



City of Laguna Woods

Agenda Report

TO: Honorable Mayor and City Councilmembers

FROM: Christopher Macon, City Manager

FOR: June 2, 2021 Adjourned Regular Meeting

SUBJECT: Regional Housing Needs Assessment (RHNA) and General Plan Housing Element Update

Recommendation

Provide direction to staff regarding the sites to be included in the Housing Sites Inventory required as part of the General Plan Housing Element Update to comply with the 6th Cycle Regional Housing Needs Assessment, pursuant to California Government Code sections 65583, 65583.2, and 65583.3 et seq.

Background

The Regional Housing Needs Assessment (“RHNA”) is a process mandated by the State of California’s housing laws to determine existing and future housing needs for each city and unincorporated area. Once housing needs are quantified through the RHNA process, cities and counties are required to take certain land use planning actions to allow for the construction of new housing units to meet those needs. For additional information, please refer to Attachment A.

The current 6th Cycle RHNA process (for the period of 10/2021–10/2029) resulted in the following housing needs allocation for the City:

Table 1: City’s Housing Needs Allocation

Income Level	Number of Units
Very-low income	127 units
Low income	136 units
Moderate income	192 units

Above-moderate income	542 units
Total	997 units

Source: Southern California Association of Governments (“SCAG”)

State law requires all cities to update their general plan housing elements on either a five- or eight-year cycle. The City is on an eight-year cycle with its next update due on October 15, 2021. Prior to adopting its updated General Plan Housing Element, the City will be required to demonstrate to the California Department of Housing and Community Development (“HCD”) that the update adequately plans for the City’s housing needs allocation as summarized in Table 1.

Please note that **neither the RHNA nor General Plan Housing Element Update processes require the City or any private property owner to construct housing or discontinue any existing non-housing use.** Frequently asked questions are answered in Attachment A.

On May 5, 2021, a City Council meeting was held that focused on an overview of the RHNA and General Plan Housing Element Update processes, and a draft of the Housing Needs Assessment. Public comments were accepted.

On May 19, 2021, a City Council meeting was held that focused on the Housing Sites Inventory. Public comments were accepted.

Discussion

Today’s meeting is an opportunity for City Council discussion and direction, as well as public input, on the RHNA and General Plan Housing Element Update. Staff anticipates the need for several additional meetings on this topic with today’s meeting focused on the Housing Sites Inventory. The City Council will not adopt an updated General Plan Housing Element at today’s meeting.

State law requires that the updated General Plan Housing Element include an inventory and analysis of land suitable and available for residential development to meet the City’s housing needs allocation (i.e., identification of specific properties that could accommodate the potential future construction of 997 units). The Housing Sites Inventory scenario presented at the meeting on May 19, 2021 has been revised and is included as Attachment B. For ease of reference, a redline version of the revised Housing Sites Inventory scenario summary is included as Attachment C. Additions are noted in blue and deletions are ~~struck through in red~~.

California Government Code Section 65583.3 requires the Housing Sites Inventory to be prepared using standards, form, and definitions adopted by HCD. A draft of the information required to complete the HCD Housing Element Sites Inventory Form has been prepared for the revised Housing Sites Inventory scenario and is included as Attachment D. The electronic spreadsheet version of this information is available on the City's website (www.cityoflagunawoods.org/projects). Interested parties may also contact the City Clerk's Office at cityhall@cityoflagunawoods.org or (949) 639-0512 to request an emailed copy of the electronic spreadsheet.

At today's meeting, staff recommends that the City Council direct staff to proceed with preparing the Housing Sites Inventory based on either the scenario presented at this meeting or specific alternate direction. The draft Housing Sites Inventory will be presented to the City Council at an upcoming meeting, prior to its submittal to HCD as part of the draft updated General Plan Housing Element.

Fiscal Impact

Sufficient funds to support this project are included in the City's budget.

Attachments: A – Regional Housing Needs Assessment (RHNA) Frequently Asked Questions
B – Housing Sites Inventory Scenario dated May 28, 2021
C – Housing Sites Inventory Scenario Summary dated May 28, 2021 (REDLINE)
D – Draft Information Required to Complete the HCD Housing Element Sites Inventory Form for the Housing Sites Inventory Scenario dated May 28, 2021

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CITY OF LAGUNA WOODS

Regional Housing Needs Assessment (RHNA)

Frequently Asked Questions

What is the Regional Housing Needs Assessment (RHNA)?

The Regional Housing Needs Assessment (RHNA) is a process mandated by the State of California's housing laws to determine existing and future housing needs for each city and unincorporated area. Once housing needs are quantified through the RHNA process, cities and counties are required to take certain land use planning actions to allow for the construction of new housing units to meet those needs.

Is the RHNA process new?

No. The RHNA process began in 1969 and has occurred on regular "cycles" since then. From 1969 until the City's incorporation in 1999, the County of Orange was responsible for RHNA compliance and land use planning in Laguna Woods. Beginning in 1999, those responsibilities transferred locally to the City.

How does the RHNA process determine housing needs?

The California Department of Housing and Community Development (HCD) is responsible for determining housing needs for each region's "council of governments," which for Laguna Woods is the Southern California Association of Governments (SCAG). The SCAG region encompasses six counties (Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura) and 191 cities.

HCD starts with demographic population information from the California Department of Finance and then applies a formula intended to increase housing supply and further other housing-related objectives established by the California State Legislature (see California Government Code Section 65584).

After receiving HCD's housing needs determination, SCAG uses a methodology to allocate HCD's determination between individual cities and unincorporated areas. For the current 6th Cycle RHNA process (10/2021 - 10/2029), SCAG's methodology considered factors including, but not limited to, anticipated household growth, job and transit accessibility, and social equity (the distribution of housing by income categories).

Current RHNA Process	Housing Needs Determination for the SCAG Region	Housing Needs Allocation for Laguna Woods
For the period 10/2021 – 10/2029 (AKA "6th Cycle")	1,341,827 units	997 units

What does the RHNA process require of the City?

Once SCAG has identified the City's housing needs allocation, the City is required to zone sufficient land to allow for the construction of new housing units to meet that allocation. Such land must be "suitable for residential development," which state law generally defines as including vacant land, residential land upon which additional housing units could be constructed, and nonresidential land that could be redeveloped to include new housing units (California Government Code Section 65583.2(a)). Such zoning must be "by right," which means that the City is required to allow new housing construction without requiring conditional use permits or other discretionary approvals that would constitute a "project" under the California Environmental Quality Act (CEQA).

How does the City's General Plan Housing Element relate to the RHNA process?

State law requires that all cities update their general plan housing elements on either a five- or eight-year cycle (California Government Code Section 65588). The City is on an eight-year cycle with its next update due on October 15, 2021. Prior to adopting its updated General Plan Housing Element, the City will be required to demonstrate to HCD that the update adequately plans for the City's housing needs allocation and otherwise complies with state law (California Government Code sections 65583 and 65585).

Does the City have the ability to zone private property?

Yes. State law requires the City to designate "the proposed general distribution and general location and extent of the uses of the land" within city limits, including both "public and private uses of land" (California Government Code Section 65302(a)). All public and private property in Laguna Woods, with the exception of public streets, is presently zoned and has been since the community was first constructed.

Does the RHNA process require the City to construct housing?

No. State law is explicit that the City is not required to "expend local revenues for the construction of housing, housing subsidies, or land acquisition" (California Government Code Section 65589(a)(1)).

Does the RHNA process require property owners to construct housing?

No. While state law requires zoning sufficient to accommodate the City's housing needs allocation, it does not require the use of that property to be limited to the construction of new housing units nor does it require property owners to construct housing or discontinue any existing non-housing uses. If a property owner does not wish to construct housing, zoning that allows such construction only presents an option for the future.

Who makes the decision to construct housing?

Housing construction requires interested property owners and interested developers. No party is obligated to construct housing or discontinue any existing non-housing uses, regardless of how property is zoned.

Does the RHNA process allow the City to permit only senior housing?

No. State law specifies that the RHNA process is intended to address the "housing need of persons at all income levels" with goals including "increasing the housing supply and the mix of housing types, tenure, and affordability" (California Government Code Section 65584). While property owners may choose to construct age-restricted housing, state law does not allow the City to place such a restriction on properties for the purpose of accommodating the City's housing needs allocation.

Does the City receive credit for existing affordable housing units?

No. The RHNA process is focused on future housing needs. For the 6th Cycle RHNA process, credit is only provided for housing units approved, permitted, or built on or after June 30, 2021.

CITY OF LAGUNA WOODS
HOUSING SITES INVENTORY SCENARIO
May 28, 2021

This scenario has been developed to identify locations for potential future housing construction in Laguna Woods sufficient to meet the City’s legal obligations under state housing law.

Properties were screened for inclusion in this scenario at the parcel level (e.g., each parcel within a shopping center was considered separately). This was done to ensure that potential future housing construction is not contingent on collaboration between multiple property owners, and to acknowledge that zoning is applied on a parcel-by-parcel basis (meaning that zoning remains consistent across individual parcels).

Properties presently designated as open space were excluded from consideration when the presence of deed restrictions preclude potential future housing construction. The Laguna Laurel property at the western end of Santa Maria Avenue is subject to a conservation easement that expressly prohibits the construction of housing. Woods End Wilderness Preserve is subject to a deed restriction that prohibits use inconsistent with “non-vehicular public access into the Laguna Coast Wilderness Park and natural resource protection and restoration.” Woods End Wilderness Preserve is also leased to the County of Orange for inclusion in the Laguna Coast Wilderness Park through February 28, 2047.

Due to a lack of evidence indicating a likelihood of redevelopment, properties located within, or owned by parties exclusively affiliated with, Laguna Woods Village were excluded from consideration.

Additional information on the screening process that resulted in the selection of the 17 sites that are included in this scenario is available on the City’s website (www.cityoflagunawoods.org/projects > Click on “Click here to access the presentation” from the City Council meeting on May 19, 2021) or at or from City Hall.

Lower maximum densities were applied to properties abutting existing residential areas to promote greater compatibility in scale and massing. This scenario includes a variety of sites and maximum densities in order to avoid concentrating development opportunities in fewer, very high density locations.

Please note that **neither the Regional Housing Needs Assessment (“RHNA”) nor General Plan Housing Element Update processes require the City or any private property owner to construct housing or discontinue any existing non-housing use.**

PROPERTIES PERMITTED TO BE DEVELOPED AS HOUSING (UP TO 100% HOUSING)			
Site Number	Existing Use	Maximum Density	Realistic Capacity (New Housing Units)
1	Vacant lot near Town Centre	50 units per acre	81
2	Parking lot for Pacific Hills Calvary Chapel	50 units per acre	31
3	Rossmoor Electric	50 units per acre	55
4	Saddleback Golf Cars	50 units per acre	55
5	Laguna Woods Self Storage	50 units per acre	236
6	Animal Hospital	50 units per acre	34
7	PS Business Park (excludes Jack in the Box)	50 units per acre	129
8	Smart Parke	50 units per acre	63
9	McCormick & Son Mortuary	30 units per acre	38
10	Lutheran Church of the Cross	20 units per acre	54
11	Geneva Presbyterian Church	20 units per acre	71
12	Saint Nicholas Catholic Church	20 units per acre	83

ITEM 8.1 – Attachment B

13	Temple Judea	20 units per acre	31
14	Laguna Country United Methodist Church	30 units per acre	105
17	Helm Medical Center	30 units per acre	17
PROPERTIES PERMITTED TO BE DEVELOPED AS MIXED USE (USES SIMILAR TO EXISTING AND UP TO 55% HOUSING)			
Site Number	Existing Use	Maximum Density	Realistic Capacity (New Housing Units)
15	Medical building in Town Centre	50 units per acre	63
16	Willow Tree Center East (Olive Garden, Cart Mart, and South County Adult Day Services)	20 units per acre	29

Note: “Realistic Capacity” excludes, as applicable, acreage for site constraints and potential future non-housing site improvements (e.g., driveways), assumes a constructed density of 95% of the maximum density, and rounds the number of new housing units down to the nearest whole number.

TOTAL FUTURE HOUSING CONSTRUCTION POTENTIAL BASED ON REALISTIC CAPACITIES

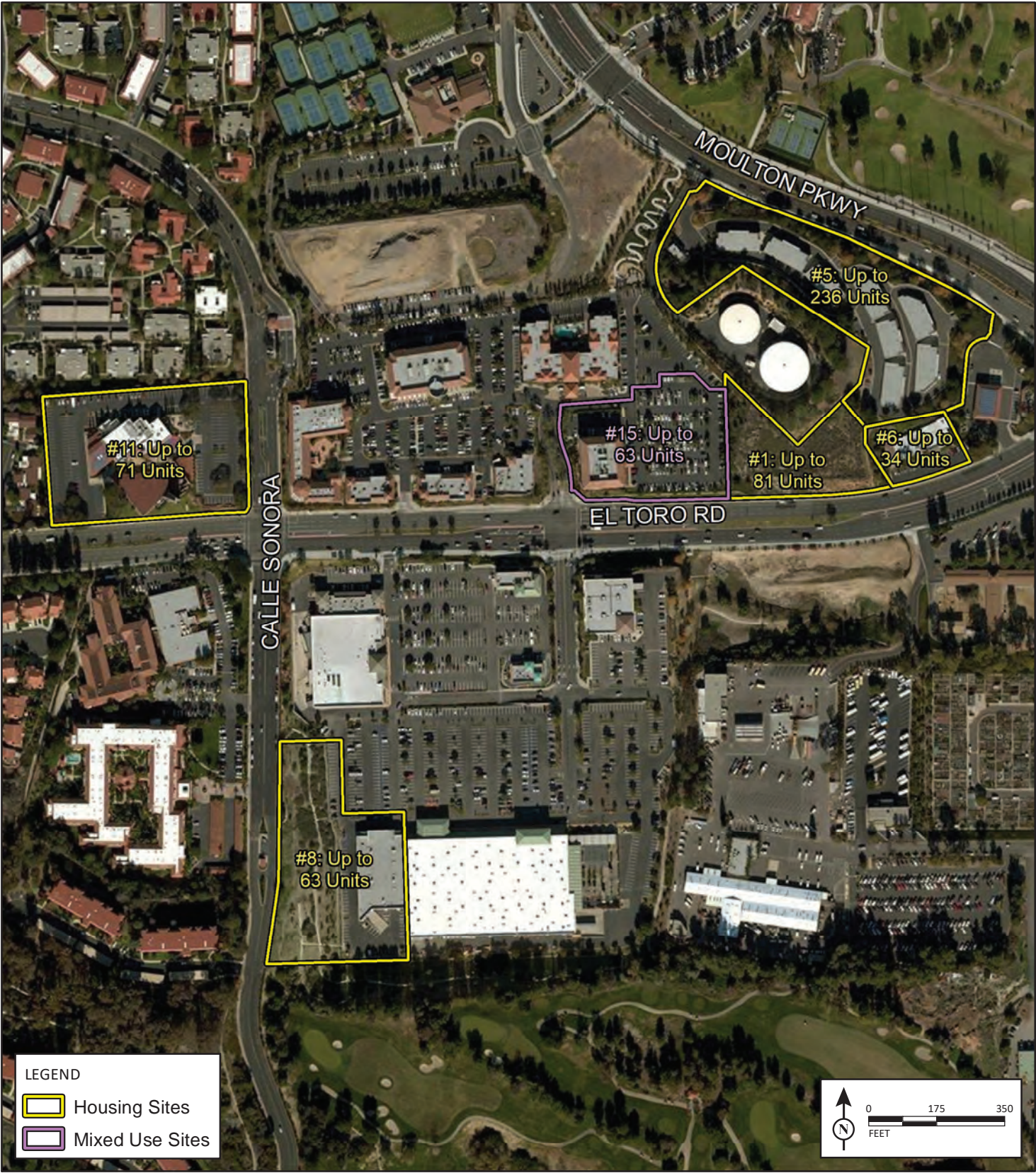
- 1,175 units
 - Includes over-zoning of 178 units, or 17.85%, more than the 997 units required by state housing law. Over-zoning helps to ensure that sufficient adequate sites are available at all times to meet the remaining unmet housing needs for each income category (“No Net Loss Law”).

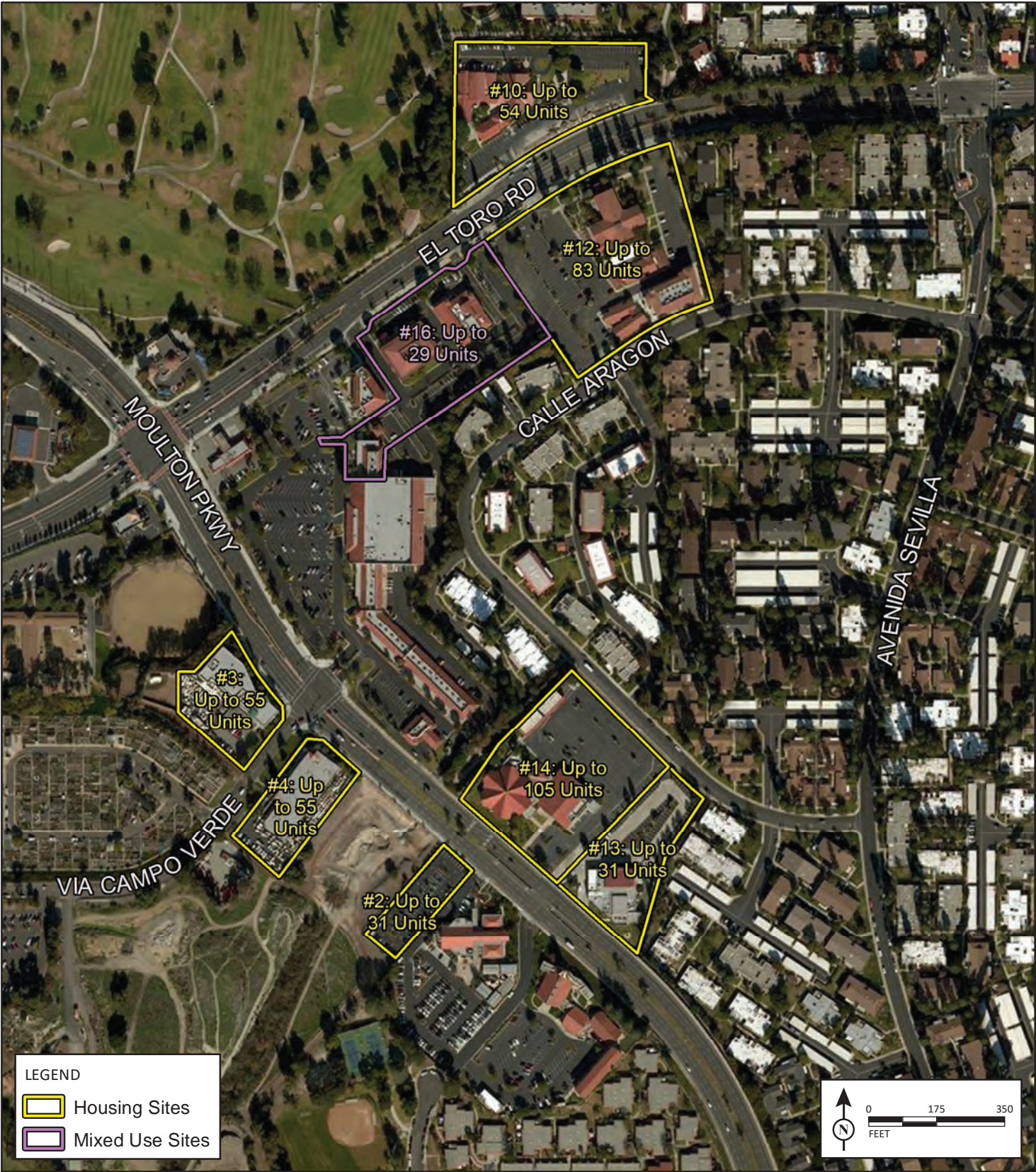
HOUSING AFFORDABLE FOR LOWER INCOME HOUSEHOLDS BASED ON REALISTIC CAPACITIES

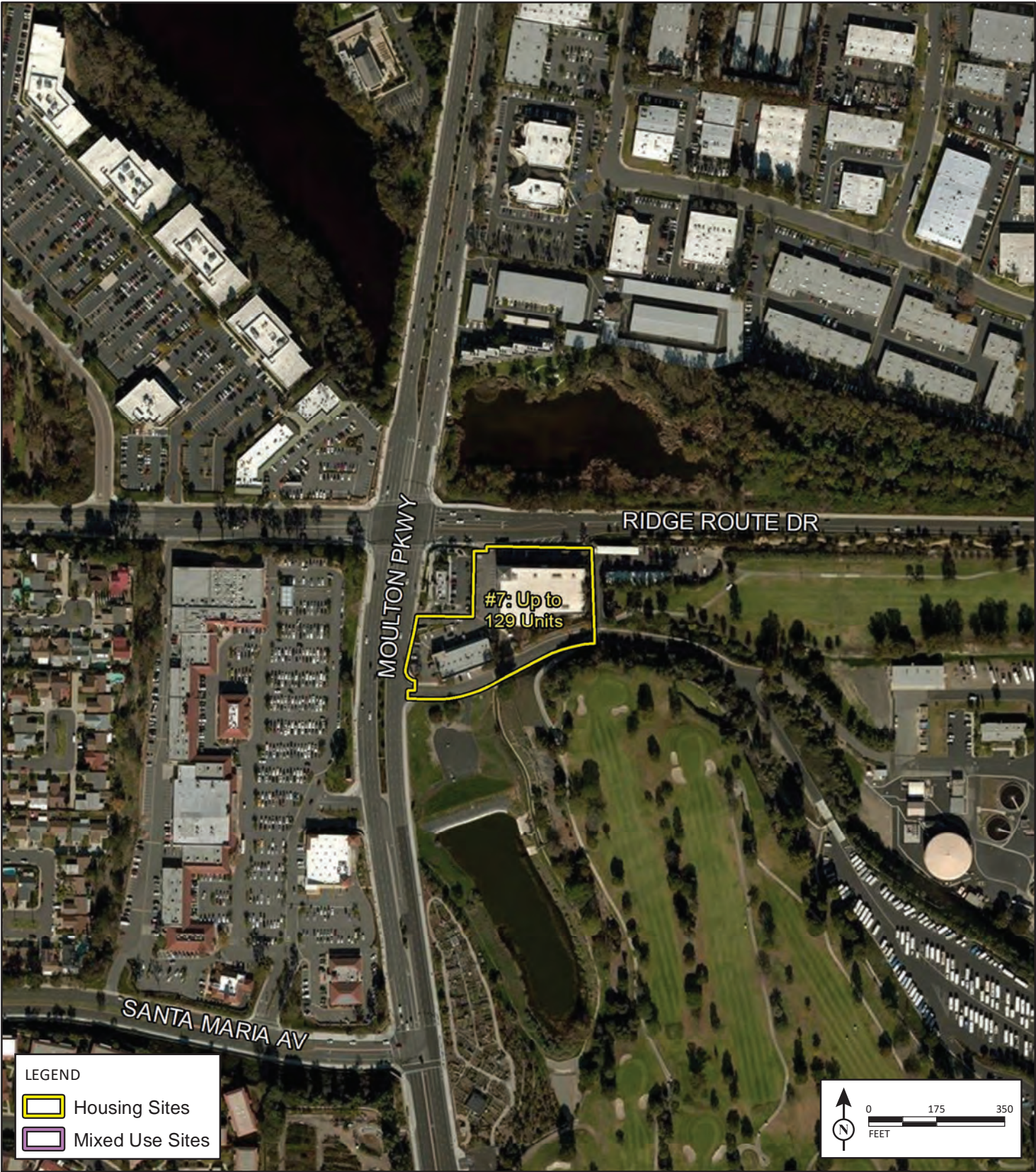
- 12 sites include maximum densities at or above the California Department of Housing and Community Development’s (HCD) standard threshold for accommodating lower income units (30 units per acre) on properties 0.5 to 10 acres in size. *[Note: As presented at the City Council meeting on May 19, 2021, nine sites included maximum densities at or above HCD’s standard threshold for accommodating lower income units (30 units per acre) on properties 0.5 to 10 acres in size.]*
 - Cumulative capacity is 907 lower income units – 244.86% greater than the 263 lower income units required by state housing law. *[Note: As presented at the City Council meeting on May 19, 2021, cumulative capacity was 638 lower income units.]*
 - 551 of those units fall within a generally accepted range of financial feasibility for federal- or state-funded projects (50-150 units per project). *[Note: As presented at the City Council meeting on May 19, 2021, 309 of those units fell within a generally accepted range of financial feasibility for federal- or state-funded projects.]*
 - The lone viable site that meets HCD’s definition of a “vacant site” (Site #1) is included.
 - The non-vacant site with the most recent expression of development interest from both the property owner and a housing developer (Site #14) is included. *[Note: As presented at the City Council meeting on May 19, 2021, Site #14 was not proposed to be zoned in a manner that would accommodate lower income units using HCD’s standards.]*

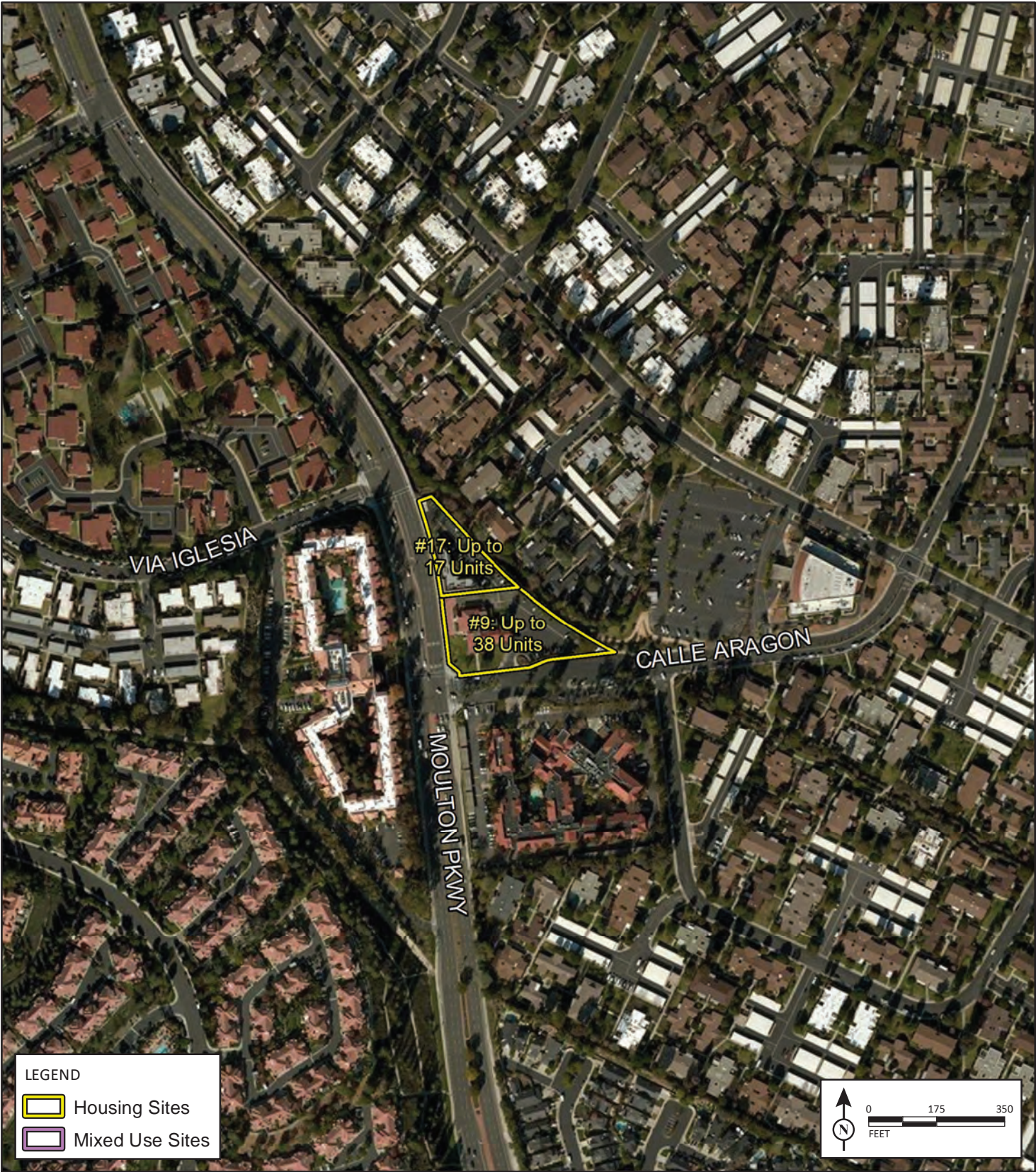
KEY MAP











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CITY OF LAGUNA WOODS
HOUSING SITES INVENTORY SCENARIO
~~May 14, 2021~~ May 28, 2021

This scenario has been developed to identify locations for potential future housing construction in Laguna Woods sufficient to meet the City’s legal obligations under state housing law. ~~In total, capacity would exist to accommodate up to 997 new housing units, including at least 127 very low income units, 136 low income units, 192 moderate income units, and 542 above moderate income units.~~

Properties were screened for inclusion in this scenario at the parcel level (e.g., each parcel within a shopping center was considered separately). This was done to ensure that potential future housing construction is not contingent on collaboration between multiple property owners, and to acknowledge that zoning is applied on a parcel-by-parcel basis (meaning that zoning remains consistent across individual parcels).

Properties presently designated as open space were excluded from consideration when the presence of deed restrictions preclude potential future housing construction. The Laguna Laurel property at the western end of Santa Maria Avenue is subject to a conservation easement that expressly prohibits the construction of housing. Woods End Wilderness Preserve is subject to a deed restriction that prohibits use inconsistent with “non-vehicular public access into the Laguna Coast Wilderness Park and natural resource protection and restoration.” Woods End Wilderness Preserve is also leased to the County of Orange for inclusion in the Laguna Coast Wilderness Park through February 28, 2047.

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Lower maximum densities were applied to properties abutting existing residential areas to promote greater compatibility in scale and massing. This scenario includes a variety of sites and maximum densities in order to avoid concentrating development opportunities in fewer, very high density locations.

Please note that **neither the Regional Housing Needs Assessment (“RHNA”) nor General Plan Housing Element Update processes require the City or any private property owner to construct housing or discontinue any existing non-housing use.**

PROPERTIES PERMITTED TO BE DEVELOPED AS HOUSING (UP TO 100% HOUSING)			
Site Number	Existing Use	Maximum Density	<u>Realistic</u> Capacity (New Housing Units)
1	Vacant lot near Town Centre	40 <u>50</u> units per acre	65 <u>81</u>
2	Parking lot for Pacific Hills Calvary Chapel	40 <u>50</u> units per acre	25 <u>31</u>
3	Rossmoor Electric	40 <u>50</u> units per acre	44 <u>55</u>
4	Saddleback Golf Cars	40 <u>50</u> units per acre	44 <u>55</u>
5	Laguna Woods Self Storage	40 <u>50</u> units per acre	189 <u>236</u>
6	Animal Hospital	40 <u>50</u> units per acre	27 <u>34</u>
7	PS Business Park (excludes Jack in the Box)	40 <u>50</u> units per acre	103 <u>129</u>
8	Smart Parke	40 <u>50</u> units per acre	85 <u>63</u>
9	McCormick & Son Mortuary	20 <u>30</u> units per acre	25 <u>38</u>
10	Lutheran Church of the Cross	20 units per acre	54

11	Geneva Presbyterian Church	20 units per acre	71
12	Saint Nicholas Catholic Church	20 units per acre	83
13	Temple Judea	20 units per acre	31
14	Laguna Country United Methodist Church	20 30 units per acre	70 105
<u>17</u>	<u>Helm Medical Center</u>	<u>30 units per acre</u>	<u>17</u>
PROPERTIES PERMITTED TO BE DEVELOPED AS MIXED USE (USES SIMILAR TO EXISTING AND UP TO 55% HOUSING)			
Site Number	Existing Use	Maximum Density	<u>Realistic Capacity</u> (New Housing Units)
15	Medical building in Town Centre	40 50 units per acre	56 63
16	Willow Tree Center East (Olive Garden, <u>Cart Mart</u> , and South County Adult Day Services)	16 20 units per acre	25 29

Note: “Realistic Capacity” excludes, as applicable, acreage for site constraints and potential future non-housing site improvements (e.g., driveways), assumes a constructed density of 95% of the maximum density, and rounds the number of new housing units down to the nearest whole number.

TOTAL FUTURE HOUSING CONSTRUCTION POTENTIAL BASED ON REALISTIC CAPACITIES

- 1,175 units
 - Includes over-zoning of 178 units, or 17.85%, more than the 997 units required by state housing law. Over-zoning helps to ensure that sufficient adequate sites are available at all times to meet the remaining unmet housing needs for each income category (“No Net Loss Law”).

HOUSING AFFORDABLE FOR LOWER INCOME HOUSEHOLDS BASED ON REALISTIC CAPACITIES

- 12 sites include maximum densities at or above the California Department of Housing and Community Development’s (HCD) standard threshold for accommodating lower income units (30 units per acre) on properties 0.5 to 10 acres in size. [Note: As presented at the City Council meeting on May 19, 2021, nine sites included maximum densities at or above HCD’s standard threshold for accommodating lower income units (30 units per acre) on properties 0.5 to 10 acres in size.]
 - Cumulative capacity is 907 lower income units – 244.86% greater than the 263 lower income units required by state housing law. [Note: As presented at the City Council meeting on May 19, 2021, cumulative capacity was 638 lower income units.]
 - 551 of those units fall within a generally accepted range of financial feasibility for federal- or state-funded projects (50-150 units per project). [Note: As presented at the City Council meeting on May 19, 2021, 309 of those units fell within a generally accepted range of financial feasibility for federal- or state-funded projects.]
 - The lone viable site that meets HCD’s definition of a “vacant site” (Site #1) is included.
 - The non-vacant site with the most recent expression of development interest from both the property owner and a housing developer (Site #14) is included. [Note: As presented at the City Council meeting on May 19, 2021, Site #14 was not proposed to be zoned in a manner that would accommodate lower income units using HCD’s standards.]

**CITY OF LAGUNA WOODS
DRAFT INFORMATION REQUIRED TO COMPLETE
THE HCD HOUSING ELEMENT SITES INVENTORY FORM
FOR THE HOUSING SITES INVENTORY SCENARIO DATED MAY 28, 2021**

Please note that the “Very Low-Income,” “Low-Income,” “Moderate-Income,” and “Above Moderate-Income” fields are estimates only. Potential future housing construction could occur at any income level, subject to compliance with applicable development standards, including inclusionary housing requirements.

Site #1	
Vacant lot near Town Centre	
Table B: Candidate Sites Identified to be Rezoned to Accommodate Shortfall Housing Need	
Jurisdiction Name	Laguna Woods
Site Address/Intersection	North of Moulton Parkway, east of signalized intersection at Ayres Hotel
5 Digit ZIP Code	92637
Assessor Parcel Number	616-012-29
Very Low-Income	13
Low-Income	14
Moderate-Income	0
Above Moderate-Income	54
Type of Shortfall	Shortfall of Sites
Parcel Size (Acres)	1.8
Current General Plan Designation	Commercial
Current Zoning	Community Commercial
Proposed General Plan (GP) Designation	Commercial
Proposed Zoning	High Density Residential Overlay
Minimum Density Allowed	30
Maximum Density Allowed	50
Total Capacity	81
Vacant/Nonvacant	Vacant
Description of Existing Uses	Vacant
Suitable for Lower Income Households (Density & Parcel Size)	Yes
Financially Feasible for Federal & State Funding (Lower Income Suitability + 50-150 Unit Project Size)	Yes
Consolidation Potential Due to Adjacency of Other Candidate Site(s)	Yes

Please note that the “Very Low-Income,” “Low-Income,” “Moderate-Income,” and “Above Moderate-Income” fields are estimates only. Potential future housing construction could occur at any income level, subject to compliance with applicable development standards, including inclusionary housing requirements.

Site #2	
Parking lot for Pacific Hills Calvary Chapel	
Table B: Candidate Sites Identified to be Rezoned to Accommodate Shortfall Housing Need	
Jurisdiction Name	Laguna Woods
Site Address/Intersection	24481 Moulton Parkway
5 Digit ZIP Code	92637
Assessor Parcel Number	621-131-38
Very Low-Income	5
Low-Income	5
Moderate-Income	0
Above Moderate-Income	21
Type of Shortfall	Shortfall of Sites
Parcel Size (Acres)	0.696
Current General Plan Designation	Commercial
Current Zoning	Professional & Administrative Office
Proposed General Plan (GP) Designation	Commercial
Proposed Zoning	High Density Residential Overlay
Minimum Density Allowed	30
Maximum Density Allowed	50
Total Capacity	31
Vacant/Nonvacant	Non-Vacant
Description of Existing Uses	Church parking lot
Suitable for Lower Income Households (Density & Parcel Size)	Yes
Financially Feasible for Federal & State Funding (Lower Income Suitability + 50-150 Unit Project Size)	No
Consolidation Potential Due to Adjacency of Other Candidate Site(s)	No

Please note that the “Very Low-Income,” “Low-Income,” “Moderate-Income,” and “Above Moderate-Income” fields are estimates only. Potential future housing construction could occur at any income level, subject to compliance with applicable development standards, including inclusionary housing requirements.

Site #3	
Rossmoor Electric	
Table B: Candidate Sites Identified to be Rezoned to Accommodate Shortfall Housing Need	
Jurisdiction Name	Laguna Woods
Site Address/Intersection	24351 Moulton Parkway
5 Digit ZIP Code	92637
Assessor Parcel Number	621-131-21
Very Low-Income	9
Low-Income	10
Moderate-Income	0
Above Moderate-Income	36
Type of Shortfall	Shortfall of Sites
Parcel Size (Acres)	1.232
Current General Plan Designation	Commercial
Current Zoning	Community Commercial
Proposed General Plan (GP) Designation	Commercial
Proposed Zoning	High Density Residential Overlay
Minimum Density Allowed	30
Maximum Density Allowed	50
Total Capacity	55
Vacant/Nonvacant	Non-Vacant
Description of Existing Uses	Commercial businesses (Rossmoor Electric building; health and wellness)
Suitable for Lower Income Households (Density & Parcel Size)	Yes
Financially Feasible for Federal & State Funding (Lower Income Suitability + 50-150 Unit Project Size)	Yes
Consolidation Potential Due to Adjacency of Other Candidate Site(s)	No

Please note that the “Very Low-Income,” “Low-Income,” “Moderate-Income,” and “Above Moderate-Income” fields are estimates only. Potential future housing construction could occur at any income level, subject to compliance with applicable development standards, including inclusionary housing requirements.

Site #4	
Saddleback Golf Cars	
Table B: Candidate Sites Identified to be Rezoned to Accommodate Shortfall Housing Need	
Jurisdiction Name	Laguna Woods
Site Address/Intersection	23252 Via Campo Verde
5 Digit ZIP Code	92637
Assessor Parcel Number	621-131-26
Very Low-Income	9
Low-Income	10
Moderate-Income	0
Above Moderate-Income	36
Type of Shortfall	Shortfall of Sites
Parcel Size (Acres)	1.235
Current General Plan Designation	Commercial
Current Zoning	Community Commercial
Proposed General Plan (GP) Designation	Commercial
Proposed Zoning	High Density Residential Overlay
Minimum Density Allowed	30
Maximum Density Allowed	50
Total Capacity	55
Vacant/Nonvacant	Non-Vacant
Description of Existing Uses	Commercial business (Saddleback Golf Cars)
Suitable for Lower Income Households (Density & Parcel Size)	Yes
Financially Feasible for Federal & State Funding (Lower Income Suitability + 50-150 Unit Project Size)	Yes
Consolidation Potential Due to Adjacency of Other Candidate Site(s)	No

Please note that the “Very Low-Income,” “Low-Income,” “Moderate-Income,” and “Above Moderate-Income” fields are estimates only. Potential future housing construction could occur at any income level, subject to compliance with applicable development standards, including inclusionary housing requirements.

Site #5	
Laguna Woods Self Storage	
Table B: Candidate Sites Identified to be Rezoned to Accommodate Shortfall Housing Need	
Jurisdiction Name	Laguna Woods
Site Address/Intersection	24151 Moulton Parkway
5 Digit ZIP Code	92637
Assessor Parcel Number	616-012-19
Very Low-Income	39
Low-Income	42
Moderate-Income	0
Above Moderate-Income	155
Type of Shortfall	Shortfall of Sites
Parcel Size (Acres)	5.249
Current General Plan Designation	Commercial
Current Zoning	Community Commercial
Proposed General Plan (GP) Designation	Commercial
Proposed Zoning	High Density Residential Overlay
Minimum Density Allowed	30
Maximum Density Allowed	50
Total Capacity	236
Vacant/Nonvacant	Non-Vacant
Description of Existing Uses	Commercial business (Self-storage)
Suitable for Lower Income Households (Density & Parcel Size)	Yes
Financially Feasible for Federal & State Funding (Lower Income Suitability + 50-150 Unit Project Size)	No
Consolidation Potential Due to Adjacency of Other Candidate Site(s)	Yes

Please note that the “Very Low-Income,” “Low-Income,” “Moderate-Income,” and “Above Moderate-Income” fields are estimates only. Potential future housing construction could occur at any income level, subject to compliance with applicable development standards, including inclusionary housing requirements.

Site #6	
Animal Hospital	
Table B: Candidate Sites Identified to be Rezoned to Accommodate Shortfall Housing Need	
Jurisdiction Name	Laguna Woods
Site Address/Intersection	24271 El Toro Road
5 Digit ZIP Code	92637
Assessor Parcel Number	616-012-03
Very Low-Income	6
Low-Income	6
Moderate-Income	0
Above Moderate-Income	22
Type of Shortfall	Shortfall of Sites
Parcel Size (Acres)	0.76
Current General Plan Designation	Commercial
Current Zoning	Community Commercial
Proposed General Plan (GP) Designation	Commercial
Proposed Zoning	High Density Residential Overlay
Minimum Density Allowed	30
Maximum Density Allowed	50
Total Capacity	34
Vacant/Nonvacant	Non-Vacant
Description of Existing Uses	Commercial business (Animal hospital)
Suitable for Lower Income Households (Density & Parcel Size)	Yes
Financially Feasible for Federal & State Funding (Lower Income Suitability + 50-150 Unit Project Size)	No
Consolidation Potential Due to Adjacency of Other Candidate Site(s)	Yes

Please note that the “Very Low-Income,” “Low-Income,” “Moderate-Income,” and “Above Moderate-Income” fields are estimates only. Potential future housing construction could occur at any income level, subject to compliance with applicable development standards, including inclusionary housing requirements.

Site #7	
PS Business Park (excludes Jack in the Box)	
Table B: Candidate Sites Identified to be Rezoned to Accommodate Shortfall Housing Need	
Jurisdiction Name	Laguna Woods
Site Address/Intersection	23572 Moulton Parkway
5 Digit ZIP Code	92637
Assessor Parcel Number	616-021-30
Very Low-Income	21
Low-Income	23
Moderate-Income	0
Above Moderate-Income	85
Type of Shortfall	Shortfall of Sites
Parcel Size (Acres)	2.867
Current General Plan Designation	Commercial
Current Zoning	Community Commercial
Proposed General Plan (GP) Designation	Commercial
Proposed Zoning	High Density Residential Overlay
Minimum Density Allowed	30
Maximum Density Allowed	50
Total Capacity	129
Vacant/Nonvacant	Non-Vacant
Description of Existing Uses	Commercial businesses (Self-storage, retail, and food)
Suitable for Lower Income Households (Density & Parcel Size)	Yes
Financially Feasible for Federal & State Funding (Lower Income Suitability + 50-150 Unit Project Size)	Yes
Consolidation Potential Due to Adjacency of Other Candidate Site(s)	No

Please note that the “Very Low-Income,” “Low-Income,” “Moderate-Income,” and “Above Moderate-Income” fields are estimates only. Potential future housing construction could occur at any income level, subject to compliance with applicable development standards, including inclusionary housing requirements.

Site #8	
Smart Parke	
Table B: Candidate Sites Identified to be Rezoned to Accommodate Shortfall Housing Need	
Jurisdiction Name	Laguna Woods
Site Address/Intersection	24334 El Toro Road
5 Digit ZIP Code	92637
Assessor Parcel Number	621-211-09
Very Low-Income	11
Low-Income	11
Moderate-Income	0
Above Moderate-Income	41
Type of Shortfall	Shortfall of Sites
Parcel Size (Acres)	2.373
Current General Plan Designation	Commercial
Current Zoning	Community Commercial
Proposed General Plan (GP) Designation	Commercial
Proposed Zoning	High Density Residential Overlay
Minimum Density Allowed	30
Maximum Density Allowed	50
Total Capacity	63
Vacant/Nonvacant	Non-Vacant
Description of Existing Uses	Pet boarding/day care
Suitable for Lower Income Households (Density & Parcel Size)	Yes
Financially Feasible for Federal & State Funding (Lower Income Suitability + 50-150 Unit Project Size)	Yes
Consolidation Potential Due to Adjacency of Other Candidate Site(s)	No

Please note that the “Very Low-Income,” “Low-Income,” “Moderate-Income,” and “Above Moderate-Income” fields are estimates only. Potential future housing construction could occur at any income level, subject to compliance with applicable development standards, including inclusionary housing requirements.

Site #9	
McCormick & Son Mortuary	
Table B: Candidate Sites Identified to be Rezoned to Accommodate Shortfall Housing Need	
Jurisdiction Name	Laguna Woods
Site Address/Intersection	25002 Moulton Parkway
5 Digit ZIP Code	92637
Assessor Parcel Number	621-091-16
Very Low-Income	6
Low-Income	7
Moderate-Income	0
Above Moderate-Income	25
Type of Shortfall	Shortfall of Sites
Parcel Size (Acres)	1.411
Current General Plan Designation	Commercial
Current Zoning	Community Commercial
Proposed General Plan (GP) Designation	Commercial
Proposed Zoning	Medium Density Residential Overlay
Minimum Density Allowed	20
Maximum Density Allowed	30
Total Capacity	38
Vacant/Nonvacant	Non-Vacant
Description of Existing Uses	Commercial business (Mortuary)
Suitable for Lower Income Households (Density & Parcel Size)	Yes
Financially Feasible for Federal & State Funding (Lower Income Suitability + 50-150 Unit Project Size)	No
Consolidation Potential Due to Adjacency of Other Candidate Site(s)	Yes

Please note that the “Very Low-Income,” “Low-Income,” “Moderate-Income,” and “Above Moderate-Income” fields are estimates only. Potential future housing construction could occur at any income level, subject to compliance with applicable development standards, including inclusionary housing requirements.

Site #10	
Lutheran Church of the Cross	
Table B: Candidate Sites Identified to be Rezoned to Accommodate Shortfall Housing Need	
Jurisdiction Name	Laguna Woods
Site Address/Intersection	24231 El Toro Road
5 Digit ZIP Code	92637
Assessor Parcel Number	616-041-01
Very Low-Income	0
Low-Income	0
Moderate-Income	46
Above Moderate-Income	8
Type of Shortfall	Shortfall of Sites
Parcel Size (Acres)	3.028
Current General Plan Designation	Community Facilities
Current Zoning	Community Facilities-Private
Proposed General Plan (GP) Designation	Community Facilities
Proposed Zoning	Low Density Residential Overlay
Minimum Density Allowed	15
Maximum Density Allowed	20
Total Capacity	54
Vacant/Nonvacant	Non-Vacant
Description of Existing Uses	Lutheran Church of the Cross
Suitable for Lower Income Households (Density & Parcel Size)	No
Financially Feasible for Federal & State Funding (Lower Income Suitability + 50-150 Unit Project Size)	Yes
Consolidation Potential Due to Adjacency of Other Candidate Site(s)	No

Please note that the “Very Low-Income,” “Low-Income,” “Moderate-Income,” and “Above Moderate-Income” fields are estimates only. Potential future housing construction could occur at any income level, subject to compliance with applicable development standards, including inclusionary housing requirements.

Site #11	
Geneva Presbyterian Church	
Table B: Candidate Sites Identified to be Rezoned to Accommodate Shortfall Housing Need	
Jurisdiction Name	Laguna Woods
Site Address/Intersection	24301 El Toro Road
5 Digit ZIP Code	92637
Assessor Parcel Number	616-191-05 & 616-191-06
Very Low-Income	0
Low-Income	0
Moderate-Income	60
Above Moderate-Income	11
Type of Shortfall	Shortfall of Sites
Parcel Size (Acres)	3.955
Current General Plan Designation	Community Facilities
Current Zoning	Community Facilities-Private
Proposed General Plan (GP) Designation	Community Facilities
Proposed Zoning	Low Density Residential Overlay
Minimum Density Allowed	15
Maximum Density Allowed	20
Total Capacity	71
Vacant/Nonvacant	Non-Vacant
Description of Existing Uses	Geneva Presbyterian Church
Suitable for Lower Income Households (Density & Parcel Size)	No
Financially Feasible for Federal & State Funding (Lower Income Suitability + 50-150 Unit Project Size)	Yes
Consolidation Potential Due to Adjacency of Other Candidate Site(s)	No

Please note that the “Very Low-Income,” “Low-Income,” “Moderate-Income,” and “Above Moderate-Income” fields are estimates only. Potential future housing construction could occur at any income level, subject to compliance with applicable development standards, including inclusionary housing requirements.

Site #12	
Saint Nicholas Catholic Church	
Table B: Candidate Sites Identified to be Rezoned to Accommodate Shortfall Housing Need	
Jurisdiction Name	Laguna Woods
Site Address/Intersection	24252 El Toro Road
5 Digit ZIP Code	92637
Assessor Parcel Number	621-121-11
Very Low-Income	0
Low-Income	0
Moderate-Income	70
Above Moderate-Income	13
Type of Shortfall	Shortfall of Sites
Parcel Size (Acres)	4.596
Current General Plan Designation	Community Facilities
Current Zoning	Community Facilities-Private
Proposed General Plan (GP) Designation	Community Facilities
Proposed Zoning	Low Density Residential Overlay
Minimum Density Allowed	15
Maximum Density Allowed	20
Total Capacity	83
Vacant/Nonvacant	Non-Vacant
Description of Existing Uses	Saint Nicholas Catholic Church
Suitable for Lower Income Households (Density & Parcel Size)	No
Financially Feasible for Federal & State Funding (Lower Income Suitability + 50-150 Unit Project Size)	Yes
Consolidation Potential Due to Adjacency of Other Candidate Site(s)	Yes

Please note that the “Very Low-Income,” “Low-Income,” “Moderate-Income,” and “Above Moderate-Income” fields are estimates only. Potential future housing construction could occur at any income level, subject to compliance with applicable development standards, including inclusionary housing requirements.

Site #13	
Temple Judea	
Table B: Candidate Sites Identified to be Rezoned to Accommodate Shortfall Housing Need	
Jurisdiction Name	Laguna Woods
Site Address/Intersection	24512 Moulton Parkway
5 Digit ZIP Code	92637
Assessor Parcel Number	621-121-18
Very Low-Income	0
Low-Income	0
Moderate-Income	26
Above Moderate-Income	5
Type of Shortfall	Shortfall of Sites
Parcel Size (Acres)	1.757
Current General Plan Designation	Community Facilities
Current Zoning	Community Facilities-Private
Proposed General Plan (GP) Designation	Community Facilities
Proposed Zoning	Low Density Residential Overlay
Minimum Density Allowed	15
Maximum Density Allowed	20
Total Capacity	31
Vacant/Nonvacant	Non-Vacant
Description of Existing Uses	Temple Judea
Suitable for Lower Income Households (Density & Parcel Size)	No
Financially Feasible for Federal & State Funding (Lower Income Suitability + 50-150 Unit Project Size)	No
Consolidation Potential Due to Adjacency of Other Candidate Site(s)	Yes

Please note that the “Very Low-Income,” “Low-Income,” “Moderate-Income,” and “Above Moderate-Income” fields are estimates only. Potential future housing construction could occur at any income level, subject to compliance with applicable development standards, including inclusionary housing requirements.

Site #14	
Laguna Country United Methodist Church	
Table B: Candidate Sites Identified to be Rezoned to Accommodate Shortfall Housing Need	
Jurisdiction Name	Laguna Woods
Site Address/Intersection	24442 Moulton Parkway
5 Digit ZIP Code	92637
Assessor Parcel Number	621-121-23
Very Low-Income	17
Low-Income	18
Moderate-Income	0
Above Moderate-Income	70
Type of Shortfall	Shortfall of Sites
Parcel Size (Acres)	3.899
Current General Plan Designation	Community Facilities
Current Zoning	Community Facilities-Private
Proposed General Plan (GP) Designation	Community Facilities
Proposed Zoning	Medium Density Residential Overlay
Minimum Density Allowed	20
Maximum Density Allowed	30
Total Capacity	105
Vacant/Nonvacant	Non-Vacant
Description of Existing Uses	Laguna Country United Methodist Church
Suitable for Lower Income Households (Density & Parcel Size)	Yes
Financially Feasible for Federal & State Funding (Lower Income Suitability + 50-150 Unit Project Size)	Yes
Consolidation Potential Due to Adjacency of Other Candidate Site(s)	Yes

Please note that the “Very Low-Income,” “Low-Income,” “Moderate-Income,” and “Above Moderate-Income” fields are estimates only. Potential future housing construction could occur at any income level, subject to compliance with applicable development standards, including inclusionary housing requirements.

Site #17	
Helm Medical Center	
Table B: Candidate Sites Identified to be Rezoned to Accommodate Shortfall Housing Need	
Jurisdiction Name	Laguna Woods
Site Address/Intersection	24902 Moulton Parkway
5 Digit ZIP Code	92637
Assessor Parcel Number	621-091-15
Very Low-Income	3
Low-Income	3
Moderate-Income	0
Above Moderate-Income	11
Type of Shortfall	Shortfall of Sites
Parcel Size (Acres)	0.65
Current General Plan Designation	Commercial
Current Zoning	Professional & Administrative Office
Proposed General Plan (GP) Designation	Commercial
Proposed Zoning	Medium Density Residential Overlay
Minimum Density Allowed	20
Maximum Density Allowed	30
Total Capacity	17
Vacant/Nonvacant	Non-Vacant
Description of Existing Uses	Offices (Helm Medical Center building; health and wellness)
Suitable for Lower Income Households (Density & Parcel Size)	Yes
Financially Feasible for Federal & State Funding (Lower Income Suitability + 50-150 Unit Project Size)	No
Consolidation Potential Due to Adjacency of Other Candidate Site(s)	Yes

Please note that the “Very Low-Income,” “Low-Income,” “Moderate-Income,” and “Above Moderate-Income” fields are estimates only. Potential future housing construction could occur at any income level, subject to compliance with applicable development standards, including inclusionary housing requirements.

Site #15	
Medical building in Town Centre	
Table B: Candidate Sites Identified to be Rezoned to Accommodate Shortfall Housing Need	
Jurisdiction Name	Laguna Woods
Site Address/Intersection	24331 El Toro Road
5 Digit ZIP Code	92637
Assessor Parcel Number	616-012-24
Very Low-Income	11
Low-Income	11
Moderate-Income	0
Above Moderate-Income	41
Type of Shortfall	Shortfall of Sites
Parcel Size (Acres)	2.69
Current General Plan Designation	Commercial
Current Zoning	Professional & Administrative Office
Proposed General Plan (GP) Designation	Commercial
Proposed Zoning	Mixed Use-High Density Residential Overlay
Minimum Density Allowed	30
Maximum Density Allowed	50
Total Capacity	63
Vacant/Nonvacant	Non-Vacant
Description of Existing Uses	Offices (SCOS Orthopedics building; health and wellness)
Suitable for Lower Income Households (Density & Parcel Size)	Yes
Financially Feasible for Federal & State Funding (Lower Income Suitability + 50-150 Unit Project Size)	Yes
Consolidation Potential Due to Adjacency of Other Candidate Site(s)	Yes

Please note that the “Very Low-Income,” “Low-Income,” “Moderate-Income,” and “Above Moderate-Income” fields are estimates only. Potential future housing construction could occur at any income level, subject to compliance with applicable development standards, including inclusionary housing requirements.

Site #16	
Willow Tree Center East (Olive Garden, Cart Mart, and South County Adult Day Services)	
Table B: Candidate Sites Identified to be Rezoned to Accommodate Shortfall Housing Need	
Jurisdiction Name	Laguna Woods
Site Address/Intersection	24260 El Toro Road
5 Digit ZIP Code	92637
Assessor Parcel Number	621-121-30
Very Low-Income	0
Low-Income	0
Moderate-Income	24
Above Moderate-Income	5
Type of Shortfall	Shortfall of Sites
Parcel Size (Acres)	3.095
Current General Plan Designation	Commercial
Current Zoning	Community Commercial
Proposed General Plan (GP) Designation	Commercial
Proposed Zoning	Mixed Use-Low Density Residential Overlay
Minimum Density Allowed	15
Maximum Density Allowed	20
Total Capacity	29
Vacant/Nonvacant	Non-Vacant
Description of Existing Uses	Commercial businesses (retail and food), adult day services
Suitable for Lower Income Households (Density & Parcel Size)	No
Financially Feasible for Federal & State Funding (Lower Income Suitability + 50-150 Unit Project Size)	No
Consolidation Potential Due to Adjacency of Other Candidate Site(s)	Yes