

**2015
ANNUAL REPORT
ON THE STATUS OF
THE GENERAL PLAN**



Prepared by the Garden Grove Community Development Department

MARCH 2016

2015 Garden Grove Annual Report on the Status of the General Plan

Introduction

Every year, the City of Garden Grove reviews the previous year's residential development activity and programs that work toward providing housing throughout the city. The City prepares this report as a review of the activities undertaken to implement the General Plan. The report focuses on the calendar year of 2015. Projects approved, ordinances adopted, and programs implemented during this time are included within the report.

The City continues its process of updating the General Plan, which was last updated in 1995. The Administrative Draft of the General Plan was approved for public review in 2008. More information about the General Plan Update is available at <http://www.gardengrovefuture.info> or contact Erin Webb, General Plan Project Manager at 714-741-5313.

The City is required by the State to prepare an Annual Progress Report on the status of the Housing Element of its General Plan and indicate the progress in the implementation and status of its programs and objectives.

The Annual Progress Report on the Housing Element includes; an Annual Building Activity Report Summary; Rehabilitation, Preservation and Acquisition Activity; Regional Housing Needs Allocation Progress; and Housing Element Program Implementation Status updates. Using the Neighborhood Improvement and Conservation Commission (NICC) as an avenue, the City must provide opportunities for public discussion and input on housing issues and housing element implementation.

The programs and objectives in the 2014-2021 Housing Element Plan aim to make adequate provision for the housing needs of all economic segments of the community. The programs outlined in the plan have been implemented in an effort to conserve and improve the conditions of the existing affordable housing stock, assist in the development of housing for low- and moderate-income households, identify adequate sites to encourage the development of a variety of types of housing for all income levels, address and, where appropriate and legally possible, remove government constraints to the maintenance, improvement, and development of housing, and promote equal opportunities for all persons.

In addition, the City has prepared a Development Project Update List, which is available on the Planning Division's webpage at <http://www.ci.garden-grove.ca.us>. The report is updated every quarter and includes all residential, commercial, and industrial projects that move through the Community Development Department.

City of Garden Grove
2015 Annual Report on the Status of the General Plan

Table of Contents

- Introduction.....1
- Table of Contents.....2
- Agenda for City Council.....3
- Measures Associated with the Implementation of the General Plan.....4-17
- Housing Element Reporting Requirements.....18
- Annual Progress Report Housing Element.....Attachment
- Community Development Annual Performance Report (FY 14-15).....19-31
- General Plan Amendments31
- Housing Goals, Policies, and Programs (2014-2021).....32-36
- Conclusion.....37

2015 GARDEN GROVE ANNUAL REPORT
ON THE STATUS OF THE GENERAL PLAN

Agenda for City Council May 24, 2016

****Insert a copy of the City Council Agenda before mailing out the State****

Measures Associated with the Implementation of the General Plan

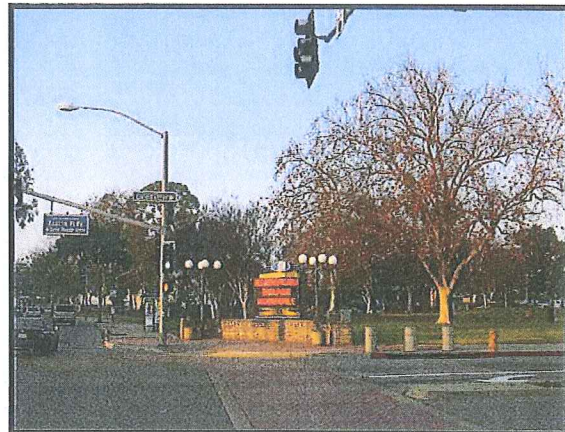
LAND USE ELEMENT

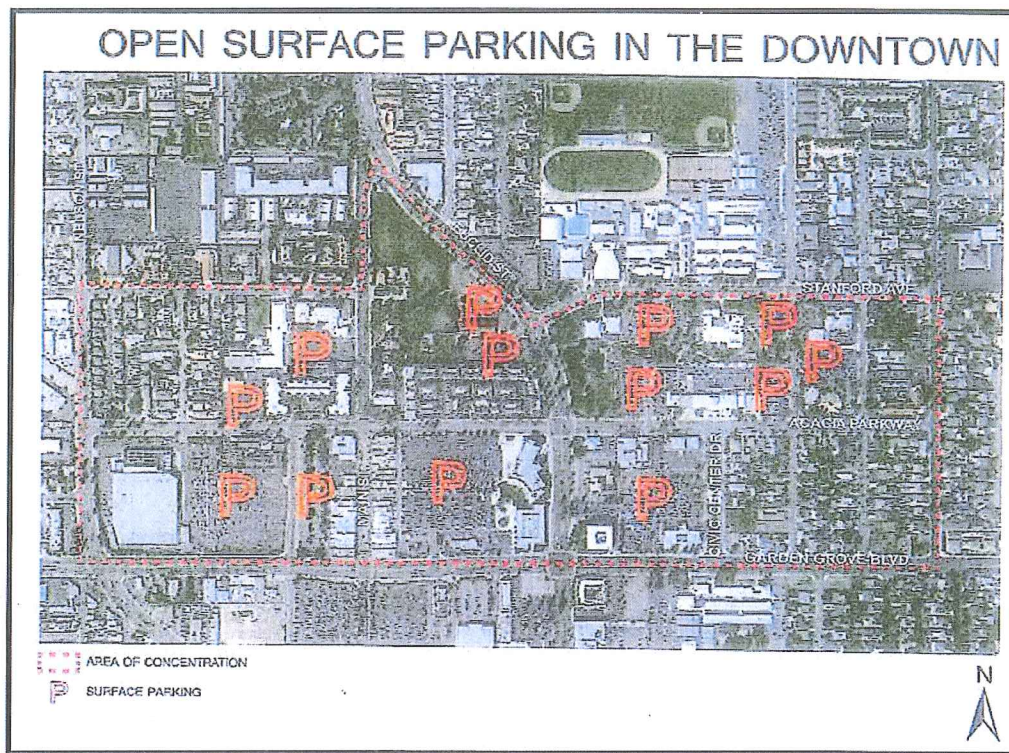
The Land Use Element, more than any other element in the General Plan, will shape the way that the City of Garden Grove develops and redevelops over the next 20+ years. It will serve as a guide for both public officials and private citizens in its description of the type, intensity, and general distribution of uses of land for housing, business, industry, open space and public uses. It is the basis for short-range, mid, and long-range vision, ideas, and goals.

From the onset of updating the General Plan, the community clearly stated preserving their residential neighborhoods was one of the highest priorities. Most new development was envisioned as mixed use buildings located along major arterial roadways/adjacent to existing shopping centers. A mixed use type of project allows greater opportunities for developers through higher density while leaving existing residential neighborhoods protected and preserved. The plan identifies 15 "Focus Areas", the area we concentrated the most on in 2015 was "Focus Area E1-Civic Center (Area 1).

Key ideas for this area:

- The Civic Center Park area should include *parking structures*.
- Acacia Parkway is an important secondary path of travel in the east-west direction.
- *Pedestrian pathways* across Euclid Street should be reinforced to connect the different areas of the Civic Center.
- The civic center uses should be interspersed with *parking structures* and a mix of uses.
- Add pedestrian paths, courtyards and small plazas throughout the area.
- Construct *parking structures* to replace the existing surface lots in the Main Street Area.
- Allow the expansion of mixed use and commercial uses north of Acacia Parkway on Main Street.
- Pedestrian paths, plazas, and storefronts should be added to the area.





Goal LU-10: Restoration of the Civic Center as the heart of the City.

Policy LU-10.1: Maintain and enhance the centralized public function of the Civic Center.

Policy LU-10.2: Develop a Master Plan for the Civic Center area.

Policy LU-10.3: Redevelop, consolidate and rezone properties within the Civic Center area to accommodate the *mix of uses* allowed in this focus area.

LU-IMP-10A: Link the City Hall with other civic or institutional uses across Acacia Parkway so that the centrality of government services is retained in the Civic Center area.

LU-IMP-10B: Continue to encourage the use of the Civic Center's facilities for public and private community and social events.

LU-IMP-10C: Continue to support cultural activities conducted near the Civic Center, such as *theater productions* or the Strawberry Festival, and experiment with offering new *citywide celebrations* to be held in this area.

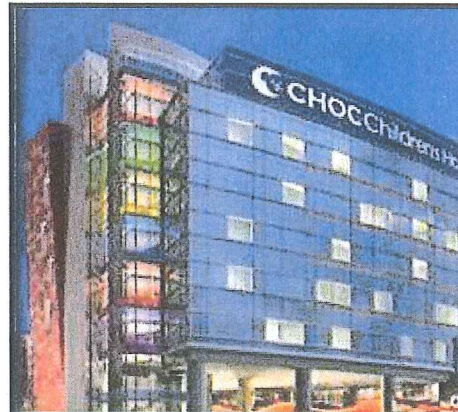
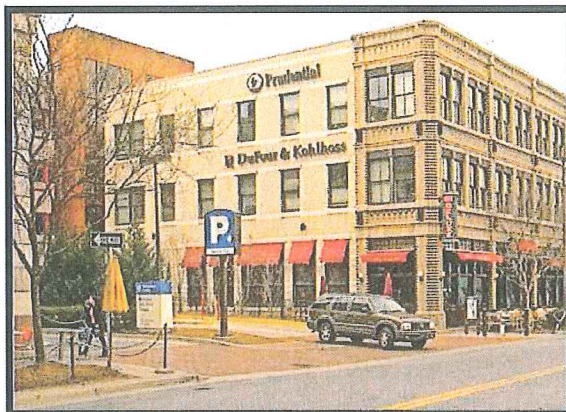
LU-IMP-10D: Maximize the opportunities offered by higher educational institutions to be located in the Civic Center area.

2015 GARDEN GROVE ANNUAL REPORT
ON THE STATUS OF THE GENERAL PLAN



In continuing to work hard to bring the community to identify a sense of place and improving the Garden Grove's Downtown "Focus Area E1-Civic Center (Area 1), "Heart of the City", a new horizontal mixed-use project was proposed in 2014 and the City proceeded in 2015 to amend the CC-1 Mixed Use Zone to further encourage Adaptive Reuse and Preservation of existing cottage neighborhoods and help this project move forward. The vision for this project is to use the existing residential cottages as commercial businesses and invigorate outdoor activities. The City has amended the Zoning (CC-1 Mixed Use) to allow this development located in the neighborhoods south of Acacia Parkway, north of Garden Grove Boulevard, west of Ninth Street, and east of Civic Center Boulevard.

In addition, the City starting working on an RFP in 2015 to conduct a Downtown Parking Study. The objectives of this study are to analyze the City's current public and private parking utilization and design, and anticipate future parking needs. The hope is to explore options to consolidate the many surface parking lots and replace them with interesting *parking structures*. The study will also provide ideas for new uses that will create a more cohesive, walkable, lively Downtown; such as adding pocket parks, plazas, kiosks, and other retail uses. The Department would like to explore the possibilities for the future of these surface lots. Some of these lots could be incorporated into existing parks, while others could incorporate *commercial storefronts* to improve the pedestrian experience along the Civic Center Area.



COMMUNITY DESIGN ELEMENT

The Community Design Element represents a community identity and a visual image of the community that is held in the minds of residents and visitors. These images include the City's physical form, districts and gathering areas, landmarks, paths and street corridors, buildings, and wayfinding/signage.

The City's vision is to move away from the old style of strip commercial development that is dominated by parking and automobiles to a pedestrian friendly, attractive, and diverse commercial/mixed-use development type with well-designed rear parking or unique parking structures.

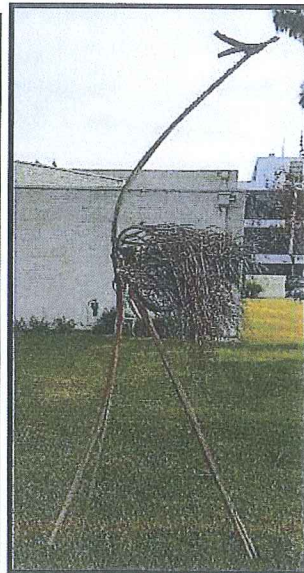
Key ideas for this element:

- Medians along primary corridors should incorporate the same types of trees to be consistent with the sidewalk plantings and employ a continuous and tightly spaced pattern.
- Although typical high-level cobra-head style lighting maybe still be required for the high level of traffic, secondary thematic, *pedestrian level lighting* should be considered with in or oriented toward the sidewalk area.
- *Street trees* should be planted within the parkway areas, with ground cover and shrubs filling in underneath.
- Visual enhancements or rear properties, special accent paving at entries, *pedestrian level lighting*, and landscaping where feasible should be encouraged.
- *Public art* includes statues and murals that are visible from public spaces and streets.
- Currently, the primary location of *public art* is within the Civic Center.
- Opportunities for additional forms of public art should be considered which can include *street furniture* and lighting and it is not confined to physical objects.



2015 GARDEN GROVE ANNUAL REPORT
ON THE STATUS OF THE GENERAL PLAN

The City brought in a local artist, Glen Mann, and his strong connection to nature in his organic Palm art creating sculptures inspired by the palm fronds, bamboo or tree branches that he finds. "It is important for our future to become better stewards of our planet". "Rather than chopping down a tree, I use what the tree gives or drops." Glen has created an unusual array of frond creatures held together with screws: a giraffe, an alligator, a couple of peacocks, fish, sheep, giant bugs, etc. With open invitations to display his work at many festivals he stays very busy. His frond animals have been featured artist at the Aquarium of the Pacific and he has also received a stewardship award from the City of Long Beach. Glen produced 22 "creatures" around our Civic Center Area a few weeks before Open Streets 2015 to draw interest from the community to come to a gathering place to see temporary art installations. Glen does not accept payment for his art work. "I'm not making money on these, I'm just doing it for the uplifting of humanity." "Putting a price on them takes the fun out of spreading the love and light."



2015 GARDEN GROVE ANNUAL REPORT
ON THE STATUS OF THE GENERAL PLAN

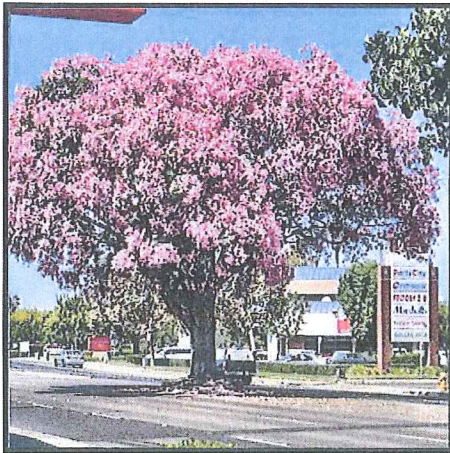
GOAL CD-4: Create comfortable and safe corridors that accommodate all modes of transportation.

Policy CD-4.2: Develop a comprehensive or a series of focused streetscape programs to retrofit/redevelop primary and secondary corridors with appropriate design features, including sidewalks, paving patterns, street trees, parkways, *median planting*, lighting improvements, and benches.

Policy CD-4.5: Encourage new public and private parking facilities to meet aesthetic and functional standards beneficial to the urban environment.

CD-IMP-4B: Review and update all street standards to support design features that will create an attractive and safe environment for pedestrians, transit users, and bicyclists.

Policy CD-7.2: Develop unique *streetscape palettes* for the Civic Center Areas. The landscape palettes shall reinforce the existing character of these districts, for example, Civic Center includes sycamores along Main Street and on major streets, so the use of sycamores or a similar type of tree would create a consistent landscape element that identifies an important place.



Policy CD-7.3: Promote linkages between separate districts through bike trails, pedestrian paths, common medians or parkway landscaping in connecting streets, and other physical improvements as necessary.

CD-IMP-7A: Encourage the use of specific plans, master plans, or other planning and design tools to develop detailed plans, revitalization strategies, and implementation tools for Garden Grove's districts, incorporating the General Plan 2030 ideas, goals, and policies.

CD-IMP-7D: Establish minimum standards for pedestrian-oriented circulation in the Civic Center, and other pedestrian-oriented districts.

CD-IMP-7E: Urban Trails on public and/or private property shall have identifiable landscape plantings and signage.

2015 GARDEN GROVE ANNUAL REPORT
ON THE STATUS OF THE GENERAL PLAN

Goal CD-8: Lively and attractive activity nodes or gathering places, with a combination of quality seating, shade, fountains, and other pedestrian amenities enhance the experience for people to gather.

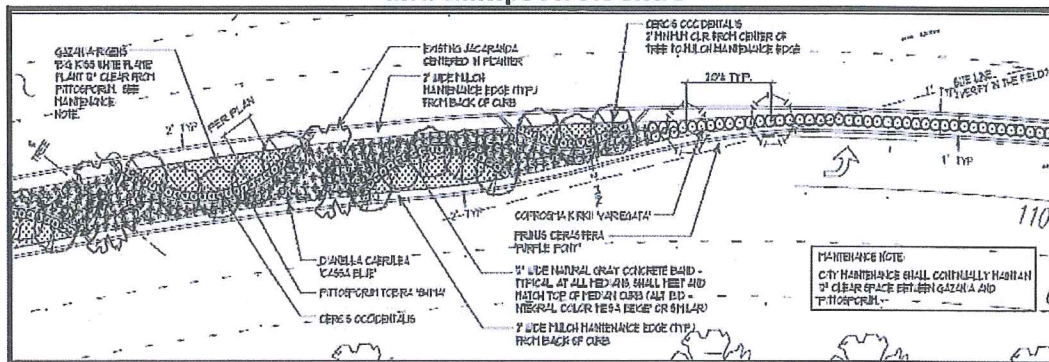
Policy CD-8.1: Ensure that activity nodes and gathering places are visible from the street or parking areas.

Policy CD-8.3: Provide ample and comfortable sitting areas, preferably moveable seating, in shaded plazas, courtyards, and arcades.

While continuing to work with the Studio 606 Master's students design group from Cal Poly Pomona, they discovered that one of the main desires of the community was to add more trees and focus on improving the landscaping in the Civic Center Area. Keeping with the Re:Imagine Downtown goal of enhancing the functional and physical look and feel of the downtown area, the students have provided input on the quantity and types of trees and landscape materials to be used in the medians. With lots of ideas coming from the Public Online Forum, the Euclid Street Project expanded to include new median landscape and tree replacement. The City added approximately 20 pine trees and various drought-tolerant plants planted in the new wider areas of the median, replacing grass with low-water foliage that conserves water and maintenance costs by preventing irrigation run-off and asphalt deterioration.



Euclid Street Median landscape plans located between Garden Grove Boulevard and Lampson Avenue



2015 GARDEN GROVE ANNUAL REPORT
ON THE STATUS OF THE GENERAL PLAN



Goal CD-2: Provide attractive and appropriate signage throughout the City.

Policy CD-2.1: Continue and expand the wayfinding signage program

CD-IMP-2D: Develop new sign standards in the Zoning Code that are up to date with current industry design such as larger pylon and *monument signs*. Look for opportunities for different types of signs that reinforce the character of specific areas such as blade signs and old-fashioned wall-painted signs on Main Street/Civic Center District.

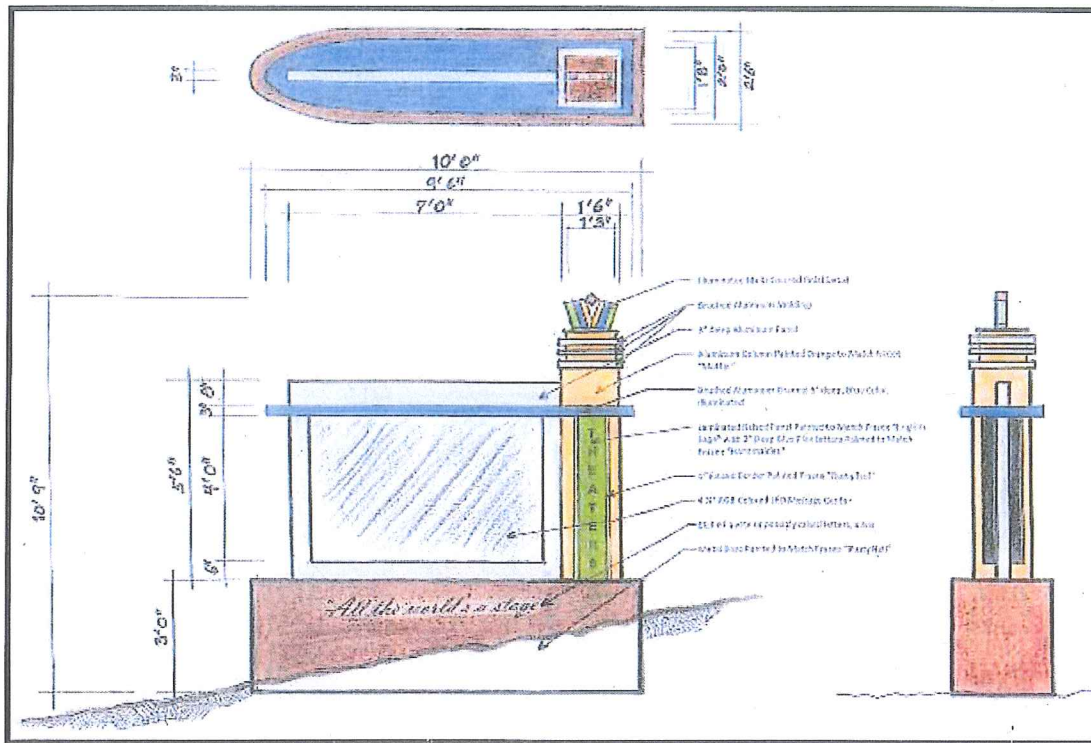
CD-IMP-3B: Encourage and implement the development of *new logo designs* identifying special districts and citywide entry signs.

In addition, the City is working on new sign standards in satisfying the Goals and Policy plans above, to create a standard design for the GEM Theater and the Strawberry Bowl Amphitheater to reinforce a specific Downtown character identified as part of the Civic Center District.

Also as a section included in the Downtown Parking Study scope of work, the City has requested the Consultant to include a proposal for new ideas in a wayfinding program with a creative placemaking component. This shall include a Parking-Vehicular Wayfinding in which the City seeks to enhance and facilitate visitor and residential awareness of the Downtown. Wayfinding should provide excellent directional information for drivers, parking needs, identifying municipal buildings, and for future downtown destinations.

Wayfinding recommendations should also include bicycle and pedestrian safe access through the Downtown area to landmarks in the Civic Center including proposed bike parking sites within a half mile radius of the boundaries for the area of concentration.

Proposed Sign Design for the Theaters



CIRCULATION ELEMENT

The Circulation Element represents the City's overall transportation plan. The transportation plan consists not only of the physical transportation system itself, such as streets, highways, *bicycle routes and sidewalks*, but also to the various modes of transportation, such as cars, buses, trucks, rail, bicycles, ridesharing and walking.

Land Use and circulation must be closely tied to ensure that citizens are able to move in and around the City to locations where they live, work, shop, and spend leisure hours.

Goal CIR-4: A reduction in vehicle miles traveled in order to create a more efficient urban form.

Policy CIR-4.1: Strive to achieve a balance of land uses whereby residential, commercial, and public land uses are proportionally balanced.

Policy CIR-4.2: Strive to reduce the number of miles traveled by residents to their places of employment.

Policy CIR-4.3: Ensure the reduction in vehicle miles traveled through the approval of mixed-use development proposals.

CIR-IMP-4A: Encourage the development of mixed-use projects as a means of reducing peak commute period traffic.

Goal CIR-5: Increased awareness and use of alternative forms of transportation generated in, and traveling through, the City.

Policy CIR-5.3: Provide appropriate *bicycle access* throughout the City.

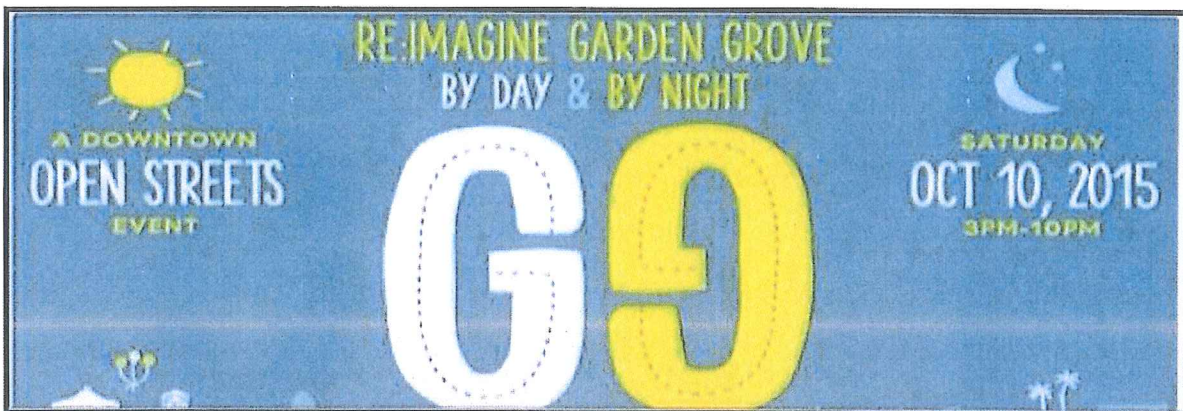
Policy CIR-5.4: Provide appropriate pedestrian access throughout the City.

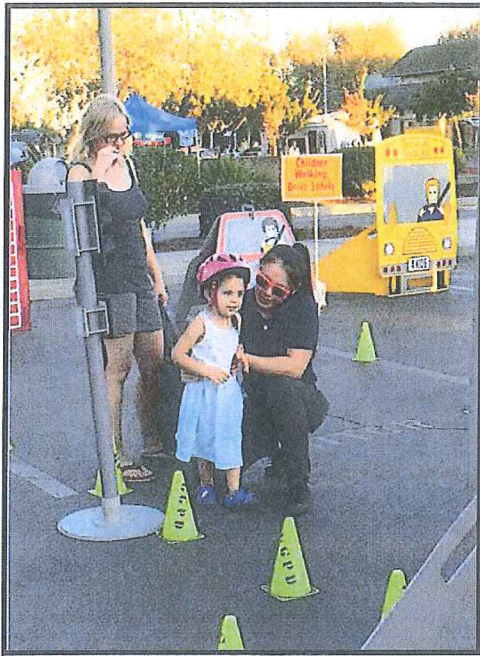
CIR-IMP-5C: Encourage incentives for the creation and use of car or vanpools for City Employees.

Goal CIR-6: A safe, appealing, and comprehensive *bicycle network* provides additional recreational opportunities for Garden Grove residents and employees.

Policy CIR-6.4: Continue to pursue and monitor funding sources for bikeway facilities.

Policy CIR-6.5: Sponsor *bicycle safety* and education programs.





"The event programming is being designed to showcase all of the unique cultural diversity that the city of Garden Grove has to offer. Bringing that culture to life on car-free streets will give the community a whole new perspective of the downtown environment,"

Aaron Paley, President and Co-Founder of CARS.

In early 2015, Alta Planning & Design was chosen by the City to develop a Bike and Pedestrian Master Plan (BPMP) along with their sub consultants: Iteris Engineering, to cover the engineering portion, and Community Arts Resources (CARS) to conduct a community event such as Open Streets 2015. Programming for the Open Streets 2015 event was influenced by the Goals and Policies in the General Plan that support the awareness of bike safety and bike education, as well as implementing some of the ideas from the Re:Imagine community forum short term goals to explore new ways to enjoy biking and walking in the civic center while combining it with a street fair, food, music, art, and adding a night time component.



How can Garden Grove become a better place to walk and ride your bike?

We want to hear your suggestions!

Take our **online survey** in English, Vietnamese (tiếng việt), Spanish (español), or Korean (한국어), and share your ideas on the **interactive map** at:

GardenGroveActiveStreets.org

2015 GARDEN GROVE ANNUAL REPORT
ON THE STATUS OF THE GENERAL PLAN



The southern portion of Civic Center Park, closer to Acacia Parkway, hosted a series of interactive art workshops for all ages, including a workshop to create a wall mosaic, a gardening workshop and photo booth. The Police Department's Community Liaison Division will lead a bicycle safety course in the parking lot to educate the public on safe riding skills.



Mosaic Art and Rain Stick Workshops



Re:Imagine Garden Grove by Night brought Historic Main Street to life with live performances, DJs, dance floor, for a downtown block party under the stars.



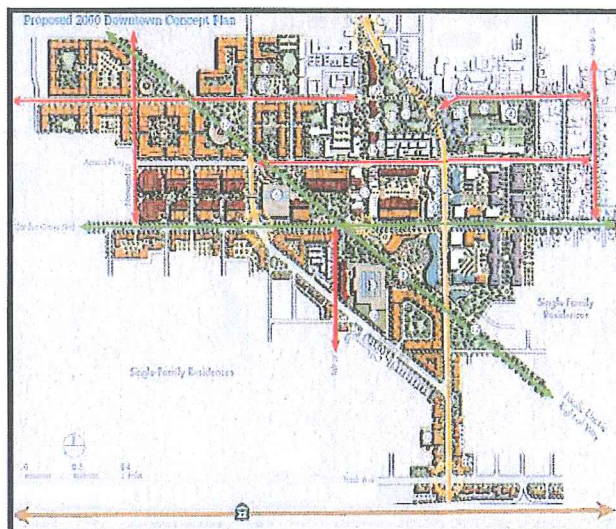
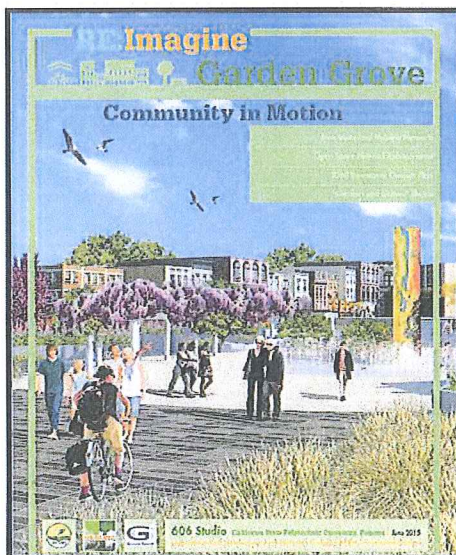
The entire 2015 Open Streets event was completely funded by grant funding from: OC-PICH, GG Community Foundation, Republic Services, Cirque de Soleil Funding, and SCAG Sustainability Program Active Transportation Grant awarded to the City in 2013-2014.

The City also attempted to partner with the Boys & Girls Club of Garden Grove to apply for future ATP grants. In working with together we hope to create more programming for getting bikes to young people by fixing them up learning how to ride in afterschool programs/ including bike safety programs at two elementary and one middle school that are in close to the completed paved segment from Nelson to Stanford Street.

606 Studio Mobility Plan –Re: Imagine Garden Grove Community in Motion

Four person team of Landscape Architecture Master Students contracted with the City to create the Mobility Plan and Civic Center District Design which is intended to create a connected community with enhanced mobility access that links local neighborhoods to the Downtown.

- Began in 2013 and completed in 2015
- Department Chair LeAnne Milborne is the faculty lead for the Study called Re:Imagine Garden Grove Community in Motion.
- She presented the final document and its findings to the Planning Commission, Council, and the Public in a Study Session in November 2015.
- The approximately 450 page book includes 4 elements:
 1. Non-Motorized Mobility Network
 2. Open Streets Network Enhancement
 3. 2060 Downtown Concept Plan
 4. "Gardens and Groves" Theme
- A summarized booklet is available in the Garden Grove City Hall for the public to view



2015 GARDEN GROVE ANNUAL REPORT
ON THE STATUS OF THE GENERAL PLAN

Regional Housing Needs

State law requires that the annual report provide a status of the City's progress in meeting its share of regional housing needs.

Senate Bill 12 authorized the Southern California Association of Governments (SCAG) to develop the Regional Housing Needs Assessment (RHNA) for the six-county SCAG region, which includes the City of Garden Grove. As determined by SCAG, Garden Grove's fair share allocation is 747 new housing units during this cycle. Currently we are in planning year one (2) of eight (8) years, which covers the periods from January 1, 2014 through December 30, 2021.

As of December 31, 2015 the City is on track to meet its annual and long-term goals.

The RHNA numbers adopted for Garden Grove are presented in the Tables attached for the Annual Element Progress Report for 2015.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction Garden Grove
Reporting Period 1/1/2015 - 12/31/2015

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

1	2	3	4			5	5a	6		7	8
			Affordability by Household Incomes					Assistance Programs for Each Development	Deed Restrictions		
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Total Units per Project	Est. # Infill Units*	See Instructions	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.
			0	0	0	0	0	0			
			0	0	0	0	0	0			
(9) Total of Moderate and Above Moderate from Table A3	▶	▶	▶	7	46	53	0				
(10) Total by income Table A/A3	▶	▶	▶	7	46	53	0				
(11) Total Extremely Low-Income Units*	0										

* Note: These fields are voluntary

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR Title 25 §6202)

Jurisdiction: Garden Grove
Reporting Period: 1/1/2015 - 12/31/2015

**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	0	0	7	0	7	0
No. of Units Permitted for Above Moderate	46	0	0	0	0	46	0

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction: Garden Grove
Reporting Period: 1/1/2015 - 12/31/2015

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.	RHNA Allocation by Income Level	Year 2013	Year 2014	Year 2015	Year 2016	Year 2017	Year 2018	Year 2019	Year 2020	Year 2021	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed	0	0	0	0	0	0	0	0	0	0	164
	Restricted Non-deed restricted	0	0	0	0	0	0	0	0	0	0	
Low	Deed	0	14	0	0	0	0	0	0	0	14	106
	Restricted Non-deed restricted	0	0	0	0	0	0	0	0	0	0	
Moderate	Deed	0	0	0	0	0	0	0	0	0	0	75
	Restricted Non-deed restricted	3	50	7	0	0	0	0	0	0	60	
Above Moderate		38	37	46	0	0	0	0	0	0	121	207
Total RHNA by COG		41	101	53	0	0	0	0	0	0	195	552
Enter allocation number:												
Total Units												
Remaining Need for RHNA Period												

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

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction Garden Grove
Reporting Period 1/1/2015 - 12/31/2015

Table C
Program Implementation Status

Program Description (By Housing Element Program Names)	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.	Status of Program Implementation
Name of Program	Objective	Timeframe in H.E.
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
Code Enforcement	<p>Property Maintenance Ordinance</p> <p>Enforce established standards of home maintenance practices through continued application of the Property Maintenance Ordinance, Building and Land Use Code</p> <p>Enforcement Preserve the quality of housing in the City's target areas through building code enforcement inspections</p> <p>Inspect all newly constructed and remodeled units.</p> <p>Continue to use Land Use Code enforcement activities to reduce the incidences of zoning violations, Proactively prevent violations through education and outreach of home improvement assistance.</p>	2014-2021
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

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction	Reporting Period				
Garden Grove	1/1/2015 -	12/31/2015		<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 write-downs 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>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 late 2016.</p>
Rental Assistance			2014-2021	<p>Provide rental assistance to 2,337 very low-income persons or households. Pursue additional funding for the Section 8 program.</p>	<p>Provided rental assistance to 2296 Section 8 tenants due to funding cuts. Pursued additional Section 8 funding, no funding was available.</p>
Home Ownership Assistance			2014-2021	<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>There was 1 First Time Home Buyer Loan that was issued in 2015. The loan was issued under the City's CalHOME grant program.</p>

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction Garden Grove Reporting Period 1/1/2015 - 12/31/2015

<p>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 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 style="text-align: center;">2014-2021</p>	<p>In 2015 covenants expired for one rehab project, Framingham Investment. Of the 8 units in the project, all 8 were affordable rental units. The property owner did not indicate that the units would be converted to market rate rents.</p>
<p>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 style="text-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>

ANNUAL ELEMENT PROGRESS REPORT *Housing Element Implementation*

(CCR Title 25 §6202)

Jurisdiction	Reporting Period	Element	2014-2021	Progress
Garden Grove	1/1/2015 - 12/31/2015	<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>	Mixed Use Development	<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 late 2016. Planning staff continuously meet with developers to discuss housing opportunities.</p>

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	Reporting Period	1/1/2015 - 12/31/2015	Garden Grove
Special Needs Housing	<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.</p> <p>Prioritize projects that include special needs housing or housing for extremely/very low-income households in the development application review process.</p> <p>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>	2014-2021	<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 ESG funds. Interval House, Woman's Transitional Living Center, Thomas House and Mercy House Living Centers.</p>
Parking Standards	<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.</p> <p>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>	2014-2021	<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>

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

(CCR Title 25 §6202.)

Jurisdiction	Reporting Period	Within 30 days of adoption of the Housing Element	The City has a contract with the Fair Housing Foundation. Assisted 20 households with fair housing counseling, assisted in 10 discrimination cases, responded to 429 other housing issues, conducted 21 community outreach/trainings and distributed 10,272 pieces of literature. Fair Housing services have been advertised at the public counter, through direct mail, and on the City's website.
Garden Grove	1/1/2015 - 12/31/2015	Within 30 days of adoption of the Housing Element	The Garden Grove Housing Element was provided to all providers of sewer and water services within the City of Garden Grove.
Water and Sewer Service Providers		Within 30 days of adoption of the Housing Element, deliver the Garden Grove Housing Element to all providers of sewer and water services within the City of Garden Grove.	
Fair Housing Services		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.	2014-2021
Homeless Housing Needs		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.	2014-2021
			Provided 873 extremely low-income or at-risk clients emergency/transitional housing or homeless services.

ANNUAL ELEMENT PROGRESS REPORT *Housing Element Implementation*

(CCR Title 25 §6202)

Jurisdiction Garden Grove

Reporting Period 1/1/2015 - 12/31/2015

<p>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>Annually (April 1 of each year) or within 60 days of deadline (based on Council approval dates)</p>	<p>Conducted annual Housing Element Review, using the Neighborhood Improvement and Conservation Commission as the avenue for public input on the housing issues and housing element implementation. In March last year we conducted a neighborhood cleanup day in district 105 with Living Springs church.</p>
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ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction Garden Grove
Reporting Period 1/1/2015 - 12/31/2015

General Comments:

COMMUNITY DEVELOPMENT PERFORMANCE REPORT (Fiscal Year 14-15):



NOTE: The significant achievements included in this Performance Report are in a reporting period between Fiscal Year 2014-2015 for the Community Development Department, which is in a different reporting period as the Calendar Year 2015 reflected in the Measures Associated with the Implementation of the General Plan prior to this section.

The Community Development Department offers a broad spectrum of services to the community. Community Development also manages, reviews, and approves development plans for all properties located within the city boundaries. There are four divisions in the department: Planning Services Division, Building Services Division, Housing Authority Division, and Neighborhood Improvement/Code Enforcement Services Division.

NEW DEVELOPMENT PROJECTS (COMMERCIAL & RESIDENTIAL)

9737 Chapman Ave.

Construct a new 6,200 square foot pad building at the Promenade Shopping Mall. The Building will have 4 tenant spaces that include: Chipotle, Blaze Pizza, and Wingstop.

7761 Garden Grove Blvd.

Construct a two-story addition to an existing 11,405 square foot medical clinic, Nhan Hoa Comprehensive Health Care Center.

2015 GARDEN GROVE ANNUAL REPORT
ON THE STATUS OF THE GENERAL PLAN

7191 Acacia Ave.

Construct a 3,760 square foot addition to an existing industrial building. The addition will hold a new machine used to manufacture parts for American Metal Bearing Company.

9472 Katella Ave.

Construct a 1,600 square foot multi-tenant commercial building on a property improved with an existing gas station and convenience market.

12502 Brookhurst St.

Construct a new 2,447 building on a lot with an existing 1,755 square foot medical building with site improvements, new parking lot, and new landscaping.

12381 Nelson St.

Construct 4 detached 2-story, single-family homes with unit and private street improvements. Also, Tentative Tract Map to subdivide 39,340 square foot property into 5 separate lots.

10721 Westminster Ave.

Construct a new 1,154 square foot addition to existing building currently used as a minor auto maintenance and auto sales business on site, includes office area and service bays.

CONDITIONAL USE PERMITS

Processed eight (8) Type 41 (On Sale, Beer & Wine, Public Eating Place) Licenses for new restaurants.

Processed three (3) Type 21 (Off-Sale, General) Licenses for new markets and convenience stores.

Processed two (2) Type 47 (On-Sale, Full Liquor) Licenses for restaurants, night club or bar.

CODE AMENDMENTS

Citywide.

Code amendment to establish standards and requirements pertaining to electronic changeable copy in signs, and to revise the existing monument sign regulations.

2015 GARDEN GROVE ANNUAL REPORT
ON THE STATUS OF THE GENERAL PLAN

Citywide.

Code Amendment to permit "Parking Facilities (For a fee) in the M-P zone, subject to a Conditional Use Permit.

12951 Main St.

Amend the Civic Center Mixed Use-2 Zone to allow art gallery/retail business to include a Tattoo Art Studio as a portion of the business.

9721 11th St.

Re-approve Site Plan and Variance to allow subdivision of 24,000 square foot lot into 4 single-family home parcels. Variance to deviate from 6,000 square foot minimum lot size width.

Citywide.

Code Amendment to allow the relocation of the existing billboards along the 22 freeway and be converted into a dual-faced electronic billboard, subject to special standards located at 11615 Cardinal Circle.

Citywide.

CC-1 (Civic Center Mixed Use-1) and AR (Adaptive Reuse) Zones amended to add current non permitted uses to Land Use chart, add definitions for new uses, allow parking at offsite locations further than 1500 feet from site, add more standards for conversion of single-family homes to commercial uses, add standards for outside eating areas, non-vehicular and vehicular vending, event space.

TIME EXTENSIONS

8372 Central Ave.

Time Extension 7: Rezone 34,533 square foot lot from R-3 to Residential PUD for small-lot subdivision of 8 lots, with Lot 8 as a common area, 3-acre lot to construct 7 detached SFR, TT Map for 8-lot subdivision for development.

GENERAL PLAN AMENDMENTS

12741 Main Street and 10882 Stanford Ave. (Jamboree Housing Corporation)

Develop 2.2 acres of United Methodist Church site with integrated Mixed Use project of 47 affordable housing apartments for low/very low income seniors and families. Project includes Lot Line Adjustment, Site Plan to construct 2 buildings, and a 3,000 square foot retail/commercial space, CUP for church

2015 GARDEN GROVE ANNUAL REPORT
ON THE STATUS OF THE GENERAL PLAN

operated preschool and HS program. Variance to reduce parking for church, preschool, and commercial space.

MIND MIXER COMMUNITY ONLINE FORUM / RE:IMAGINE DOWNTOWN

The Planning Division continues its efforts to bring together the community and to identify a sense of place and ownership and improve Garden Grove's Downtown by creating a Vision/Master Plan for the future.



Public Online Forum continued with Visions/Ideas in Action

- In 2014, the public was encouraged to continue sharing thoughts and visuals at www.reimaginedowntowngg.com. In the summer of 2014, the website received 43,973 page views and 6,166 visitors sharing 840 new ideas.



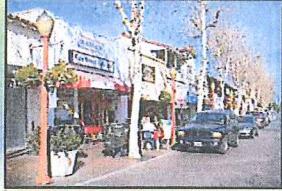
- July 2014, Saw "Ideas in Action": Permanent Public Art. The Girl Scout Cadettes from Garden Grove Troop 1224, pursued the Girl Scout Silver Award, by improving the look of downtown, one utility box at a time. The award is designed to give girls the chance to show leadership, organization, determination, and dedication to improving their community.

2015 GARDEN GROVE ANNUAL REPORT
ON THE STATUS OF THE GENERAL PLAN



- September 2014, Had the Main Street Logo Design Contest. The first place winner received \$200 cash and had their design placed on bollards along downtown Main Street. The winner was a student that attended school in Garden Grove.


Re:imagine
DOWNTOWN



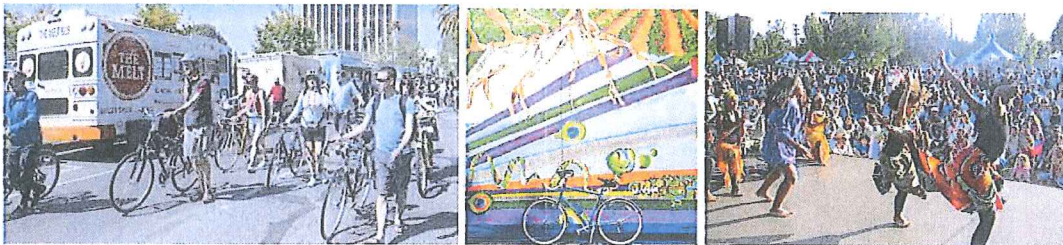
Design the New Logo for Historic Main Street and you could win \$200 Cash!

The City's ReImagine Downtown campaign and Garden Grove Main Street Commission proudly announce the Main Street Logo Design Contest. The first-place winner will receive \$200 cash, and have their design placed on bollards (concrete posts) along downtown Main Street.

Designs must measure 6" x 6" and represent the unique qualities of historic downtown Main Street. Participants need to live, work, or attend school in Garden Grove. Winners under 18 are required to have a legal parent or guardian accept any winnings on their behalf. Please submit files as a jpeg format photo by February 14, 2014, to the ReImagine Downtown website at <http://www.reimaginedowntowngg.com>.



- October 2014, Had the first ever Open Streets event to explore the downtown in a new way by biking, walking, skating & playing in car-free streets with food, music, art and performances.



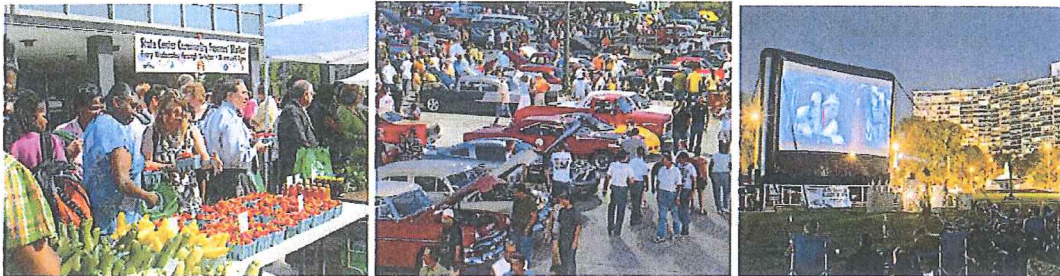
Re:Imagine goals (Short, Mid, Long) generated from 840 Ideas

- Winter 2014/2015, "Implementation Vision and Ideas" created for Short, Mid, and Long Term goals- decided by the community through interactive activity boards that were located in a Re:Imagine Booth at Open Streets 2014.

2015 GARDEN GROVE ANNUAL REPORT
ON THE STATUS OF THE GENERAL PLAN



- Short Term: Classic film night, free summer movie nights, live street music/car show night, enhance farmers market, create a bike sharing program, continue multiple open streets events, bicycle/pedestrian master plan, OCTA demonstration project.

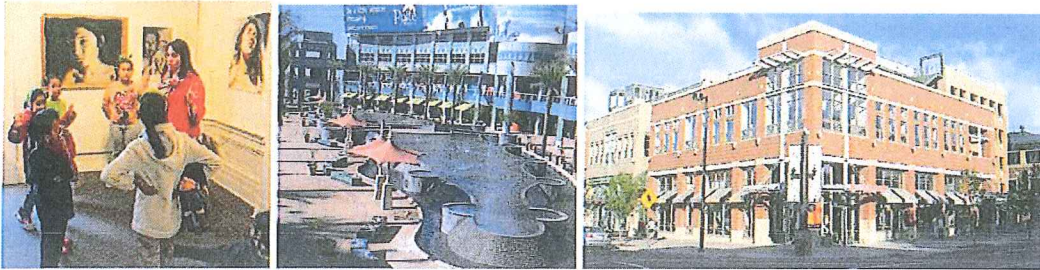


- Mid Term: Create branding for downtown, downtown improvement manager, adopt downtown landscape plan, enhance pedestrian use on Main Street, Vision/Idea for public gathering space, outdoor amphitheater, and identify sites for new retail & housing opportunity, market hall, enhance community garden, holiday art walk, bike racks, WiFi in the downtown.



- Long Term: Museum/gallery downtown anchor, culinary arts schools, splash pad/pond and art water feature, interactive art pieces for children, Main Street pocket parks, implement plan for public gathering space, themed bus shelters & kiosks, parking management plan, parking garages w/ retail storefronts, Main Street extension-North, East/West bridge connection, consider TOD adjacent to OCTA right-of-way, expand Civic Center Park by vacating Acacia Parkway from Euclid Street toward Civic Center Drive.

2015 GARDEN GROVE ANNUAL REPORT
ON THE STATUS OF THE GENERAL PLAN



- Although these visions, ideas and goals generated by the Re:Imagine Downtown outreach for the City's future downtown may take 20+ years to be fully established and completed, these developments together will generate more new jobs and annual tax revenue for the City and encourage visitors from outside the City to visit and buy in Garden Grove.

FEDERAL AND STATE GRANTS

Active Transportation Program Cycle 2 Grant (ATP):

- For the design and the construction of the "First Mile" of the OCTA bike and pedestrian path extension of the ROW from Downtown (Stanford and Nelson) to Brookhurst, submitted to Caltrans in early June 2015.



- City applied for \$1.9 million in funding
- Award announcements November 2015

2015 GARDEN GROVE ANNUAL REPORT
ON THE STATUS OF THE GENERAL PLAN

- The OCTA Regional Planning & Highways Committee is funding a portion of the projects that applied under the ATP Grant that the City applied for this past spring. Giving local cities additional points. 11 projects will get funded using the \$12 Million (and one partial funded).
- Project #4 includes the Garden Grove PE ROW project. Further approvals are needed by the OCTA Board, SCAG RC, and CTC, but assuming it goes well – we have some funding awarded to us that can be used toward our PE ROW project.

Alta Planning + Design (lead consultant) Bike and Pedestrian Master Plan:

- Sub consultants: Iteris Engineering and Community Arts Resources (CARS)
- Alta collected bike and pedestrian counts during National Bike Count Week (September 13-19) on our existing ridership and pedestrian use
- City staff and Volunteers were stationed at the major intersections that are also crossings in our ROW to take down the numbers that will be used for study.
- Public outreach at the 2015 Open Streets (10/10/15) Alta had 2 booths



- Alta and City Staff are gathering a Community Advisory Committee to help with the review and analysis of the document
- First draft plan anticipated in Summer 2016 & Staff and Alta will also have a Community Meeting to introduce the Plan to the public.
- Fall 2016 Final Plan for Council approval and adopt it as part of our General Plan.

SCAG campaign Tactical Urbanism Program:

- Planning Staff applied for a project we called "Pop-Up Garden Grove" which included temporary pop-up installations to promote the Bike and Pedestrian Master Plan and the Downtown Parking Study.



POp-Up gArDeN gRoVe

Temporary pop-up installations to promote the Bike and Pedestrian Master Plan (BPMP) and the Downtown Parking Study (DPS)
June 2015

- This includes street improvements such as vinyl striping of crosswalks and creating temporary traffic circles in busy intersections bringing “live” examples of potential improvements. (These were at Open Streets 2015)
- The pop up examples help the community understand the benefits staged around the Downtown and show a “cycle track” on the street and traffic calming measures.
- We were selected 1 out of 5 “eligible projects” located in the Orange County Region
- SCAG will be hosting this event with us in the Fall of 2016.
- Award will be approximately \$125,000 in funding.

Targeted Brownfields Assessment for the no cost soil testing of a portion of the OCTA Right-of-Way through EPA Grant that will be awarded early next year.

BUILDING PERMITS & INSPECTIONS

- Issued permits with a construction valuation of \$45.3 million.
- Responded to 11,438 inspection requests. Up from a previous count of 10,416.

BUILDING ABATEMENT

- Opened 383 new cases, and closed 250 cases. The primary type of cases center on an increase in single-family residences converted to multi-family use and non permitted additions and building alterations.
- A significant increase in cases requiring civil abatement prosecution with 4 cases requiring court-appointed receiverships to gain compliance.

2015 GARDEN GROVE ANNUAL REPORT
ON THE STATUS OF THE GENERAL PLAN

- Continued to work with the Neighborhood Improvement Committee, which focuses on improving specific neighborhoods on an annual basis.

GARDEN GROVE GALLERIA PROJECT (10080 & 10082 GARDEN GROVE BLVD.)

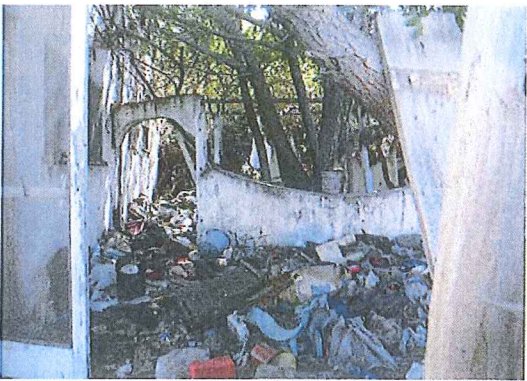
- A proposed eight story mixed-use building approved in 2005. Construction began April 2007 and due to economic reasons all construction ceased July 2009. Building permit expirations were extended over the next 2½ years expiring in September 2012.
- Over the last three years the project has been the center of litigation with the developer, the property owner, and the bank. Currently, the project consists of a steel-framed structure and a concrete parking structure.
- July 2013 the City issued a Notice and Order to demolish and remove the structure within one year. The "Notice" was appealed by Cathay Bank and subsequently upheld by the Board of Appeals.
- November 25, 2014, Cathay Bank, Hoag, and Tri-Millennium Homes entered into a draft agreement to progress toward developing the property.
- A determination by the City Council is expected in December on whether to enforce the Notice and Order for demolition or allow the project to continue.

11461 WESTMINSTER AVE & 13931 NEWHOPE ST. (RECEIVERSHIP CASES)

**BOTH PROPERTIES ARE ADJACENT TO EACH OTHER, WITH THE SAME PROPERTY OWNER

- Single-family residences, non-habitable and designated a public nuisance. Became homeless encampment with excessive accumulation of debris in the dwellings and all yard areas. Multiple fires created a public safety hazard. Complaints received by the City September 9, 2013 with regard to illegal structures used for habitation and substandard housing conditions. The property was inspected by warrant to verify life safety violations. The Notice and Orders to abate the violations went unheeded. Civil abatement prosecution is correcting the violations. Demolition of all structures by Receiver to be completed December 2015.
- Assistance from the City Attorney's office was requested to assist in gaining compliance. The joint inspection by the Building, Code Enforcement, Fire and Police departments was videotaped to present to Council.
- The intent was to gain voluntary compliance. Legal options available included court ordered "receivership" to correct the numerous life safety and substandard violations on the property.

2015 GARDEN GROVE ANNUAL REPORT
ON THE STATUS OF THE GENERAL PLAN



SECTION 8 MANAGEMENT ASSESSMENT PROGRAM (SEMAP)

- The Housing Authority scored 100 percent and earned the designation for a "High-Performance Agency" for the fiscal year 2014-2015 from the Department of Housing and Urban Development.

HOUSING AUTHORITY RENTAL VOUCHERS

- Assisted approximately 2300 low-income households through Section 8.
- Contacted over 500 applicants from the new wait list to schedule initial qualification interviews. Priorities were given to applicants who were Garden Grove residents with U.S. Veteran status or victims of domestic violence.

HOUSING PORTABILITY PROGRAM

- Administered an additional 300 tenants from other jurisdictions, mostly Santa Ana, through the Portability program.
- By fully administering tenants from Santa Ana, the Housing Authority earns approximately \$17,000 a month in administration fees.

HOUSING QUALITY STANDARDS & BUILDING & SAFETY CODES COMPLIANCE

- Conducted 427 initial and 3542 annual and follow-up inspections, and 45 special inspections to ensure that subsidized units meet Housing Quality Standards and Building and Safety Codes.

HOUSING FAMILY SELF-SUFFICIENCY PROGRAM

- All of the Family Self-Sufficiency graduates signed a contract and are required to successfully complete classroom training or job training, become independent of welfare cash aide (if applicable) and obtain suitable full-time employment based on their training, skills, and education. Through their training and education they increased their earning capacity, obtained improved employment and became independent of welfare cash aide. As an outcome, the Housing Authority pays fewer subsidies and the client pays more subsidies. In some cases, the clients no longer need housing assistance.
- Four participants of the Family Self-Sufficiency program successfully completed their 5-year contract.

NEIGHBORHOOD IMPROVEMENT PROGRAMS

Neighborhood Improvement oversees the Emergency Solutions Grant (ESG) program, which provides homeless prevention and intervention services, and the Community Development Block Grant (CDBG) program, which offers a variety of tools for public service grants and community improvement grants and projects. ESG and CDBG programs are funded by the U.S. Department of Housing and Urban Development (HUD).

ESG program funded the following organizations:

- Thomas House (\$41,875) to provide shelter and resources to 247 individuals from formerly homeless families in service-enriched transitional housing apartments.
- Women's Transitional Living Center (WTLC) (\$18,000) for essential services, homeless prevention, shelter, support services, substance abuse treatment and accessibility to other services for 288 survivors of family violence, including men, women, and their children.
- Interval House (\$62,714) to provide support services, homeless prevention and rapid re-housing to 257 victims of domestic violence.
- Mercy House (\$10,000) to provide emergency, temporary shelter, food, hygiene and other services to 70 homeless individuals.

CDBG funded the following organizations:

- Fair Housing Foundation (\$34,923) helped provide fair housing services to 429 individuals.
- Community SeniorServ, Inc. (\$20,000) to serve 649 Garden Grove seniors through daily hot lunches at the Senior Center and other congregate dining and delivered breakfast, hot lunch, and dinner every weekday.
- H. Louis Lake Senior Center (\$163,078) assisted the City to enhance services and provide meals to 711 individuals.

Additional Neighborhood Improvement Achievements:

- Provided funding for Tenant Based Rental Assistance for 62 low-income households.
- Code Enforcement addressed 3,336 complaints of violations of the Garden Grove Municipal Code.

General Plan Amendments

No General Plan Amendments processed in 2015

Housing Goals and Policies

- Conserve and improve the condition of the existing affordable housing stock;
- Assist in the development of housing for low- and moderate-income households;
- Identify adequate sites to encourage the development of a variety of types of housing for all income levels;
- Address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing; and
- Promote equal housing opportunities for all persons.

The City has developed the following 15 programs with the stated objectives:

Program 1: Housing Rehabilitation Grants

Objectives: 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.

Program 2: Code Enforcement

Objectives:

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 enforcement activities to reduce the incidences of zoning violations.

Proactively prevent violations through education and outreach of home improvement assistance.

Program 3: Multi-Family Acquisition and Rehabilitation

Objective: 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.

Program 4: Affordable Housing Construction

Objectives:

Affordable Housing

2015 GARDEN GROVE ANNUAL REPORT
ON THE STATUS OF THE GENERAL PLAN

Provide technical and financial (as available) assistance for the construction of 15 affordable units annually (90 units total) using a combination of US Department of Housing and Urban Development (HUD) and City funds to provide land cost write-downs 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.

Program 5: Rental Assistance

Objective: Provide rental assistance to 2,337 very low-income persons or households and pursue additional funding for the Section 8 program.

Program 6: Home Ownership Assistance

Objectives: 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.

Program 7: Preservation of Affordable Rental Housing

Objectives: Assist in the preservation of 528 affordable units at risk of converting to market rents by: Periodically monitor 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.

Program 8: Sites Inventory

Objectives: 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.

Program 9: Mixed-Use Development

Objectives: 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.

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.

Establish a protocol to annually monitor development interest, inquiries, and progress towards mixed use development and affordable housing creation. 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).

Program 10: Special Needs Housing

Objectives: 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.

2015 GARDEN GROVE ANNUAL REPORT
ON THE STATUS OF THE GENERAL PLAN

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.

Program 11: Parking Standards

Objectives: 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.

Program 12: Water and Sewer Service Providers

Objective: 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.

Program 13: Fair Housing Services

Objectives: 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.

Program 14: Homeless Housing Needs

Objectives: 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.

Program 15: Implementation and Community Engagement

Objective: 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). Or the intent to have it completed within 60 days of the deadline.

Use the Neighborhood Improvement and Conservation Commission as an avenue for public input on housing issues and housing element implementation.

Neighborhood Improvement & Conservation Commission: March 7, 2016

Planning Commission Date: April 21, 2016

City Council Date: May 2016 (TBD)

Conclusion

The General Plan continues to direct all land use decisions for the City and is a good guide for direction in our future development. The City continues to follow opportunities that meet the Garden Grove Community vision, which is to be a safe, attractive, and economically vibrant city with an informed and involved public. We are a diverse community that promotes our unique attributes and to preserves our residential character.