

Table A – Housing Development Applications Submitted

Project Identifier				Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes							
1				2	3	4	5							6
Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project
Start Data Entry Below							0	0	0	0	0	15	12	27
178-462-30	A 94 Surfside Ave		CR24-1	SFD	O	1/9/2024							1	1
199-066-26	232 15th Street		CR24-3	ADU	R	1/23/2024						1		1
199-113-02	304 Ocean Ave		CR24-7	SFD	O	4/3/2024							1	1
199-072-18	133 12th Street		CR24-9	SFD	O	4/11/2024							1	1
199-121-54	225 Surf Place		CR24-10	SFD	O	4/16/2024						1	1	2
043-112-39	312 8th Street		CR24-12	ADU	R	4/17/2024						1	0	1
178-491-12	B 24 Surfside Ave		CR24-16	SFD	O	6/13/2024							1	1
043-135-14	346 12th Street		CR24-22	ADU	R	8/7/2024						2	0	2
043-135-15	348 12th Street		CR24-23	ADU	R	8/7/2024						2	0	2
043-135-16	350 12th Street		CR24-24	ADU	R	8/7/2024						2	0	2
199-044-05	139 10th Street		CR-24-0001	ADU	R	8/22/2024						1	0	1
217-103-18	4680 Ironwood Ave		SPR-24-0002	ADU	R	9/2/2024						1	0	1
217-155-25	4473 Dogwood Ave		SPR-24-0014	ADU	R	12/5/2024						1	0	1
043-283-13	417 Emerald Pl		CR-24-0008	SFD	O	10/8/2024							1	1
199-148-20	123 5th Street		CR-24-0025	2 to 4	O	11/22/2024						2	2	4
199-053-04	232 8th Street		CR-24-0007	ADU	R	10/8/2024							1	1
199-064-17	213 17th Street		CR-24-0011	ADU	R	10/15/2024							1	1
199-052-22	227 8th Street		CR-24-0029	SFD	O	12/16/2024						1	1	2
178-461-41	B 103 Surfside Ave		CR-24-0033	SFD	O	12/23/2024							1	1

Table A Continued - Housing Development Applications Submitted

Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bonus Law Applications		Application Status	Project Type	Notes
7	8	9	10		11	12	13
Total APPROVED Units by project	Total DISAPPROV ED Units by Project	Please select state streamlining provision/s the application was submitted pursuant to.	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	Notes ⁺
18	0						
1	0	NONE	No	N/A	Approved	Ministerial	Demo and new 3 story single family residence
1	0	NONE	No	N/A	Approved	Ministerial	ADU above garage/conversion of existing space
1	0	NONE	No	N/A	Approved	Ministerial	Demo and new SFR on Existing Foundation
1	0	NONE	No	N/A	Approved	Ministerial	Demo and new Single Family Residence
2	0	NONE	No	N/A	Approved	Ministerial	Merge two parcels, Demolish 2 SFR & Construct One New SFR W/ ADU
1	0	NONE	No	N/A	Approved	Ministerial	Attached Garage Conversion-JADU
1	0	NONE	No	N/A	Approved	Ministerial	Demo and new Single-Family Residence
2	0	NONE	No	N/A	Approved	Ministerial	Proposed 2 ADUS
2	0	NONE	No	N/A	Approved	Ministerial	Proposed 2 ADUS
2	0	NONE	No	N/A	Approved	Ministerial	Proposed 2 ADUS
1	0	NONE	No	N/A	Approved	Ministerial	388 SF ADU
1	0	NONE	No	N/A	Approved	Ministerial	Converting existing bedroom into a Junior Accessory Dwelling Unit
1	0	NONE	No	N/A	Approved	Ministerial	Attached ADU
		NONE	No	N/A	Pending	Discretionary	Demo (E) SFD, new SFD, garage width req. MUP
		NONE	No	N/A	Pending	Ministerial	Demo two (E) detached SFD, new duplex, detached ADU and JADU
		NONE	No	N/A	Pending	Ministerial	467 SF over existing garage
1	0	NONE	No	N/A	Approved	Ministerial	463 SF over existing garage
		NONE	No	N/A	Pending	Ministerial	Demo duplex, new SFD and JADU
		NONE	No	N/A	Pending	Ministerial	Demo and new SFD

**Table A2 - Annual Building Activity Report Summary –
New Construction, Entitled, Permits and Completed Units**

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement								
1					2	3	4							5	6
Prior APN ⁺	Current APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement <u>Date Approved</u>	# of Units issued Entitlements
Summary Row: Start Data Entry Below				0											0
	199-075-15	1204 Ocean Ave		A-2023-583	ADU	R									0
	199-076-30	156 12th Street		A-2022-274	SFD	O									0
	217-166-24	4440 Hazelnut Ave		A-2023-152	SFD	O									0
	199-076-30	156 12th Street		A-2022-273	SFD	O									0
	199-143-15	201 4th Street		A-2023-1593	SFD	O									0
	199-051-29	233/235 7th Street		A-2024-116	SFA	O									0
	086-595-02	148 College Park Dr		A-2023-1631	ADU	R									0
	043-112-10	320 8th Street		A-2023-1733	SFD	O									0
	199-051-29	233/235 7th Street		A-2024-117	SFD	O									0
	199-076-38	132 12th Street		A-2024-169	SFD	O									0
	043-112-10	320 8th Street		A-2023-1765	SFD	O									0
	199-104-15	1003 Seal Way		A-2024-737	ADU	R									0
	199-143-15	201 4th Street		A-2023-1579	SFD	O									0
	043-112-10	320 8th Street		A-2023-1731	SFD	O									0
	199-062-61	247 Seal Beach Blvd		A-2023-662	2 to 4	R									0
	199-042-35	113 11th Street		A-2024-082	ADU	R									0

**Table A2 Continued – Annual Building Activity Report Summary –
New Construction, Entitled, Permits and Completed Units**

Affordability by Household Incomes - Building Permits									Affordability by Household Incomes - Certificates of Occupancy								
7							8	9	10							11	12
Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits <u>Date Issued</u>	# of Units Issued Building Permits	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) <u>Date Issued</u>	# of Units issued Certificates of Occupancy or other forms of readiness
0	0	0	0	0	4	7		11	0	0	0	0	0	3	1		4
								0						1		1/4/2024	1
								0						1	1	6/3/2024	2
								0								1/17/2024	0
								0								3/27/2024	0
								0								4/1/2024	0
								0								7/8/2024	0
								0						1		11/4/2024	1
							6/17/2024	0									0
					1	1	6/24/2024	2									0
							5/23/2024	0									0
					1		8/22/2024	1									0
					1		10/24/2024	1									0
						1	5/16/2024	1									0
						1	8/20/2024	1									0
						4	7/30/2024	4									0
					1		6/11/2024	1									0

**Table A2 Continued – Annual Building Activity Report Summary –
New Construction, Entitled, Permits and Completed Units**

	Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units		
13	14	15	16	17	18	19	20		
How many of the units were Extremely Low Income?	Please select the state streamlining provision the project was APPROVED pursuant to. (may select multiple)	Infill Units? Y/N*	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/Destr oyed Units	Demolished or Destroyed Units	Demolished/ Destroyed Units Owner or Renter
0							7		
	NONE	Y			ADU - expected to rent at maximum moderate income due to unit type				
	NONE	Y			JADU - Exepected to rent at maximum moderate income due to unit type				
	NONE	Y					1	Demolished	O
	NONE	Y					1	Demolished	O
	NONE	Y					1	Demolished	O
	NONE	Y					2	Demolished	O
	NONE	Y			ADU - expected to rent at maximum moderate income due to unit type				
	NONE	Y					1	Demolished	O
	NONE	Y			ADU - expected to rent at maximum moderate income due to unit type				
	NONE	Y					1	Demolished	O
	NONE	Y			ADU - expected to rent at maximum moderate income due to unit type				
	NONE	Y			ADU - expected to rent at maximum moderate income due to unit type				
	NONE	Y							
	NONE	Y							
	NONE	Y							
	NONE	Y			ADU - expected to rent at maximum moderate income due to unit type				

**Table A2 Continued – Annual Building Activity Report Summary –
New Construction, Entitled, Permits and Completed Units**

Density Bonus				Notes
21	22	23	24	25
Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes ⁺
				(N) 476 Detached ADU
				(N) SFD and JADU
				Demo 2800 SF SFD
				Demo (E) SFD
				Demo (E) SFD
				Demo two detached SFD
				(N) attached 1,166 SF ADU
				Demo 922 house
				(N) 832 SFD and ADU
				Demo (E) SFD
				(N) 513 SF ADU above garage
				(N) ADU above garage
				(N) SFD
				(N) SFD
				(N) 2-story 4-unit apartments
				(N) 509 SF ADU

**Table B – Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability**

		1	Projection Period	2									3	4
Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2021-10/14/2021	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	258	-	-	-	-	-	-	-	-	-	-	-	258
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Low	Deed Restricted	201	-	-	-	-	-	-	-	-	-	-	-	201
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Moderate	Deed Restricted	239	-	-	-	-	-	-	-	-	-	-	6	233
	Non-Deed Restricted		-	-	-	2	4	-	-	-	-	-		
Above Moderate		545	3	-	-	9	7	-	-	-	-	-	19	526
Total RHNA		1,243												
Total Units			3	-	-	11	11	-	-	-	-	-	25	1,218
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5											6	7
		Extremely low-Income Need		2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date	Total Units Remaining
Extremely Low-Income Units*		129		-	-	-	-	-	-	-	-	-	-	129

Table D – Program Implementation Status

Housing Programs Progress Report Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Program 1a: Provide Adequate Sites for Housing through updates to the General Plan and Zoning Code	Maintain adequate sites to accommodate the RHNA allocation	Complete rezoning by October 2024, with ongoing modifications as needed to maintain site inventory	HCD informed the City the Housing Element is suitable for certification provided the necessary rezoning is completed. The draft Zoning Code sections have been prepared and the associated EIR is being prepared, with a public draft planned for release in April 2025.
Program 1b: Mixed Commercial/Residential High Density Zone	Create a mixed-use zone that meets state requirements for RHNA site designation, specifically to facilitate housing for lower income households. The zoning process will accommodate State requirements to allow for: a minimum residential density of 40 units per acre and 46 units per acre on larger, developed sites; a large enough size to permit at least 16 units; exclusively residential uses; at least 50 percent of the building floor area of a mixed-use development to be dedicated to residential uses; and housing by-right with at least 20 percent of the units affordable to lower-income households. The definitions of “persons and families of low and moderate income,” “lower income households,” and “very low-income households” as set forth in Health and Safety Code sections 50079.5, 50093, and 50150 shall apply. The City shall engage with affected property owners, the Building Industry Association, affordable housing developers, and other stakeholders during the zoning process to ensure the development standards can result in the development of the maximum number of units allowed and facilitate the inclusion of affordable units.	Ordinance adoption in 2025	The draft EIR for the rezoning has been prepared and is expected to be released for public review in April 2025.

Table D Continued – Program Implementation Status

Program 1c: Promote Available Housing Incentives and Evaluate Effectiveness	Make information on available incentives and concessions readily available, and evaluate their efficacy on a regular basis	Initial website updates end of 2024 with annual evaluations and updates	Additional materials and information have been added to the website. Research on additional incentives and concessions is underway, and website will be updated on an ongoing basis.
Program 1d: Annual Progress Report	Maintain compliance with State law and provide transparency on progress towards the RHNA	Annual updates by April of each year	Annual compliance reports are provided in a timely manner.
Program 1e: Ensure No Net Loss of Housing Capacity	Maintain adequate inventory of sites for residential development according to State law	Ongoing until modified through certification of 6th cycle HE	The City monitored development projects for loss of housing. Additionally, on December 12, 2024, the City Council adopted Ordinance 1716, which included a new section for the Nonconforming Chapter that would allow non-conforming properties (due to density) to reconstruct the same amount of units on site, including replication of existing on-site parking conditions as to not additionally constrain the site with current parking standards. Should lower parking standards apply due to the types of units constructed, the lower standard shall apply. This change reinforces the City's efforts to maintain no net loss housing.
Program 1f: Replacement Housing Program	Maintain no net loss of housing, with specific focus on housing affordable to lower income residents by developing a formal, ongoing procedure for analyzing loss of units and replacement requirements	Ongoing until modified through certification of 6th cycle HE	On December 12, 2024, the City Council adopted Ordinance 1716, which included a new section for the Nonconforming Chapter that would allow non-conforming properties (due to density) to reconstruct the same amount of units on site. This new section also requires that if a project will require the demolition of one or more occupied or vacant protected units (as defined in Government Code Section 66300.5), the proposed demolition and replacement of protected units will be reviewed in accordance with Government Code Sections 66300.5 and 66300.6. This additional section codifies the City's commitment to this program.
Program 1g: Community Engagement and Outreach	Effectively utilize the zoning and General Plan amendment process to implement appropriate land use controls to ensure the compatibility of residential areas with surrounding uses. At least one community meeting during the zoning and General Plan amendment process by February 2024.	At least one community meeting by February 2024	A joint study session on the zoning code update was held in April 2023, and a community scoping meeting on the related EIR was held in December 2023.
Program 1h: Accessory Dwelling Units	Provide a streamlined and understandable process for the development of ADUs and JADUs, supported by incentives and resources as they may be available. Adopt pre-approved plans. Permit 10 ADUs during the planning period.	Revise Ordinance by Sept 2024 with ongoing implementation, seek out architects to participate in pre-approval program by Dec 2024, adopt pre-approved plans June 2025	This program is considered successful as the City has processed 15 ADU applications during the year 2024. Staff has updated the City's ADU ordinance twice in 2024, to ensure the City's ordinance is in alignment with the latest changes in state law. Staff performed outreach to several architecture firms related to submission of plans for pre-approval, but received no interest, though staff has created a page on the City website where architects/design professionals can obtain information regarding submitting ADU plans for pre-approval. The City will continue to seek participants and provide information to the public on ADU development.

Table D Continued – Program Implementation Status

Program 1i: Accessory Dwelling Units Amnesty Program	Encourage the identification and permitting of two unpermitted ADUs and confirm that the units comply with applicable standards.	Develop program by October 2024	Staff is seeking to open the amnesty program in summer 2025.
Program 1j: Accessory Dwelling Units Monitoring Program	Provide a streamlined and understandable process for the development of ADUs and JADUs, supported by resources as they may be available.	Create monitoring program within six (6) months of adoption of Housing Element; annual monitoring to occur in concurrence with the APR	Though the Element is not yet certified, the City is tracking and reporting ADU development.
Program 1k: Emergency Shelters, Low Barrier Navigation Centers and Transitional/Supportive Housing	(a) Continue to facilitate the provision of emergency shelters and transitional/supportive housing consistent with State law; (b) Process a Code amendment to amend City regulations for emergency shelters, supportive housing and low-barrier navigation centers consistent with State law. Permit 1 emergency shelter, low barrier navigation center, or transitional supportive housing development during the planning period.	Process a code amendment related to emergency shelters, low barrier navigation centers, and transitional and supportive housing concurrent with the Zoning Code update for RHNA sites, with ongoing evaluation.	No applications for emergency shelters or transitional/supportive housing were submitted. However, the City continually performs outreach to those experiencing homelessness to offer resources and is preparing to amend the zoning code concurrently with the site rezoning as proposed.
Program 1l: Provision of Adequate Public Facilities and Services	Maintain adequate public facilities and services	Ongoing implementation as development occurs	This program is considered successful, Planning Staff works closely with various internal departments (ex. Building and Safety, Public Works, etc) and external agencies (such as OCFA and the Coastal Commission) to ensure that new residential development will have access to adequate public facilities and services.
Program 1m: Streamlined Permit Processing and Transparency	Reduce barriers to housing development through simplified processing and available information consistent with SB 35.	Written procedures will be developed by January 2024 with ongoing updates to the website and other informational material	In addition to completion of written procedures, the City has taken additional steps to streamline housing development. On August 12, 2024, City Council approved and adopted Ordinance 1712, which amended the parking requirement in residential districts. The changes include allowing single-family residences to remodel, renovate, or add to the residence without additional parking as a condition of approval.
Program 1n: SB 9 Lot Splits	Analyze opportunities and resources available to homeowners and develop online materials by December 2024.	Draft internal procedures within one year of adoption of Housing Element; prepare handout for distribution at the public counter and inclusion on the City's website within one month of approval of procedures.	Online materials and handouts that provide relevant information regarding SB9 have been prepared and distributed for public use.

Table D Continued – Program Implementation Status

Program 1o: Expedited Processing for Subdivision Maps including Affordable Units	Reduce barriers to housing development through simplified processing; create incentives to make units created affordable	Draft internal procedures within one year of adoption of Housing Element; prepare handout for distribution at the public counter and inclusion on the City's website within one month of approval of procedures.	This activity is on track for completion as proposed.
Program 1p: Partner with the U.S. Navy and the Seal Beach Naval Weapons Station	Create an opportunity for affordable housing development on City property in partnership with the U.S. Navy through quarterly or more frequent meetings.	Underway and ongoing	Active Quarterly meetings are being conducted with the US Navy, exploring the viability of developing affordable housing on a City-owned parcel within the Naval Weapons Station as well as inclusion of housing in a Navy-led proposal to out-lease a portion of the base for development.
Program 1q: Allow Employee/Farmworker Housing Consistent with State Law	Allow employee/farmworker housing consistent with State law	Dec-24	Staff is working with legal council to finalize a code amendment for consideration in late spring/early summer 2025
Program 1r: Main Street Specific Plan	Allow housing at select locations in the Main Street Specific Plan. Permit two residential units in the Main Street Specific Plan during the planning period.	Update Main Street Specific Plan as described by April 2025 concurrent with zoning code update to implement Housing Element	A public Draft EIR associated with this effort is nearing completion and anticipated for release in April 2025.
Program 2a: Streamline the Density Bonus Review Process	Streamline the density bonus provisions and ensure City regulations reflect State law. Permit at least one density bonus project during the planning period.	Amendment to be completed as part of broader Zoning Code update scheduled for completion in April 2025	No density bonus applications were submitted within the planning period. Pursuant to State law, the City will continue to support density bonus projects and is preparing a code amendment for improved consistency with State law.
Program 2b: Density Bonus Incentives and Information	Create incentives for residential developers to take advantage of density bonus provisions to create affordable housing units; make information on density bonus incentives readily available	Incentives to be finalized and website updates to be completed by July 2025 and updated on an ongoing basis as applicable, including following adoption of the Zoning Code update in October 2024.	Research on incentives and relevant code updates is underway with the continued goal of July 2025.

Table D Continued – Program Implementation Status

Program 2c: Affordable Housing Resources	Connect three housing developers annually to share technical knowledge and resources to facilitate the development of affordable housing. Establish relationships with two additional affordable housing providers during the planning period through annual meetings to discuss possible sites and opportunities	Most activities for Program 2c are ongoing in nature; membership in the Orange County Housing Finance Trust was completed in June 2022.	The City proactively sought out resources to support affordable housing, including joining the Orange County Housing Finance Trust, which will allow developers the ability to apply for grant funding for affordable housing through that entity; and successfully obtaining Community Development Block Grant (CDBG) funds and CDBG-CV through the County of Orange. Additionally, the City website has extensive information on housing resources. City Staff will update and add information/links as needed.
Program 2d: Land Write Downs and Assistance with Off-Site Improvements	Increase the number of affordable housing units	Ongoing until modified through certification of 6th cycle HE	No development applications for affordable housing were received during the prior planning period, however the City will continue to consider subsidizing costs on a project-specific basis. This program may continue to be useful in the future, should a feasible project be presented. The City does not receive a direct allocation of funding typically seen in housing development, such as CDBG or HOME funds. The City remains willing to work with the private and non-profit development industry to partner for other resources such as tax allocation credits and other resources developers may access such as the Orange County Housing Finance Trust.
Program 2e: Explore and Obtain Funding to Subsidize Construction of Affordable Units	Encourage development of 698 affordable housing units during the planning period.	Incentives to be finalized and website updates to be completed by July 2025 and updated on an ongoing basis as applicable, including following adoption of the Zoning Code update in October 2024.	Staff continues to consult with non-profit developers on housing opportunities, however, no proposals for deed-restricted affordable housing were submitted in 2024. Incentive opportunities are being researched.
Program 2f: Regional Coordination of Housing Issues	Leverage resources to augment affordability in housing	Quarterly meetings with ongoing updates to information provided to developers and citizens on the City's website	Staff meets quarterly with the Orange County Housing Authority and other cities throughout the county to share programs and ideas. Additionally, staff is actively participating in the 5-year, countywide Analysis of Impediments including promotion of community engagement opportunities.
Program 2g: Commercial Density Bonus	Streamline the density bonus provisions and ensure City regulations reflect State law	Amendment to be completed as part of broader Zoning Code update scheduled for completion in October 2024	The public review Draft EIR for the zoning code is anticipated in April 2025, and this code amendment is anticipated as proposed to take place with the larger zoning code update to implement housing opportunity sites.
Program 2h: Promote Orange County's Mortgage Assistance Program	Refer to first-time homebuyers to the County's Mortgage Assistance Program during the planning period.	Ongoing until modified through certification of 6th cycle HE	The City's Housing Resource webpage has information regarding the OC Mortgage Assistance Program and the program is promoted through the City's social media and newsletter.

Table D Continued – Program Implementation Status

Program 3a: Housing Choice Voucher Program Rental Assistance	Increase information available on Section 8 vouchers as a means of increasing affordability for households; ensure that landlords are aware of the program and encouraged to participate; and understand how and where vouchers are used within the City	Ongoing until modified through certification of 6th cycle HE	The City continued to cooperate with OC Housing Authority to support the housing voucher program by posting available information on online. Staff is further preparing a mailing with information targeting multi-family rental property owners, expected to occur in Spring 2025.
Program 3b: Mortgage Credit Certificates	Increase awareness of the MCC program to increase affordability for homebuyers	Ongoing until modified through certification of 6th cycle HE	The City continues to support sharing available resources on the MCC program through the City website and handouts at the public counter.
Program 3c: Local Coastal Program	Streamline the development process by eliminating a separate process for Coastal Zone approvals	Based on conversations with the California Coastal Commission and expanded public outreach, target a draft Local Coastal Program by December 2025	Lack of funding suspended these efforts in 2024. However, staff successfully obtained a \$500,000 grant from the Coastal Commission in late 2024 to continue pursuit of a Local Coastal Program. Staff from both entities currently meet on a monthly basis to refine the draft land use plan to be followed by the implementation plan.
Program 3d: Implementation of new Planning and Permitting Software	Streamline the development process through software implementation and online access to planning and permitting.	August 2024	This program is considered successful, starting on August 2024, all development-related applications have been accessible through our new online permitting platform. The online platform has facilitated convenient access to the development approval process. From implementation to December 2024, the planning department received 166 applications through the online permitting system.
Program 3e: Priority Water and Sewer Services	Inform service providers of plans to develop housing affordable to lower-income households so those service needs can be prioritized	Ongoing until modified through certification of 6th cycle HE	No affordable housing development applications were received during the prior planning period. However, should a project be presented, staff will inform service providers.
Program 3f: Implementation of AB 2234 (Streamlining of Ministerial Permits)	Streamline the development process for ministerial permits	Completed as of January 2024	Completed, with checklists and resources made available online.
Program 3g: Facilitate Residential Care Facilities/Group Homes	Approve one residential care facility/group home during the planning period	Make Zoning Code Amendments by December 2026	No residential care facility/group homes development applications were received during the prior planning period. Zoning code amendments are expected in advance of the proposed schedule.
Program 3h: Remove Minimum Unit Size Requirements	Reduce minimum unit size constraints to housing development, especially to promote affordable housing.	Ordinance adoption by October 2024	Staff is working with legal council to finalize a code amendment for consideration in late spring/early summer 2025
Program 3i: Update Findings for Housing Projects to Ensure Objectivity	Review housing projects against objective approval findings.	Make Zoning Code Amendments by December 2026	Zoning code amendments are expected in advance of the proposed schedule.

Table D Continued – Program Implementation Status

Program 3j: Reduce Parking Requirements for Studios and 1-Bedroom Units	Encourage the development of studios and 1-bedroom housing units, which are affordable to lower-income and special needs groups.	Make Zoning Code Amendments by December 2026	Zoning code amendments are expected in advance of the proposed schedule.
Program 3k: Remove Conditional Use Permit Requirements for Single-Room Occupancy Units	Allow SROs as uses allowed by-right in the RHD Zone	Make Zoning Code Amendments by December 2026.	Zoning code amendments are expected in advance of the proposed schedule.
Program 4a: Condominium Conversion	Reduce impacts to lower income households in the event of a condominium conversion project	Ongoing until modified through certification of 6th cycle HE	No units were converted to condominiums during 2024. The City will continue to enforce Code Section 11.4.80 to protect tenant rights and reduce impacts to lower income households.
Program 4b: Housing Conditions Monitoring	Maintain attractive residential stock to encourage future housing that is also safe and healthy for a range of income levels	Annual windshield survey and outreach to owners of affected properties	Staff conducted the annual windshield survey to document deferred maintenance issues for all housing, including the beach areas. A limited number of homes appeared to need substantial investment, most of which the City is already in communication with.
Program 4c: Provide Home Renovation Assistance to Lower Income Households through Community Development Block Grants	Assist 40 income-qualified households with improvements that support their ability to remain in their housing units.	Ongoing, with renewals of funding on a three-year basis, subject to modifications by the County of Orange.	The City of Seal Beach continued to use Community Development Block Grant to fund bathroom renovations to facilitate aging in place for low-income senior residents and is on track to meet the goal of 40 units in the planning period.
Program 5a: Fair Housing Resources	Provide free Fair Housing education and counseling services through the following actions: <ul style="list-style-type: none"> • Continue to refer fair housing inquiries to FHCOC • Continue to support FHCOC to provide community education by sponsoring annual workshops for tenants and landlords • Provide informational brochures at City Hall and other public facilities and include fair housing information on its website • Meet annually with FHCOC staff to track fair housing issues and identify patterns in the City; identify appropriate actions to address patterns 	Ongoing until modified through certification of 6th cycle HE	The city continued to coordinate with the FHCOC as the city does not have direct access to records regarding fair housing services provided by the FHCOC. The City continued to facilitate fair housing and refer inquiries to the Fair Housing Council of Orange County. Additionally, the City Website contains links to fair housing resources. City Staff will update and add information/links as needed.
Program 5b: Housing Information and Referral Services	Refer at least 5 households annually to OCHA to provide information on affordable housing availability	Ongoing until modified through certification of 6th cycle HE	The City will continue to gather and provide information for the OC Housing Authority and will build up greater information on other housing resources Further, staff will continue to engage with the County and other regional partners to seek out resources and solutions to housing issues.

Table D Continued – Program Implementation Status

Program 5c: Promote Housing Choice Vouchers to Landlords	Conduct outreach to 10 owners/managers of rental properties in Seal Beach to provide information on affordable housing availability; expand the number of Housing Choice Vouchers used in the City by two in the planning period.	Outreach to landlords by March 2025	Staff is preparing outreach materials with a modified goal of outreach by May 2025
Program 5d: Regional Collaboration to Affirmatively Further Fair Housing	Support regional strategies to affirmatively further fair housing	See relevant programs referred to above	Staff actively participates in the current countywide Regional Analysis of Impediments and promoted community involvement in the project through social media and newsletter channels. Upon completion of the analysis, the City will seek to incorporate recommendations.
Program 5e: Reasonable Accommodation Provisions	Reduce barriers for disabled persons	Amendment to be completed as part of broader Zoning Code update scheduled for completion in October 2024	On December 12, 2024, the City Council approved Ordinance 1716, which amended the zoning code to allow for administrative review of reasonable accommodation requests.
Program 5f: Preparation of an Environmental Justice Element	Reduce and address constraints that may hinder fair housing	Planned completion in April 2025	Preparation of this Element is in progress.
Program 5g: Accessible Housing	Reduce barriers for disabled persons	Requirement to be established as part of broader Zoning Code update scheduled for completion in October 2024	This zoning code update is on track to be completed with the larger zoning code update to facilitate housing development. A public Draft EIR associated with the effort is anticipated in April 2025.
Program 5h: Fair Housing Task Force	Determine and address fair housing issues on a routine basis. The City will accomplish the following actions: <ul style="list-style-type: none"> • City staff will coordinate with the County Planning Department regarding impacts on Rossmoor and continued outreach efforts. • Solicit feedback through a citywide feedback form focused on fair housing issues. • Host four community workshops between 2025 and 2026 on fair housing issues led by the Fair Housing Task Force. • Provide translation services when needed. 	August 2024: Identify Task Force members. December 2024: Host first meeting with Task Force and City staff to determine Task Force mission and priorities and determine meeting schedule for 2025-2026.	Staff has encountered challenges identifying task force members, and has regrouped to focus on community at large meetings to engage residents with information on affordable and fair housing issues and seek input and engagement. The first public meeting related to this effort is scheduled in late April, with a second meeting in August, and third in November. A community survey will also be disseminated.

Table D Continued – Program Implementation Status

Program 5i: Affordable Housing Benefits Campaign	Educate and inform members of the public on the benefits of affordable housing projects.	Prepare outreach materials by September 2024 and distribute throughout the planning period biannually.	Written materials are currently in draft form. Upon completion, expected in April 2025, distribution will be conducted.
Program 5j: Fair Housing Mobility Program	Implement a suite of housing mobility and incentive programs to increase the availability of a variety of housing types throughout Seal Beach, with a combined quantified objective of 1,243 new units.	See respective programs for program timelines. Annually review progress and effectiveness as part of the APR	Please reference above responses, particularly for 1b, 1c, 3h, 3j, 3k, and 5h
Program 5k: Affordable Housing Affirmative Fair Marketing Plan	Inform lower-income persons who work in Seal Beach but live outside of the City of affordable housing opportunities. Reach 10 lower-income persons per affordable housing development.	Require an Affirmative Fair Marketing Plan on an affordable project-by-project basis	A code amendment codifying this action is being prepared and anticipated for consideration in May 2025. In the interim, City staff would provide technical assistance to any affordable housing development proposed.
Program 6a: Green Building Techniques	Increase energy efficiency in housing units to reduce overall operating costs	Ongoing until modified through certification of 6th cycle HE	The City has adopted the most recent International Building Code which includes increased provisions for efficiency and green building techniques and has prepared materials available on the City's website and public counter. In 2024, the City of Seal Beach partnered with SolarAPP+ to streamline the permit process for eligible small solar projects. This helps expedite the review for solar installation projects, that is an alternative energy source for residents.
Program 6b: Housing Rehabilitation Program	Increase energy efficiency in housing units to reduce overall operating costs	Ongoing until modified through certification of 6th cycle HE	Staff regularly coordinates with the contracted project manager for this effort to communicate information and efficiencies related to green building measurements. Bathroom upgrades associated with this program seek to refurbish existing facilities whenever feasible, use low-flow water fixtures, and energy efficient devices where relevant.
Program 6c: Promote Smart Growth	Reduce reliance on vehicle travel where possible to foster healthier neighborhoods.	Smart Growth principles will be incorporated into the Zoning Code update to be completed in October 2024 with ongoing evaluation.	Smart growth principles are incorporated into the draft zoning code amendment to facilitate mixed use development, which will be considered in 2025. The draft EIR associated with this project is expected to be ready for public review and comment in April 2025.