

Appendix D: Existing Programs Review

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Section D.1 Existing Housing Programs Review

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 of 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 housing programs for the 2021-2029 planning period.

Program Evaluation for Households with Special Needs

The prior Housing Element identified a number of programs to address the needs of special needs households. Most of these programs (e.g., Programs 1a, 1c, 2b, 2d, 3a, 3c, 3d, 4a, 5b, and 5c) relied on the construction of new affordable units to address needs, but no such units were constructed during the past cycle. For example, Program 1a (Provision of Adequate Sites for New Construction through the General Plan and Zoning Code) supported the development of new housing, though the program did not result in provision of housing that is suitable for those with special needs. Additionally, Program 1c (Second Units) supported the adoption of an ADU ordinance in 2021 and updates in 2022 and 2023, but did not result in units for those with special needs. The results of the programs for households with special needs summarized below reflect very limited progress made towards housing resources for those with special needs. To improve housing conditions for special needs groups in the 6th cycle, the City is implementing the following programs:

- Program 1a (Provide Adequate Sites for Housing through updates to the General Plan and Zoning Code)
- Program 1b (Mixed Commercial/Residential High Density Zone)
- Program 1g (Community Engagement and Outreach)
- Program 1h (Accessory Dwelling Units)
- Program 1k (Emergency Shelters, Low Barrier Navigation Centers, and Transitional/Supportive Housing)
- Program 2a (Streamline the Density Bonus Review Process)
- Program 2c (Affordable Housing Resources)
- Program 1r (Allow Employee/Farmworker Housing Consistent with State law)
- Programs 3g (Facilitate Residential Care Facilities/Group Homes)
- Program 3h (Remove Minimum Unit Size Requirements)
- Program 3j (Reduce Parking Requirements for Studios and 1-Bedroom Units)
- Program 3k (Remove Conditional Use Permit Requirement for Single Room Occupancy Units)

- Program 4c (Provide Home Renovation Assistance Loans to Lower Income Households through Community Development Block Grants)
- Program 4d (Provide Home Renovation Assistance Loans to Lower Income Households through the Orange County Single-Family Rehabilitation Program)
- Program 5g: Accessible Housing
- Program: 5h (Fair Housing Task Force)
- Program 5i (Affordable Housing Benefits Campaign)
- Program 5j (Fair Housing Mobility Program)

Seniors and Disabled Residents

As described in Appendix A, approximately 39% of the City's population is aged 65 years or older. The high percentage of elderly residents is attributed to the presence of Leisure World, a senior community where residents must be aged 55 or older to purchase homes and reside in the neighborhood. Persons in this age group are more likely to be disabled. No new units targeted to this population were constructed during the last cycle. However, the City successfully continued to subsidize improvements to bathrooms in homes owned by 714 income-qualified households of Leisure World. These improvements allow residents to age in place and accommodate disabilities. The City also continued to make available information regarding fair housing and other housing programs. For example, Program 5a (Fair Housing Services) facilitated fair housing and refer inquiries to the Fair Housing Council of Orange County, and Program 5c (Housing Information and Referral Services) supported the housing and referral services provided by the Housing Authority of Orange County by posting contact information on the City website and at public buildings.

The City offers a number of programs to enhance the quality of life for its seniors. For example, Program 5b (Removal of Architectural Barriers) utilized the Home Improvement Program to remove architectural barriers and encourage participation by elderly and disabled residents. The City offers two transportation programs to travel around the City; one is a fixed-route shuttle, and the other is a Dial-A-Ride program. The City also offers a meal delivery program to seniors; provides a lunch program; sponsors a pinochle club; and arranges tax preparation assistance.

Developmentally Disabled Persons

Persons with developmental disabilities can obtain services through the Dayle McIntosh Center. The Orange County Regional Center serves more than 60 qualified residents in Seal Beach. The City does not provide services for this population, but continues to make available information regarding resources on its website and at City facilities.

Extremely Low-Income Households

Program 2b (Affordable Housing Resources) included an objective to prioritize assistance for extremely low-income units and projects to meet the City's regional housing need of one extremely low-income unit during the planning period. However, there were no units developed

for this population during the last cycle. The City continued to publicize housing programs and services that could assist this population.

Large Households

The number of large households in Seal Beach is significantly lower than in the County, primarily because of the number of elderly households comprised of one or two persons. Nevertheless, the City continued to publicize programs and services that could meet the needs of this population. There were no new units designed to meet the needs of this group constructed during the last cycle as stated in Program 1a (Provision of Adequate Sites for New Construction through the General Plan and Zoning Code).

Female Headed Households

In Seal Beach, female-headed households comprise approximately six percent of all households, compared to 14 percent of households in the SCAG region (Appendix A, Housing Needs Assessment, Section A.3.4 Special Housing Needs). In order to support the community's population of female-headed households, the City publicized programs and services to meet the needs of this population. However, as stated previously for Program 1a (Provision of Adequate Sites for New Construction through the General Plan and Zoning Code), there were no new units designed to meet the needs of this group constructed during the last cycle.

Farm Workers

At present, there has not been demand from the Orange County farm labor force for housing in Seal Beach to provide housing for agricultural labors in nearby communities.

Homeless Persons

In January 2019, the Orange County "Point-in-Time" survey reported a total of eight unsheltered persons and no sheltered persons living in Seal Beach (Appendix A, Housing Needs Assessment, Section A.3.4 Special Housing Needs). The City has identified locations for shelters in accordance with State law. No applications for shelter development were received. The City will amend its Zoning Code to be in compliance with new State law requirements. Additionally, as stated in Program 1d (Emergency Shelters and Transitional/Supportive Housing), the City has taken a proactive approach of advancing a partnership with the County of Orange for mental health services and placement of individuals and families in need of housing assistance.

Table D-1 presents the City's progress in meeting the quantified objectives from the previous Housing Element.

Table D-2 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 D-1: Progress in Achieving Quantified Objectives, 2013-2021, City of Seal Beach

Program Category	Quantified Objective	Progress
New Construction		
Extremely Low	1	
Very Low	0	
Low	3	
Moderate	4	2
Above Moderate	72	31
Total	80	33
Rehabilitation**		
Very Low	-	425
Low	-	210
Moderate	-	
Above Moderate	-	
Total	-	635
Conservation & Assistance***		
Very Low		
Low	25	25
Moderate	75	75
Above Moderate	-	-
Total	100	100

*Quantified objectives for new construction are for 2006 -2014 RHNA period

**Seal Beach Shores Trailer Park rehabilitation and Leisure World VL/L-Income Accessibility Program

***Seal Beach Shores Trailer Park preservation

Table D-2: Housing Element Program Evaluation, 2013-2021, City of Seal Beach

Program	Objective	Accomplishments	Analysis	Future Policies and Actions
Program 1a Provision of Adequate Sites for New Construction through the General Plan and Zoning Code.	1. In order to enhance the feasibility of affordable housing development, the City will offer incentives and concessions such as expedited processing, administrative assistance with applications for funding assistance, and modified development standards. 2. The City will report its progress in implementing this program to HCD on an annual basis, pursuant to Government Code §65400. 3. The City shall comply with the “no net loss” provisions of Government Code §65863 through the implementation of an ongoing project-by-project evaluation process to ensure that adequate sites are available to accommodate the City’s RHNA share throughout the planning period. The City shall not reduce the allowable density of any site in its residential land inventory, nor approve a development project at a lower density than assumed in the land inventory, unless both of the following findings are made: a) The reduction is consistent with the adopted General Plan, including the Housing Element; and b) The remaining sites identified in the Housing Element are adequate to accommodate the City’s share of regional housing need pursuant to Government Code §65584. If a reduction in residential density for any parcel would result in the remaining sites in the Housing	The City continued to support new construction of residential projects, and reported progress in the annual report to HCD. There was no net loss of housing. The City successfully facilitated the development of Ocean Place (at the DWP property) with the development of 30 new homes. This site was included in the prior Element’s site inventory, and the ultimate development density was slightly higher than originally designated, despite a requirement from the Coastal Commission to set aside a portion of the site for visitor-serving uses. This project was the first major development project within the generally built-out city in many years. Staff has significantly streamlined the development process through implementation of an online submittal portal, providing 24/7 access to the community development virtual counter. The website has also been updated to improve access to information to expedite the process for development applications and building plan check. Additionally, the city is currently in the process of implementing a new permitting software, which will offer shared	Modify	This program is considered successful with the development of new housing on a previously identified site; however, this program did not result in provision of housing that is suitable for those with special needs, such as disabilities, elderly households, large households, and female headed households. No affordable units were constructed. Some enhancements are included in the 6th Cycle to more thoroughly address compliance with Government Code and internal City efforts.

Program	Objective	Accomplishments	Analysis	Future Policies and Actions
	Element land inventory not being adequate to accommodate the City's share of the regional housing need pursuant to Sec. 65584, the City may reduce the density on that parcel if it identifies sufficient additional, adequate and available sites with an equal or greater residential density so that there is no net loss of residential unit capacity.	access to data between divisions, and further streamline the development process.		
Program 1b Land Use Compatibility.	Continue to use zoning and other land use controls to ensure the compatibility of residential areas with surrounding uses	The City continues to implement zoning processes that support residential uses, including facilitation of the Ocean Place development project of 30 new homes.	Continue	This program is considered successful in creating livable environments that support residential uses, particularly access to parks, open space, and amenities that increase desirability.
Program 1c Second Units.	Continue to allow for the development of second units consistent with state law and the Municipal Code	The City adopted a new ordinance to allow for development of accessory dwelling units and junior accessory dwelling units, in conformance with State law. The ordinance includes provisions that streamline most development applications to a plan check process Interest in ADUs is growing, with seven permits issued in 2022 and as many submitted in the first 8 months of 2023..	Modify	This program is considered successful with the adoption of an ADU ordinance in 2021 and updates in 2022 and 2023. Future Zoning Code changes will be implemented to align with state law as needed. The City will also take steps to ensure homeowners are

Program	Objective	Accomplishments	Analysis	Future Policies and Actions
				aware of the opportunity to create ADUs and create incentives to encourage the occupancy of these units by households and individuals in lower income categories and those with special needs.
Program 1d Emergency Shelters and Transitional/Supportive Housing.	Continue to facilitate the provision of emergency shelters and transitional/supportive housing consistent with state law	The Zoning Code was amended in 2013 to allow these uses. Nevertheless, no applications for emergency shelters or transitional/supportive housing were submitted. However, the City has taken a proactive approach to support those experiencing homelessness, including advancement of a partnership with the County of Orange for mental health services and placement of individuals and families in need of housing assistance.	Modify	The City will continue to support shelters and supportive housing consistent with State law, and the Zoning Code. The Zoning Code will be amended to bring standards for shelters and transitional/supportive housing into compliance with State law. Staff will continue work to prioritize partnerships and innovative solutions for those experiencing homelessness.
Program 1e Innovative Land Use and Construction Techniques	Continue to encourage the use of innovative land use techniques and construction methods to minimize housing costs provided that basic health, safety, and aesthetic considerations are not compromised. Encourage the use of planned	Limited development occurred during the last planning period; therefore, effectiveness of innovative techniques is difficult to evaluate. However, recent interest in land recycling by	Eliminate	As laws change related to housing implementation, sustainable development, and resource conservation, this program has become

Program	Objective	Accomplishments	Analysis	Future Policies and Actions
	unit developments, mixed use, and alternative construction methods. The City will provide flexibility in development standards and siting requirements to minimize development costs	developers has raised questions about new types of construction and housing.		irrelevant and has not proven beneficial.
Program 1f Provision of Adequate Public Facilities and Services.	Continue to utilize environmental and other development review procedures to ensure that all new residential developments are provided with adequate public facilities and services	The City successfully utilized this process to ensure adequate facilities and services to new housing during the prior planning period. .	Continue	This program is considered successful and must be continued to ensure all new development is adequately served. The City's Environmental Impact Report, currently underway to support the rezoning process, will provide new, relevant information to inform this program.
Program 2a Density Bonus.	Continue to promote the use of density bonuses among potential residential developers	No density bonus applications were submitted within the planning period.	Modify	Pursuant to State law, the City will continue to support density bonus projects. The City's Zoning Code will be amended to provide consistency with applicable state laws. The City will expand outreach to developers regarding the use of density bonuses to provide affordable units.
Program 2b Affordable Housing Resources.	• Maintain a list of non-profit housing developers active in Orange County. • Contact qualified non-profit housing developers	This program is considered successful. The City proactively sought out resources to support affordable housing, including successfully	Modify	The City will continue to seek out resources to support the preservation

Program	Objective	Accomplishments	Analysis	Future Policies and Actions
	to explore opportunities for affordable housing development annually, or whenever development opportunities arise. • Explore a variety of funding resources, such as Multi-Family Housing Program (MHP) funds and Low-Income Housing Tax Credits (LIHTC). Periodically consult with the State Department of Housing and Community Development HCD for current and new funding availability. • Provide interested developers with an inventory of residential sites available for development. • Prioritize assistance for extremely-low-income (ELI) units and projects such as single room occupancy (SRO) and supportive housing commensurate with the City's regional housing need of 1 ELI unit during the current planning period.	obtaining Community Development Block Grant (CDBG) funds and Permanent Local Housing Allocation (PHLA) through the County of Orange, as well as a direct allocation of Local Early Action Planning (LEAP) funds. CDBG and PHLA funds are programmed to support low-income households with aging-in-place bathroom renovations and have assisted approximately 714 elderly households. LEAP funds have been allocated to development of the Housing Element and the preparation of the Local Coastal Program, which will further assist in reducing barriers to preservation and construction of affordable housing by streamlining the development approval process. Staff continues to consult with non-profit developers on housing opportunities, though no proposals for deed-restricted affordable housing were submitted in the prior planning period. Other than renovations described above, the City did not make any significant progress in addressing the needs of households with special needs.		and creation of affordable housing The City will be more proactive in seeking relationships with affordable housing developers who can help address the need for affordable units, as well as those addressing the needs of households with special needs, such as the elderly and disabled.
Program 2c Land Write Downs and Assistance with Off-Site Improvements	Consider subsidizing the cost of land and off-site improvements for affordable housing development on a project-specific basis when feasible	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.	Continue	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

Program	Objective	Accomplishments	Analysis	Future Policies and Actions
				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.
Program 3a Section 8 Rental Assistance	• Continue to cooperate with the Orange County Housing Authority in providing Section 8 rental assistance to very-low-income households • Assist the County Housing Authority in promoting the Section 8 program to both property owners and eligible renters by publicizing the program on the City's website, the City newsletter, local libraries, and within Leisure World.	The City continued to cooperate with OC Housing Authority to support the Section 8 program by posting available information. There are currently 5 Housing Choice Vouchers used in Seal Beach.	Modify	Though housing vouchers are limited in supply and allocated by the County, the City will continue to support this effort in partnership. The City will expand its outreach program to familiarize landlords and potential tenants with the program.
Program 3b Mortgage Credit Certificates	Continue participation in the MCC program and contact the County annually to determine current program status. Distribute program information at City libraries and on the City website. The number of households assisted with this program will depend on market conditions and program availability	The City continued to cooperate with OC Housing Authority to support the MCC program by posting available information.	Continue	The City will continue to support sharing information on the MCC program.

Program	Objective	Accomplishments	Analysis	Future Policies and Actions
Program 3c Maintenance of Affordability Covenants on City or Agency-Assisted Housing	Continue to monitor the affordability of any very low-, low-, and moderate-income housing units assisted with public funds	Under redevelopment dissolution law, the County of Orange was named the Housing Successor, and covenants were transferred to the County for oversight.	Modify	This program was not implemented as no new affordable units were developed; however, monitoring programs will be established when new affordable units are developed.
Program 3d Local Coastal Program	Prepare and obtain Coastal Commission certification of a Local Coastal Program	The City was able to obtain grant funding from the Coastal Commission to develop a Local Coastal Program. A draft Land Use Plan was submitted in Fall 2021, and comments returned. Revisions were completed and submitted to the Coastal Commission in May 2023, with the goal of having a completed LCP submitted to the Coastal Commission in Summer 2025.	Continue	The Local Coastal Program process is moving forward in coordination with the California Coastal Commission.
Program 4a Condominium Conversion	Continue to enforce the Condominium Conversion Ordinance	No units were converted to condominiums during the last planning period.	Continue	The City will continue to enforce Code Section 11.4.80 to protect tenant rights and reduce impacts to lower income households
Program 4b Replacement Housing in Local Coastal Zone	Continue to review development projects on a case-by-case basis to ensure that replacement low- and moderate-income housing is provided if feasible	The City monitored development projects for loss of housing. No housing units were lost.	Modify	This program will be modified to meet current laws regarding replacement housing in all areas of the city.
Program 4c Housing Conditions Monitoring	Continue to conduct annual surveys of the targeted beach area to identify housing units with deferred maintenance issues and mail brochures	The city sought to address deferred maintenance issues for all housing, including the beach areas. However, the City does not	Modify	The City will expand windshield surveys throughout the city to

Program	Objective	Accomplishments	Analysis	Future Policies and Actions
	about the City's rehabilitation programs to owners of the identified units. Apply for funding assistance annually from the Urban County program if rehabilitation needs are identified	have funding available to support a rehabilitation program for beach units. The Urban County program (CDBG subrecipient program) is available only to designated census tracts, which do not include beach areas.		monitor conditions and work with property owners on deferred maintenance or blight issues.
Program 4d Zoning and Building Codes Enforcement	• Continue to enforce the City's zoning and building codes through contract code compliance services. • Provide information about assistance programs to property owners with violations	The City provides code enforcement services through a Neighborhood Services Officer. The program has very effectively assisted in maintaining health and safety standards set forth in the Municipal Code. In most cases, issues are resolved by providing information to the property owners, and citations do not need to be issued.	Continue	The City continued to enforce the City's zoning and building codes and provide information to property owners. City staff will continue to seek out programs that may be available to property owners needing assistance to resolve code violations.
Program 5a Fair Housing Services	Continue to provide fair housing and tenant landlord counseling services through the Fair Housing Council of Orange County (FHCOC). The Community Development Director will serve as the primary point of contact for fair housing issues and will refer inquiries to the FHCOC	The number and type of issues handled by FHCOC within Seal Beach is typical of the issues addressed in other communities.	Modify	The City continued to facilitate fair housing and refer inquiries to the Fair Housing Council of Orange County. Efforts will be expanded to ensure tenants and landlords understand fair housing laws and available resources to enforce them through information on the City's website and workshops. In addition, the City will take a more proactive approach to

Program	Objective	Accomplishments	Analysis	Future Policies and Actions
				understanding the nature and location of fair housing complaints that may be filed.
Program 5b Removal of Architectural Barriers	Continue to utilize the Home Improvement Program to remove architectural barriers and encourage participation by elderly and disabled residents	The City currently utilizes CDBG funds as a sub-recipient through the County to make necessary improvements to bathrooms within the Leisure World community. The improvements modify bathtubs, showers, and toilets to allow seniors to age in place. Funding varies by year, though the program has been in place since 2005. From the FY 2012-13 program, through December 2021, a total of \$1.58 million has been spent to improve 714 units. Residents must income-qualify for assistance. In 2020, the City, in partnership with the County, was able to obtain additional funding for this program through PLHA.	Modify	This program will be modified to better describe the activity and goals.
Program 5c Housing Information and Referral Services	Continue to support the housing and referral services provided by the Housing Authority of Orange County by posting contact information on the City website and at public buildings	The City has not successfully tracked referral outcomes	Modify	The City will continue to collaborate with the OC Housing Authority and will compile information on other housing resources. Further, city staff will more actively engage with the County and other regional partners to seek out resources and solutions to housing issues and to

Program	Objective	Accomplishments	Analysis	Future Policies and Actions
				ensure that information provided by the City is accurate.
Program 6a Green Building Techniques	• Distribute a Green Building Tips handout at City Hall and on the City website. • Continue to offer reduced fees for residential remodeling projects that include energy conservation features	The success of this effort has not been tracked	Modify	The city will continue to provide information on the benefits of energy saving techniques.
Program 6b Promote Smart Growth	Seek to incorporate smart growth principles in future land use and zoning amendments	The recent Ocean Place development occurred utilizing smaller lots within walking distance of a number of amenities, including a new park.	Continue	The City will consider how to better implement this program with the Zoning Code update.