

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction Garden Grove
 Reporting Period 1/1/2016 - 12/31/2016

Table A

Annual Building Activity Report Summary - New Construction Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income			See Instructions	See Instructions	
					0	0	0	0			
			0	0	0	0	0	0			
(9) Total of Moderate and Above Moderate from Table A3 ▶▶					9	10	19	0			
(10) Total by income Table A/A3 ▶▶					9	10	19	0			
(11) Total Extremely Low-Income Units*			0								

* Note: These fields are voluntary

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Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	0	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	0	3	0	6	0	9	0
No. of Units Permitted for Above Moderate	10	0	0	0	0	10	0

* Note: This field is voluntary

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

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.												Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 2013	Year 2014	Year 2015	Year 2016	Year 2017	Year 2018	Year 2019	Year 2020	Year 2021		
Very Low	Deed Restricted	164	0	0	0	0	0	0	0	0	0	0	164
	Non-deed restricted		0	0	0	0	0	0	0	0	0	0	
Low	Deed Restricted	120	0	14	0	0	0	0	0	0	0	14	106
	Non-deed restricted		0	0	0	0	0	0	0	0	0	0	
Moderate	Deed Restricted	135	0	0	0	0	0	0	0	0	0	0	66
	Non-deed restricted		3	50	7	9	0	0	0	0	0	69	
Above Moderate		328	38	37	46	10	0	0	0	0	0	131	197
Total RHNA by COG. Enter allocation number:		747											
Total Units ▶ ▶ ▶			41	101	53	0	0	0	0	0	0	214	533
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶													

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

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Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. 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.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Housing Rehabilitation Grants	Provide 10 Senior Home Improvement Grants annually (70 total) to make exterior home improvements, interior repairs to address safety issues, and mobility and accessibility improvements.	2014-2021	Due to lack of funding no senior homes were repaired or improved.
Code Enforcement	Property Maintenance Ordinance Enforce established standards of home maintenance practices through continued application of the Property Maintenance Ordinance. Building and Land Use Code Enforcement Preserve the quality of housing in the City's target areas through building code enforcement inspections Inspect all newly constructed and remodeled units. Continue to use Land Use Code enforcements activities to reduce the incidences of zoning violations. Proactively prevent violations through education and outreach of home improvement assistance.	2014-2021	The City through its Neighborhood Improvement Committee chose the Palma Vista Avenue neighborhood using a 3 Phase Approach. Phase 1: Engaging in a partnership with the residents of the community through landlord meetings, mobile pantry event, and surveying the residents to formulate a plan. (Nov 2016- March 2017) Phase 2: Enhance by improve living conditions, bring neighborhood up to code with the help of Living Springs Church. Phase 3: Empower including Small Business Assistance Programs, CalHOME Manufactured Home Rehab, and plans for a future Resource Center. Goal reduce increase code compliance, and reduce calls for service in the neighborhood.
Multi-Family Acquisition and Rehabilitation	Increase the affordable housing stock through acquisition and rehabilitation of 20 aging and/or deteriorating residential units annually (140 units total). Identify potential acquisition and rehabilitation units for interested non-profit housing organizations.	2014-2021	In the year 2016 housing efforts were focused more towards new construction, but the City continues to seek out acquisition and rehabilitation opportunities that will come about in 2017.

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<p align="center">Affordable Housing Construction</p>	<p>Affordable Housing Provide technical and financial (as available) assistance for the construction of 15 affordable units annually (90 units total) using a combination of HUD and City funds to provide land cost writedowns and other construction assistance. Offer priority processing for projects that include affordable housing units. Senior Housing Encourage the new construction of senior housing in areas designated for Community Residential, which allows higher densities and development standards reflective of the senior population. Marketing Continue to inform non-profit and for-profit developers of assistance available for the construction of affordable housing, including density bonuses. Energy Conservation Encourage residential developments that lower housing costs through reduced energy consumption. Maximizing energy efficiency and the incorporation of energy conservation and green building features can reduce housing costs for homeowners and renters.</p>	<p align="center">2014-2021</p>	<p>We have been working with Jamboree Housing Corporation on the United Methodist Church Project to provide high-quality housing to 47 families and seniors who earn between 50% and 60% of the area median income(AMI) in a community with excellent job and educational opportunities. The project is expected to be completed in Summer 2017.</p>
<p align="center">Rental Assistance</p>	<p>Provide rental assistance to 2,337 very low-income persons or households. Pursue additional funding for the Section 8 program.</p>	<p align="center">2014-2021</p>	<p>Provided rental assistance to 2296 Section 8 tenants due to funding cuts. Pursued additional Section 8 funding, no funding was available.</p>
<p align="center">Home Ownership Assistance</p>	<p>Provide assistance to potential lower income homeowners through the First Time Homebuyer Assistance program. Provide first time homebuyer assistance to 1 household, subject to availability of funding.</p>	<p align="center">2014-2021</p>	<p>There was 1 First Time Home Buyer Loan that was issued in 2015. The loan was issued under the City's CalHOME grant program. In 2016, there has not been any First Time Home Buyer Loans issued.</p>

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<p align="center">Preservation of Affordable Rental Housing</p>	<p>Assist in the preservation of 528 affordable units at risk of converting to market rents by: Periodically monitoring the status of the units that are at risk of converting to market rate during the planning period. If any property owners indicate plans to convert affordable units to market rate rents, the City will contact qualified entities to explore transfer of ownership options. The entities will be selected from the State's list of qualified entities to acquire/manage affordable housing. Make the State's list of qualified entities to acquire/manage affordable housing available to interested residents, developers, or property owners. Inform residents in units that are converting to market rents of affordable housing programs available in the City, including Section 8 and other affordable housing developments.</p>	<p align="center">2014-2021</p>	<p>The City continues to seek out Affordable Rental Housing, however did not have the opportunity to assist in affordable housing units in 2016.</p>
<p align="center">Sites Inventory</p>	<p>Continue to provide appropriate land use designations and maintain an inventory of suitable sites for residential and mixed use development. Provide technical assistance and information on available City-owned parcels for lower-income housing developments to housing providers. Technical assistance may include development counseling and lot consolidation assistance. Update the vacant and underutilized residential sites inventory every two years to maintain accurate information. Publish the residential sites inventory and housing opportunity list on the City's website. Address sewer infrastructure constraints by completing sewer upgrades to the sewer capacity deficiency zone as units are constructed and reimbursing developers for sewer upgrades that are consistent with the Sewer Capital Improvements Plan.</p>	<p align="center">2014-2021</p>	<p>Chapter 4 of the Housing Element provides the most updated inventory of suitable sites for residential and mixed-use development. The adoption of the Mixed-Use Zoning Code has made available 5 mixed-used sites. These 5 sites have the capacity to provide approximately 1324 housing units on residential and mixed use. Planning Staff continuously meet with developers to discuss housing opportunities and provide technical assistance.</p>

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<p align="center">Mixed Use Development</p>	<p>Facilitate the development of residential units in mixed use areas by providing technical support to facilitate lot consolidation, financial assistance, where feasible, and streamlined permit processing. The City will establish specific and objective criteria for mixed use site plan reviews and will target development densities as estimated in the Housing Element.</p> <p>Play a proactive role in development of mixed use areas by pursuing strategic partnerships with developers, lenders, and property owners to ensure the development of housing at appropriate densities and the inclusion of affordable housing units.</p> <p>Establish a protocol to annually monitor development interest, inquiries, and progress towards mixed use development and affordable housing creation.</p> <p>Periodically re-evaluate approach and progress. Should monitoring reveal a shortfall in residential and affordable residential uses in mixed use developments, the City will develop additional incentives and approaches (including examination of development standards) to ensure the City satisfies its identified housing need (RHNA).</p>	<p align="center">2014-2021</p>	<p>Mixed Use Zoning Code was approved by the City Council in March 2012 and it went into effect on April 28, 2012. Mixed use zones vary in use and density. The standards allow for more flexibility with the intent of making mixed use development more feasible and facilitate and encourage such type of development. In 2014 we approved the Jamboree project which is mixed use. It has a total of 47 low-income units, a church and 2 pre-schools. The project is expected to be completed in Summer 2017. Planning staff continuously meet with developers to discuss housing opportunities and there are a few in the works for 2017 entitlements.</p>
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<p align="center">Special Needs Housing</p>	<p>Periodically evaluate emergency shelter development and siting standards and based on existing needs and development interest and as warranted, re-evaluate and make appropriate changes to facilitate the development of emergency shelters. Prioritize projects that include special needs housing or housing for extremely/very low-income households in the development application review process. Refer residents to the Regional Center of Orange County for housing and services available for persons with developmental disabilities. Provide information on services on the City's website. As available, the City will pursue State and federal monies for direct support of housing construction and rehabilitation specifically targeted for housing for persons with disabilities.</p>	<p align="center">2014-2021</p>	<p>The City's Municipal Code has been amended to provide for emergency homeless shelters as a permitted use in the M-1 zone as required by Senate Bill 2 (SB2). The amendment has established development standards for Emergency Shelters, Transitional Housing, and Supportive Housing. The following are the service providers who have received 2015/2016 ESG funds. Interval House, Woman's Transitional Living Center, Thomas House, 211 Orange County, Mercy House Living Centers, and starting in 2016/17 Grandma's House of Hope.</p>
<p align="center">Parking Standards</p>	<p>Periodically review parking regulations or standards, and modify only as needed. Parking standards should facilitate and encourage a variety of housing types including affordable lower income housing and should not constrain development. Continue using ministerial procedures for reducing parking based on proximity to transit lines, larger projects, projects with on-site amenities, projects near community facilities (shopping, schools, recreation, etc), projects with a variety of unit types, and projects for senior, disabled, or that are affordable.</p>	<p align="center">2014-2021</p>	<p>Parking requirements were evaluated during the amendment of Title 9 of the Garden Grove Municipal Code to provide emergency homeless shelters per SB 2 requirements. Parking standards and requirements were assessed within the Mixed Use Zoning update that was completed in March 2012. Parking study update was conducted for the public parking facilities serving downtown Garden Grove. Any affordable housing projects approved in the City incorporates with the reduced parking standards that are consistent with State requirements.</p>
<p align="center">Water and Sewer Service Providers</p>	<p>Within 30 days of adoption of the Housing Element, deliver the Garden Grove Housing Element to all providers of sewer and water service within the City of Garden Grove.</p>	<p>Within 30 days of adoption of the Housing Element</p>	<p>The Garden Grove Housing Element was provided to all providers of sewer and water services within the City of Garden Grove.</p>

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<p align="center">Fair Housing Services</p>	<p>Consistent with the Consolidated Plan, provide fair housing services to Garden Grove residents. Serve 500 persons annually with general housing/fair housing issues (3,500 persons total). Require all recipients of federal funds that are in any way related to housing, including in the development of housing, placement of clients in housing, or acceptance of Section 8 tenants, to assist in affirmatively furthering fair housing. Advertise the availability of fair housing services through: flyers at public counters. Posting of available fair housing services will also be made available on the City's website.</p>	<p align="center">2014-2021</p>	<p>The City contracted with Fair Housing Foundation (FHF) to provide comprehensive educational and enforcement programs for City residents. The FHF understands the private sector and is well equipped to analyze impediments, describe appropriate actions, and to follow-through on those actions. Programs/actions taken during the 2015-2016 report period included: Set up 5 booths to provide information at community events, distributed 11,458 pieces of literature, held 12 management training classes, gave 14 presentations providing a synopsis of FHF services and statistics, held 8 tenant/landlord workshops, Offered 10 walk-in clinics, 20 media activities to promote, FHF responded to 413 inquiries regarding general housing issues. In addition, FHF screens, inputs data, counsels, pursues habitability cases, provides unlawful detainer assistance, conducts mediations, and provides appropriate referrals.</p> <p>FHF responded to 21 inquiries regarding discrimination, complaints, screening, and counseling. As a result of the above inquiries, FHF opened 7 cases in response to discrimination, and to perform extensive testing, conciliate, mediate, provide agency referrals, and litigate. Total attendance for the above actions was 8,834 people.</p>
<p align="center">Homeless Housing Needs</p>	<p>Consistent with the Consolidated Plan, address the needs of at-risk and homeless individuals and families through assistance to non-profits serving the homeless population. Provide emergency/transitional housing or homeless services to 250 extremely low-income or at-risk clients annually (1,750 persons total). As part of the annual General Plan report, identify any new shelters that have been constructed in the City.</p>	<p align="center">2014-2021</p>	<p>1st half of 2016 - 363 homeless shelters/transitional housing services; 524 overall homeless services 2nd half - 106 homeless shelters/transitional housing services; 117 overall homeless services.</p>
<p align="center">Implementation and Community Engagement</p>	<p>Conduct an annual Housing Element review. Provide opportunities for public engagement and discussion in conjunction with the State requirement for written review of the General Plan by April 1 of each year (per Government Code Section 65400). Use the Neighborhood Improvement and Conservation Commission as an avenue for public input on housing issues and housing element implementation.</p>	<p align="center">Annually (April 1 of each year) or within 60 days of deadline (based on Council approval dates)</p>	<p>Conducted annual Housing Element Progress Report, using the Neighborhood Improvement and Conservation Commission as the avenue for public input on the housing issues and housing element implementation. Community Engagement event for 2016: Palma Vista Avenue Neighborhood program event. November 2016 Mobile Food Pantry, April-July 2017 Neighborhood clean up date with Living Springs Church, July 2017 to future Social Services Programming and plans for Resource Center.</p>

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General Comments: