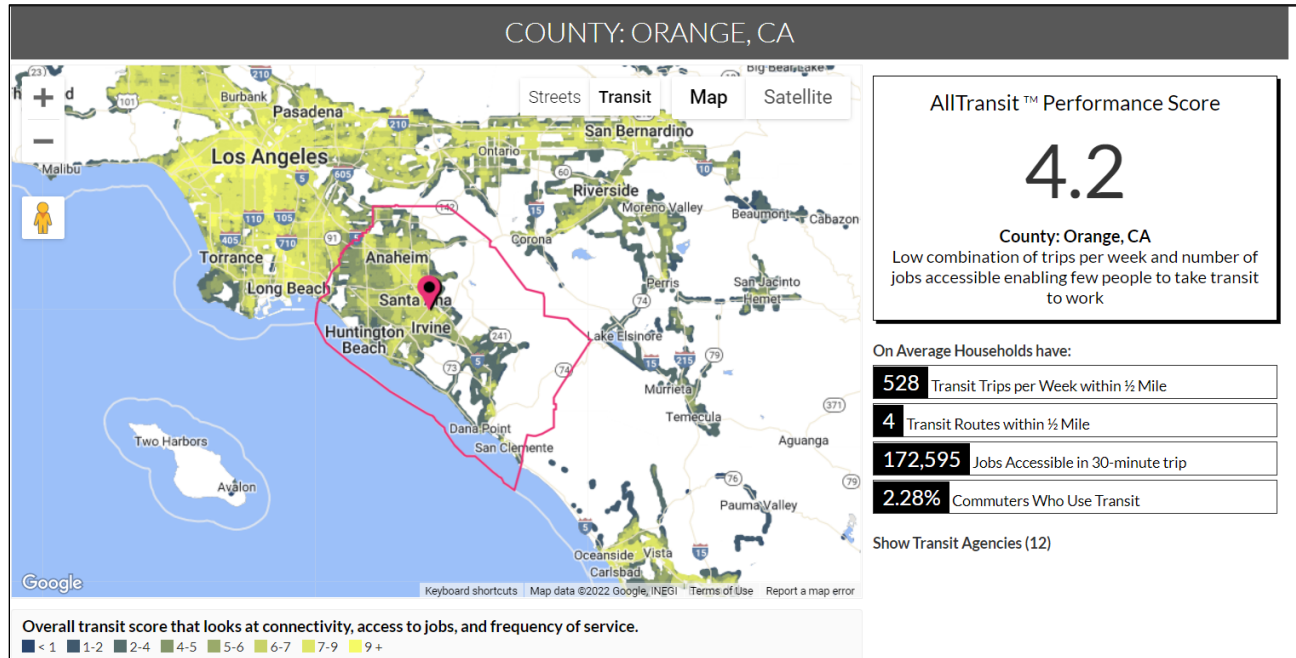


Figure D-29
SCAG High Quality Transit Areas - Orange County

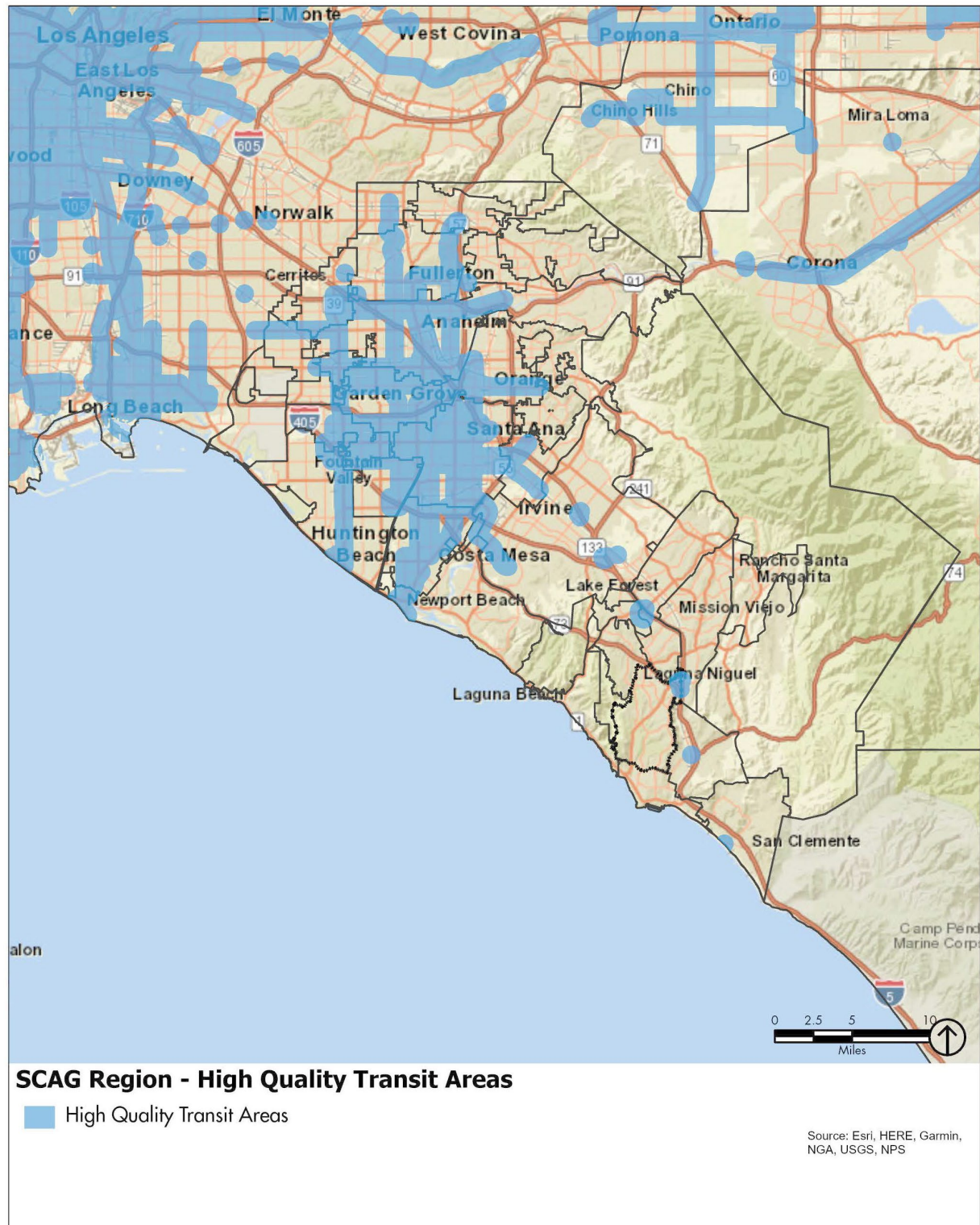
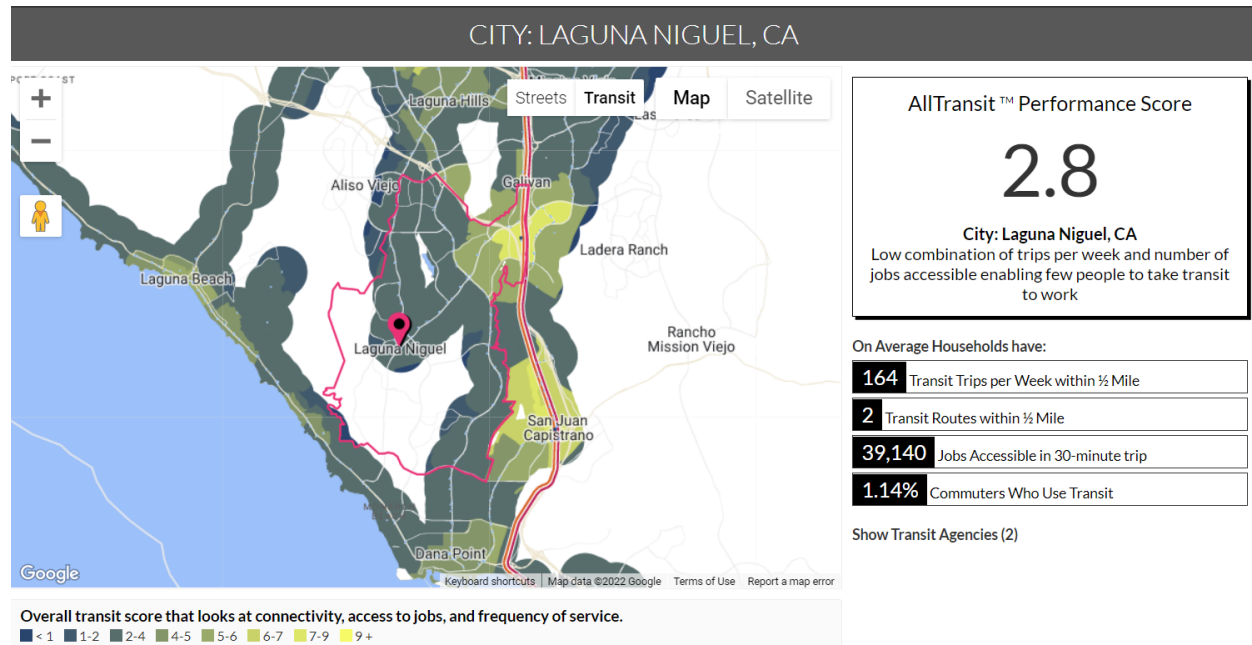


Figure D-30
AllTransit Performance Scores – Laguna Niguel



5. Economic Opportunity

A community's access to economic opportunities is based on five indicators: poverty, adult education, employment, job proximity, and median home value.

The SCAG region's economy has grown to be the 15th largest in the world and is supported by nearly 19 million people in a 6-county area that spans more than 38,000 square miles. The SCAG region has seen a large influx of "domestic in-migrants" which means new residents moving to the region from other parts of the country. These domestic in-migrants tend to have a higher education level than domestic out-migrants. Many regional economists believe this to be an indicator of a booming mega-region. While this can be great for the region's economy, it also presents economic challenges for low- and moderate-income families who are native to Southern California.

HUD's Job Proximity Index measures accessibility of households to jobs in the region. Index scores range from 0 to 100, where a higher score indicates higher access to employment opportunities. In Orange County, the highest job proximity values are in the central part of the County, in the cities of Newport Beach, Costa Mesa, Irvine, Lake Forest and Orange (Figure D-31). Areas with lower proximity to jobs are in the northern and southern portions of the County, in the cities of Huntington Beach, Westminster, Garden Grove, La Habra and in southern Orange County, in the cities of Mission Viejo, the community of Ladera Ranch, Laguna Niguel, San Juan Capistrano, Dana Point and San Clemente. These communities all contain census block groups with scores of less than 20, indicating lower job proximity.

The job proximity index scores, combined with poverty, adult education, employment, and median home value are used in generating TCAC Economic Composite scores. TCAC economic scores range from 0 to 1, where higher values indicate more positive economic outcomes. Figure D-32 shows the TCAC economic scores by census tract in Orange County. The highest economic scores in the County are primarily located in the coastal communities, as well as some inland communities. Census tracts in coastal communities with the highest economic scores are in the cities of Laguna Beach, Newport Beach, Costa Mesa, Huntington Beach, and Seal Beach. Inland Orange County census tracts with the highest economic scores are in the cities of Tustin, Yorba Linda and Placentia. These communities all contain census tracts with economic opportunity scores of 0.75 or greater.

Figure D-33 shows the HUD jobs proximity scores by block group in Laguna Niguel. As seen in this map, the southern corner and central portion of the City have jobs proximity scores of less than 20, indicating the lower proximity to jobs, while areas along the northern boundary of the City have jobs proximity scores ranging between 20-40, and some block groups in the furthest east portion of the City have scores between 40-60 and others have scores between 60-80, indicating higher job proximity. Opportunity sites in the Laguna Niguel Gateway area are located in the area with highest job proximity, which expands economic opportunity for lower-income households.

As discussed previously, the TCAC economic scores are a composite of jobs proximity, poverty, adult education, employment, and median home value characteristics. Figure D-34 shows census tracts in Laguna Niguel that have a mix of economic opportunities. Census tracts with lower middle range economic opportunity scores (0.25-0.50), upper middle range economic opportunity scores (0.50-0.75), and the most positive economic opportunity scores (>0.75) are scattered throughout the City. One tract in the central portion of the city has a lower economic opportunity score (<0.25). Potential housing sites in the Laguna Niguel Gateway area are located in areas with high (>0.75) and moderate (0.25-0.50) economic opportunity scores, while potential ADUs in single-family neighborhoods with high economic opportunity scores provide enhanced opportunities for lower-income households.

Figure D-31
Regional Jobs Proximity Index – Orange County

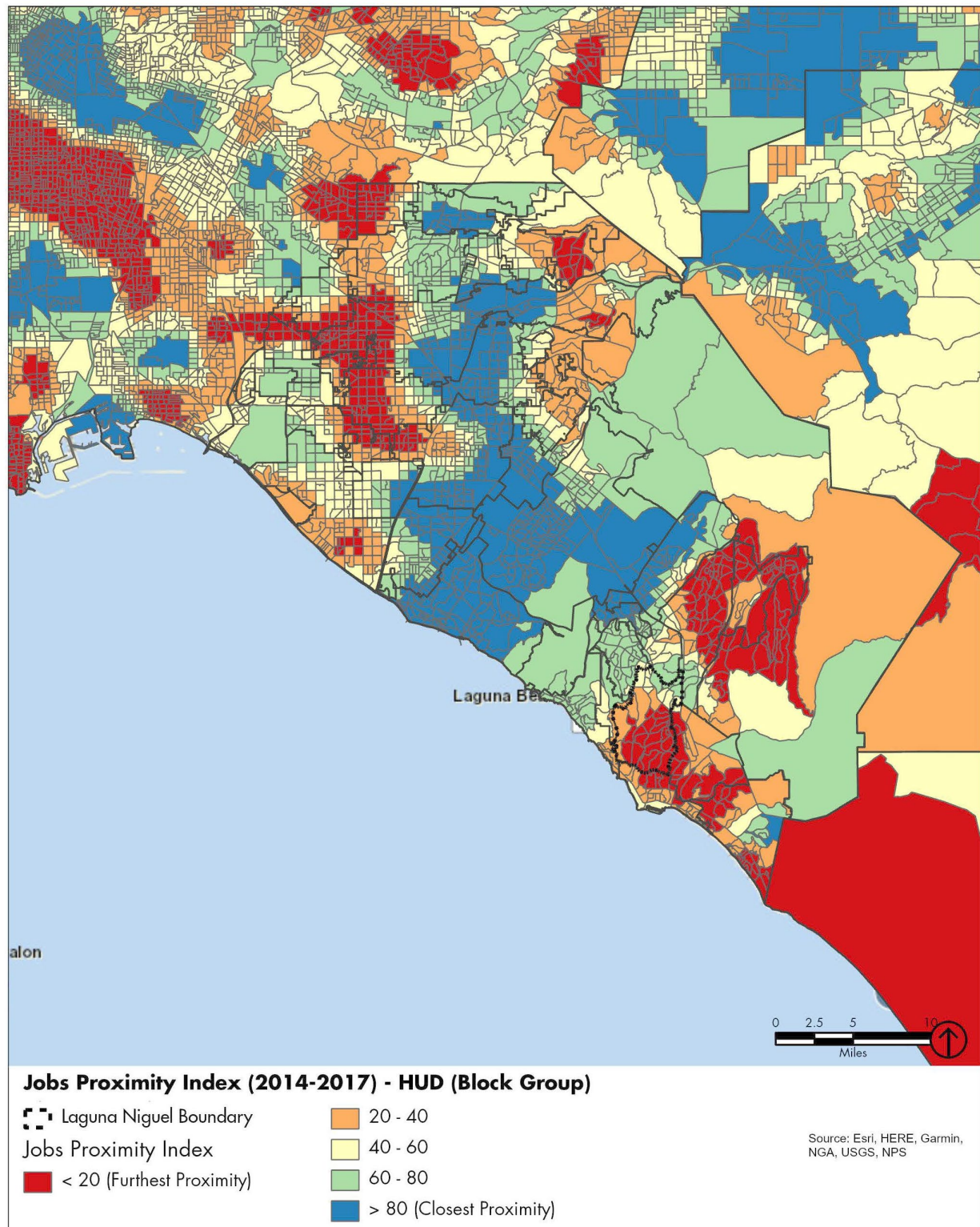


Figure D-32
TCAC Economic Scores – Orange County

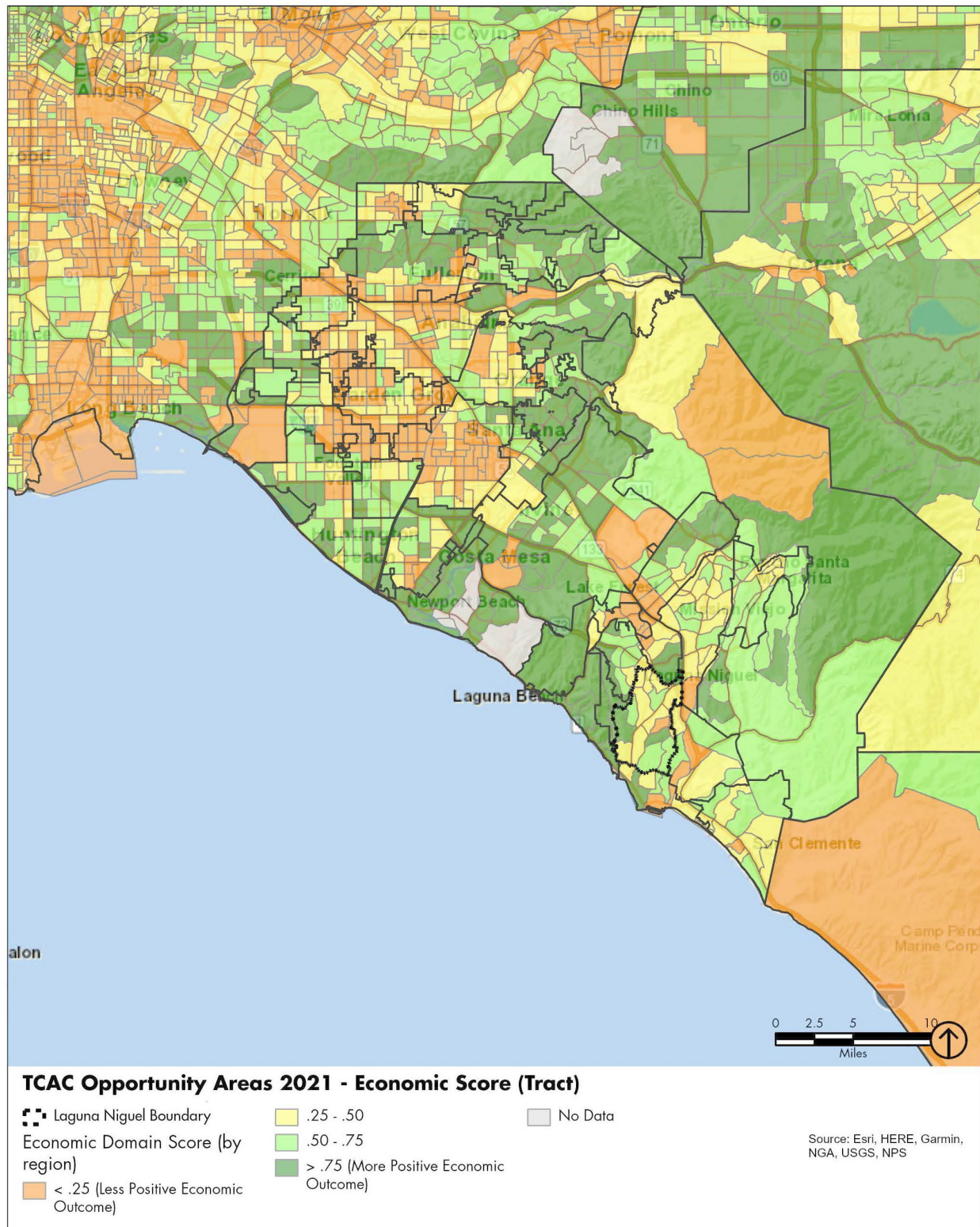


Figure D-33
Jobs Proximity Index – Laguna Niguel

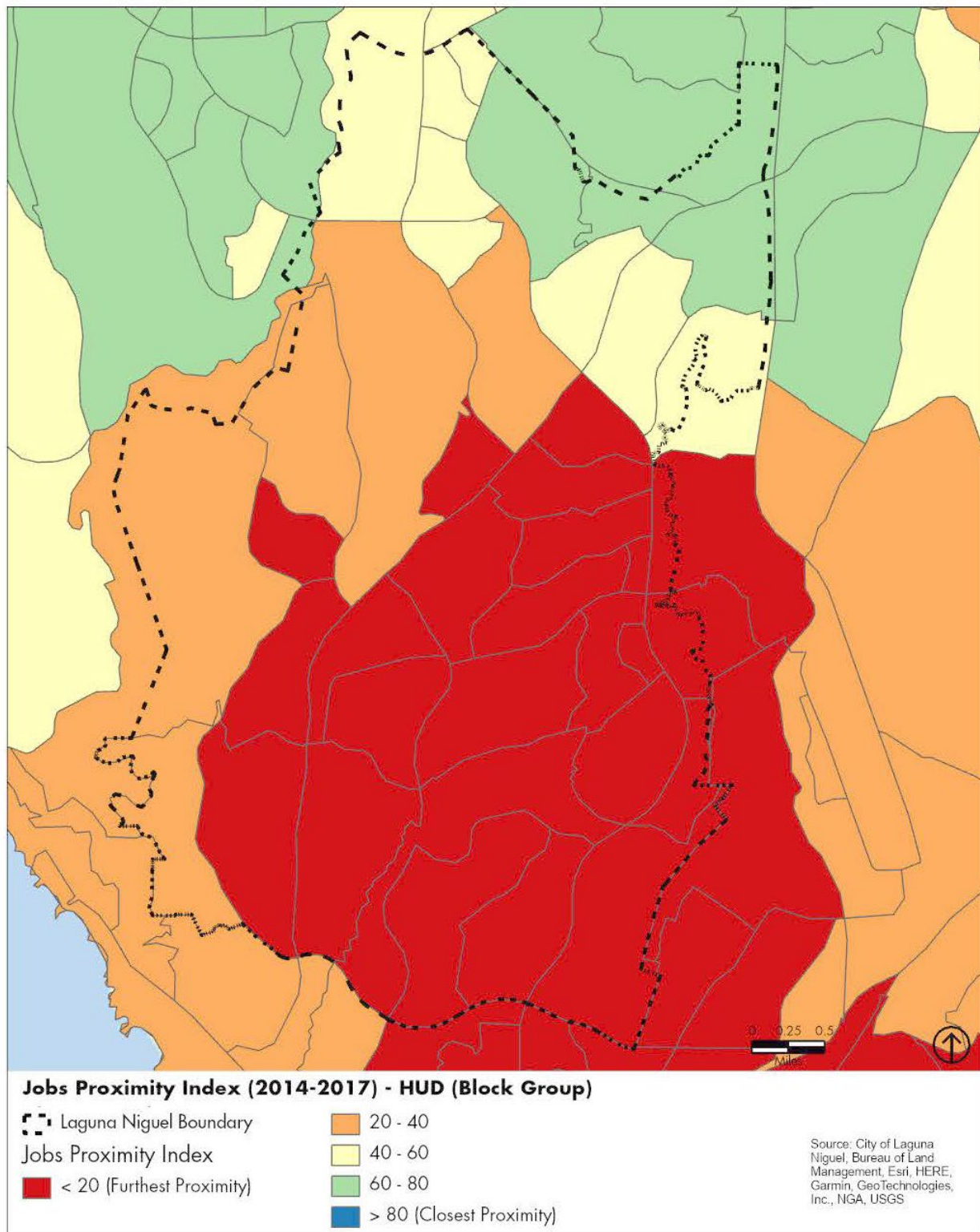
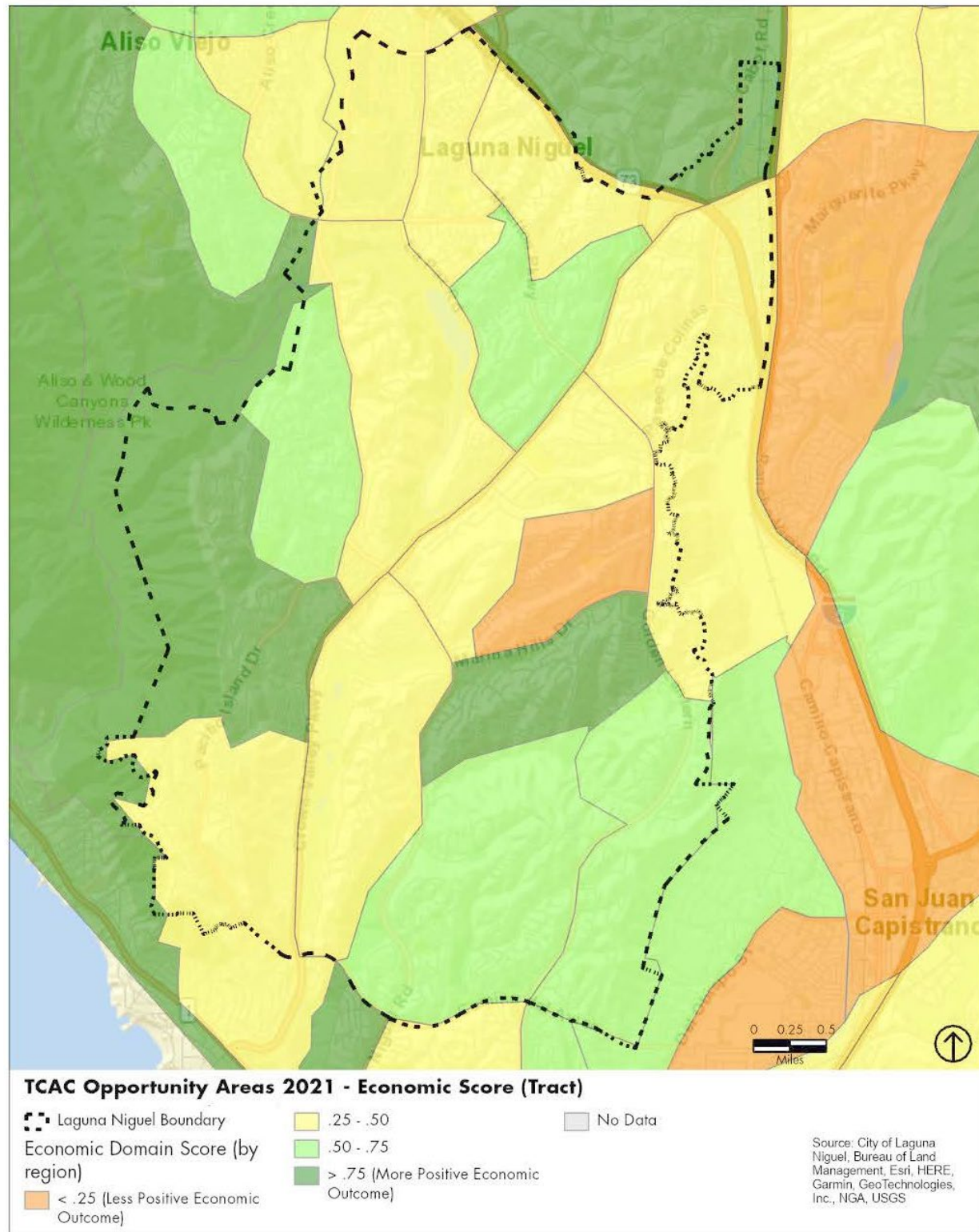


Figure D-34
TCAC Economic Scores – Laguna Niguel



6. Environmental Conditions

The TCAC Environmental Domain Scores are based on CalEnviroScreen 3.0 scores, compiled by the Office of Environmental Health Hazard Assessment (OEHHA). CalEnviroScreen 3.0 scores help to identify California communities by census tract that are disproportionately burdened by, and vulnerable to, multiple sources of pollution. CalEnviroScreen also considers socioeconomic factors such as educational attainment, linguistic isolation, poverty, and unemployment. TCAC Environmental Scores range from 0 to 1, with higher scores indicating more positive environmental outcomes.

In Orange County, the census tracts with the lowest TCAC environmental scores are located along the eastern boundary of the County, in census tracts near the Interstate 5 and State Route 133 interchange in Irvine (Figure D-35). Other census tracts with low environmental scores are in central portions of the county such as Irvine, Orange, Anaheim, Fullerton and Brea, and in census tracts along the coast in communities such as Seal Beach and Newport Beach.

While Figure D-35 shows TCAC Environmental Scores in Laguna Niguel based on CalEnviroScreen 3.0, the Office of Environmental Health Hazard Assessment released CalEnviroScreen 4.0 in October 2021. CalEnviroScreen 4.0 uses percentiles to score environmental quality of each census tract, where the lower the percentile, the higher the environmental quality is within that census tract. Based on CalEnviroScreen 4.0 (Figure D-36), the northern portion of Orange County has the highest scores, and the southern portion of the County has the lowest.

In Laguna Niguel, all census tracts (with the exception of tracts 423.32 and 423.17, which have no data) received the highest TCAC environmental scores (Figure D-37). Laguna Niguel's environmental scores are consistent with the environmental scores of census tracts in communities that neighbor Laguna Niguel with the exception for some census tracts in Dana Point and San Juan Capistrano, which scored in the lower and moderate environmental scores.

As shown in Figure D-38, census tracts in Laguna Niguel located along the northern and eastern boundary of the City (423.20, 423.34, 423.35, 423.15, 423.30, and 423.31) scored in the 20th percentile while all other census tracts in the City scored in the 10th percentile, indicating the highest environmental outcomes. All of the City's housing opportunity sites are located in census tracts in the top 10-20 percentiles for environmental scores.

Figure D-35
TCAC Environmental Scores – Orange County

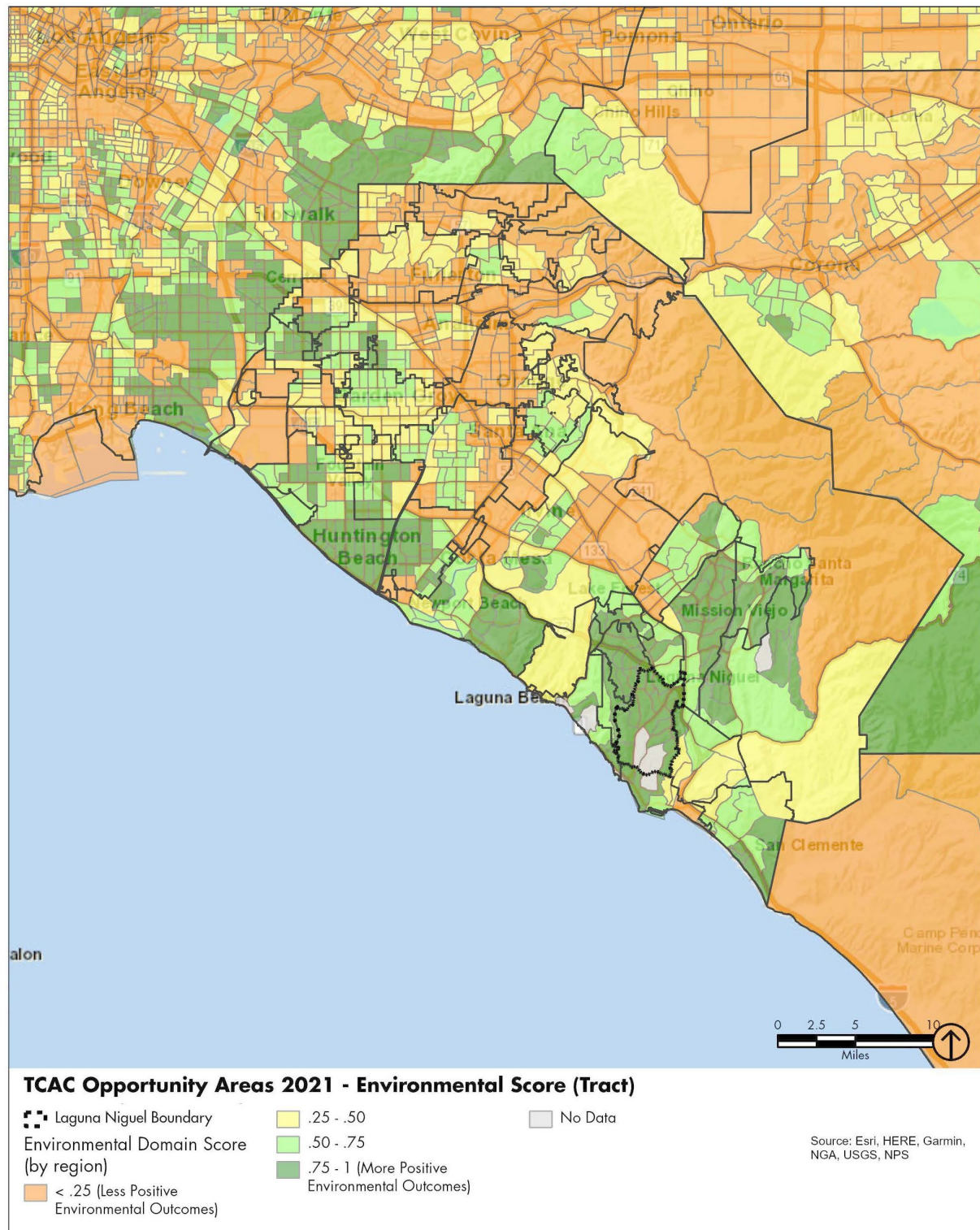


Figure D-36
CalEnviroScreen 4.0 Scores – Orange County

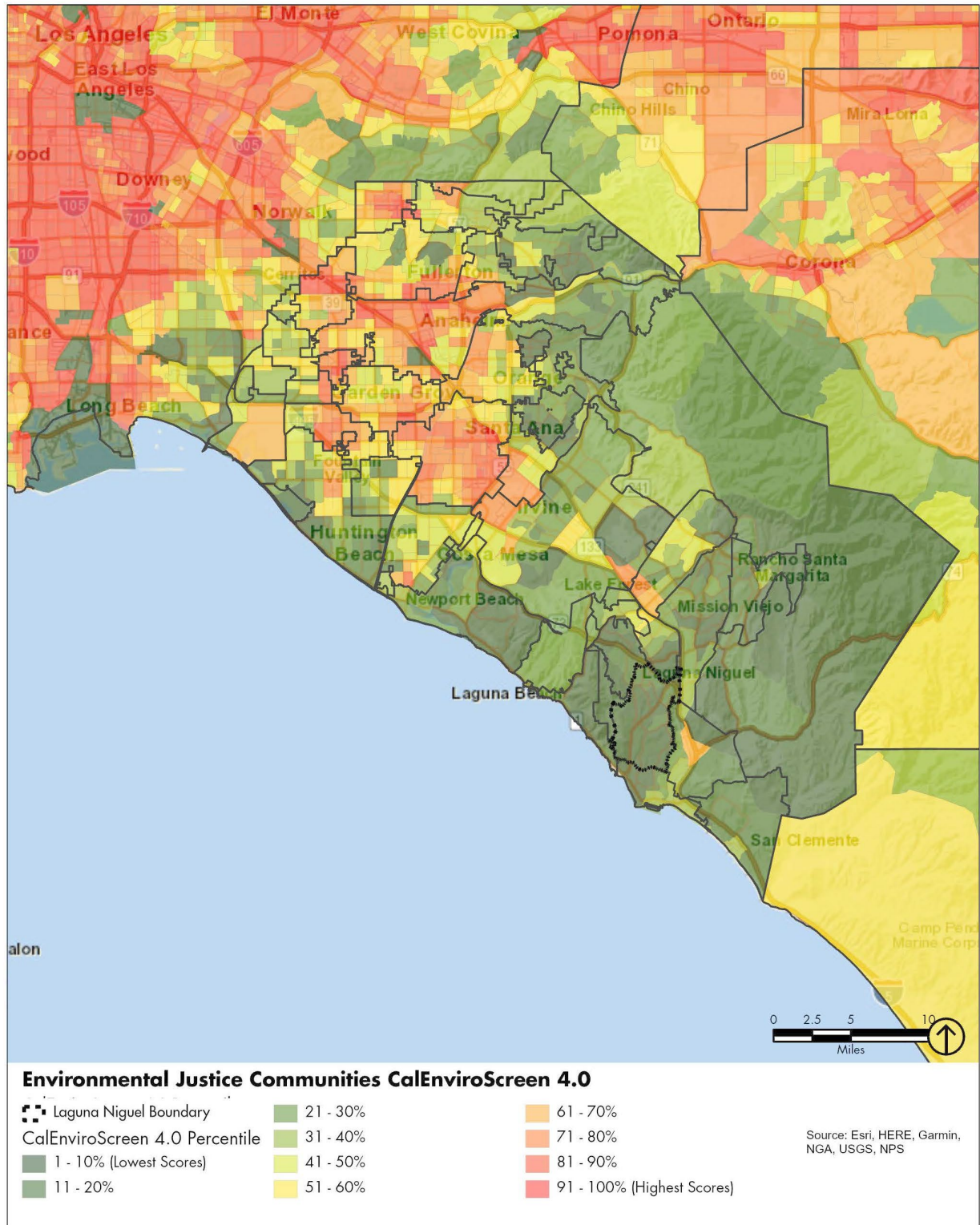


Figure D-37
TCAC Environmental Scores – Laguna Niguel

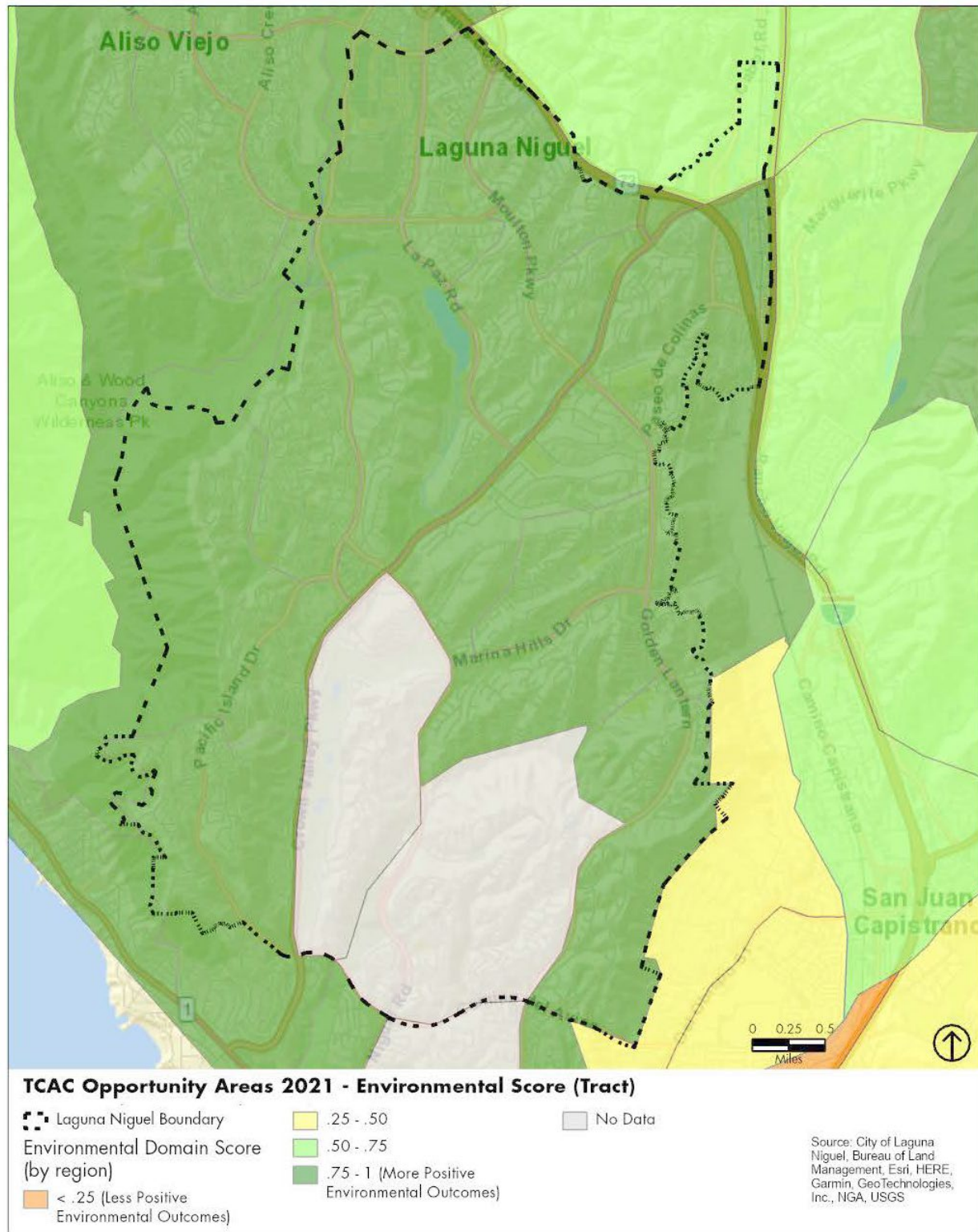
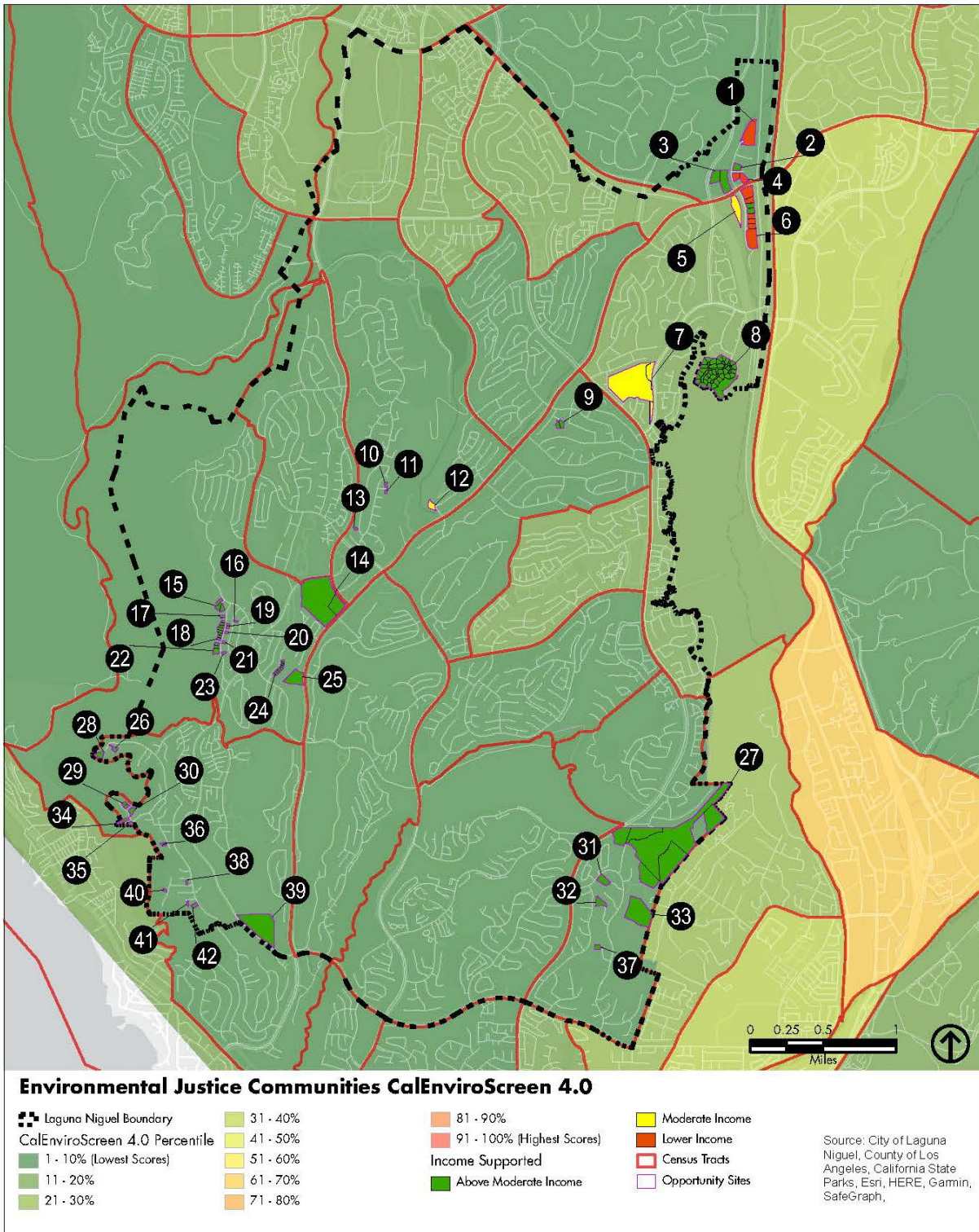


Figure D-38
Sites Inventory and CalEnviroScreen 4.0 Scores – Laguna Niguel



7. Healthy Places

The Public Health Alliance of Southern California (Alliance) created the Healthy Places Index (HPI) as a tool for analyzing community health conditions in order to inform strategies for positive change. The HPI measures a combination of 25 community characteristics such as housing, education, economic, and social factors which results in a healthy community conditions index score, represented as a percentile compared to the State of California. Lower HPI scores indicate lower community health conditions. Figure D-39 shows the HPI scores in Orange County by census tract. As seen in this map, most tracts in the southern, central inland, and coastal tracts have HPI scores greater than the 60th percentile, with a few lower percentile outliers. There tends to be a greater number of tracts with HPI scores lower than the 20th percentile scattered throughout the northern part of the County, with many scoring in the 20th-40th and 40th-60th percentiles. The northern part of the county contains significantly fewer census tracts with higher HPI scores greater than the 60th percentile. Some communities in northern Orange County have also been identified as having lower access to opportunity, higher concentrations of low-and moderate-income households, and greater concentrations of minority groups.

Figure D-40 shows that most census tracts in Laguna Niguel have the highest HPI scores (80th-100th percentile), indicating excellent community health conditions as they relate to economic, education, social, transportation, neighborhood, housing, clean environment, and healthcare access factors. With the exception of some vacant single-family lots, all of the parcels in the City's sites inventory are located in areas with HPI scores in the two highest categories.

Figure D-39
HPI Percentile – Orange County

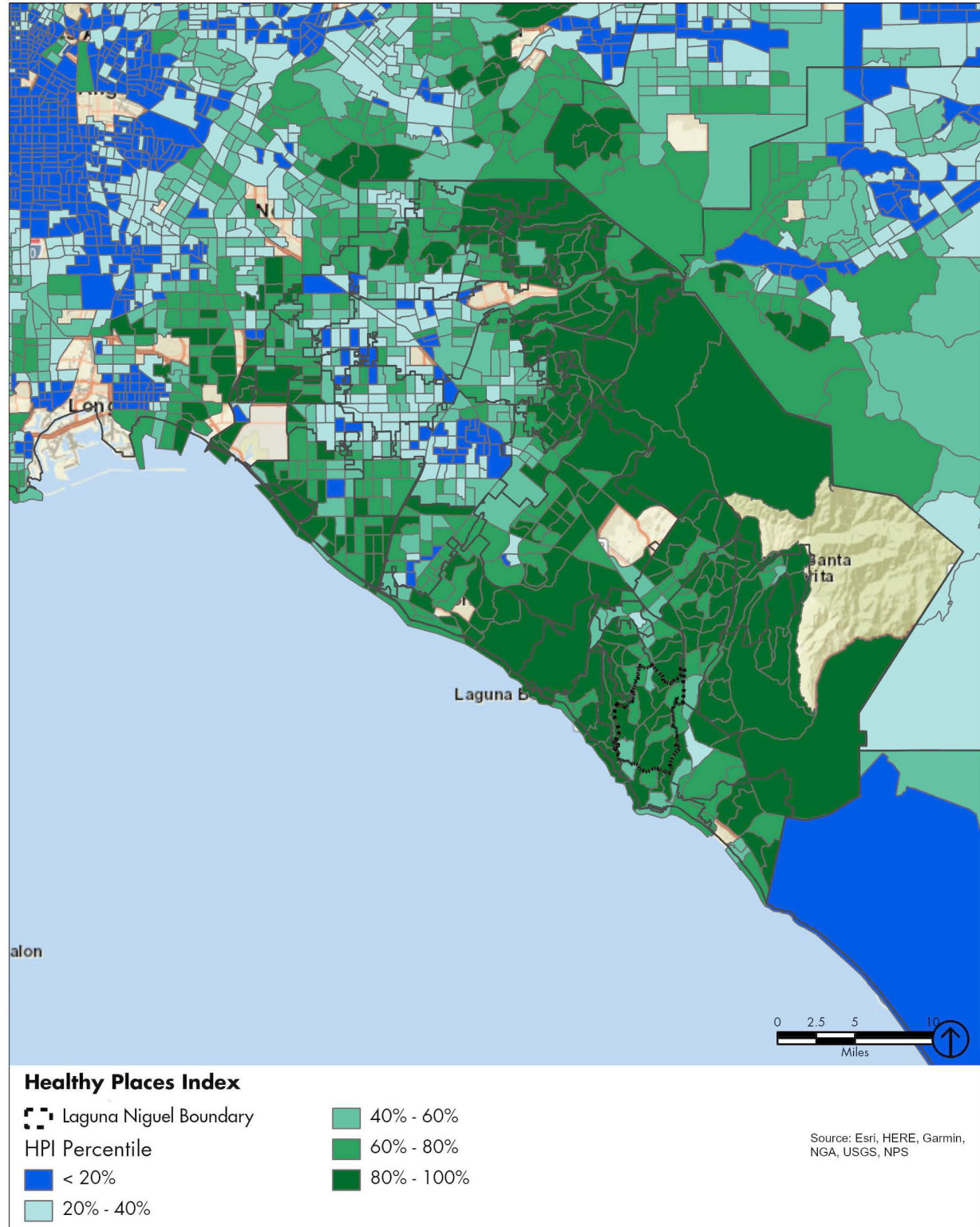
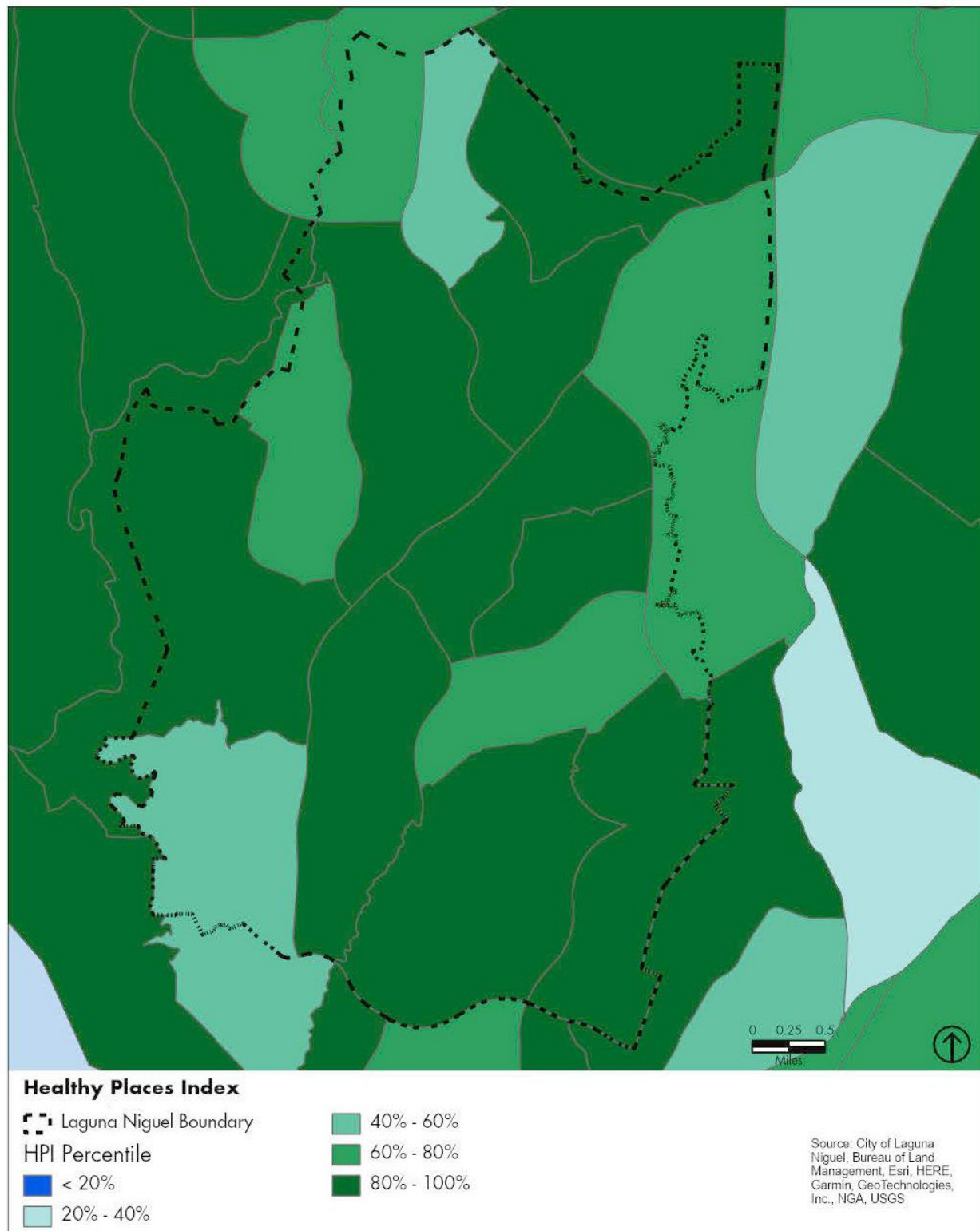


Figure D-40
HPI Percentile – Laguna Niguel



E. Disproportionate Needs

The AFFH Rule Guidebook defines disproportionate housing needs as "a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing needs when compared to the proportion of a member of any other relevant groups or the total population experiencing the category of housing need in the applicable geographic area." (24 C.F.R. § 5.152) The following analysis of disproportionate housing needs assesses cost burden (also referred to as "overpayment"), overcrowding, and substandard housing.

Comprehensive Housing Affordability Strategy (CHAS) data developed by the Census Bureau for HUD provides detailed information on housing needs by income level for different types of households. Housing problems considered in the CHAS include:

- Housing cost burden, including utilities, exceeding 30 percent of gross income;
- Severe housing cost burden, including utilities, exceeding 50 percent of gross income;
- Overcrowded conditions (housing units with more than one person per room); and/or
- Units with physical defects (lacking complete kitchen or bathroom)

1. Cost Burden

Regional Trends

In Orange County, higher concentrations of cost burdened renters are located in the north-central portion of the County where there are more census tracts with 60-80 percent of the renter-occupied household population paying greater than 30 percent of their income on housing. The southern portion of the County has fewer cost burdened renters; however, there are large concentrations of census tracts with 40-80 percent of the renter-occupied household population that are cost burdened (Figure D-41). Figure D-42 shows owner-occupied households that are cost burdened in Orange County. In the northern portion of the county there are significantly more census tracts with 60-80 percent of owner-occupied households paying more than 30 percent of their income on housing compared to southern Orange County. In addition, there are several tracts with greater than 80 percent of owners experiencing cost burden, while there are none in the southern part of the County.

Local Trends

As discussed previously in Table II-7 of Chapter II – Housing Needs Assessment, approximately 57 percent of renter households in Laguna Niguel pay over 30 percent of income for housing, while 27 percent pay over 50 percent of income for housing. Among owner households overpayment is less common, with 33 percent paying over 30 percent of income and 16 percent paying over 50 percent of income for housing.

Figure D-43 and Figure D-44 show cost burden in Laguna Niguel by census tract and tenure. According to the AFFH data viewer, Laguna Niguel census tracts have overpayment rates of 20 to 80 percent for renter households. The highest rates of overpayment among Laguna Niguel renters is found in census tracts 423.17, 423.29 and 423.31, east of Crown Valley Parkway, south of Golden Lantern and north of Camino del Avion, where over 60 percent of households were reported as overpaying, and over 80 percent were overpaying in tract 423.31. Based on a comparison of 2010-2014 and 2015-2019 ACS data, the trend for overpayment has been mixed in Laguna Niguel, with overpayment rates increasing in some tracts but decreasing in others.

Overpayment among homeowners in Laguna Niguel is less common than for renters, with rates for census tracts ranging from 20 to 60 percent. Based on a comparison of 2010-2014 and 2015-2019 ACS data, rates of homeowner overpayment have been decreasing in some portions of the city while increasing in others.

Figure D-41
Renter-Occupied Cost Burdened Households – Orange County

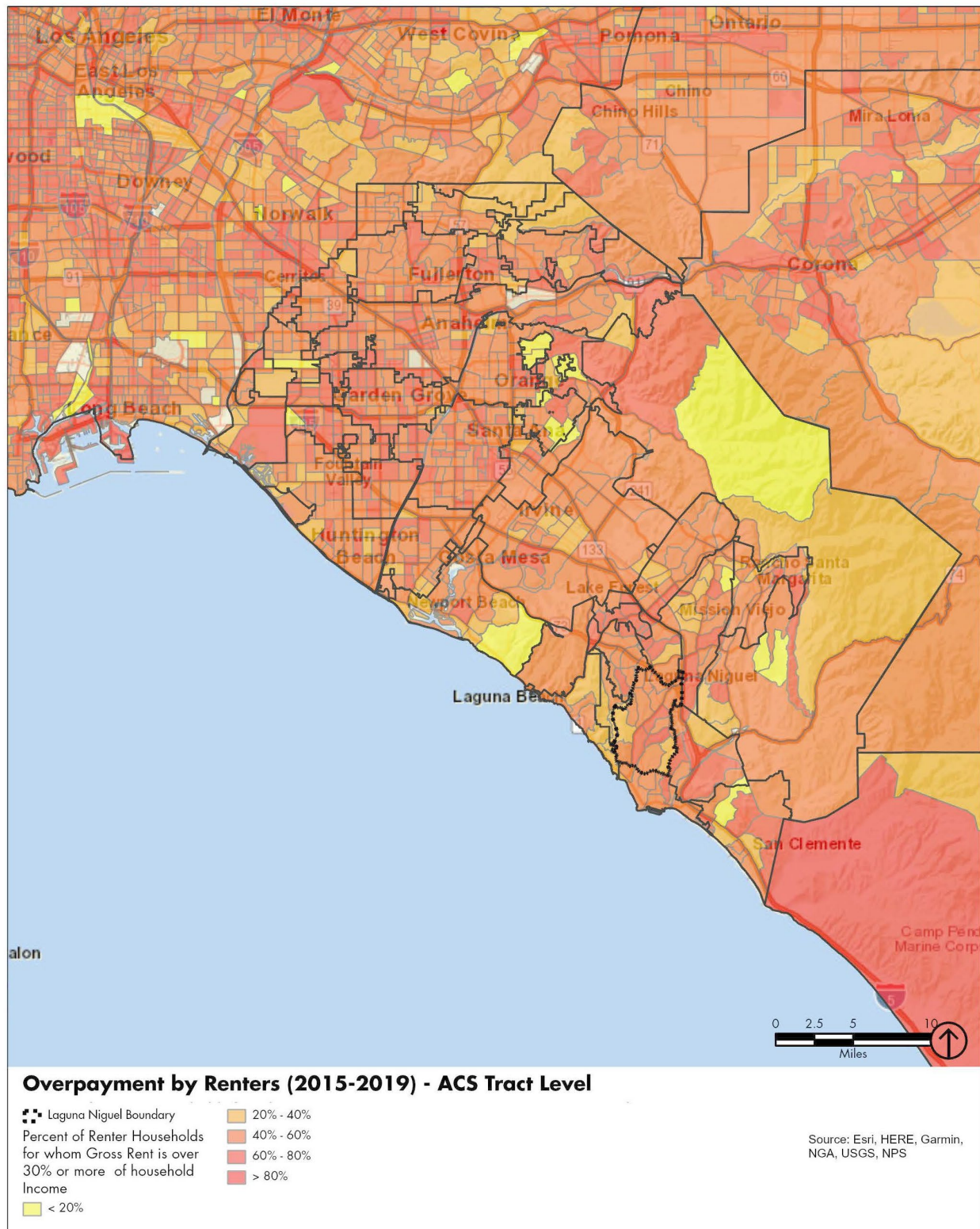


Figure D-42
Owner-Occupied Cost Burdened Households – Orange County

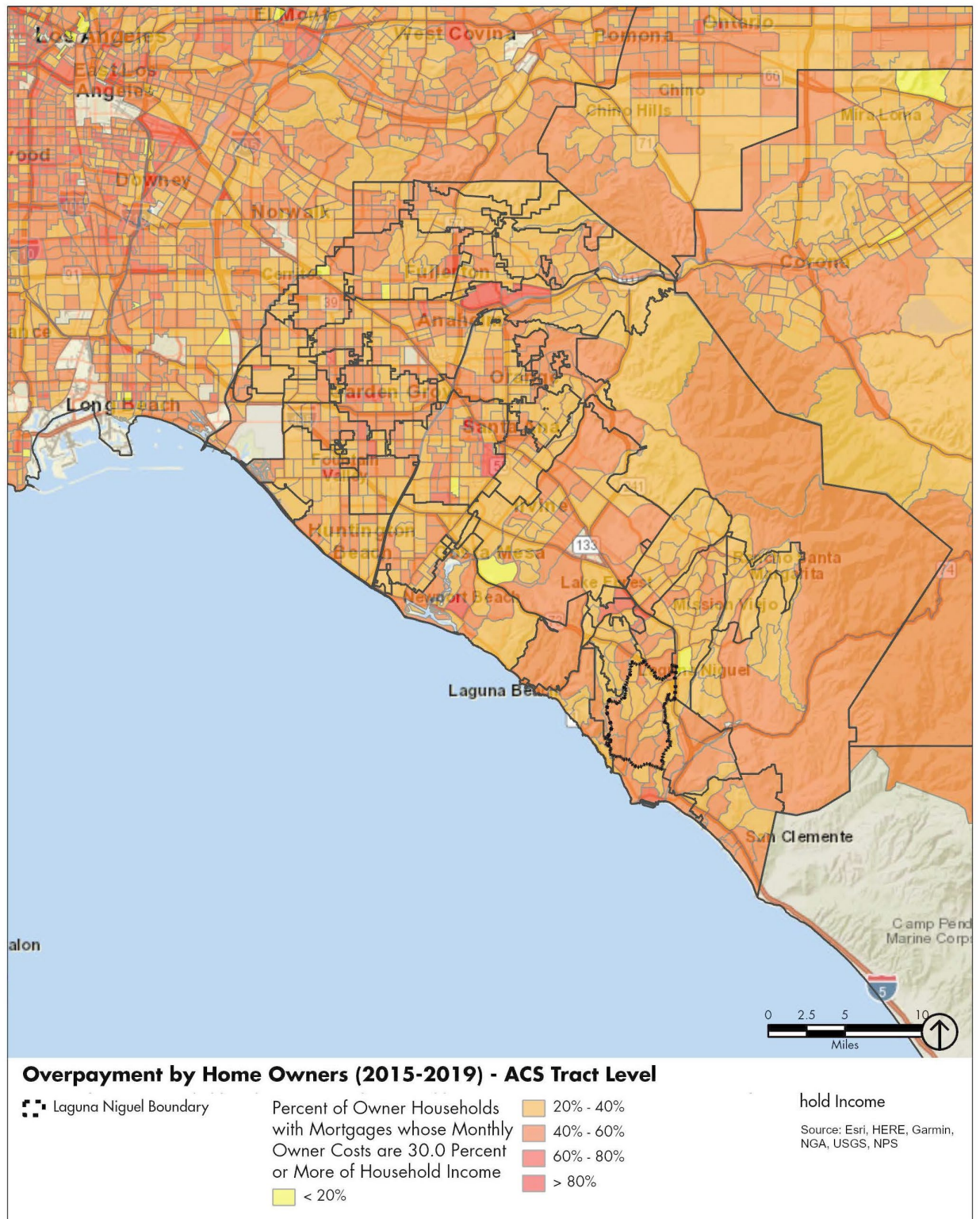


Figure D-43
Sites Inventory and Renter-Occupied Cost Burdened Households – Laguna Niguel

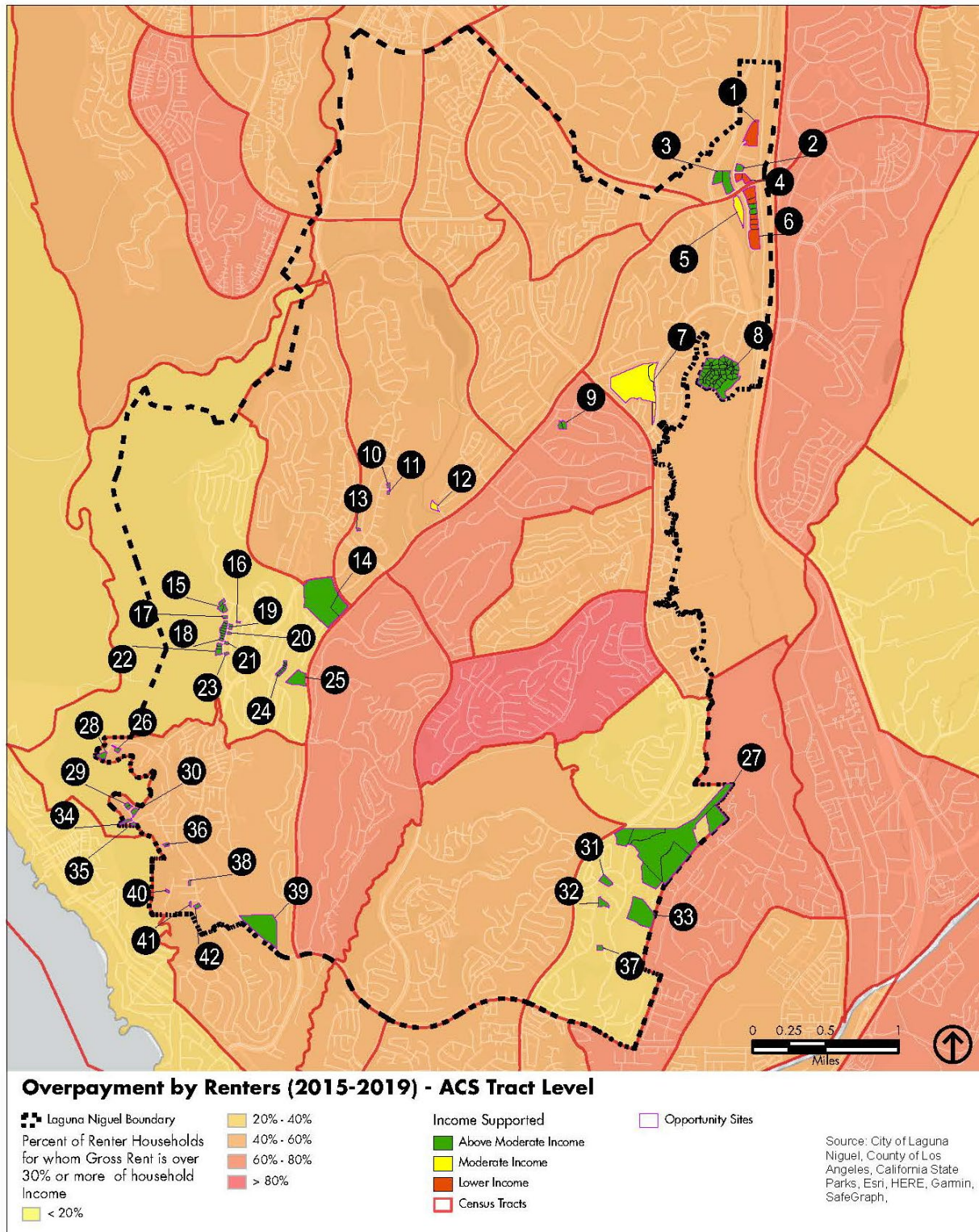
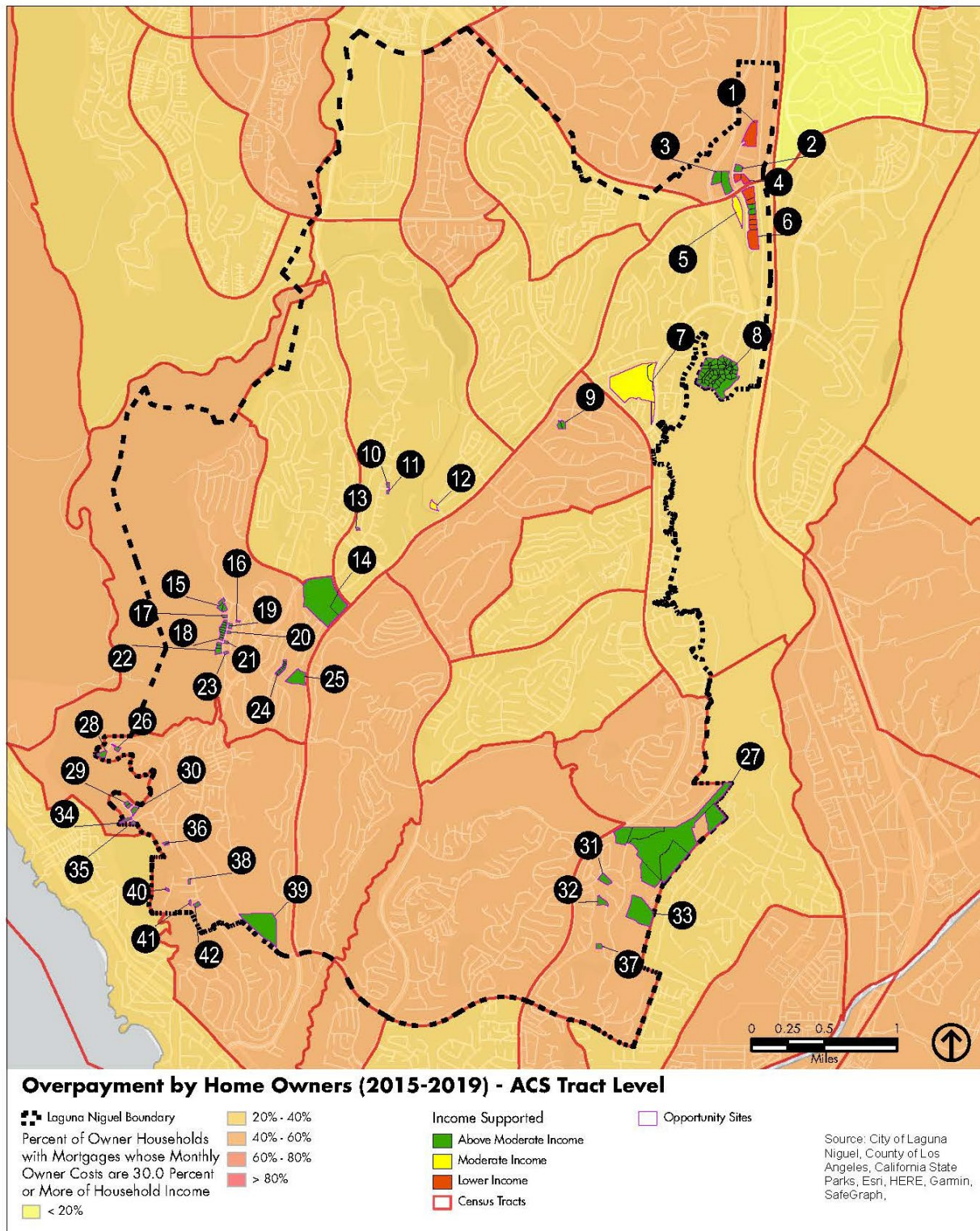


Figure D-44
Sites Inventory and Owner-Occupied Cost Burdened Households – Laguna Niguel



2. Overcrowding

Overcrowding is defined as a housing unit with more than one person per room (including dining and living rooms but excluding bathrooms and kitchens) and extreme overcrowding is defined as having more than 1.5 occupants per room. Overcrowding in a community can be an indicator of the lack of available housing at affordable cost.

Regional Trends

According to ACS 2015-2019 estimates, about 8.8 percent of all households in Orange County live in overcrowded conditions while about 3.1 percent of households are severely overcrowded (Table D-14). Among renters, about 15.8 percent of households experience overcrowded conditions, with about 6 percent being severely overcrowded. For homeowners, about 3.7 percent of households experience overcrowded conditions, with about 1 percent being severely overcrowded.

As seen in Figure D-45 overcrowded households are primarily located in the northern portion of the County, in communities such as Anaheim, Garden Grove, Orange, and Santa Ana. Some analysts believe that the overcrowding rate is actually higher due to under-reporting.

Table D-14
Overcrowded Households - Orange County

Tenure	Overcrowded (>1 person per room)	Severely Overcrowded (>1.5 persons per room)
Owner-Occupied	3.7%	1.0%
Renter-Occupied	15.8%	6.0%
All Households	8.8%	3.1%

Source: 2015-2019 ACS

Local Trends

Compared to the county as a whole, overcrowding is relatively low in Laguna Niguel. As shown in Table D-15, only 0.7 of owner-occupied households are overcrowded, with about 0.1 percent severely overcrowded. A higher portion of renter occupied households experienced overcrowded conditions, with about 8.3 percent of renter-occupied households being overcrowded and 3.1 percent severely overcrowded. In total, only 3.1 percent of households were reported as overcrowded, compared to 8.8 percent for the county as a whole. Laguna Niguel's rate of overcrowded households is also less than the Statewide average of 8.2 percent in all census tracts (Figure D-46).

Table D-15
Overcrowded Households - Laguna Niguel

Tenure	Overcrowded (>1 person per room)	Severely Overcrowded (>1.5 persons per room)
Owner-Occupied	0.7%	0.1%
Renter-Occupied	8.3%	3.1%
All Households	3.1%	1.0%

Source: 2015-2019 ACS

Figure D-45
Overcrowded Households – Orange County

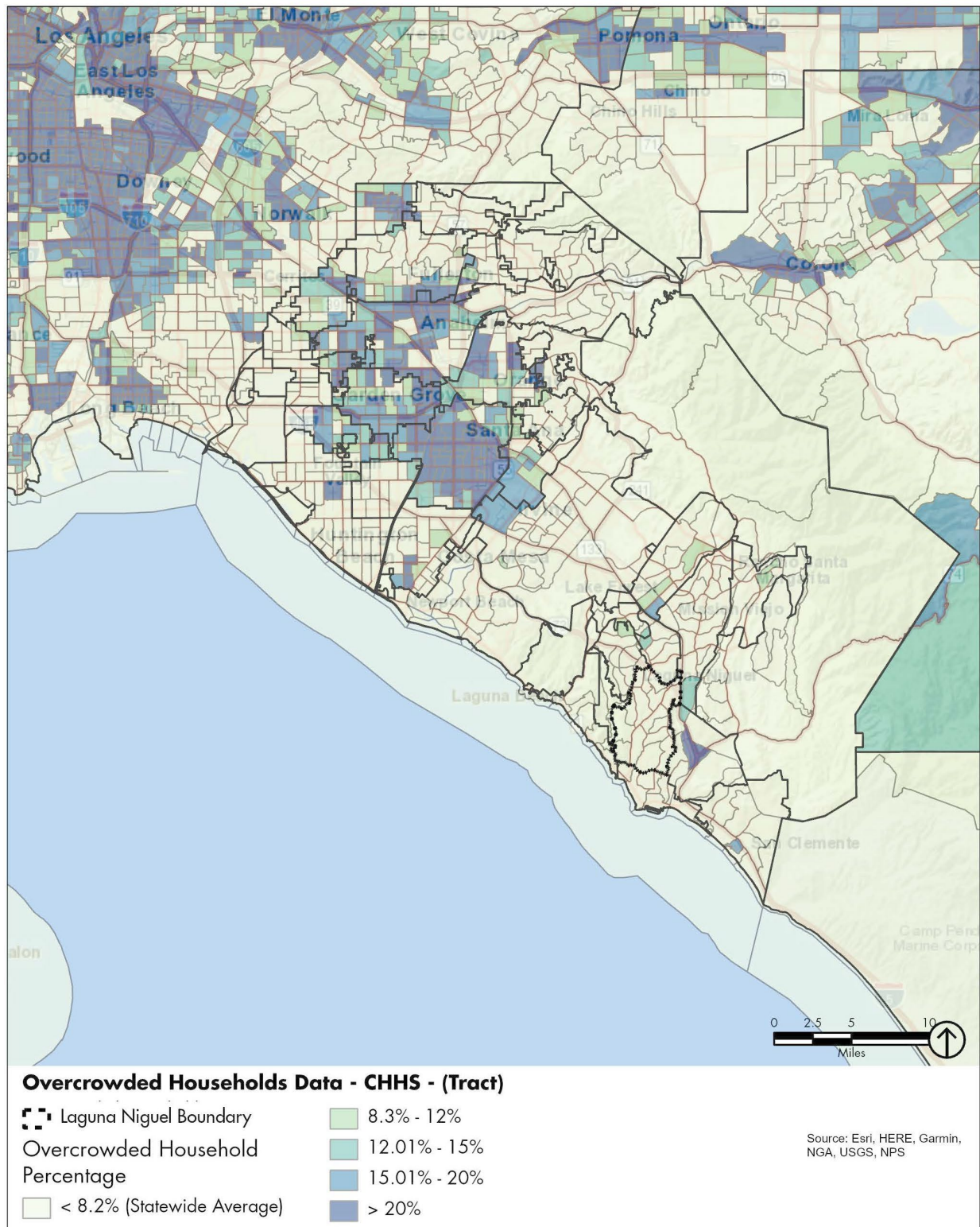
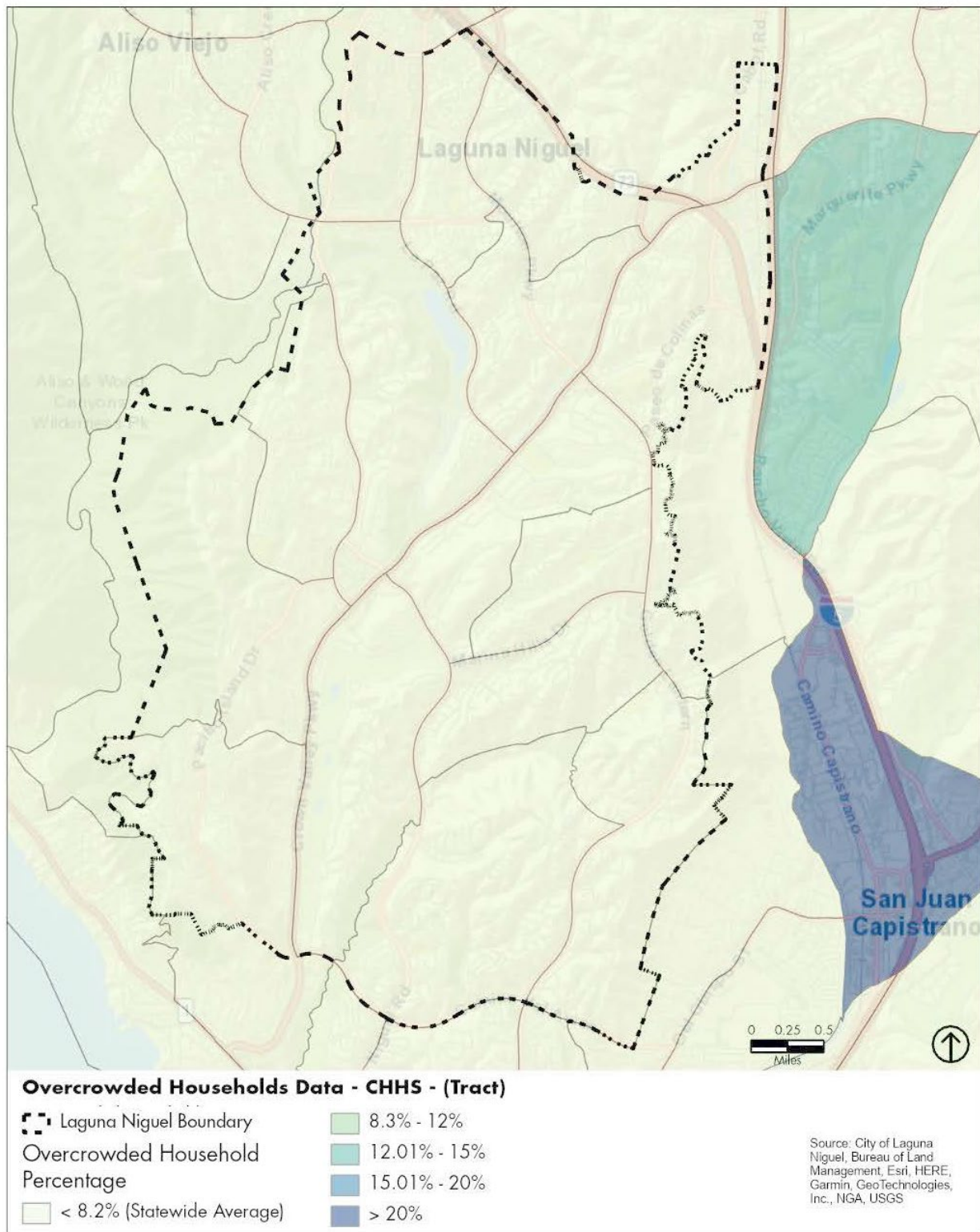


Figure D-46
Overcrowded Households – Laguna Niguel



3. Substandard Housing Conditions

A common indicator of substandard housing is lacking complete kitchen and plumbing facilities. In addition, residential structures that are over 30 years old generally require minor repairs and modernization improvements, while units over 50 years old are likely to require major rehabilitation such as roofing, plumbing, and electrical system repairs.

Regional Trends

As shown in Table D-16 about 1.6 percent of all Orange County households lack complete kitchen facilities and about 0.2 percent lack complete plumbing facilities. Incomplete kitchen facilities are more common among renter-occupied households, affecting about 3.3 percent, while only affecting about 0.3 percent of owner-occupied households. Only about 0.2 percent of owner and renter households have incomplete plumbing facilities.

Table D-16
Substandard Housing Conditions - Orange County

Tenure	Lacking Complete Kitchen Facilities	Lacking Complete Plumbing Facilities
Owner	0.3%	0.2%
Renter	3.3%	0.2%
All Households	1.6%	0.2%

Source: American Community Survey, 2015-2019 (5-Year Estimates).

Another indicator of substandard housing conditions and rehabilitation needs is the age of a municipality's housing stock. According to Table D-17, about 75 percent of the county's housing stock was built before 1990 and is more than 30 years old, indicating this proportion of housing units may need minor repairs, or major rehabilitation.

Table D-17
Age of Housing Stock – Orange County

1969 or Earlier (50+ Years)	1970-1989 (30-50 Years)	1990 or Later (<30 Years)	Total Housing Units
37.1%	38.2%	24.7%	1,100,449

Source: American Community Survey, 2015-2019

Local Trends

At the City level, only about 0.7 percent of households lack complete kitchen facilities in Laguna Niguel (Table D-18), a much lower proportion than the county as a whole. A larger portion of renter households lack complete kitchen facilities (1.3 percent) compared to owners (0.5 percent). Among owner households, 0.9 percent reported incomplete plumbing facilities while no renters reported incomplete plumbing.

Overall, Laguna Niguel has a greater proportion of households that lack complete plumbing facilities compared to the County, (0.6 percent of households in the City compared to 0.2 percent of households in the County). While the City has an overall higher rate of households lacking complete plumbing facilities, no renter-occupied households in Laguna Niguel lack complete plumbing facilities, while 0.2 percent of renters Countywide do.

Table D-18
Substandard Housing Conditions - Laguna Niguel

Tenure	Lacking Complete Kitchen Facilities	Lacking Complete Plumbing Facilities
Owner	0.5%	0.9%
Renter	1.3%	0.0%
All Households	0.7%	0.6%

Source: American Community Survey, 2015-2019 (5-Year Estimates).

As shown in Table D-19, about 68 percent of the City's housing stock was built before 1990, indicating a potential need for minor repairs or major rehabilitation. As discussed previously, approximately 5% of the homes in the City's older neighborhoods, typically built in the late 1960s and early 1970s, are in need of structural repairs consisting primarily of new roofs and window replacements. The City estimates that approximately 300 dwelling units may be in need of structural repairs, which represents about 1% of the City's total housing stock. According to the Code Enforcement division, areas that are more likely to exhibit signs of maintenance issues include neighborhoods without a homeowners association in the northeastern quadrant of the City (census tracts 423.29 and 423.15) and older multifamily units in the northern portion of the City near SR-73 (census tracts 423.35 and 423.34).

Table D-19
Age of Housing Stock – Laguna Niguel

1969 or Earlier (50+ Years)	1970-1989 (30-50 Years)	1990 or Later (<30 Years)	Total Housing Units
6.3%	62.1%	31.6%	27,235

Source: American Community Survey, 2015-2019

While substandard housing conditions can occur in both owner-occupied housing and renter-occupied housing, in general, renters are more vulnerable than homeowners because they are more likely to have lower household incomes and have less control over repairs to their residence. Because almost a third (29 percent) of housing units in the City are renter-occupied, a large proportion of residents may be disproportionately affected by substandard housing conditions. Other vulnerable populations include homeowners who are seniors or residents with disabilities, who may be on fixed incomes and/or not able to perform repairs themselves, and low-income homeowners. Neglected rental properties, illegal conditions, and other substandard housing conditions can result in disproportionate safety and health hazards. Program 4 in the Housing Plan addresses housing rehabilitation through the active property maintenance program by conducting "windshield" surveys, covering all property in Laguna Niguel every six months, to identify areas with substandard housing conditions. Program 4 also directs the City to seek CDBG and/ or PHLA funding for housing rehabilitation and provide targeted outreach and resources to areas with less stable housing conditions. The City is also committed to fair housing services and tenants' rights outreach and education (e.g., Program 5) in order to provide affected renters with the resources necessary to remedy substandard housing conditions.

4. Displacement Risk

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

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

Regional Trends

UC Berkeley and the University of Toronto created the Urban Displacement Project to help identify populations that are vulnerable to displacement, which they define as “sensitive communities.” If a community has greater than 40 percent renters and greater than 50 percent people of color, combined with the population of low-income renters experiencing extreme housing cost burden, it is considered vulnerable to displacement. As seen in Figure D-47, communities in the northern part of Orange County contain most of the census tracts considered as “sensitive communities.” These census tracts are in communities such as Santa Ana, Garden Grove, and Anaheim. Other sensitive communities are in the City of Huntington Beach, Newport Beach, Laguna Niguel, Dana Point, San Juan Capistrano, San Clemente, and Lake Forest.

Local Trends

In Laguna Niguel, census tract 423.30, located north of Marina Hills Drive between Golden Lantern and Niguel Road, is the only tract that is identified as a sensitive community by the Urban Displacement Project (Figure D-48). This tract also has higher concentrations of LMI households (see Figure D-13), concentrations of racial/ethnic minorities (see Figure D-5) and cost-burdened renters (see Figure D-41).

Figure D-47
Sensitive Communities at Risk of Displacement – Orange County

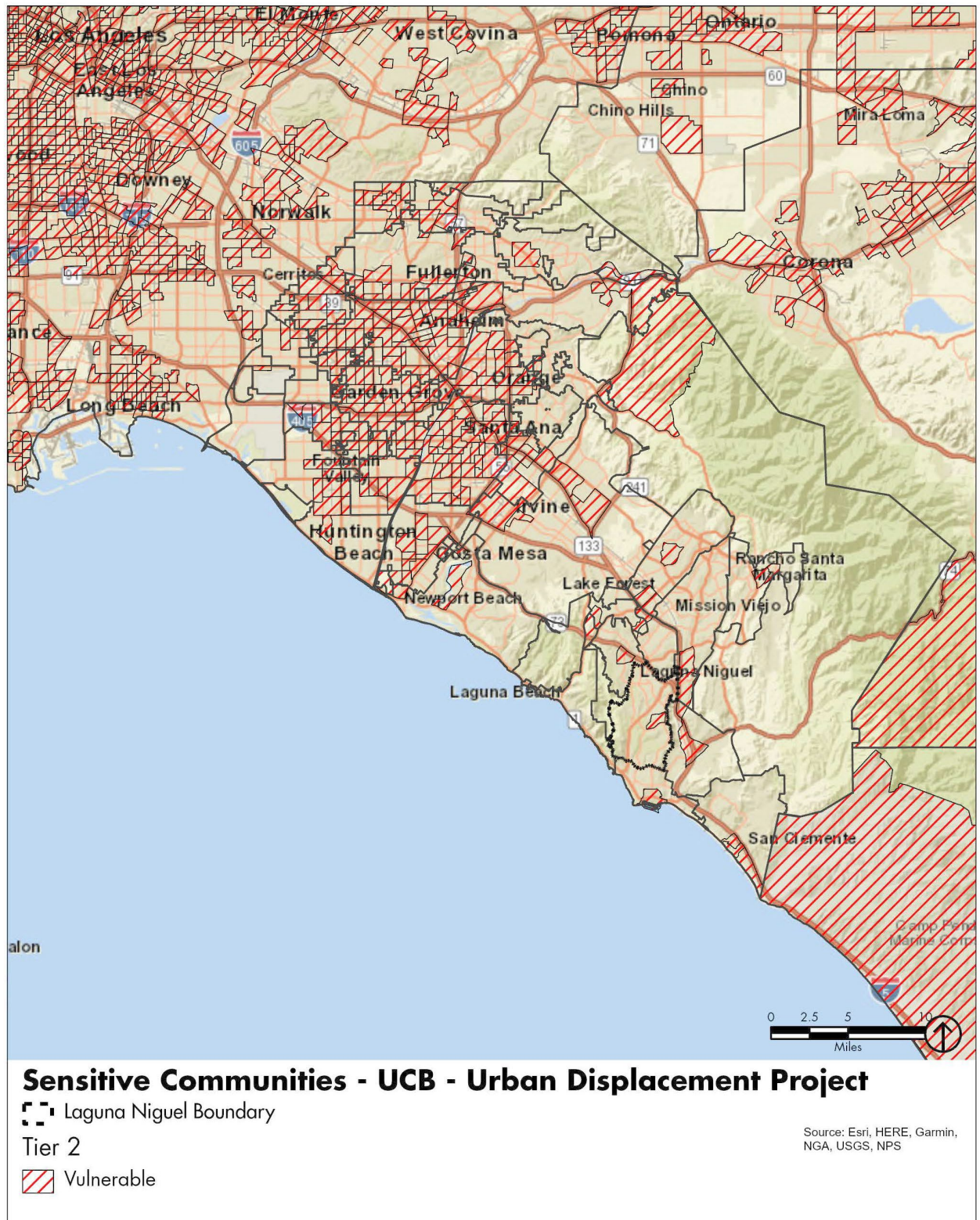
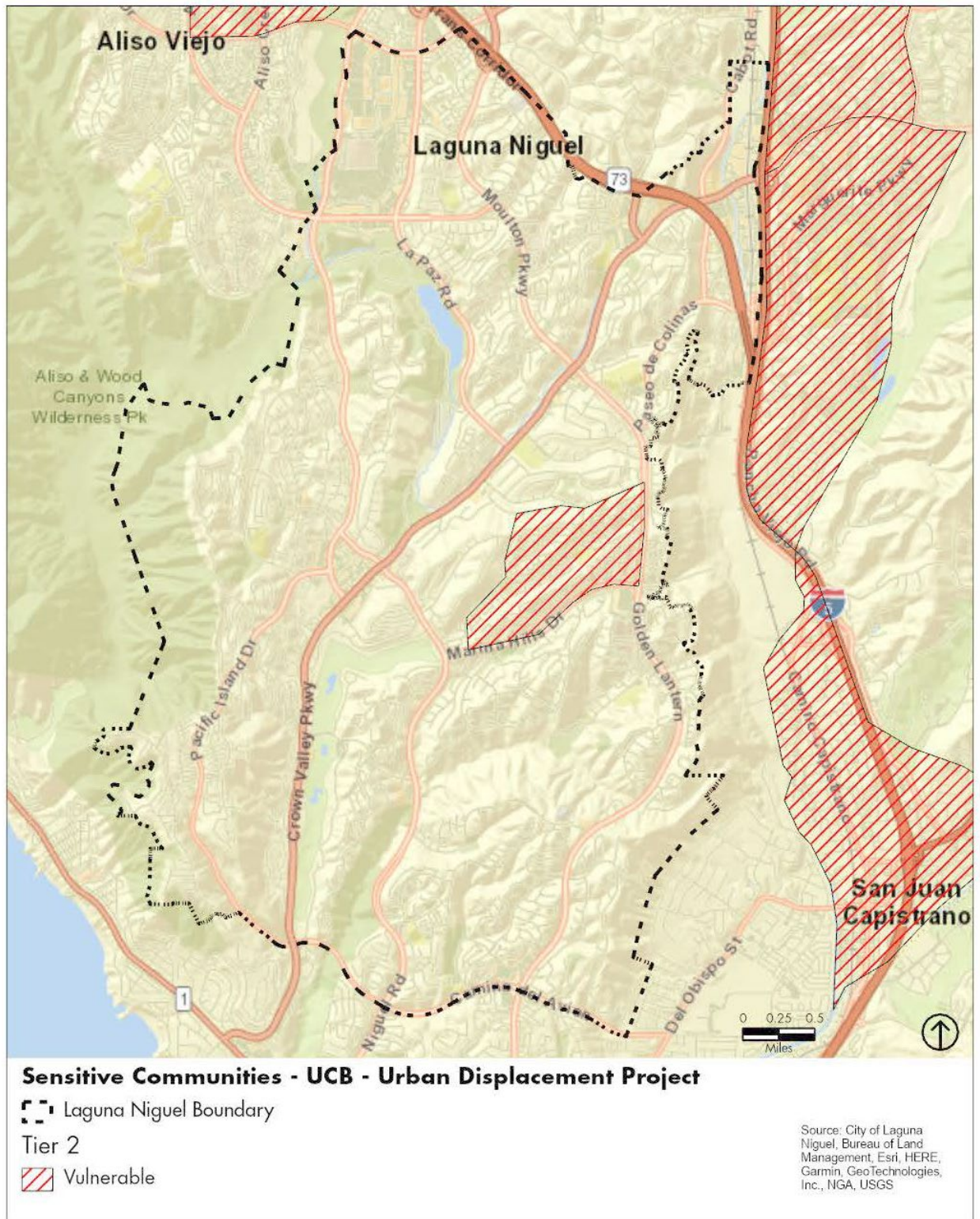


Figure D-48
Sensitive Communities at Risk of Displacement – Laguna Niguel



5. Homelessness

Regional Trends

HUD requires all Continuum of Care programs to conduct a biennial point-in-time (PIT) unsheltered and an annual sheltered count of persons experiencing homelessness. The Orange County Continuum of Care (CoC CA-602) conducted their 2022 sheltered PIT count on the night of Monday, February 21, 2022. The unsheltered PIT count occurred over the course of 3 days, beginning on Tuesday, February 22 and ending on Thursday, February 24. According to the 2022 PIT count (Table D-20), there were a total of 5,718 persons in Orange County experiencing homelessness. Of this total, 3,057 (53.5 percent) were unsheltered while 2,661 (46.5 percent) were sheltered. Since the County's 2015 PIT, the 2022 homeless population increased by about 22.1 percent (4,452 persons experiencing homelessness in 2015 compared to 5,718 in 2022), but the number of homeless persons has decreased by about 20 percent since 2019 (6,860 persons experiencing homelessness in 2019 compared to 5,718 in 2022).

Table D-20
People Experiencing Homelessness by Shelter Status in Orange County – 2022

	Persons	Percent
Sheltered	2,661	46.5%
Unsheltered	3,057	53.5%
Total	5,718	100.0%

Source: Everyone Counts 2022 Point in Time Summary

The largest percentage of the County's 2022 Homeless population is represented by White individuals, comprising 70.9 percent of the total county's homeless population (Table D-21).

Table D-21
Racial/Ethnic Breakdown of Orange County Homeless Population 2022

	Persons	Percent
American Indian or Alaska Native	211	3.7%
Asian	195	3.4%
Black or African American	483	8.4%
Native Hawaiian or other Pacific Islander	57	1.0%
White	4,056	70.9%
Multiple Races or Other	716	12.5%
Total	5,718	100%
Ethnicity		
Hispanic/Latinx	2,252	39.4%
Non-Hispanic/Latinx	3,466	60.6%
Total	5,718	100%

U.S. Dept. of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2022)

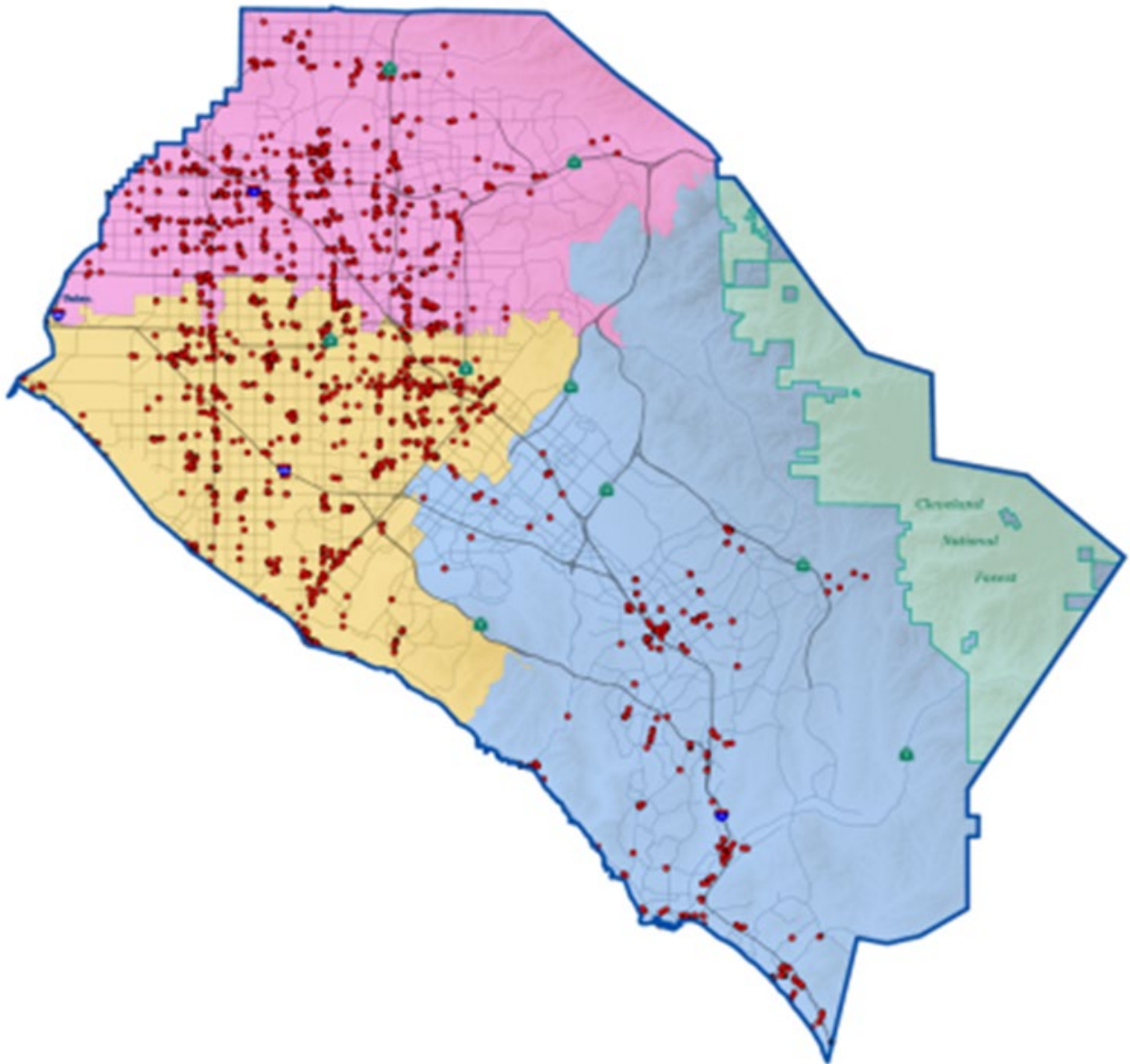
Table D-22 shows the distribution of people experiencing homelessness in Orange County by Service Planning Areas (SPA). Laguna Niguel is in the South SPA, which has the smallest homeless population of the three SPAs. While the South SPA has the smallest homeless population, it has the highest proportion of unsheltered homeless persons (72.1 percent) compared to the North (46 percent) and Central (56.1 percent) SPAs. The County's 2022 PIT was conducted using a GIS application on the volunteers' cell phones, which created a geographic record of persons experiencing homelessness, as shown in Figure D-49.

Table D-22
Homeless Population in Orange County by Service Planning Area 2022

	North SPA		Central SPA		South SPA	
	Persons	Percentage	Persons	Percentage	Persons	Percentage
Sheltered	1,306	54.0%	1,192	43.9%	163	27.9%
Unsheltered	1,113	46.0%	1,522	56.1%	422	72.1%
Total	2,419	100.0%	2,714	100.0%	585	100.0%

Source: Everyone Counts 2022 Point in Time Summary

Figure D-49
Unsheltered Point in Time Count – Orange County



Source: Orange County Everyone Counts: 2022 Point in Time (PIT) Report

Subpopulations of the homeless in Orange County include the chronic homeless, substance abuse, mental health issues, developmental disabilities, domestic violence, and HIV/AIDS, all of which require special attention. Table D-23 shows the subpopulations of homeless persons in Orange County. Homeless persons with chronic substance abuse issues represent about 38.3 percent of the County's total homeless population, while severely mentally ill homeless populations make up the second largest segment of the homeless population (33.9 percent). The City has included Action 2.1 to address the needs of people experiencing homelessness, including evaluating the Project Homekey program and supporting applicants in their request for funding.

Table D-23
Subpopulations of People Experiencing Homelessness in Orange County 2022

Subpopulation	Persons	Percent
Severely Mentally Ill	1,445	33.9%
Chronic Substance Abuse	1,633	38.3%
Veterans	280	6.6%
HIV/AIDS	129	3.0%
Victims of Domestic Violence	515	12.1%
Unaccompanied Youth	183	4.3%
Parenting Youth	34	0.8%
Children of Parenting Youth	46	1.1%
Subpopulations Total	4,265	100.0%

U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2022)

Local Trends

The County's 2022 PIT reported 29 total homeless individuals in Laguna Niguel, all of which were unsheltered (0.5 percent of the County's total homeless population). The 2022 PIT count shows that the highest concentrations of unsheltered individuals were found in the northeast and northwest portions of the City (near a shopping center bounded by Greenfield Street, Crown Valley Parkway and SR-73; in the Gateway Specific Plan area, near Metrolink station; and within commercial/public use areas near the Chet Holifield Federal Building). Another area with a concentration of unsheltered individuals was in the western portion of the City, near the intersection of Crown Valley Parkway and Alicia Parkway. This area contains a number of public uses, including City Hall, the Police Department, and the OC Library. These areas are generally served by public transportation; local access is provided by OCTA routes 85, 87, and 90 and regional access is provided by the Metrolink rail station. The City works proactively to address homelessness, providing annual CDBG funding to reduce incidences of homelessness and directly assist persons experiencing homelessness through providing for case management, rent and utility assistance, and emergency and interim housing through service partners, including Family Assistance Ministries, Mercy House, and South County Outreach. As discussed in Section of E.6. of Chapter II, Housing Needs Assessment, the City's approach in providing direct assistance to persons and households at risk of homelessness as well as providing a strong support network has resulted in a low incidence of homelessness and allows the City and its service providers to provide immediate assistance to persons experiencing, or at risk of, homelessness.

There are no emergency shelters in Laguna Niguel. The nearest shelter to Laguna Niguel is the Friendship Emergency Shelter located in Laguna Beach. With implementation of Action 2.2, the City will allow emergency shelters in at least one zone where residential uses are permitted and ancillary to permitted places of worship and churches. Transitional and supportive housing to assist with transitioning from homelessness to stable housing can be developed in all residential zones in the City, as well as in all zones that allow residential uses – this provides opportunities for use of existing residences as well as development of new housing to serve the homeless community in areas throughout the City and includes multiple locations close to transit and services, including within the Gateway Specific Plan. Action 2.3 ensures that the City continues to allow transitional and supportive housing consistent with State law. Action 2.1 will review opportunities to use Project Homekey funds for permanent or interim supportive housing.

Since 2019, the City’s overall population of people experiencing homelessness has increased by 19 individuals (190.0 percent) from 10 to 29 individuals. The unsheltered population has increased by 22 individuals (314.3 percent), while the City’s sheltered population has decreased by 3 individuals (-100.0 percent). These trends differ from the County’s homeless population change since 2019, where the total population of people experiencing homelessness decreased by 1,142 individuals (-16.6 percent), from 6,860 individuals in 2019 to 5,718 individuals in 2022.

Table D-24
Populations of Persons Experiencing Homelessness Over Time – Laguna Niguel

	2019		2022		% Change
	Persons	Percent	Persons	Percent	
Sheltered	3	30.0%	0	0.0%	-100.0
Unsheltered	7	70.0%	29	100.0%	314.3%
Total	10	100.0%	29	100.0%	190.0%

Source: Everyone Counts 2022 Point in Time Summary

6. Sites Inventory Analysis

The location of housing relative to resources and opportunities is a critical consideration in furthering fair housing, especially for households with lower incomes. The AFFH analysis must examine the locations of parcels in the City’s sites inventory to evaluate the extent to which those sites would improve or exacerbate fair housing. The focus of the analysis is on sites available for lower-income housing since a primary policy objective of fair housing law is to improve opportunity and economic mobility for households at the lower end of the income spectrum. The results of this analysis inform the identification of fair housing contributing factors and help guide the City’s strategies to address existing fair housing issues in Laguna Niguel.

The City’s inventory of sites for potential housing is presented in Appendix B. The inventory is comprised of approved or pending projects, vacant sites, non-vacant underutilized sites, and future ADUs. Since the locations of previously approved projects and development applications has already been established, and the City has no control over homeowners’ decisions to build ADUs, the fair housing review focuses on the locations of vacant and underutilized sites. As with most cities in the metro areas of Southern California, vacant developable land is very rare, and underutilized sites provide the majority of future housing development capacity in Laguna Niguel. As discussed in Appendix B, the most significant housing development opportunities are located on underutilized commercial parcels in the Gateway Specific Plan area. However, future residential development is not precluded elsewhere in the City; multifamily residential projects have been developed in other areas of Laguna Niguel including around the Marketplace and Town Center. Some of these projects have served the needs of special populations, including seniors, and have included affordable components. The City continues to encourage the development of new residential projects throughout the City, while at the same time recognizing that the Gateway represents the most viable location to accommodate new development affordable to households at all income levels.

The Laguna Niguel Gateway Specific Plan area contains approximately 300 acres along the eastern border of the city. A majority of the existing buildings predate City incorporation and were constructed in the late 1970s and early 1980s. At present, the area contains a mix of office, retail and service commercial, light industrial and auto-related sales and service uses, although a significant amount of redevelopment activity has been occurring in the Gateway recently – primarily high-density multi-family housing.

The Laguna Niguel/Mission Viejo Metrolink rail station opened in the Gateway in 2002, which became a catalyst for revitalization and transformation of the area into a major mixed-use, transit-oriented activity center. Shortly after, the City of Laguna Niguel began a planning effort to update land use regulations to facilitate this transformation, culminating in the adoption of the Gateway Specific Plan in 2011. Table B-3 in Appendix B illustrates the success of the Gateway Specific Plan in facilitating new multi-family development that replaced underutilized commercial and light industrial properties.

In evaluating the extent to which the sites inventory furthers AFFH objectives, a census tract-level analysis of the geographic distribution of sites was prepared based on the following six key fair housing indicators: minority concentrations (Figure D-6), disability rates (Figure D-8), familial status (Figure D-12), low-moderate income concentrations (Figure D-14), overpayment among renters (Figure D-16), and TCAC composite opportunity scores (Figure D-23). Table D-25 summarizes the underlying data for these exhibits. The purpose of this analysis is ¹⁵to evaluate whether the inventory of sites for future housing development would perpetuate or exacerbate patterns of segregation.

Table D-25
Distribution of Potential Housing Sites by AFFH Indicator

Census Tract	Potential Housing Units by Income Category				AFFH Indicators					
	Lower	Mod	Above Mod	Total	% Minority	% with a Disability	% Children in Married Couple Households	% Low/Mod Income	% Renter Overpayment	TCAC Resource Category (2022 HCD Viewer)
423.15	600	196	212	1,008	21-40%	<10%	>80%	25-50%	40-60%	Moderate
423.19	6	4	44	54	21-40%	<10%	>80%	<25%	40-60%	High
423.24	6	4	56	66	<20%	10-20%	>80%	25-50%	40-60%	Highest
423.25	6	4	431	441	21-40%	<10%	>80%	<25%	20-40%	Highest
423.29	6	4	32	42	<20%	<10%	>80%	25-50%	60-80%	High
423.33	6	23	258	287	21-40%	<10%	>80%	<25%	40-60%	Highest
423.37	6	4	14	24	21-40%	<10%	>80%	<25%	20-40%	Moderate
Total	636	239	1,047	1,922	--	--	--	--	--	--

Sources: U.S. Census; HCD AFFH Viewer, 2022.

As shown in Table D-25, census tracts 423.15, 423.19, 423.24, 423.25, 423.29, 423.33 and 423.37 encompass all of the parcels in the sites inventory, with the exception of scattered single-family lots and estimates for ADU production which are located throughout all geographies. Nearly all of the sites are located in tracts with the second lowest minority concentration (<21-40%) and in tracts with the lowest disability rate (<10%). All seven tracts also have the highest rates of children in married couple households. Four of the seven tracts have very low concentrations of low/moderate income households (<25%) while tract 423.15 reported 25-50% low/moderate households. Only tracts 423.15 and 423.37 scored Moderate in the TCAC opportunity ratings, while the other five scored Higher or Highest. Tracts 423.15, 423.19, 423.24, and 423.33 have a rate of overpayment among renters of 40-60%, these tracts have lower incidence of overpayment than nearby areas in Mission Viejo and San Juan Capistrano to the east and the central portion of Laguna Niguel. Tract 423.29 has a higher rate of overpayment by renters, 60-80%, while tracts 423.25 and 423.37 have lower rates of overpayment by renters at only 20-40%.

¹⁵

This analysis demonstrates that the inventory of sites for future housing development would not perpetuate patterns of segregation or exacerbate fair housing conditions in Laguna Niguel. It should also be noted that this analysis was prepared based on TCAC/HCD Opportunity Map information available from HCD through the AFFH Viewer in 2022. However, in 2023—after the 2021-2029 Housing Element was adopted by the Laguna Niguel City Council—HCD started to transition discussion of TCAC/HCD Opportunity areas to a new reference point referred to as the “COG Geography TCAC/HCD Opportunity Map”, which uses the same methodology as the TCAC/HCD Opportunity Map but incorporates the following changes:

- The reference geography is changed from the California Tax Credit Allocation Committee (TCAC) region to the Council of Governments (COG).
- All tracts within COGs are scored against each other. Tracts that do not fall within a COG are scored against tracts within their county.
- All areas are assessed at the tract level.

Similar to the TCAC/HCD Opportunity Map, this layer seeks to identify areas in every region of the state whose characteristics have been shown by research to support positive economic, educational, and health outcomes for low-income families—particularly long-term outcomes for children. The methodology changes described above are intended to better align the map with RHNA and Housing Element goals and geographies.

For example, this map scores areas against all other areas within the same COG—or the same county, for non-COG areas—rather than against TCAC-defined regions, which are different than COGs. The TCAC/HCD Opportunity Map uses TCAC regions as the reference geography because the map was specifically designed for application in the 9% LIHTC program, which ranks affordable housing funding projects against other projects in the same TCAC-defined region.

In addition, this map does not designate nor adopt a distinct approach to scoring rural areas, but instead scores all areas in the same region on the same scale and at the tract level. This approach contrasts with the TCAC/HCD Opportunity Map, which scores rural areas separately—because rural affordable housing developments compete in a separate funding pool.

Using the COG Geography TCAC/HCD Opportunity Map, it should be noted that all census tracts in Laguna Niguel are identified, on that map, as “highest resource” which further supports the City’s assertion that the inventory of sites for future housing development would not perpetuate patterns of segregation or exacerbate fair housing conditions in Laguna Niguel.

F. Contributing Factors and Meaningful Actions to Affirmatively Further Fair Housing

Based on public outreach and the technical assessment of fair housing in Laguna Niguel, Table D-26 identifies the factors that contribute to fair housing issues and the meaningful actions the City intends to take to affirmatively further fair housing during the planning period. The actions listed below, along with the other programs identified in this Housing Plan, were developed to cumulatively further fair housing during the planning period and counteract the disparities and issues that were identified in the Fair Housing Assessment. The timeframes and priority levels are added to ensure the implementation of these actions in a timely manner. The priority levels for these actions are defined as follows:

- High Priority contributing factors are those that have a direct and substantial impact on fair housing, and are core municipal functions that the City can control;
- Medium Priority factors are those that have a direct and substantial impact on fair housing, but the City has limited capacity to control their implementation;
- Low Priority factors may have a direct and substantial impact on fair housing choice, but the City lacks capacity to address it, or the factor may have only a slight or indirect impact on fair housing choice.

Table D-26
Contributing Factors and Meaningful Actions to Affirmatively Further Fair Housing

Action Area	Program Action Items	Specific Commitment	Timeframe	Geographic Targeting	Metrics
Fair Housing Education and Outreach <u>Contributing Factors:</u> <ul style="list-style-type: none"> • Insufficient fair housing monitoring and limited outreach capacity • Lack of resources for fair housing agencies and organizations • Limited understanding of fair housing laws 					
• Education and Outreach	• Action 5.2: Fair Housing Services	<ul style="list-style-type: none"> • Direct fair housing inquiries to the FHCOC • Post and update information annually regarding fair housing and request FHCOC to conduct a presentation every two years about services available • In cooperation with the FHCOC, contact all low-income apartment complexes annually to provide education and materials about the Section 8 program including multi-lingual materials • Publish and update fair housing information on the City website and via social media annually 	• Medium priority/ December 2025	• Citywide	<ul style="list-style-type: none"> • Increase the distribution of fair housing informational materials by 25% • Increase the annual number of Laguna Niguel residents assisted by the FHCOC by at least 25% • Provide fair housing information and review annually to ensure that any materials, links, and info provided are current • Request FHCOC conduct a presentation every two years about available services • Contact all low-income apartment complexes by July 2025 and annually thereafter to provide information on the Section 8 program
• Education and Outreach	• Action 5.3: Affirmatively Furthering Fair Housing	<ul style="list-style-type: none"> • Promote Fair Housing Council programs and expand knowledge of first-time homebuyer programs on the City's website, newsletters and through social media • Promote affirmative marketing plans in all new housing developments that are designed to attract renters and buyers of diverse demographic backgrounds, 	• Medium priority/ December 2025	• Citywide	<ul style="list-style-type: none"> • Provide information on Fair Housing Council programs, first-time homebuyer programs, and transport services for persons with disabilities; review annually to ensure that any materials, links, and info provided are current

Action Area	Program Action Items	Specific Commitment	Timeframe	Geographic Targeting	Metrics
		including race, ethnicity, income, disability and familial status <ul style="list-style-type: none"> Develop an outreach plan and materials to communicate the benefits of vouchers and tenant rights regarding just cause evictions, limitations on rent increases, and replacement housing requirements if any existing residential units would be removed, based on State law 			<ul style="list-style-type: none"> Develop an outreach plan regarding Housing Choice Vouchers and tenant rights by December 2024 Develop strategic plan by December 2024 and expand use of Housing Choice Vouchers by at least 5 per year
Housing Mobility Enhancement <u>Contributing Factors:</u> <ul style="list-style-type: none"> Historical land use development patterns and zoning, environmental constraints, and lack of vacant land limit opportunities for larger and higher density project types Current high cost of housing limits access to lower income households of all races/ethnicities Lack of affordable housing and need for greater access to opportunities Community resistance to development Regional coordination affects transit services, funding sources, and allocation of housing resources including vouchers 					
<ul style="list-style-type: none"> Accessory Dwelling Units (ADUs) and SB 9 Units 	<ul style="list-style-type: none"> Action 3.5: Encourage the development of ADUs and SB 9 units throughout the City to expand housing opportunities for all income levels and special needs groups through increasing the variety of housing types and encouraging ADUs and SB 9 units in higher opportunity and RCAA areas 	<ul style="list-style-type: none"> Update the City's ADU Ordinance Monitor the production and affordability of ADUs twice during the cycle to ensure the City is meeting ADU production as outlined in this Housing Element and take action if projections are not consistent Conduct increased outreach and education on ADU and SB 9 unit/lot split opportunities Continue to promote ADUs on the City's website, social media, and at City offices Promote SB 9 units and lot splits on the City's website, social media, and at City offices Research the development of a program that would provide low interest loans and grants to homeowners with household 	<ul style="list-style-type: none"> High priority/ July 2024 	<ul style="list-style-type: none"> Citywide; target marketing in higher opportunity areas and in RCAAs 	<ul style="list-style-type: none"> Update ADU Ordinance by July 2024 Perform review of ADU production and affordability in December 2023 and 2026, and if production is not consistent with Housing Element projections, act within 12 months to maintain ability to accommodate remaining RHNA by income level Publicize opportunities for ADU construction and promote ADUs (ongoing) Perform outreach to all (100%) homeowner associations in higher opportunity areas and RCAAs to promote ADUs and SB 9 units annually

Action Area	Program Action Items	Specific Commitment	Timeframe	Geographic Targeting	Metrics
		<p>incomes of up to 80% of AMI to develop ADUs and SB 9 units with affordability restrictions on their property</p> <ul style="list-style-type: none"> • Expedite ADU permit processing • Develop a one-stop shop dedicated ADU webpage that includes information and resource materials such as sample site plans to assist homeowners to prioritize issues in building ADUs • Research the potential to provide incentives for property owners who provide deed-restricted ADUs for low or moderate income households 			<ul style="list-style-type: none"> • Research ADU and SB 9 unit loan/grant program by December 2023 and establish a pilot program by June 2024 • Expedite ADU permit processing (ongoing) • Develop a one-stop shop dedicated ADU webpage by December 2023 • Production of at least 64 ADUs and 24 SB 9 units, with at least 25% of units in RCAAs and higher income, opportunity, and resource areas
<ul style="list-style-type: none"> • Homeless Assistance 	<ul style="list-style-type: none"> • Action 2.1: Support for persons experiencing homelessness 	<ul style="list-style-type: none"> • Continue to monitor the issue of homelessness • Participate in the Orange County Homeless Issues Task Force as they occur • Allocate an appropriate level of CDBG funding in relation to the local need • Explore and consider Project Homekey and opportunities to work with the County • Assist applicants proposing permanent or interim supportive housing by helping to apply for funding 	<ul style="list-style-type: none"> • Medium priority/ December 2025 	<ul style="list-style-type: none"> • Citywide, with focus on areas with the highest concentrations of homelessness, including in the northeast and northwest portions of the City, near a shopping center bounded by Greenfield Street, Crown Valley Parkway and SR-73; in the Gateway Specific Plan area, and within commercial/public uses areas near the Chet Holifield Federal Building, and in the western portion of the City, near the intersection of Crown Valley Parkway and Alicia Parkway 	<ul style="list-style-type: none"> • Participate in meetings of the Orange County Homeless Issues Task Force as they occur (ongoing) • Annual CDBG allocations • Annual monitoring and reporting throughout the planning period (ongoing)
<ul style="list-style-type: none"> • Housing Choice Vouchers (Rental Assistance) 	<ul style="list-style-type: none"> • Action 5.2: Partner with the Fair Housing Council of Orange 	<ul style="list-style-type: none"> • Contact all low-income apartment complexes annually to provide education and materials about the 	<ul style="list-style-type: none"> • Medium priority/ December 2025 	<ul style="list-style-type: none"> • Citywide, with focus on relatively lower income areas 	<ul style="list-style-type: none"> • Contact all low-income apartment complexes by July 2025 and annually

Action Area	Program Action Items	Specific Commitment	Timeframe	Geographic Targeting	Metrics
	County (FHCOC) to provide fair housing services	Section 8 program including multi-lingual materials			thereafter to provide information on the Section 8 program <ul style="list-style-type: none"> Increase the annual number of Laguna Niguel residents assisted by the FHCOC by at least 25%
<ul style="list-style-type: none"> Housing Choice Vouchers (Rental Assistance) 	<ul style="list-style-type: none"> Action 5.3: Expand the use of housing choice vouchers in high resource areas 	<ul style="list-style-type: none"> Develop an outreach plan and materials to promote Housing Choice Vouchers Gain a better understanding of where overpayment and overcrowding rates are highest in the city, where vouchers are and are not used, and how many tenants could potentially qualify at each multifamily property in order to develop a strategic plan to expand use of vouchers Inform voucher holders about residential options in high-resource areas Encourage the development of missing middle housing types and evaluate specific methods to encourage their production in RCAAs, areas of higher density, and in the central areas of the City 	<ul style="list-style-type: none"> Medium priority/ December 2025 	<ul style="list-style-type: none"> Citywide RCAAs, higher density areas, central areas of the City 	<ul style="list-style-type: none"> Develop an outreach plan and materials by end of December 2024 Develop strategic plan by December 2024 and expand use of Housing Choice Vouchers by at least 5 per year 80 "missing middle" units, with at least 20% located in targeted areas, including RCAAs, higher density areas, central areas of the City
New Housing Choices and Affordability in Higher Opportunity Areas <u>Contributing Factors:</u> <ul style="list-style-type: none"> Historical land use development patterns and zoning, environmental constraints, and lack of vacant land limit opportunities for larger and higher density project types Current high cost of housing limits access to lower income households of all races/ethnicities Lack of affordable housing and need for greater access to opportunities Community resistance to development Regional coordination affects transit services, funding sources, and allocation of housing resources including vouchers 					
<ul style="list-style-type: none"> Provide Housing Opportunities in Higher Opportunity Areas for all Members of the Community 	<ul style="list-style-type: none"> Action 1.2: Incentivize multi-family and mixed-use development in the Gateway Specific Plan 	<ul style="list-style-type: none"> Increase residential density and floor area ratio when affordable housing is provided in the Gateway Specific Plan area 	<ul style="list-style-type: none"> High priority/ July 2024 	<ul style="list-style-type: none"> Gateway Specific Plan area (northeast portion of the City) 	<ul style="list-style-type: none"> Post and maintain a current inventory of vacant sites in the Gateway Specific Plan area suitable for multi-

Action Area	Program Action Items	Specific Commitment	Timeframe	Geographic Targeting	Metrics
	area	<ul style="list-style-type: none"> Allocate CDBG or other available funding assistance to projects in the Gateway Specific Plan area that include multi-family units targeted for extremely-low-income households, as feasible Provide administrative assistance to affordable housing developers in preparing grant applications Post and maintain a current inventory of vacant sites in the Gateway Specific Plan area suitable for multi-family residential or mixed-use development on the City website Contact local developers and publicize development opportunities within the Gateway Specific Plan area at least once each year Assist in facilitating subdivision of large parcels where necessary to create building sites through concurrent processing and project coordination 			<p>family residential or mixed-use development by July 2024</p> <ul style="list-style-type: none"> Contact local developers and publicize development opportunities within the Gateway Specific Plan area by December 2024 and at least annually thereafter
<ul style="list-style-type: none"> Provide Housing Opportunities in Higher Opportunity Areas for all Members of the Community 	<ul style="list-style-type: none"> Action 1.3: Outreach to develop vacant properties 	<ul style="list-style-type: none"> Contact the property owners of vacant properties identified in Table B-5 to assist development of the site for residential purposes 	<ul style="list-style-type: none"> High priority/ July 2024 	<ul style="list-style-type: none"> Citywide 	<ul style="list-style-type: none"> Contact the property owners of identified vacant properties (Table B-5) by July 2024 and annually thereafter
<ul style="list-style-type: none"> Provide Housing Opportunities in Higher Opportunity Areas for all Members of the Community 	<ul style="list-style-type: none"> Action 3.1: Density bonus provisions 	<ul style="list-style-type: none"> Continue to implement State Density Bonus Law as amended from time to time 	<ul style="list-style-type: none"> High priority/ July 2024 	<ul style="list-style-type: none"> Citywide 	<ul style="list-style-type: none"> Encourage developers to utilize density bonus law during the application process (ongoing)
<ul style="list-style-type: none"> Provide Housing Opportunities for Lower-Income Households in Higher Opportunity Areas 	<ul style="list-style-type: none"> Action 3.2: Very-low- and low-income units in the Gateway Specific Plan area 	<ul style="list-style-type: none"> Amend the Gateway Specific Plan to mandate that any public benefit provided to achieve a density of higher than 50 du/ac shall include a provision of affordable housing Amend the Gateway Specific Plan 	<ul style="list-style-type: none"> High priority/ July 2024 	<ul style="list-style-type: none"> Gateway Specific Plan area (northeast portion of the City) 	<ul style="list-style-type: none"> Complete pro-forma testing by December 31, 2023 By June 30, 2025, amend Gateway Specific Plan to mandate that any public benefit provided to achieve

Action Area	Program Action Items	Specific Commitment	Timeframe	Geographic Targeting	Metrics
		to encourage the production of workforce and missing middle housing			a density of higher than 50 du/ac shall include a provision of affordable housing and include new methods to promote workforce and missing middle housing
<ul style="list-style-type: none"> • Provide Housing Opportunities in Higher Opportunity Areas for Low- and Moderate-income Households 	<ul style="list-style-type: none"> • Action 3.3: Financial and regulatory incentives for the development of affordable housing for low- or moderate-income households 	<ul style="list-style-type: none"> • Engage and assist developers seeking funding and/or tax credits for the construction of low- and moderate-income housing • Incentivize affordable housing development through modified development standards, expedited processing, or other financial incentives for affordable housing projects • Provide administrative assistance to developers of low- or moderate-income projects • Promote options for assistance to developers on the City website 	<ul style="list-style-type: none"> • High priority/ July 2024 	<ul style="list-style-type: none"> • Citywide, prioritizing assistance to projects located in higher income, opportunity, and resource areas and in RCAAs 	<ul style="list-style-type: none"> • Outreach to developers annually • Engagement with at least two affordable housing developers on an annual basis
<ul style="list-style-type: none"> • Provide Housing Opportunities in Higher Opportunity Areas for Special Needs and Extremely-low-income Households 	<ul style="list-style-type: none"> • Action 3.4: Financial and regulatory incentives for the development of affordable housing for special needs population groups and extremely-low-income (ELI) households 	<ul style="list-style-type: none"> • Incentivize affordable housing development through modified development standards and fee waivers • Prioritize funding assistance for ELI units 	<ul style="list-style-type: none"> • High priority/ July 2024 	<ul style="list-style-type: none"> • Citywide, with a focus on ELI households 	<ul style="list-style-type: none"> • Outreach to developers annually
<ul style="list-style-type: none"> • Accessory Dwelling Units (ADUs) and SB 9 Units 	<ul style="list-style-type: none"> • Action 3.5: Encourage the development of ADUs and SB 9 units throughout the City, including higher opportunity areas, to expand housing opportunities for all income levels and 	<ul style="list-style-type: none"> • See description under Housing Mobility Enhancement above 	<ul style="list-style-type: none"> • See description under Housing Mobility Enhancement above 	<ul style="list-style-type: none"> • See description under Housing Mobility Enhancement above 	<ul style="list-style-type: none"> • See description under Housing Mobility Enhancement above

Action Area	Program Action Items	Specific Commitment	Timeframe	Geographic Targeting	Metrics
	special needs groups.				
• Surplus Land	• Action 3.9: Surplus City-owned land	<ul style="list-style-type: none"> Review City-owned properties annually to identify any surplus land that could be made available for affordable housing development Distribute list of suitable sites to regional affordable housing developers 	• High priority/ July 2024	• Citywide, prioritizing development of sites in RCAAs and higher income, resource, and opportunity areas	<ul style="list-style-type: none"> Initial review by July 2024 and annually thereafter Development of one City-owned site
• Funding for Affordable Housing and Permanent Supportive Housing	• Action 3.10: Regional housing bond program	• Work cooperatively with the County of Orange and other local cities to create a regional housing bond program to help fund affordable housing and permanent supportive housing	• Medium priority/ December 2025	• Citywide	• Annual consultation
• Development of Affordable Housing	• Action 3.11: Development of affordable housing on religious, institutional and quasi-institutional, and underutilized properties	• Explore and pursue strategies to facilitate housing development on religious, institutional and quasi-institutional lands, and adaptive reuse of underutilized properties for affordable housing	• High priority/ July 2024	• Citywide, prioritizing development of sites in RCAAs and higher income, resource, and opportunity areas	<ul style="list-style-type: none"> December 2023 At least 26 lower income and 12 moderate income units in targeted areas
Place-Based Strategies for Community Preservation and Revitalization Contributing Factors: <ul style="list-style-type: none"> Age of housing stock Cost of repairs/rehabilitation Lack of affordable housing and need for greater access to opportunities 					
• Public Investment in Specific Neighborhoods, Including Services and Amenities	• Action 1.2: Incentivize multi-family and mixed-use development in the Gateway Specific Plan area	<ul style="list-style-type: none"> Increase residential density and floor area ratio when affordable housing is provided in the Gateway Specific Plan area Allocate CDBG or other available funding assistance to projects in the Gateway Specific Plan area that include multi-family units targeted for extremely-low-income households, as feasible Provide administrative assistance to affordable housing developers in preparing grant applications 	• High priority/ July 2024	• Gateway Specific Plan area (northeast portion of the City)	<ul style="list-style-type: none"> Post and maintain a current inventory of vacant sites in the Gateway Specific Plan area suitable for multi-family residential or mixed-use development by July 2024 Contact local developers and publicize development opportunities within the Gateway Specific Plan area by December 2024 and at least annually thereafter

Action Area	Program Action Items	Specific Commitment	Timeframe	Geographic Targeting	Metrics
		<ul style="list-style-type: none"> Post and maintain a current inventory of vacant sites in the Gateway Specific Plan area suitable for multi-family residential or mixed-use development on the City website Contact local developers and publicize development opportunities within the Gateway Specific Plan area at least once each year Assist in facilitating subdivision of large parcels where necessary to create building sites through concurrent processing and project coordination 			
<ul style="list-style-type: none"> Public Investment in Specific Neighborhoods, Including Services and Amenities 	<ul style="list-style-type: none"> Action 3.2: Very-low- and low-income units in the Gateway Specific Plan area 	<ul style="list-style-type: none"> Amend the Gateway Specific Plan to mandate that any public benefit provided to achieve a density of higher than 50 du/ac shall include a provision of affordable housing. 	<ul style="list-style-type: none"> High priority/ July 2024 	<ul style="list-style-type: none"> Gateway Specific Plan area (northeast portion of the City) 	<ul style="list-style-type: none"> Complete pro-forma testing by December 31, 2023 By June 30, 2025, amend Gateway Specific Plan to mandate that any public benefit provided to achieve a density of higher than 50 du/ac shall include a provision of affordable housing
<ul style="list-style-type: none"> Public Investment in Specific Neighborhoods, Including Services and Amenities 	<ul style="list-style-type: none"> Action 4.1: Conserve existing assisted low- and moderate-income housing units 	<ul style="list-style-type: none"> Monitor assisted units to assess the risk of conversion to market rate Offer financial incentives to encourage owners of at-risk properties to maintain their rental units as affordable housing Allocate a portion of CDBG funds to assist in extending affordability covenants for at-risk units Provide educational materials to tenants of properties with expiring covenants regarding options for securing other affordable housing 	<ul style="list-style-type: none"> High priority/ July 2024 	<ul style="list-style-type: none"> Assisted low- and moderate-income households (census tracts 423.26 and 423.34) 	<ul style="list-style-type: none"> Monitor status of assisted units annually Three-year, twelve-month, and six-month coordination with at-risk property owners and OCHCS

Action Area	Program Action Items	Specific Commitment	Timeframe	Geographic Targeting	Metrics
<ul style="list-style-type: none"> Code Compliance for Preservation of Housing Stock 	<ul style="list-style-type: none"> Action 4.2: Property maintenance 	<ul style="list-style-type: none"> Continue the City's active property maintenance program run by the Code Enforcement Division of the Community Development Department Seek CDBG funding for housing rehabilitation Survey older areas of the City and connect property owners to rehabilitation programs 	<ul style="list-style-type: none"> High priority/ July 2024 	<ul style="list-style-type: none"> Citywide, with a focus on non-HOA and older multifamily units (census tracts 423.29, 423.15, 423.35, and 423.34) 	<ul style="list-style-type: none"> Conduct windshield surveys covering all properties in the City every six months Seek CDBG funding to facilitate rehabilitation of 15 housing units during the planning period Six property owner contacts per year
<ul style="list-style-type: none"> Priority Capital Improvement Project Investments 	<ul style="list-style-type: none"> Action 4.4: Capital Improvement Program 	<ul style="list-style-type: none"> Identify and implement at least one capital improvement project annually that is located in an area of higher diversity and/or lower income areas 	<ul style="list-style-type: none"> Moderate priority/ Annual identification of capital improvement project 	<ul style="list-style-type: none"> Areas of higher diversity lower income, and/or areas with higher proportions of special needs populations 	<ul style="list-style-type: none"> Completion of one capital improvement project in target areas annually
Displacement Protection <u>Contributing Factors:</u> <ul style="list-style-type: none"> Displacement risk due to economic pressures Increasing rents and home prices Access to assisted housing units (housing choice vouchers) 					
<ul style="list-style-type: none"> Preservation/Conservation of Affordable Housing 	<ul style="list-style-type: none"> Action 4.1: Conserve existing assisted low- and moderate-income housing units 	<ul style="list-style-type: none"> Monitor assisted units to assess the risk of conversion to market rate Offer financial incentives to encourage owners of at-risk properties to maintain their rental units as affordable housing Allocate a portion of CDBG funds to assist in extending affordability covenants for at-risk units Provide educational materials to tenants of properties with expiring covenants regarding options for securing other affordable housing 	<ul style="list-style-type: none"> High priority/ July 2024 	<ul style="list-style-type: none"> Assisted low- and moderate-income households (census tracts 423.26 and 423.34) 	<ul style="list-style-type: none"> Monitor status of assisted units annually Three-year, twelve-month, and six-month coordination with at-risk property owners and OCHCS
<ul style="list-style-type: none"> Housing Rehabilitation 	<ul style="list-style-type: none"> Action 4.2: Property maintenance 	<ul style="list-style-type: none"> Continue the City's active property maintenance program run by the Code Enforcement Division of the Community Development 	<ul style="list-style-type: none"> Seek funding annually; assist 15 housing units annually 	<ul style="list-style-type: none"> Areas with older housing stock, higher proportions of senior residents, and/or areas 	<ul style="list-style-type: none"> Seek CDBG funding to facilitate rehabilitation of 15 housing units during the planning period; with at

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		Department <ul style="list-style-type: none"> Seek CDBG funding for housing rehabilitation Prioritize emergency repairs so that households with immediate/urgent needs (water heater replacement, leaking roof, etc.) to maintain a livable unit can be assisted. 		with higher proportions of cost-burdened residents (tenants or owners)	least 25% in geographic target areas
<ul style="list-style-type: none"> Tenant Rights and Protection 	<ul style="list-style-type: none"> Action 5.2: Fair Housing Services 	<ul style="list-style-type: none"> Direct fair housing inquiries to the FHCOC Post and update information annually regarding fair housing and request FHCOC to conduct a presentation every two years about services available In cooperation with the FHCOC, contact all low-income apartment complexes annually to provide education and materials about the Section 8 program including multi-lingual materials Publish and update fair housing information on the City website and via social media annually 	<ul style="list-style-type: none"> Medium priority/ December 2025 	<ul style="list-style-type: none"> Citywide 	<ul style="list-style-type: none"> Increase the distribution of fair housing informational materials by 25% Increase the annual number of Laguna Niguel residents assisted by the FHCOC by at least 25% Provide fair housing information and review annually to ensure that any materials, links, and info provided are current Request FHCOC conduct a presentation every two years about available services Contact all low-income apartment complexes by July 2025 and annually thereafter to provide information on the Section 8 program
<ul style="list-style-type: none"> Tenant Rights and Protection 	<ul style="list-style-type: none"> Action 5.3: Affirmatively Furthering Fair Housing 	<ul style="list-style-type: none"> Promote Fair Housing Council programs and expand knowledge of first-time homebuyer programs on the City's website, newsletters and through social media Promote affirmative marketing plans in all new housing developments that are designed to attract renters and buyers of diverse demographic backgrounds, including race, ethnicity, income, 	<ul style="list-style-type: none"> Medium priority/ December 2025 	<ul style="list-style-type: none"> Citywide 	<ul style="list-style-type: none"> Provide information on Fair Housing Council programs, first-time homebuyer programs, and transport services for persons with disabilities; review annually to ensure that any materials, links, and info provided are current Develop an outreach plan regarding Housing Choice

Action Area	Program Action Items	Specific Commitment	Timeframe	Geographic Targeting	Metrics
		disability and familial status • Develop an outreach plan and materials to communicate the benefits of vouchers and tenant rights regarding just cause evictions, limitations on rent increases, and replacement housing requirements if any existing residential units would be removed, based on State law			Vouchers and tenant rights by December 2024 • Develop strategic plan by December 2024 and expand use of Housing Choice Vouchers by at least 5 per year