



GENERAL PLAN ANNUAL PROGRESS REPORT

City of Garden Grove
REPORTING YEAR 2023

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INTRODUCTION

Government Code Sections 65400 and 65700 require the City to submit an annual report on the status of the General Plan and progress in its implementation to the City Council, the Governor’s Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD) by April 1 of each year. Every year, the City of Garden Grove reviews the previous year’s actions, residential and non-residential development activity, and programs that work toward providing housing throughout the City, and prepares this report as a review of the activities undertaken to implement the General Plan. The report focuses on the calendar year of 2023. Projects approved, ordinances adopted, and programs implemented during this time are included in the report.

The City continues its process of updating the General Plan, which was last updated in 2022. More information about the General Plan is available at <https://ggcity.org/planning/general-plan> or by contacting the Planning Division at 714-741-5312.






The City is required by the State to prepare an Annual Progress Report that describes its status in implementing the Housing Element. The Annual Progress Report on the Housing Element includes: an annual residential development activity summary and the City’s progress in meeting its share of regional housing needs (i.e., applications, entitlements, permits, and certificates of occupancy); affordable housing activity related to rehabilitation, preservation, and acquisition; and actions taken towards furthering the implementation of housing element programs. Using the Planning Commission and City Council as an avenue, the City must provide opportunities for public discussion and input on housing issues and housing element implementation.

The programs and objectives of the Housing Element identify actions the City will take during the 2021-2029 planning period to advance the City’s progress in accommodating its share of regional housing need for each income level, address housing issues, and identify approaches to meet State law housing requirements. The programs outlined in the plan have been implemented in an effort to conserve and improve the conditions of 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 feasible, remove governmental constraints to the maintenance, improvement, and development of housing, and promote equal opportunities for all persons.


In addition, the City maintains a Development Project Update List, which is available on the Planning Division’s webpage at <https://ggcity.org/planning/development-projects-update-list>. The report is updated every quarter and includes all residential, commercial, and industrial projects that advance through the Community Development Department.

COMPLIANCE WITH GOVERNOR'S OFFICE OF PLANNING AND RESEARCH (OPR) GENERAL PLAN GUIDELINES

In 2008, The City of Garden Grove comprehensively updated the Garden Grove General Plan that included the following elements: Land Use, Circulation, Housing, Conservation, Parks, Recreation, and Open Space, Air Quality, Noise, Safety, Community Design, Infrastructure, Active Street Master Plan. In 2021, the City updated the Land Use Element, Housing Element, and Safety Element, and adopted a new Environmental Justice Element. The table below provides a summary of the City's compliance with OPR's General Plan Annual Progress Report Guidelines.

	Elements	Mandated by the State	Status	Notes
	Land Use	Yes	Compliant	In 2023, the Land Use Element was updated to ensure consistency with the updates adopted to the 2021-2029 Housing Element.
	Circulation	Yes	Compliant	In compliance with the State's requirements.
	Housing	Yes	Compliant	In 2023, the City Council adopted the latest updates to the Housing Elements, which were certified by HCD in December 2023.
	Conservation	Yes	Compliant	In compliance with the State's requirements.
	Parks, Recreation, and Open Space	Yes	Compliant	In compliance with the State's requirements.

	Air Quality	Yes	Compliant	In compliance with the State's requirements.
	Noise	Yes	Compliant	In compliance with the State's requirements.
	Safety	Yes	Compliant	In November 2021, the City adopted updates to the Safety Element to minimize further the risk of personal injury, loss of life, property damage, and environmental damage associated with natural and man-made hazards. The updates became effective in December 2021. The City began to implement the updates in 2022.
	Environmental Justice	Yes	Compliant	The City of Garden Grove incorporated an Environmental Justice Element to the City's General Plan in December 2021 in conjunction with updates of the Land Use, Housing, and Safety Element.
	Economic Development	No		The Economic Development Element is not a State-mandated element. The City has added this Element to its General Plan because the economic health of the City is important in order to maintain and improve the quality of life in the community. In 2021, the City updated The Economic Development Strategic Plan (EDSP), which prioritizes six (6) Economic Development goals to be undertaken over the next three years.
	Community Design	No		The Community Design Element is not a State-mandated element. This element aims to recognize and enhance design opportunities throughout Garden Grove that will improve the livability of the community through physical design

				considerations in public areas and encourage quality new development through appropriate development policies.
	Infrastructure	No		Although it is not a State-mandated element, the Infrastructure Element addresses the following support infrastructure systems: Water, Sewer, and Storm Drain throughout the City.

COMPLIANCE WITH STATE LAW REQUIREMENTS FOR THE ADMINISTRATION OF THE GENERAL PLAN

Environmental Justice

In 2016, Senate Bill 1000 amended California Government Code Section 63502 to require cities and counties with disadvantaged communities (DACs) to incorporate environmental justice (EJ) policies into their general plans. If a city, county, or city and county has a disadvantaged community, such as Garden Grove, then the environmental justice element, or related environmental justice goals, policies, and objectives integrated into other elements, are required. The City of Garden Grove incorporated an Environmental Justice Element into the City's General Plan in December 2021, to identify objectives and policies to reduce the unique or compounded health risks in disadvantaged communities by means that include, but are not limited to, the reduction of pollution exposure including the improvement of air quality—and the promotion of public facilities, healthy food access, safe and sanitary homes, and physical activity. The Environmental Justice Element also identifies objectives and policies to promote civil engagement in the public decision-making process that prioritizes improvements and programs that address the needs of disadvantaged communities.

Environmental justice seeks to correct long-standing and existing inequalities regarding pollution and health burdens that certain neighborhoods experience.

Environmental justice is grounded in principles of justice and fairness and focused on creating a society in which everyone can participate, prosper, and reach their full potential. Equitable outcomes come about when smart, intentional strategies are put in place to ensure that everyone can participate in, and benefit from, decisions that shape their neighborhoods and communities.

Military Lands and Facilities

There are no Military Lands or Facilities within Garden Grove city limits.

Consultation with Native American Tribes

The City of Garden Grove completes a full tribal consultation process consistent with State Law during the approval process for discretionary projects pursuant to Senate Bill 18 (SB 18) and Assembly Bill 52(AB 52).

GENERAL PLAN PROGRESS

In 2023, the City continued to implement the Garden Grove General Plan. The following sections demonstrate projects that implemented goals and policies of each element of the General Plan. The lists of projects included in each section are not meant to be exhaustive or all-inclusive.

<p>GENERAL PLAN AMENDMENT TO ACCOMMODATE RESIDENTIAL UNITS</p>
<p>HOUSING ELEMENT UPDATE (GPA-002-2023, A-037-2023): On October 10, 2023, City Council approved updates to the Adopted 2021-2029 Housing Element and an amendment to the Land Use Element. The focus of the General Plan and Zoning Map Amendments is to comply with State law provisions and resolve comments received from the California Department of Housing and Community Development (“HCD”) on the adopted 2021-2029 Housing Element, in order to obtain HCD certification of the City’s Housing Element.</p> <p>Status: Approved</p>

<p>MAJOR RESIDENTIAL DEVELOPMENT PROJECTS Approved Entitlements in 2023</p>
<p>9071-9091 LAMPSON AVENUE - LAMPSON SUBDIVISION (PUD-018-2022, SP-118-2022, TT-19232, and V-038-2022): On February 14, 2023, the City Council approved a request to construct a 13-unit small-lot subdivision project on an approximately 1.6-acre site.</p> <p>Status: Approved, under construction</p>
<p>12233-12239 CHOISSER ROAD – CHOISSER APARTMENTS (SP-120-2023 and Vesting PM-2021-206): On February 16, 2023, the Garden Grove Planning Commission approved a request to construct a six-story, 53 unit-residential apartment complex on a 0.66-acre site. The proposal includes six (6) affordable housing units, 5 units designated for “very low-income” households, and one unit designated for “low-income” households.</p> <p>Status: Approved, construction drawings under review</p>
<p>9691 BIXBY AVENUE - BIXBY APARTMENTS (SP-129-2023): On December 21, 2023, Garden Grove Planning Commission approved a request to construct a</p>

three-story, 27-unit residential apartment complex and associated site improvements on a 0.83-acre lot.

Status: Approved, construction drawings under review

12131 - 12222 TAMERLANE DR - ORCHARD GROVE APARTMENTS

In April 2023, the City Council approved a commitment of housing funds to American Housing Access (Developer) for implementation of substantial rehabilitation and reset of affordable housing covenants to 15 multi-family properties with a total of 78 apartment units, as known as Orchard Grove Apartments (formerly Tamerlane Apartments).

Status: Approved, developer has applied for Tax Credits and is anticipating a Reservation Award Letter in Summer 2024

Related Goals and Policies for Housing

1. Land Use Element:

- **Goal LU-3:** Higher-density residential development along major thoroughfares and in areas well served by public transit, retail and service businesses, public services, and public gathering places.
- **Policy LU-3.2:** Support development of multi-family housing that provides a diversity of densities, types, and prices that meet the needs of all household income levels.
- **LU-2.2:** Strive to provide a diverse mix of housing types, along with uniformly high standards of residential property maintenance to preserve residents' real estate values and their high quality of life.
- **LU-2.4:** Assure that the type and intensity of land use shall be consistent with that of the immediate neighborhood.
- **LU-IMP-2B:** New development shall be similar in scale to the adjoining residential neighborhood to preserve its character.
- **LU-4:** The City seeks to develop uses that are compatible with one another.

2. Housing Element:

- **GOAL H-1:** Preserve, maintain, and enhance housing and neighborhoods Citywide.
- **Policy H-1.3:** Housing Rehabilitation. Promote the rehabilitation of substandard and deteriorating housing, with a particular focus on improvement programs in neighborhoods with the greatest need.
- **Policy H-1.6:** Neighborhood Investments. Invest in neighborhoods that have aging and deteriorating housing and infrastructure, and support efforts to eliminate crime, graffiti, and deferred maintenance practices.
- **GOAL H-2:** Housing supply to accommodate housing needs at all affordability levels
- **H-3.7:** Encourage in-fill housing development that is compatible in character with established residential neighborhoods.
- **H.7:** Encourage in-fill housing development that is compatible in character with established residential neighborhoods.

3. Economic Development Element:

- **ED-IMP-1A:** Use City resources and assist the development community with available financial and economic incentives, where feasible.

MAJOR MIXED-USE DEVELOPMENT PROJECTS On-going

12801 BROOKHURST STREET - BROOKHURST PLACE

On June 2, 2023, the Brookhurst Place Phase II development broke ground. Phase II development will include up to 462 apartment homes; commercial and retail space; and option for a hotel. Upon completion, the 14-acre community project will include 700 new residential units and a one-acre park.

Status: Approved, construction drawings under review

Related Goals and Policies:

1. Land Use Element:

- **Policy LU-1.6:** Mixed Use should be designed to:
 - Create a pleasant walking environment to encourage pedestrian activity.
 - Create lively streetscapes, interesting urban spaces, and attractive landscaping.
 - Provide convenient shopping opportunities for residents close to their residence.
 - Integrate with surrounding uses to become a part of the neighborhood rather than an isolated project.
 - Use architectural elements or themes from the surrounding area, as appropriate.
 - Provide appropriate transition between land use designations to minimize neighbor compatibility conflicts.
- **Policy LU-1.7:** Encourage workplace development in close proximity to residences in areas designated as Mixed Use.
- **Goal LU-3:** Higher-density residential development along major thoroughfares and in areas well served by public transit, retail and service businesses, public services, and public gathering places.
- **Goal LU-5:** Economically viable, vital, and attractive commercial centers throughout the City that serve the needs of the community.
- **Policy LU-5.1:** Work with property owners of vacant commercially-zoned property to develop their sites into appropriate, economically viable projects.
- **Policy LU-4.3:** Allow for mixed-use development at varying intensities in Focus Areas as a means of revitalizing underutilized parcels.
- **Policy LU-4.6:** Where residential/commercial, or residential/industrial mixed use is permitted, ensure compatible integration of adjacent uses to minimize conflicts.
- **LU-IMP-1B:** Evaluate mixed-use projects to ensure that there is an adequate mix of uses on the site and in the area.

2. Housing Element:

- **Policy H-3.7:** In-fill Housing. Encourage in-fill housing development that is compatible in character with established residential neighborhoods.

3. Economic Development Element:

- **ED-IMP-1A:** Use City resources and assist the development community with available financial and economic incentives, where feasible.

10080 GARDEN GROVE BOULEVARD - GARDEN BROOK SENIOR VILLAGE

Construction and residential tenant occupancy of Garden Brook Senior Village by AMG & Associates was completed in 2023. This prominent 8-story development is comprised of 394 senior-living units (129 studio units, 219 one-bedroom units, and 46 two-bedroom units); community spaces that include an indoor fitness area, library room with multi-functional space, and two general-use community rooms; on-site laundry facilities; and a 12,938 square feet of ground-level commercial space.

Status: Completed Winter 2023

Related Goals and Policies:

1. Land Use Element:

- **Goal LU-3:** Higher-density residential development along major thoroughfares and in areas well served by public transit, retail and service businesses, public services, and public gathering places.
- **Goal LU-5:** Economically viable, vital, and attractive commercial centers throughout the City that serve the needs of the community.
- **Policy LU-5.1:** Work with property owners of vacant commercially-zoned property to develop their sites into appropriate, economically viable projects.
- **Policy LU-4.3:** Allow for mixed-use development at varying intensities in Focus Areas as a means of revitalizing underutilized parcels.
- **Policy LU-4.6:** Where residential/commercial, or residential/industrial mixed use, is permitted, ensure compatible integration of adjacent uses to minimize conflicts.

2. Economic Development Element:

- **ED-IMP-1A:** Use City resources and assist the development community with available financial and economic incentives, where feasible.

3. Housing Element:

- **GOAL H-2:** Housing supply to accommodate housing needs at all affordability levels
- **Policy H-2.1:** Expanding Affordable Housing. Preserve and expand the City's supply of affordable rental and ownership housing for lower-income households.
- **Policy H-2.2:** Rental Assistance. Continue to provide rental assistance to lower-income, cost-burdened households.

- **GOAL H-5:** An environment in which all people have fair and equal access to the housing of their choice.
- **Policy H-5.4:** Equitable Housing. Encourage investments and the siting of new housing in an equitable and fair manner that prevents discrimination, overcomes pattern of segregation, avoids concentrations of lower-income households, addresses pollution burdens, and fosters inclusive communities.
- **Policy H-5.5:** Special Housing Needs Accessibility. Broaden the accessibility and availability of housing to special needs residents such as the homeless, disabled, developmentally disabled, elderly, large households, families with children, and female-headed households.

NON-HOUSING MAJOR DEVELOPMENT PROJECTS

Approved Entitlements in 2023

12692 GARDEN GROVE BOULEVARD (SP-121-2023, V-039-2023): On March 02, 2023, the Planning Commission approved a request to construct a new 6,694 square foot one-story office building on the vacant and unimproved portion of a 1.09-acre property.

Status: Approved, construction drawings under review

Related Goals and Policies:

1. Land Use Element:

- **Policy LU-2.4:** Assure that the type and intensity of land use are consistent with those of the immediate neighborhood.
- **Goal LU-4:** Uses compatible with one another.
- **Policy LU-5.1:** Work with property owners of vacant commercially-zoned property to develop their sites into appropriate, economically viable projects.
- **Goal LU-6:** Revitalization of aging, underused, or deteriorated commercial corridors, centers, and properties.

2. Economic Development Element:

- **ED-IMP-3B:** Focus on upgrading dilapidated centers in order to encourage new or expanding businesses to relocate to these areas.

3. Infrastructure Element:

- **Goal INFR-4:** The City is committed to improved water quality resulting from storm and urban water run-off from existing and future development.

4. Community Design Element:

- **Policy CD-3.2:** Create gateways that not only identify an area, but portray the character of the area.
- **Goal CD-4:** Create comfortable and safe corridors that accommodate all modes of transportation.

7390-7440 LINCOLN WAY (SP-122-2023, PM-2022-167): On February 16, 2023, Planning Commission approved a request to construct a new 88,164 square-foot shell industrial building and a new 29,950 square-foot industrial building.

Status: Project under construction

Related Goals and Policies:

1. Land Use Element:

- **Goal LU-1:** The City of Garden Grove is a well-planned community with sufficient land uses and intensities to meet the needs of anticipated growth and achieve the community's vision.
- **Policy LU-2.4:** Assure that the type and intensity of land use are consistent with those of the immediate neighborhood.
- **Goal LU-4:** The City seeks to develop uses that are compatible with one another. The proposed industrial building is located in an area with existing industrial and office uses.
- **Policy LU-4.4:** Avoid intrusion of non-residential uses incompatible with established residential neighborhoods.
- **Policy LU-4.5:** Require that the commercial and industrial developments adjoining residential uses be adequately screened and buffered from residential areas.
- **Goal LU-7:** Industrial areas that contribute in terms of jobs and the economic impacts they provide.
- **Policy LU-7.3:** Monitor the appearance of industrial properties to prevent areas of decline by requiring improved maintenance or rehabilitation, as necessary.

2. Community Design Element:

- **Policy CD-1.1:** Enhance the positive qualities that give residential, commercial, and industrial areas their unique identities, while also allowing flexibility for innovative design.
- **Policy CD-7.1:** Encourage future development and redevelopment projects to reinforce district scale, identity, and urban form.

13091 HARBOR BOULEVARD (SP-125-2023): On July 6, 2023, Planning Commission approved a request for the addition of a 927 square-foot patio dining area to an existing restaurant.

Status: Approved, construction drawings under review.

Related Goals and Policies:

1. Land Use Element:

- **Policy LU-1.4:** Encourage a wide variety of retail and commercial services such as restaurants and cultural arts/entertainment, in appropriate locations.
- **Goal LU-4:** The City seeks to develop uses that are compatible with one another.

2. Economic Development Element:

- **Goal ED-2:** The City must attract new businesses, while supporting and assisting those already located within Garden Grove.

3. Safety Element:

- **SAF-IMP-2C:** Involve law enforcement agencies in the design and planning phases of ABC licensed establishments to reduce design elements that conceal or encourage criminal activity.

11236 DALE STREET (SP-132-2023): On December 07, 2023, Planning Commission approved a request to construct an approximately 7,430 square foot, two-story, multi-purpose building on an existing church site, True Jesus Church.

Status: Approved, construction drawings under review

Related Goals and Policies:

1. Land Use Element:

- **Goal LU-1:** The City of Garden Grove is a well-planned community with sufficient land uses and intensities to meet the needs of anticipated growth and achieve the community's vision.
- **Policy LU-2.4:** Assure that the type and intensity of land use shall be consistent with that of the immediate neighborhood.
- **Policy LU-4.5:** Require that the commercial and industrial developments adjoining residential uses be adequately screened and buffered from residential areas.

2. Economic Development Element:

- **Goal ED-2:** The City must attract new businesses while supporting and assisting those already located within Garden Grove.

CITY WIDE (A-038-2023): On November 28, 2023, the City Council adopted an ordinance implementing zoning text amendments to Title 9 (Land Use) of the Garden Grove Municipal Code pertaining to retail sale by delivery of medicinal cannabis, and development standards for mechanical equipment, maximum hardscape coverage within front yard setbacks, and substitute landscaping.

Status: Approved and Implemented

Related Goals and Policies:

1. Land Use Element:

- **Goal LU-2:** Stable, well-maintained residential neighborhoods in Garden Grove.

- **Policy LU-2.2:** Strive to provide a diverse mix of housing types, along with uniformly high standards of residential property maintenance to preserve residents' real estate values and their high quality of life.
- **LU-IMP-2A:** Continue to monitor maintenance standards in neighborhoods to maintain high standards of appearance and stability in the neighborhood.
- **Goal LU-18:** Preservation of City quality and character through compliance with relevant codes and regulations.
- **Policy LU-18.1:** Review the Zoning Code and determine which sections are outdated to meet current trends, regulations, adopted community visions, and the General Plan 2030 land use designations, and revise as necessary.

2. Community Design Element:

- **Goal CD-1:** Create a positive and distinctive City image by protecting historic resources, and by strengthening the positive qualities of the City's overall image and neighborhood identity.
- **CD-IMP-8A:** Amend the City's Zoning Code to incorporate development standards.

3. Conservation Element:

- **CON-IMP-1C:** Promote site appropriate, low-water-use, and drought tolerant native plants City-wide.

OTHER MAJOR PROJECTS

STREET REHABILITATION PROJECTS: In 2023, the City rehabilitated various streets throughout the City including the following: Garden Grove Boulevard (from Harbor Boulevard to Fairview Street), Chapman Avenue (from Springdale Street to Western Avenue); Lampson Avenue (from Harbor Boulevard to Haster Street); Chapman Avenue (from Nelson Street to 9th Street); Mcfadden Avenue (from Ward Street to 600 East); Hazard Avenue (from Bushard Street to Ward Street) – a cooperative Project with City of Westminster; Mays Avenue (from Yockey Street to Magnolia Street); and Newland Street (from Trask Avenue to Garden Grove Boulevard).

Each project had varying issues surrounding rehabilitation needs and these were addressed with different measures to properly manage the unique circumstances of each street, which involved some of the following elements: street section removal and replacement (dig outs), cold milling, asphalt paving, asphalt rubber and aggregate membrane (ARAM) and slurry seal. Concrete rehabilitation included repair of damaged sidewalk, curb and gutter, cross gutter, catch basin, median curb and handicap access ramps. Other improvements included restoration of traffic signing, striping, pavement markers, and reestablishment of centerline ties and monuments.

In addition to major streets, approximately 50 residential streets were also rehabbed with new asphalt treatment.

Status: Completed

Related Goals and Policies:

1. Circulation Element:

- **Goal CIR-2:** Improved traffic flows along the Garden Grove Freeway, as well as improved access along the Freeway, within the City of Garden Grove.
- **Goal CIR-9:** Improved aesthetic quality and maintenance of arterial highways and local roadways.

2. Environmental Justice Element:

- **Policy EJ-2.5:** Neighborhood Cleanup. Support programs and organizations that assist in cleaning up residential neighborhoods, including litter, trash, and graffiti removal.

TRAFFIC IMPROVEMENTS PROJECTS: In addition to the Street Rehabilitation projects, the City Public Works Department completed several traffic improvement projects that include:

- Traffic signal installation and modifications at various intersections including, but not limited to, Chapman Avenue/Lamplighter Street intersection, Euclid Street/Stanford Avenue intersection, Garden Grove Boulevard/Casa Linda Lane intersection, Garden Grove Boulevard/Gilbert Street intersection, Harbor Boulevard/Twintree Lane intersection, and Brookhurst Street/Stanford Avenue intersection.
- Traffic signal installation and modifications & speed radar feedback signs at various intersections including, but not limited to, Trask Avenue/Roxey Drive intersection, and Trask Avenue/Newland Street intersection.
- Garden Grove Boulevard Traffic Signal Synchronization Project (TSSP): The project involved installing traffic signal cabinets, controllers, video detection systems, CCTV cameras and implementing new timing to synchronize traffic signals along the Garden Grove Boulevard corridor. The City has 19 traffic signals on the corridor. As a part of this project, a new video wall in the Traffic Management Center was installed.

Status: Completed

Related Goals and Policies:

1. Circulation Element:

- **Goal CIR-2:** Improved traffic flows along the Garden Grove Freeway, as well as improved access along the Freeway, within the City of Garden Grove.

- **Policy CIR-3.4:** Prioritize circulation improvements that enhance through- traffic flow on Major, Modified Major, Primary, and Secondary Arterials that provide parallel routes to residential streets, in order to reduce through-traffic during peak commute periods.

CALTRANS BICYCLE CORRIDOR IMPROVEMENT PROGRAM PHASE 4 (AWARDED 2018): The City was awarded \$1.4 million in Bicycle Corridor Improvement Program (BCIP) funding for bicycle and pedestrian projects that reduce traffic congestion and improve air-quality under the Department of Transportation (DOT). This grant provides resources to improve the on-street bicycle infrastructure by 75%. The project scope incorporates 15 miles of new and improved bike lanes located along five (5) corridors: Brookhurst Street, West Street, Gilbert Street, Chapman Avenue, and Lampson Avenue. Phase 1: Environmental completed in 2019. Phase 2: Design and Engineering completed in 2020. Phase 3: Right-of-Way (ROW) certification. In 2023, the City implemented Phase 4: Construction of the bike lanes, which is anticipated to be completed in January 2024.

Status: Implemented

Related Goals and Policies:

1. Circulation Element:

- **Goal CIR-5:** Increased awareness and use of alternate forms of transportation generated in, and traveling through, the City of Garden Grove.
- **Policy CIR-6.1:** Continue to implement an updated Master Plan of Bikeways and its amendments.
- **Policy CIR-6.4:** Continue to pursue and monitor funding sources for bikeway facilities.

2. Environmental Justice Element:

- **Policy EJ-2.1:** Equitable Public Improvements. Provide equitable public improvements and community facilities to all areas of Garden Grove.

NEW SIDEWALK CLEAN UP PROGRAM: In 2023, the City implemented a new program to clean and clear sidewalks throughout the City including homeless encampment clean-ups.

Status: Implemented

Related Goals and Policies:

1. Environmental Justice Element:

- **Policy EJ-2.4:** Pedestrian Street Improvements. Enhance sidewalks and crosswalks to create safe walking conditions and easy access to public amenities and transit stops within disadvantaged communities and pedestrian priority areas.
- **Policy EJ-2.5:** Neighborhood Cleanup. Support programs and organizations that assist in cleaning up residential neighborhoods, including litter, trash, and graffiti removal.
- **ENV-IMP 2D:** Support conducting neighborhood clean-up programs, including volunteer programs.

ORGANICS RECYCLING

On July 1, 2022, an amended agreement with the City's trash disposal company, Republic Services, went into effect to address various recycling mandates from the state, including Senate Bill (SB) 1383, which requires the diversion of organic waste (yard waste and food waste) from the landfills along with changes to traditional recycling.

The SB 1383 residential organics program began on September 1, 2022, and the automatic enrollment program for commercial properties began in April of 2023.

The City developed a comprehensive, public education and outreach program, including community meetings, multi-lingual newsletters and press releases, to provide information related to the State-mandated Organics Recycling program and SB 1383 mandates to the community.

In addition to the SB 1383 recycling changes, the Agreement also included enhanced services for Garden Grove residents, which were also implemented in FY 2022-23, such as:

- Expansion of the bulky item pick-up program to residents of multi-family housing
- Pro-active alley clean-up program
- Community clean-up programs
- Increased bus stop trash receptacle placement and service
- Introduction of a sharps collection program
- SB 1383 services at City facilities

Status: Implemented

Related Goals and Policies:

1. Conservation Element:

- **Goal CON-3:** Reduce total waste diverted to treatment or disposal at the waste source and through re-use and recycling.
- **CON-IMP-3D:** Encourage the use of recycled or rapidly renewable materials, and building re-use and renovation over new construction, where feasible.

2. Environmental Justice Element:

- **ENV-IMP 1B:** Consult with the California Department of Environmental Protection Agency and the U.S. Environmental Protection Agency to implement State and federal laws on clean air, clean water, hazardous waste and materials, solid waste, and toxic and hazardous substances.

URBAN AND COMMUNITY FORESTRY GRANT PROGRAM

In 2023, the City continued its efforts to implement the Urban Forest Management Plan that was adopted in June 2021. The City designed and installed ten (10) informational signs for the species of trees planted throughout the Medal of Honor Bike and Pedestrian Trail during fiscal year 2022-23.

Status: Final inspection was completed in April 2023

Related Goals and Policies:

1. Environmental Justice Element:

- **ENV-IMP 2C:** Implement the Urban Forest Management Plan, including the preparation of a comprehensive tree planting plan.

2. Safety Element:

- **SAF-IMP 10C:** Maintain the City's urban forest while expanding efforts to plant additional trees, gardens, and vegetation within neighborhood and areas with minimal tree canopies.

WOODBURY PARK (13800 ROSITA PLACE)

In Fall 2022, the City of Garden Grove Community Services Department awarded a contract to David Volz Design Landscape Architects to complete the design and construction plans for the revitalization and expansion of Woodbury Park, located at 13800 Rosita Place. The project includes the renovation and expansion of the park, in which the design of the improvements were partially based on feedback received from residents through various community meetings. Included in the remodel of the park is the installation of a new walking trail, outdoor fitness equipment, a recreational swimming pool, two playground areas, picnic shelters, a skate plaza, basketball courts, lighting, restrooms, and a parking lot. In November 2023, the City hosted a community meeting to present the revitalization and expansion project plan for the Woodbury Park to the residents.

Status: Implemented

Related Goals and Policies:

1. Parks, Recreation and Open Space Element:

- **PRK-IMP-1C:** When and where possible, consider the potential for additional parks or recreation facilities on public or private sites that can support a recreational activity such as vacant large buildings, undeveloped industrial properties, and/or existing underutilized parcels.
- **Goal PRK-3:** Well-maintained and improved recreational parkland and facilities, both indoor and outdoor, provide the community with increased facility usage, along with encouraging healthy lifestyles and a sense of community pride in City-wide facilities.
- **Policy PRK-3.1:** Inventory existing parks and recreation facilities to determine rehabilitation needs through a periodic monitoring program, and establish the priority list for facility maintenance and/or rehabilitation.

2. Environmental Justice Element:

- **Policy EJ-2.7:** Park Improvements. Pursue park improvements at established park and recreational facilities with new and improved amenities that meet the needs of the community.

COMMUNITY EMERGENCY RESPONSE TEAM (C.E.R.T.)

In February of 2023, the City of Garden Grove’s Community Emergency Response Team (CERT) hosted a free 20-hour workshop to train Garden Grove residents to prepare for, and recover from, disasters, as well as learn various life-saving skills. Training included basic disaster response skills, such as fire safety, light search and rescue, team organization, and disaster medical operations.

Status: Completed

Related Goals and Policies:

1. Environmental Justice Element:

- **GOAL EJ-4:** Increased civic engagement and community outreach, with inclusive and transparent strategies that reflect the Garden Grove community.
- **Policy EJ-4.1:** Civic Engagement. Support an equitable, transparent, and comprehensive approach to civic engagement and public outreach on all aspects of City governance and delivery of services.
- **Policy EJ-4.2:** Diverse Communication. Utilize traditional and digital forms of communication in multiple languages to solicit feedback on policy decisions and major development projects.

2. Safety Element:

- **Goal SAF-10:** A robust, climate-responsive community prepared to anticipate, adapt to, and mitigate impacts stemming from climate change.

COTTAGE INDUSTRIES

In the past year, Cottage Industries has made significant progress in bringing the project to completion. Two off-site parking lots and murals on the walls have been constructed. The Community Garden is open and taking applications for garden boxes.

Status: The developer is finalizing tenant mix with an anticipated opening early 2024

Related Goals and Policies:

1. Land Use Element:

- **Goal LU-5:** Economically viable, vital, and attractive commercial centers throughout the City that serve the needs of the community.
- **Policy LU-5.1:** Work with property owners of vacant commercially zoned property to develop their sites into appropriate, economically viable projects.

2. Economic Development Element:

- **Goal ED-2:** The City must attract new businesses, while supporting and assisting those already located within Garden Grove.
- **Policy ED-2.1:** Support a business-friendly environment for new businesses to locate, and existing businesses to flourish.

HOME2 SUITES BY HILTON

In June 2019, the BN Group (Developer) broke ground on a five-story Home2 Suites by Hilton. The Home2 Suites is the first new hotel development to be located south of the 22 Freeway, with 124 hotel rooms, 100 parking spaces, a fitness room, and a pool. The hotel is projected to generate \$500,000 in hotel tax and will create 50 jobs.

Status: Completed in Fall 2023

Related Goals and Policies:

1. Land Use Element:

- **Goal LU-9:** Creation of a tourism- and entertainment-related destination area that will benefit all residents, businesses, and visitors.
- **Policy LU-9.6:** Locate tourist- or entertainment-related uses with adequate access to freeways or major arterials to encourage both local and regional patronage.
- **LU-IMP-9A:** Target future sites for hotels and other tourist-serving uses within International West.

2. Economic Development Element:

- **Goal ED-1:** Opportunities for development of tourism-related businesses shall be enhanced.
- **Policy ED-1.1:** Continue to encourage the development and expansion of hotel facilities in key corridors of the City (i.e., Harbor Boulevard).

CENTRAL CITIES NAVIGATION CENTER (13871 WEST STREET)

In alignment with the Comprehensive Strategic Plan to Address Homelessness (CSPAH), the Central Cities Navigation Center (CCNC) has emerged as a paramount collaborative endeavor between the cities of Garden Grove, Fountain Valley, and Westminster. The CCNC will serve as a transitional and emergency facility, offering crucial supportive services to individuals experiencing homelessness.

The project implemented the Implementing Program 19: Homeless Housing Needs of the General Plan Housing Element, which is intended to address homelessness in the community. The program's objectives include, but not limited to:

- 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).
- Continue to support local organizations that provide emergency resources and provide opportunities for service expansion.
- Continue to participate in regional efforts to address homelessness, and support additional bridge housing, access centers, and other homeless services offered in the region.
- Continue to allow emergency shelters as a permitted use (by right) in the Emergency Shelter Housing Overlay Zone within the Light Industrial (M-1) zone, subject to those conditions and standards consistent with State law. As part of the annual General Plan report, identify any new shelters that have been constructed in the City.

Status: The CCNC construction commenced in June 2023 and is anticipated to be completed in June 2024

Related Goals and Policies:

1. Land Use Element:

- **Policy LU-1.1:** Identify appropriate locations for residential and non-residential development to accommodate growth through the year 2030 on the Land Use Diagram.
- **Policy LU-2.4:** Assure that the type and intensity of land use shall be consistent with that of the immediate neighborhood.

2. Housing Element:

- **Policy H-3.5:** Special Housing Needs. Encourage both the private and public sectors to produce or assist in the production of housing, with emphasis on housing affordable to persons with disabilities, the elderly, large families, female-headed households with children, and people experiencing homelessness.
- **Policy H-5.5:** Special Housing Needs Accessibility. Broaden the accessibility and availability of housing to special needs residents such as the homeless, disabled, developmentally disabled, elderly, large households, families with children, and female-headed households.

CIVIC CENTER REVITALIZATION PROJECT (11261-11301 ACACIA PARKWAY)

In August 2023, a development team was selected to design, build, and finance the Garden Grove Civic Center Revitalization project, which include the construction of a new Garden Grove Police Department public safety facility, parking structure, and new park.

Throughout 2023, City Staff and Placeworks continued community outreach efforts.

The City's project webpage and various social media platforms were regularly updated with information, presentations, flyers, resources, and news, which allowed the community to stay connected and informed. Pop-up booths were provided at twelve (12) community events throughout the year, which included the Concerts in the Park, Movies in the Park, GGPD National Night Out, Winter in the Grove, and other City events. In December 2023, the City hosted an open house to update the community on this project.

In December 21, 2023, the City approved a Conditional Use Permit authorizing the construction and operation of a new police headquarters, which includes demolition of the existing police headquarters, construction of a new police headquarters building of up to 104,400 square feet to accommodate up to 221 police officers, construction of a new parking structure with up to 448 spaces, and construction of a new approximately 2.8-acre park within the City's Civic Center Area.

Status: Implemented

Related Goals and Policies:

1. Land Use Element:

- **Goal LU—1:** The City of Garden Grove is a well-planned community with sufficient land uses and intensities to meet the needs of anticipated growth and achieve the community's vision.
- **Policy LU-2.1:** Protect residential areas from the effects of potentially incompatible uses.

- **Policy LU-2.4:** Assure that the type and intensity of land use are consistent with those of the immediate neighborhood.
- **Policy LU-2.6:** Ensure that every neighborhood has a unique community image that is incorporated and reflected in public facilities, streetscapes, signage, and entryways proposed for each neighborhood.
- **Goal LU-4:** Uses compatible with one another. The Garden Grove Civic Center currently features a mixture of primarily residential and civic/institutional uses, including the existing GGPD police station.
- **Goal LU-11:** Restoration of the Civic Center as the heart of the City.
- **Policy LU-11.1:** Maintain and enhance the centralized public function of the Civic Center.

2. Safety Element:

- **SAF-IMP-1E:** The Police Department will continue to conduct annual needs assessments of police facilities, equipment and personnel to plan and ensure that future.
- **Goal SAF-2:** Crime reduction can be achieved through public facility and infrastructure improvements and the use of crime reducing design techniques.

3. Community Design Element:

- **Policy CD-4.5:** Encourage new public and private parking facilities to meet aesthetic and functional standards beneficial to the urban environment.
- **Goal CD-5:** Landmarks contribute to the character and image of Garden Grove.
- **Policy CD-5.1:** Preserve existing landmarks and encourage the creation of new buildings and monuments that will function as neighborhood and district landmarks.
- **CD-IMP-5B:** Encourage new development to create new landmarks for the community.

3. Circulation Element:

- **Goal CIR-7:** Adequate access to appropriate parking areas within the City.

ADDITIONAL CITY REPORTS

Budget and Financial Reports: <https://ggcity.org/finance/budget-and-financial-reports>

Performance Report: <https://ggcity.org/docs/Performance-Report>

Active Streets Master Plan: <https://ggcity.org/sites/default/files/active-streets-master-plan-web.pdf>

Parks, Recreation & Facilities Master Plan: <https://ggcity.org/sites/default/files/PRF-Master-Plan.pdf>

CONCLUSION

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

Planning Commission Date: February 15, 2024

City Council Date: March 12, 2024



A G E N D A

GARDEN GROVE PLANNING COMMISSION

FEBRUARY 15, 2024 - 7:00 PM

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE

Meeting Assistance: Any person requiring auxiliary aids and services, due to a disability, to address the Planning Commission, should contact the Department of Community & Economic Development at (714) 741-5312 or email planning@ggcity.org 72 hours prior to the meeting to arrange for special accommodations. (Government Code §5494.3.2).

Agenda Item Descriptions: Are intended to give a brief, general description of the item. The Planning Commission may take legislative action deemed appropriate with respect to the item and is not limited to the recommended action indicated in staff reports or the agenda.

Documents/Writings: Any revised or additional documents/writings related to an item on the agenda distributed to all or a majority of the Planning Commission within 72 hours of a meeting, are made available for public inspection at the same time (1) in the Planning Services Division Office at 11222 Acacia Parkway, Garden Grove, CA 92840, during normal business hours; and (1) at the Community Meeting Center at the time of the meeting.

Public Comments: Members of the public who attend the meeting in-person and would like to address the Planning Commission are requested to complete a yellow speaker card indicating their name and address, and identifying the subject matter they wish to address. This card should be given to the Recording Secretary before the meeting begins. General comments are made during "Oral Communications" and are limited to three (3) minutes and to matters the Planning Commission has jurisdiction over. Persons wishing to address the Planning Commission regarding a Public Hearing matter will be called to the podium at the time the matter is being considered. Members of the public who wish to comment on matters before the Commission, in lieu of doing so in person, may submit comments by emailing public-comment@ggcity.org no later than 3:00 p.m. the day of the meeting. The comments will be provided to the Commission as part of the meeting record.

PLEASE SILENCE YOUR CELL PHONES DURING THE MEETING.

REGULAR MEETING AGENDA

ROLL CALL: CHAIR LINDSAY, VICE CHAIR CUNNINGHAM
COMMISSIONERS ARBGAST, CUEVA, LARICCHIA, PAREDES,
RAMIREZ

PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA

- A. SELECTION OF CHAIR AND VICE CHAIR
- B. ORAL COMMUNICATIONS - PUBLIC
- C. APPROVAL OF MINUTES – [December 21, 2023](#)
- D. PUBLIC HEARING(S) (Authorization for the Chair to execute Resolution shall be included in the motion.)

D.1. [SITE PLAN NO. SP-133-2024](#)
[VARIANCE NO. V-041-2024](#)

APPLICANT: PMDG, INC. (VANDANA KELKAR)

LOCATION: SOUTH SIDE OF CHAPMAN AVENUE, EAST OF HARBOR BOULEVARD, AT 12542 CHAPMAN AVENUE

REQUEST: A request for Site Plan approval to construct a 1,977 square foot restaurant pad building with a drive-thru lane, along with associated site improvements. Also, a request for Variance approval to deviate from the minimum 180'-0" lot frontage and 50,000 square foot lot size requirements for the Harbor Corridor Specific Plan – Tourist Commercial "B" (HCSP-TCB) zone. The existing 1,785 square foot building will be demolished to facilitate the proposed project. In conjunction with the request, the Planning Commission will also consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 – New Construction or Conversion of Small Structures – of the State CEQA Guidelines.

STAFF RECOMMENDATION: Approval of Site Plan No. SP-133-2024 and Variance No. V-041-2024, pursuant to the recommended Conditions of Approval.

D.2. [TENTATIVE PARCEL MAP NO. PM-2020-174 \(REINSTATEMENT 2024\)](#)

APPLICANT: SVAP II CHAPMAN, LLC

LOCATION: SOUTH SIDE OF CHAPMAN AVENUE, WEST OF BROOKHURST STREET, AT 9852 CHAPMAN AVENUE

REQUEST: A request to reinstate the approval of Tentative Parcel Map No. PM-2020-174 to subdivide a 7.03-acre (306,411 square feet) property into two (2) parcels to create a new 0.45-acre (19,459 square feet) parcel for a drive-thru restaurant pad building at the Pavilion Plaza West shopping center. The City of Garden Grove Planning Commission previously approved Tentative Parcel Map No. PM-2020-174 on February 18, 2021 in conjunction with Site Plan No. SP-096-2021, Conditional Use Permit No. CUP-200-2021, and Variance, No. V-032-2021, which facilitated the construction of the Pavilion Plaza West shopping center. The site is in the NMU (Neighborhood Mixed Use) zone. No changes to the previously approved project are proposed.

In conjunction with this request, the City of Garden Grove Planning Commission will also consider a

determination that the potential environmental impacts of the project were analyzed in the Mitigated Negative Declaration for the project adopted by the Planning Commission on February 18, 2021 and that no further environmental review pursuant to the California Environmental Quality Act (CEQA) is required pursuant to Section 21166 of the Public Resources Code and Section 15162 of the CEQA Guidelines.

STAFF RECOMMENDATION: Approval of Tentative Parcel Map No. PM-2020-174 (REINSTATEMENT 2024).

E. ITEM FOR CONSIDERATION

E.1. [ACKNOWLEDGEMENT OF THE 2023 ANNUAL PROGRESS REPORT ON THE STATUS OF THE GENERAL PLAN AND HOUSING ELEMENT](#)

F. MATTERS FROM COMMISSIONERS

G. MATTERS FROM STAFF

H. ADJOURNMENT

Data is auto-populated based on data entered in Tables A, A2, C, and D

Jurisdiction	Garden Grove	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	10/15/2021 - 10/15/2029

Building Permits Issued by Affordability Summary		
Income Level	Current Year	
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		428
Total Units		428

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

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	0	0
Single-family Detached	13	23	27
2 to 4 units per structure	0	0	0
5+ units per structure	80	0	394
Accessory Dwelling Unit	0	405	363
Mobile/Manufactured Home	0	0	0
Total	93	428	784

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	428	428
Not Indicated as Infill	0	0

Housing Applications Summary	
Total Housing Applications Submitted:	320
Number of Proposed Units in All Applications Received:	339
Total Housing Units Approved:	339
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions - Applications	
Number of SB 35 Streamlining Applications	0
Number of SB 35 Streamlining Applications Approved	0

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	4	4
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 35 (2017)	0	0

Ministerial and Discretionary Applications	# of Applications	Units
Ministerial	319	319
Discretionary	1	20

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	1
Number of Units in Applications Submitted Requesting a Density Bonus	20
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	25
Sites Rezoned to Accommodate the RHNA	0

Cells in grey contain auto-calculation formulas

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier		Affordability by Household Incomes - Building Permits							8	9	
Current APN	Street Address	Project Name*	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits
21511305	12393 Ditmore Dr		0	0	0	0	0	0	428	12/22/2023	428
9023616	11720 Daniel Ave								1	12/29/2023	1
13246602	11786 Mac Gill St								1	12/20/2023	1
9940320	10313 McClure Ave								1	10/5/2023	1
9940320	10315 McClure Ave								1	10/5/2023	1
9907220	10243 Trask Ave								1	10/4/2023	1
8937306	10224 Tyhurst Rd								1	12/11/2023	1
9943105	13763 Ward St								1	10/2/2023	1
9943105	13765 Ward St								1	10/2/2023	1
10132203	13270 Stephens Ave								1	9/29/2023	1
8926433	10948 Holly Dr								1	12/22/2023	1
9032101	11644 Donna Ln								1	9/11/2023	1
9007211	12425 Walnut Ave								1	12/18/2023	1
13340207	12761 Valencia Way								1	11/2/2023	1
10130113	12935 Trask Ave								1	11/7/2023	1
9029406	12833 Lemonwood Ln								1	12/22/2023	1
8924116	12125 Diane St								1	12/21/2023	1
13205305	9165 La Grand Ave								1	11/30/2023	1
23313136	11745 Puriyear Ln								1	11/1/2023	1
13204113	11056 Mac Murray St								1	12/14/2023	1
23302301	11860 Holyoak Ln								1	10/13/2023	1
9039604	11666 John Ave								1	11/8/2023	1
9825213	9655 Russell Ave								1	10/30/2023	1
9730226	13856 Yockey St								1	11/21/2023	1
10134318	12305 Flint Pl								1	12/4/2023	1
9059211	12635 Morgan Ln								1	12/22/2023	1
8951106	12163 Nutwood St								1	10/26/2023	1
8938112	12350 Browning Rd								1	10/4/2023	1
13308218	12072 Loraleen St								1	10/17/2023	1
13217315	11281 Gilbert St								1	12/20/2023	1
13037601	6372 Santa Catalina Ave								1	11/15/2023	1
9917411	14189 Hope St								1	11/7/2023	1
8958311	10619 Geraldine Rd								1	12/14/2023	1
21509101	12521 Adelle St								1	12/22/2023	1
9009106	12397 Lee Ln								1	7/10/2023	1
9023616	11724 Daniel Ave								1	11/29/2023	1
21513212	12675 Aristocrat Ave								1	9/28/2023	1
8950236	11656 Stephanie Ln								1	10/27/2023	1
10143306	13275 Clinton St								1	11/27/2023	1
9950216	13846 Barney St								1	12/22/2023	1
13345204	8816 Woolley Ln								1	9/13/2023	1

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier		Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units														
Current APN	Street Address	Project Name	13	14	15	16	17	18	19	Demolished/Destroyed Units			Density Bonus			
			How many of the units were Entitled for Low Income?	Please select the streamlining provision that applies to the project pursuant to (may select multiple)	Infill Units? (Y/N)	Assistance Programs for Urban Development (see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (if applicable enter 1000)	Number of Demolished/Destroyed Units	Demolished/Destroyed Units	Demolished/Destroyed Units	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Residential Gross Floor Area)	Number of Other Concessions, Waivers, or Other Modifications (Excluding Parking Waivers or Parking Reductions)	List the Incentives, Concessions, Waivers, and Modifications (Excluding Parking Waivers or Parking Reductions)	Did the project receive a reduction or waiver of parking standards? (Y/N)
21511305	12393 Dineore Dr		0								15					
9028616	11720 Daniel Ave			NONE	Y						0					
9028616	11720 Daniel Ave			NONE	Y						0					
9028616	11720 Daniel Ave			NONE	Y						0					
9040320	10313 McCune Ave			NONE	Y						0					
9040320	10313 McCune Ave			NONE	Y						0					
9607220	10243 Trask Ave			NONE	Y						0					
8637306	10224 Tyler Rd			NONE	Y						0					
9943105	13763 Wines St			NONE	Y						0					
9943105	13763 Wines St			NONE	Y						0					
1013263	13270 Shephers Ave			NONE	Y						0					
8625163	10946 Holly Dr			NONE	Y						0					
8625163	10946 Holly Dr			NONE	Y						0					
8625163	10946 Holly Dr			NONE	Y						0					
9007211	12425 Valencia Way			NONE	Y						0					
1030113	12835 Trask Ave			NONE	Y						0					
1030113	12835 Trask Ave			NONE	Y						0					
9029406	12833 Lennoxwood Ln			NONE	Y						0					
8624116	12425 Diane St			NONE	Y						0					
13005905	9185 LaGrand Ave			NONE	Y						0					
2331318	11745 Puryear Ln			NONE	Y						0					
2331318	11745 Puryear Ln			NONE	Y						0					
23320301	11860 Hollywood Ln			NONE	Y						0					
9038604	11860 John Ave			NONE	Y						0					
9625213	9635 Russell Ave			NONE	Y						0					
9730226	13856 Yockey St			NONE	Y						0					
10134318	12305 Flint Pl			NONE	Y						0					
9099211	12635 Morgan Ln			NONE	Y						0					
8651108	12163 Nutwood St			NONE	Y						0					
8651108	12163 Nutwood St			NONE	Y						0					
13308218	12072 Bonning Rd			NONE	Y						0					
13317315	11281 Gilbert St			NONE	Y						0					
13037601	6372 Santa Catalina Ave			NONE	Y						0					
9617411	14189 Hope St			NONE	Y						0					
8695311	10619 Geraldine Rd			NONE	Y						0					
21509101	12321 Adelle St			NONE	Y						0					
9009106	12397 Lee Ln			SB 9 (2021) - Streamlining for SB 9	Y						0					
9028616	11724 Daniel Ave			NONE	Y						0					
21513242	12675 Anilboral Ave			NONE	Y						0					
8690238	11658 Stephanie Ln			NONE	Y						0					
10143306	13275 Clinton St			NONE	Y						0					
9690216	13946 Barney St			NONE	Y						0					
13495204	8816 Wooley Ln			NONE	Y						0					
9690216	13946 Barney St			NONE	Y						0					
9690216	13946 Barney St			NONE	Y						0					
9690216	13946 Barney St			NONE	Y						0					
9690216	13946 Barney St			NONE	Y						0					
9690216	13946 Barney St			NONE	Y						0					
13332807	12279 Jane Dr			NONE	Y						0					
9043125	11782 Orangewood Ave			NONE	Y						0					
13006204	9165 Alwick Cir			NONE	Y						0					
9045311	11896 Rocky Ave			NONE	Y						0					
21511709	8714 Dudman Dr			NONE	Y						0					
13219305	11395 Honeyway Dr			NONE	Y						0					
9020207	10071 Central Ave			NONE	Y						0					
9020207	10071 Central Ave			NONE	Y						0					
13318208	12346 Harvey Ln			NONE	Y						0					
13242101	9216 Ferri Ln			NONE	Y						0					
9624418	13368 Elm Rd			NONE	Y						0					
10148307	13192 Lewis St			NONE	Y						0					
10134333	12306 Quartz Pl			NONE	Y						0					
9645303	14313 Jessica St			NONE	Y						0					
10231115	11143 Peace Ave			NONE	Y						0					
9625306	9738 Russell Ave			NONE	Y						0					
8693201	10051 Flame Ave			NONE	Y						0					
9050218	11415 Trus Way			NONE	Y						0					
13228113	11546 Mac St			NONE	Y						0					
13242302	9435 Sylvania Blvd			NONE	Y						0					
8633307	11625 Edgewood Ln			NONE	Y						0					
21510116	12703 Josephine St			NONE	Y						0					
21510116	12703 Josephine St			NONE	Y						0					
21510116	12703 Josephine St			NONE	Y						0					
13242412	8315 Florence Ln			NONE	Y						0					
2313132	12655 Fitzrand St			NONE	Y						0					
9050313	11415 Keamy Way			NONE	Y						0					
8622310	12626 Fletcher Dr			NONE	Y						0					
8654317	10270 Kallala Ave			NONE	Y						0					
23137414	12180 Emrys Ave			NONE	Y						0					
9032101	11646 Donna Ln			NONE	Y						0					

ANNUAL ELEMENT PROGRESS REPORT
 Housing Element Implementation

DATE: 11/15/2016 10:00 AM
 USER: JEFFREY W. HARRIS

LINE NO.	DESCRIPTION	AMOUNT	DATE	STATUS
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LINE NO.	DESCRIPTION	AMOUNT	DATE	STATUS
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LINE NO.	DESCRIPTION	AMOUNT	DATE	STATUS
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Address	Parcel ID	Area	Use	5/15/2023	1	1	1	0	NONE	No	N/A	Approved	Ministerial
8933307 11825 Edgewood Ln	203-14612	A-30	ADU	R									
2150116 12703 Josephine St	203-13446	A-30	ADU	R	5/15/2023	1	1	0	NONE	No	N/A	Approved	Ministerial
9803408 13396 Mckey St	203-12431	A-30	ADU	R	5/15/2023	1	1	0	NONE	No	N/A	Approved	Ministerial
2150116 12705 Josephine St	203-13444	A-30	ADU	R	5/13/2023	1	1	0	NONE	No	N/A	Approved	Ministerial
1324415 9515 Florence St	203-12679	A-30	ADU	R	5/12/2023	1	1	0	NONE	No	N/A	Approved	Ministerial
2313133 12055 Frieland St	203-12564	A-30	ADU	R	5/10/2023	1	1	0	NONE	No	N/A	Approved	Ministerial
9050813 11415 Keany Way	203-13590	A-30	ADU	R	5/10/2023	1	1	0	NONE	No	N/A	Approved	Ministerial
8922310 12608 Frierer Dr	203-14055	A-30	ADU	R	5/9/2023	1	1	0	NONE	No	N/A	Approved	Ministerial
9051110 12608 Frierer Dr	203-14055	A-30	ADU	R	5/9/2023	1	1	0	NONE	No	N/A	Approved	Ministerial
9051110 12608 Frierer Dr	203-14055	A-30	ADU	R	5/9/2023	1	1	0	NONE	No	N/A	Approved	Ministerial
2131144 11380 8th St	203-14434	A-30	ADU	R	5/4/2023	1	1	0	NONE	No	N/A	Approved	Ministerial
9032101 11666 Daniels Dr	203-13136	A-30	ADU	R	5/2/2023	1	1	0	NONE	No	N/A	Approved	Ministerial
8942020 10966 McMichael Dr	203-13136	A-30	ADU	R	5/1/2023	1	1	0	NONE	No	N/A	Approved	Ministerial
8950508 17320 Faye Ave	203-13159	A-30	ADU	R	4/28/2023	1	1	0	NONE	No	N/A	Approved	Ministerial
1334408 8930 Acacia Ave	203-12929	A-30	ADU	R	4/28/2023	1	1	0	NONE	No	N/A	Approved	Ministerial
9031105 11543 College Ave	203-12647	A-30	ADU	R	4/27/2023	1	1	0	NONE	No	N/A	Approved	Ministerial
13205417 9115 Rosane Ave	203-12636	A-30	ADU	R	4/27/2023	1	1	0	NONE	No	N/A	Approved	Ministerial
1048210 10811 Fendren St	203-14802	A-30	ADU	R	4/27/2023	1	1	0	NONE	No	N/A	Approved	Ministerial
9907336 13254 Deansm Pl	203-12185	A-30	ADU	R	4/23/2023	1	1	0	NONE	No	N/A	Approved	Ministerial
1016719 13105 Roberta Pl	203-14290	A-30	ADU	R	4/21/2023	1	1	0	NONE	No	N/A	Approved	Ministerial
1013203 13274 Stephens Ave	203-13547	A-30	ADU	R	4/17/2023	1	1	0	NONE	No	N/A	Approved	Ministerial
9926445 13615 Glenhaven Dr	203-11938	A-30	ADU	R	4/15/2023	1	1	0	NONE	No	N/A	Approved	Ministerial
1202128 11100 Yana Dr	203-12083	A-30	ADU	R	4/14/2023	1	1	0	NONE	No	N/A	Approved	Ministerial
1205050 9034 Murfinc Dr	203-12898	A-30	ADU	R	4/13/2023	1	1	0	NONE	No	N/A	Approved	Ministerial
1205110 6756 Stanford Ave	203-13004	A-30	ADU	R	4/13/2023	1	1	0	NONE	No	N/A	Approved	Ministerial
9832219 9645 Orlais Ave	203-12016	A-30	ADU	R	4/12/2023	1	1	0	NONE	No	N/A	Approved	Ministerial
9051110 12608 Frierer Dr	203-14055	A-30	ADU	R	4/12/2023	1	1	0	NONE	No	N/A	Approved	Ministerial
9042212 14115 Prairie St	203-13595	A-30	ADU	R	4/7/2023	1	1	0	NONE	No	N/A	Approved	Ministerial
8952506 10888 Pfeifers Dr	203-13746	A-30	ADU	R	4/7/2023	1	1	0	NONE	No	N/A	Approved	Ministerial
1330713 9305 Blanche Ave	203-12765	A-30	ADU	R	4/6/2023	1	1	0	NONE	No	N/A	Approved	Ministerial
9030239 11602 Lamson Ave	203-13271	A-30	ADU	R	4/6/2023	1	1	0	NONE	No	N/A	Approved	Ministerial
9904611 13462 Hope St	203-13257	A-30	ADU	R	4/6/2023	1	1	0	NONE	No	N/A	Approved	Ministerial
13236108 9680 Orangewood Ave	203-11873	A-30	ADU	R	4/4/2023	1	1	0	NONE	No	N/A	Approved	Ministerial
1080828 15125 S Hill St	203-14468	A-30	ADU	R	4/4/2023	1	1	0	NONE	No	N/A	Approved	Ministerial
23138320 12645 Blanco St	203-12415	A-30	ADU	R	4/3/2023	1	1	0	NONE	No	N/A	Approved	Ministerial
9020824 11925 Lamson Ave	203-12416	A-30	ADU	R	4/3/2023	1	1	0	NONE	No	N/A	Approved	Ministerial
9931277 13626 Fowler St	203-14371	A-30	ADU	R	3/31/2023	1	1	0	NONE	No	N/A	Approved	Ministerial
9946213 13866 Bowen St	203-12858	A-30	ADU	R	3/31/2023	1	1	0	NONE	No	N/A	Approved	Ministerial
8944117 10175 McMichael Dr	203-12908	A-30	ADU	R	3/31/2023	1	1	0	NONE	No	N/A	Approved	Ministerial
9939506 14146 Bowen St	203-12711	A-30	ADU	R	3/31/2023	1	1	0	NONE	No	N/A	Approved	Ministerial
9805079 9753 Crosby Ave	203-12959	A-30	ADU	R	3/31/2023	1	1	0	NONE	No	N/A	Approved	Ministerial
9021115 12185 Norma Ln	203-12820	A-30	ADU	R	3/31/2023	1	1	0	NONE	No	N/A	Approved	Ministerial
9931111 11599 Network St	203-13330	A-30	ADU	R	3/27/2023	1	1	0	NONE	No	N/A	Approved	Ministerial
9051110 12608 Frierer Dr	203-14055	A-30	ADU	R	3/27/2023	1	1	0	NONE	No	N/A	Approved	Ministerial
8990124 13124 Hilda St	203-12677	A-30	ADU	R	3/23/2023	1	1	0	NONE	No	N/A	Approved	Ministerial
9951109 10275 Stem Ave	203-11946	A-30	ADU	R	3/21/2023	1	1	0	NONE	No	N/A	Approved	Ministerial
9003106 12395 Lee Ln	203-12189	A-30	ADU	R	3/21/2023	1	1	0	NONE	No	N/A	Approved	Ministerial
13221103 8861 Tracy Ave	203-11677	A-30	ADU	R	3/20/2023	1	1	0	NONE	No	N/A	Approved	Ministerial
13234303 9585 Swallow Ln	203-12465	A-30	ADU	R	3/19/2023	1	1	0	NONE	No	N/A	Approved	Ministerial
13243308 11870 Mac Gill St	203-14131	A-30	ADU	R	3/16/2023	1	1	0	NONE	No	N/A	Approved	Ministerial
10130338 13489 Rancho R Pl	203-14166	A-30	ADU	R	3/14/2023	1	1	0	NONE	No	N/A	Approved	Ministerial
9933120 10925 Blake St	203-13327	A-30	ADU	R	3/14/2023	1	1	0	NONE	No	N/A	Approved	Ministerial
10004108 13086 Salford St	203-11593	A-30	ADU	R	3/12/2023	1	1	0	NONE	No	N/A	Approved	Ministerial
21703318 5550 Tiffany Ave	203-12593	A-30	ADU	R	3/10/2023	1	1	0	NONE	No	N/A	Approved	Ministerial
9907220 10245 Trask Ave	203-13623	A-30	ADU	R	3/10/2023	1	1	0	NONE	No	N/A	Approved	Ministerial
13214210 9902 Oma Pl	203-12502	A-30	ADU	R	3/8/2023	1	1	0	NONE	No	N/A	Approved	Ministerial
9942020 10690 Keel Ave	203-12680	A-30	ADU	R	3/6/2023	1	1	0	NONE	No	N/A	Approved	Ministerial
1324420 9015 Timothy Ln	203-13134	A-30	ADU	R	3/6/2023	1	1	0	NONE	No	N/A	Approved	Ministerial
10148210 13380 Laramore Ln	203-13002	A-30	ADU	R	3/5/2023	1	1	0	NONE	No	N/A	Approved	Ministerial
9051110 12608 Frierer Dr	203-14055	A-30	ADU	R	3/5/2023	1	1	0	NONE	No	N/A	Approved	Ministerial
9041125 11526 Prairie St	203-13595	A-30	ADU	R	3/2/2023	1	1	0	NONE	No	N/A	Approved	Ministerial
9021115 12185 Norma Ln	203-12820	A-30	ADU	R	3/2/2023	1	1	0	NONE	No	N/A	Approved	Ministerial
8954316 10858 Salford Ln	203-11785	A-30	ADU	R	3/2/2023	1	1	0	NONE	No	N/A	Approved	Ministerial
9954316 10858 Salford Ln	203-11977	A-30	ADU	R	3/2/2023	1	1	0	NONE	No	N/A	Approved	Ministerial
9980524 13645 Hope St	203-13514	A-30	ADU	R	2/27/2023	1	1	0	NONE	No	N/A	Approved	Ministerial
13034621 11845 Garnet Cir	203-12603	A-30	ADU	R	2/27/2023	1	1	0	NONE	No	N/A	Approved	Ministerial
10002116 13185 Sandra Pl	203-14114	A-30	ADU	R	2/26/2023	1	1	0	NONE	No	N/A	Approved	Ministerial
1320420 8950 La Grand Ave	203-13020	A-30	ADU	R	2/26/2023	1	1	0	NONE	No	N/A	Approved	Ministerial
9756118 13600 Riata St	203-12978	A-30	ADU	R	2/25/2023	1	1	0	NONE	No	N/A	Approved	Ministerial
23133114 12255 Nadine Cir	203-13522	A-30	ADU	R	2/24/2023	1	1	0	NONE	No	N/A	Approved	Ministerial
9984166 9393 Luders Ave	203-12176	A-30	ADU	R	2/23/2023	1	1	0	NONE	No	N/A	Approved	Ministerial
1009010 13266 Barnett Way	203-11709	A-30	ADU	R	2/23/2023	1	1	0	NONE	No	N/A	Approved	Ministerial
9946501 11941 Orangewood Ave	203-11224	A-30	ADU	R	2/21/2023	1	1	0	NONE	No	N/A	Approved	Ministerial
9720113 8436 Laron Ave	203-13628	A-30	ADU	R	2/16/2023	1	1	0	NONE	No	N/A	Approved	Ministerial
9847103 13850 Erin St	203-11974	A-30	ADU	R	2/16/2023	1	1	0	NONE	No	N/A	Approved	Ministerial
9803408 13396 Mckey St	203-11762	A-30	ADU	R	2/14/2023	1	1	0	NONE	No	N/A	Approved	Ministerial
2111730 13395 Greenlee Ave	203-12061	A-30	ADU	R	2/14/2023	1	1	0	NONE	No	N/A	Approved	Ministerial
9051110 12608 Frierer Dr	203-14055	A-30	ADU	R	2/14/2023	1	1	0	NONE	No	N/A	Approved	Ministerial
8952512 10966 Mckey Way	203-13167	A-30	ADU	R	2/14/2023	1	1	0	NONE	No	N/A	Approved	Ministerial
8941314 10685 Chapman Ave	203-14121	A-30	ADU	R	2/13/2023	1	1	0	NONE	No	N/A	Approved	Ministerial
9931708 10015 Ribley Dr	203-13396	A-30	ADU	R	2/13/2023	1	1	0	NONE	No	N/A	Approved	Ministerial
8920101 12763 Westlake St	203-12287	A-30	ADU	R	2/13/2023	1	1	0	NONE	No	N/A	Approved	Ministerial
1323737 9623 Quail Ct	203-11616	A-30	ADU	R	2/13/2023	1	1	0	NONE	No	N/A	Approved	Ministerial
9931215 13733 Dawson St	203-11122	A-30	ADU	R	2/13/2023	1	1	0	NONE	No	N/A	Approved	Ministerial
8924433 10946 Holly Dr	203-14737	A-30	SFD	R	9/21/2023	1	1	0	NONE	No	N/A	Approved	Ministerial
8922310 12628 Fletcher Dr	203-14056	A-30	SFD	R	5/9/2023	1	1	0	NONE	No	N/A	Approved	Ministerial

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction		Garden Grove	
Reporting Year		2023	(Jan. 1 - Dec. 31)
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Program 1: Housing Rehabilitation Grant	Assist approximately 40 homeowners per year or a total of 320 homeowners.	2021-2029	Since the reimplemention of the Senior Home Improvement Grant Program (now the Home Repair Program) in 2022, the City has assisted a total of 35 Garden Grove residents with housing rehabilitation grants.
Program 2: Code Enforcement	<p>Property Maintenance Ordinance. Enforce established standards of home maintenance practices through continued application of the Property Maintenance Ordinance.</p> <p>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.</p>	2021-2029	<p>City Code Enforcement team is actively responding to citizen-provided complaints relating to potential Municipal Code and Building Code violations to ensure compliance with the City's Property Maintenance Ordinance.</p> <p>Building Inspectors inspect every permit issued to ensure related construction meets standards of applicable Building Codes.</p>
Program 3: Multi-Family Acquisition and Rehabilitation	<p>Increase and maintain the City's affordable housing stock through acquisition and rehabilitation of 10 aging and/or deteriorating multi-family residential units annually (80 units total). Identify potential acquisition and rehabilitation units for interested housing development organizations.</p> <p>Provide technical/financial assistance for construction of 10 affordable units annually (80 units total) using combination of federal, State, local funds to provide land cost write-downs & other construction assistance. Offer expedited processing for projects that include affordable housing units. Encourage implementation of Community Residential General Plan Land Use Designation for new construction of senior housing, which allows higher densities & development standards reflective of senior population.</p>	2021-2029	<p>In December 2023, the City released a Request for Proposals (RFP) making over \$4 million in HOME, HOME-American Rescue Plan, and low and moderate income housing asset funds available for acquisition/rehabilitation and/or new construction of affordable housing and permanent supportive housing. The RFP solicited proposals from qualified developers for the development of affordable housing and permanent supportive housing developments within the city. City staff is currently reviewing proposals, and will be moving forward with negotiations with developers regarding eligible housing projects within the city.</p> <p>The City and its Housing Authority are collaborating for the acquisition and/or development of an affordable housing site with use of its Low and Moderate Income Housing Asset Funds.</p> <p>City is currently reviewing proposals for affordable housing and permanent supportive housing developments, and will be moving forward with negotiations with developers regarding eligible housing projects within the city. The City released a Request for Proposals in late December 2023 making over \$4 million in HOME, HOME-American Rescue Plan, and low and moderate income housing asset funds available for acquisition/rehabilitation and/or new construction of affordable housing and permanent supportive housing.</p>
Program 4: Affordable Housing Construction	<p>Density Bonus projects will be one of the main sources of newly constructed units over the next eight years. Continue to inform non-profit & for-profit developers of assistance available for construction of affordable housing, including density bonuses. Encourage residential developments that lower housing costs through reduced energy consumption. Maximizing energy efficiency & incorporation of energy conservation & green building features can reduce housing costs for homeowners & renters.</p>	<p>Ongoing; pre-application technical assistance to all residential development applicants that includes options, incentives, and resources (list of affordable housing developers and affordable housing financing agencies/programs) or technical assistance for including affordable units in the project; Within 1 year compile a list of local for profit and nonprofit developers and lenders/finance programs for property owners interested in developing housing; Consultation with 12-160 2021-2029 Housing Element local developers (including nonprofit developers) to start immediately after Housing Element adoption and continue annually; industrial property contamination</p>	<p>The City regularly updates applications, procedures, and internal processes to ensure compliance with applicable housing laws, to facilitate the construction of affordable and/or senior housing, including through state density bonus law. Housing development that incorporate affordable housing continue to increase and have become more prominent, signaling that density bonus projects are a primary source of newly constructed affordable housing units. This is evident in the housing developments that were entitled and/or completed in CY 2023, all of which included density bonus and affordable units.</p> <p>New housing units continue to be developed with energy efficient components, in compliance with California Building Standards Code and CalGreen, which reduce housing construction hard costs.</p> <p>The City actively monitors all industrial properties on the City's sites inventory by conducting environmental desktop reviews to search available relevant state and federal records and databases to determine if there is reported</p>

<p>Program 5: Rental Assistance</p>	<p>Housing Choice Voucher Program (Section 8). Annually provide rental assistance to approximately 2,337 very low-income persons or households. Pursue additional funding for the Section 8 program.</p> <p>Mainstream Voucher (MV) Program. The GGHA was recently awarded 75 MVs for individuals between the age of 18 and 61 with a debilitating condition. The City anticipates receiving additional Mainstream Vouchers as part of the federal government's American Rescue Plan.</p> <p>HEART Program. Utilizing HUD Home funds and the City's Low/Moderate Income Housing Asset Funds, the City annually provides rental assistance with services to approximately 10 literally homeless households.</p> <p>Anti-Displacement Program. The City currently provides Tenant-Based Rental Assistance to 17 senior households at risk of homelessness due to expiring affordability covenants of their apartment complexes.</p>	<p>2021-2029</p>	<p>The City annually provides approximately 2,300 Housing Choice Vouchers to eligible households.</p> <p>In CY 2023, the City re-implemented the HEART program for literally homeless and at-risk individuals. Since inception, the program has provided rent assistance with wrap-around services to over 70 homeless and at-risk households.</p> <p>In CY 2023, the City re-implemented the rental assistance program for literally homeless and at-risk individuals through our ESG and ESG-CV allocations. During CY 2023, the program has provided rental assistance with wrap-around services to over 101 homeless and at-risk households.</p> <p>The Garden Grove Housing Authority (GGHA) administers 117 specialty Emergency Housing Vouchers and 75 Mainstream vouchers. In CY 2023, the GGHA was able to maintain rental housing and assisted 174 households with specialty vouchers and supportive services.</p>
<p>Program 6: Home Ownership Assistance</p>	<p>Provide assistance to low-income households through the First Time Homebuyer Assistance program. Provide first time homebuyer assistance to five households, subject to availability of funding. Assist in the preservation of 280 affordable units at risk of converting to market rents by.</p>	<p>2021-2029</p>	<p>Based on available funding, the City assisted 1 homeowner in CY 2023 with down-payment through the first time homebuyer program.</p>
<p>Program 7: Preservation of Affordable Rental Housing</p>	<p>Periodically monitoring the status of the units that are at risk of converting to market rate during the planning period.</p> <p>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.</p> <p>Make the State's list of qualified entities to acquire/manage affordable housing available to interested residents, developers, or property owners.</p> <p>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>2021-2029</p>	<p>The Tamerlane Project consists of 15 properties (78-units). As of June 30, 2023 the affordability covenants for 10 of the properties (49 of 78 units) had expired. The City worked with the owner and approved an Assignment and Assumption Agreement of all 15 properties to Affordable Housing Access, Inc., (AHA) a non-profit corporation with a mission to create and preserve affordable housing. Subsequent to the approval and sale of the properties to AHA, the City approved an amendment to extend the affordability covenants for all expired properties and extended the affordability period until December 31, 2025.</p> <p>During this interim period, AHA and the City have been working on a new Affordable Housing Agreement that restates and restructures the terms and conditions of all 15 properties and resets the affordability period for all 78 units for a term of 55-years. The Affordable Housing Agreement will be executed in the 2024 calendar year.</p> <p>The City is contracted with a Consultant who manages and monitors existing and new Density Bonus projects and agreements. In the event affordable units become at risk of converting to market rate units, the Consultant notifies City Staff, who then informs 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>Program 8: Residential Sites Inventory and Monitoring of No Net Loss</p>	<p>Provide adequate sites to accommodate the City's entire RHNA allocation of 19,168 units (4,166 very low income, 2,801 low income, 3,211 moderate income, and 8,990 above moderate income).</p> <p>Maintain and monitor unit count based on income/affordability assumed on parcels included in the sites inventory and actual units constructed and income/affordability when sites are developed.</p> <p>Identify net change in capacity and summary of remaining capacity in meeting the remaining RHNA.</p> <p>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.</p> <p>Publish the residential sites inventory and housing opportunity list on the City's website.</p> <p>Update previously submitted Housing Element Annual Planning Reports (APRs) for 2018, 2019, and 2020 to establish the correct number of ADU permitted projects filed on record with the Building & Safety Division with those identified in the APRs.</p>	<p>Ongoing</p>	<p>A master list of all identified site inventory sites, affordability level, and reasonable capacity has been created. City staff updates the spreadsheet as housing projects are submitted for review and approved. The master list automatically updates as sites listed are developed. Total tallies per unit affordability are also automatically updated to ensure RHNA goals per affordability category are met. Residential Sites Inventory and Housing Opportunity List published to City's website. City staff annually prepares Annual Progress Report, and makes available to the public, City decision-makers, and also submits to the State Department of Housing and Community Development. For any proposed reduction of residential density that results in the Residential Sites Inventory failing to accommodate the RHNA by income level, City has established protocol to identify additional adequate sites to accommodate the share of housing need by income level, pursuant to State No Net Loss requirements.</p>
<p>Program 9: Accessory Dwelling Units (ADUs)</p>	<p>Prepare pre-approved ADU design templates, tailored to meet specific zoning and building standards. Use of these design templates by a potential developer would ensure that the proposed ADU meets most, if not all, required standards at the outset of the development process, minimizing and streamlining the review process.</p> <p>Promote development of ADUs by providing written information at the City's planning counter and on the City's website, including development of an information packet to market ADU construction.</p> <p>Monitor ADU permit applications and approvals (including the affordability of constructed ADUs) through the Housing Element Annual Progress Report process: if, at the midpoint of Review the existing density bonus ordinance that establishes procedures to ensure compliance and consistency with Government Code §65400 and §65915, including revisions of density bonus provisions for units that are for lower-income households, very low-income households, persons and families of moderate income, and senior housing.</p>	<p>Prepare ADU design templates, promotion materials, and information packet within one year of Housing Element adoption; annually monitor ADU construction and affordability; in 2025, evaluate progress compared to projections. If targets are not being achieved, implement new strategies in a timely manner (i.e., within approximately six months) to encourage ADU development.</p>	<p>Efforts to prepare updated APRs to include correct number of ADUs is ongoing.</p> <p>Development of standard pre-approved ADU design plans are ongoing.</p> <p>To promote the development of ADUs, materials, handouts, and applications pertaining to ADUs are made available to the public, and on the City's dedicated ADU webpage, and are updated on an as-needed basis to comply with applicable Municipal Code or State law requirements.</p> <p>The City annually monitors ADU permit applications and approvals through the Housing Element Annual Progress Report.</p> <p>The City continues to implement enacted state ADU laws, which, in part, allow for amnesty of existing unpermitted ADUs, providing a path towards legalization and preservation of said units.</p>
<p>Program 10: Density Bonus</p>	<p>Evaluate the density bonus procedural requirements to ensure financial feasibility to facilitate affordable housing development and provide flexibility.</p> <p>Promote the use of density bonus incentives and provide technical assistance to developers in utilizing density bonus for maximize feasibility and meet local housing needs.</p>	<p>Evaluate the current Density Bonus ordinance within one year of Housing Element adoption; adopt a new Density Bonus Ordinance by the end of 2022; and provide ongoing promotion of the density bonus incentives and ongoing technical assistance.</p>	<p>Focused zoning amendments adopted in 2022, in part, established updated review and approval procedures for Density Bonus Housing Applications ensuring compliance and consistency with State Density Bonus Law. Additionally, the City has retained a consultant to update the Density Bonus Application and other associated documents. The Consultant will also manage and monitor existing and new Density Bonus projects and agreements. Planning Services Division and Neighborhood Improvement Division staff provide technical assistance to developers.</p> <p>The City Attorney drafts each Density Bonus Agreement to ensure compliance with Density Bonus Law.</p>

<p>Program 11: Inclusionary Housing Ordinance</p>	<p>Evaluate and consider adopting an inclusionary housing ordinance requiring residential rental housing developments to include a specified percentage of affordable units as a condition of development.</p> <p>Conduct an economic feasibility study to determine: 1) what percentage of units are required to be affordable, 2) whether the inclusionary housing ordinance, if enacted, would unduly constrain or discouraging the private market development of housing in the City, and 3) determine if a payment of an in-lieu fee or provision of affordable offsite units in another project could be implemented as an option.</p>	<p>Conduct an economic feasibility analysis within four years of Housing Element adoption; if an inclusionary housing ordinance is determined to be economically feasible for Garden Grove and will positively impact production of affordable housing, adopt an inclusionary housing ordinance by 2027.</p>	<p>Efforts to study the economic feasibility of an Inclusionary Housing Ordinance are ongoing.</p>
<p>Program 12: Mixed-Use Development</p>	<p>Technical Support. 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>Strategic Partnerships. 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>Annually Monitor Development Relating to the Provision of Housing Affordable to Lower-Income Households. Establish a protocol to annually monitor development interest, inquiries, and progress towards mixed-use development and affordable housing creation by specific RHNA income categories. Periodically re-evaluate emergency shelter development & siting standards based on existing needs & development interest & as warranted, re-evaluate & make appropriate changes to facilitate development of emergency shelters. Prioritize projects that include special needs housing or housing for extremely/very low-income households in development application review process. Refer residents to Regional Center of Orange County for housing & services available for persons with developmental disabilities. Provide information on services on City's website. As available, City will pursue State & federal monies for direct support of housing construction & rehabilitation specifically targeted for housing for persons with disabilities.</p>	<p>2021-2029</p>	<p>In 2022, the City adopted objective development standards for residential and mixed-use developments (that include at least 2/3 residential). The City is actively encouraging new developments in mixed-use zones. Incentive programs, including Density Bonuses, further encourage the development of affordable housing as a part of mixed-use developments. Density bonus projects, which typically exceed realistic capacity densities estimated in the Housing Element, have become more prevalent in mixed-use zones. City Staff has established strong relationships with developers that specialize in mixed-use developments that include residential units, including affordable units.</p> <p>The City annually monitors development of lower-income affordable housing through the Housing Element Annual Progress Report.</p>
<p>Program 13: Special Needs Housing</p>	<p>Encourage developers to include Extremely Low Income units with wrap-around services for homeless. Garden Grove's Permanent Supportive Housing Program is designed to increase & preserve supply of supportive housing for extremely low-</p>	<p>Ongoing; update Development Code by the end of 2022</p>	<p>The City continues to re-evaluate and make appropriate changes to its development standards, to facilitate the development of emergency shelter. In 2022, the City adopted an ordinance to allow Low-Barrier Navigation Centers as a permitted use by right within the City's Emergency Shelter Overlay Zone, to comply with State housing law.</p> <p>The City implemented the Homeless Emergency Assistance and Rental Transition (HEART) Program, which provides tenant-based rental assistance and supportive services to extremely low-income individuals who are homeless or at-risk of homelessness. In CY 2023, the City assisted 31 households (43 individuals) through the HEART Program.</p> <p>The City is currently developing a full-service navigation center for unsheltered Garden Grove residents. This 85-bed navigation center will provide emergency shelter and wrap around supportive services to Garden Grove residents experiencing homelessness for up to 180-days. The navigation center is anticipated to be completed and operational by June 2024.</p> <p>The City is currently reviewing proposals for affordable housing and permanent supportive housing developments, and intends to move forward with negotiations with developers regarding eligible housing projects within the city. The City released a Request for Proposals in late December 2023 making over \$4 million in HOME, HOME-American Rescue Plan, and low and moderate income housing asset funds available for acquisition/rehabilitation and new construction of affordable housing and permanent supportive housing.</p> <p>Additionally, the City is currently reviewing proposals from non-profit service providers to administer a HOME-American Rescue Plan funded rental</p>

<p>Program 14: Parking Standards</p>	<p>Standards Review. Review parking standards and modify only as needed within the Municipal Code and the relevant specific plans. Parking standards should facilitate and encourage a variety of housing types, including affordable lower-income housing, and should not constrain development.</p> <p>Reducing Parking. Continue using available procedures for reducing parking based on proximity to transit corridors, mixed-use projects along commercial corridors, projects near community facilities (shopping, schools, recreation, etc.), projects with a variety of unit types, and projects for seniors, disabled persons, and other special needs households that typically have lower parking demands.</p> <p>Parking Solutions. Identify parking management strategies and tools to minimize parking impacts in residential neighborhoods, including, but not limited to approaches that increase parking supply, use existing parking facilities more efficiently, address variable demand. reduce parking</p>	<p>Ongoing; update Municipal Code standards specific to parking within four years of Housing Element adoption</p>	<p>Parking reductions, and parking management policy discussions are ongoing. Additionally, the City implements parking standards in compliance with enacted state laws, including, but not limited to, AB 2097, AB 1308, and density bonus law.</p>
<p>Program 15: Water and Sewer Service Providers</p>	<p>Within 30 days of Housing Element adoption, deliver the Garden Grove Housing Element to all providers of sewer and water service within the City.</p>	<p>30 Days</p>	<p>Completed.</p>
<p>Program 16: Objective Design Standards</p>	<p>Adopt objective design and development standards amending residential development standards under Title 9 (Land Use) of the Garden Grove Municipal Code.</p>	<p>By the end of 2022</p>	<p>Completed. Focused Zoning Amendments, including objective development standards for housing developments was approved by City Council in 2022.</p>
<p>Program 17: Zoning Code Update</p>	<p>Modify Single-Family Residential Development Standards to codify existing policies for single-family residential improvements, not expressly written in the Municipal Code, aimed at addressing impacts on city infrastructure, and on-site and on-street parking, to provide clearer and more objective direction to developers and property owners, and to conform zoning regulations regarding transitional and supportive housing to existing State law.</p> <p>Modify Multi-Family Residential Development Standards to ensure all development standards in the Municipal Code that are applicable to multifamily housing development projects in the R-2 (Limited Multiple Residential) and R-3 (Multiple Family Residential) zones, are objective and in compliance with State housing laws.</p> <p>Modify Mixed Use Regulations and Development Standards to ensure all development standards in the Municipal Code that are applicable to multifamily housing development projects and certain new mixed use</p>	<p>By the end of 2022</p>	<p>Completed. Focused Zoning Amendments, including objective development standards for housing developments was approved by City Council in 2022.</p>

<p>Program 18: Affirmatively Further Fair Housing</p>	<p>Promote AFFH opportunities & housing for all, including persons protected by Fair Employment & Housing Act & other State/federal law. Promote federal/State/local laws regarding AFFH. Retain multilingual resources/information on City website, social media, newspapers, & physical locations. Provide yearly AFFH presentations to City Council, summarizing AFFH metrics. Direct homebuyers/owners with real estate documents containing restrictions based on race, religion, or other characteristics, to Clerk-Recorder to remove discriminatory language. Target Fair Housing information, services, & workshops in neighborhoods with disproportionate housing needs/displacement risks. Ensure all applications are considered/reviewed/approved without prejudice to proposed residents, contingent on application's compliance with entitlement requirements. Pursue funding & target neighborhoods of concentrated poverty for investments identified in 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.</p> <p>Provide emergency/transitional housing or homeless services to 250 extremely low income or at-risk clients annually (1,750 persons total).</p> <p>Continue to support local organizations that provide emergency resources and provide opportunities for service expansion.</p> <p>Continue to participate in regional efforts to address homelessness, and support additional bridge housing, access centers, and other homeless services offered in the region.</p> <p>Continue to allow emergency shelters as a permitted use (by right) in the Emergency Shelter Housing Overlay Zone within the Light Industrial (M-1) zone, subject to those conditions and standards consistent with State law. As part of the annual General Plan report, identify any new shelters that Continue implementation of environmental conservation plans and policies that foster multi-modal transportation systems, reduce greenhouse gas emissions, implement Low Impact Development standards, promote water conservation, and encourage habitat conservation.</p> <p>Promote environmentally sustainable building practices that provide cost savings to homeowners and developers, including advertising utility rebate, weatherization, and energy audit programs through private utilities and the State.</p> <p>Provide informational material at the Planning and Building and Safety Division's counter and on the City website from Southern California Edison and others that detail energy conservation measures for new and existing buildings, the benefits of the Green Building Code, and resources to assist lower-income households with energy-related expenses.</p> <p>Continue to enforce the State energy standards of the California Green</p>	<p>Ongoing; expand access to multilingual informational material on fair housing to be made available at public counters, libraries, other community locations, & on the City's website within two years; assess fair housing issues as part of the regional Analysis of Impediments to Fair Housing Choice; & address any identified impediments in Garden Grove within one year.</p> <p>ACTION 1: Four times per year. 2021-2029 Metrics: Four times per year as part of fair housing workshops by the Fair Housing Council of OC & other housing related events. Conduct at least one workshop in both Spanish & /or Vietnamese & provide translation services available at other</p>	<p>In 2023, the City's Code Enforcement Division addressed and closed 1,489 cases, which included the resolution of complaints in concentrated rehabilitation needs areas.</p> <p>In CY 2023, the City has funded the Fair Housing Foundation to annually provide fair housing services to over 200 unduplicated Garden Grove residents.</p> <p>The City continues to promote affirmatively further fair housing opportunities for all persons. Resources and information, included on the City website, are provided in multiple languages.</p> <p>The City continues to implement placement of clients and housing through the Section 8 program.</p> <p>City staff regularly provides presentations and updates to the City Council, and the public, on housing program metrics.</p> <p>City staff continuously provides information regarding State and Federal housing laws and programs to the public.</p> <p>The City continues to ensure all development applications are considered, reviewed, and approved without prejudice to the proposed residents. All proposed amendments to the General Plan, Land Use Map, and Zoning Map, promote the City's policies for diverse housing opportunities in every neighborhood, consistent goals and policies contained with the General Plan, Housing Element, and Environmental Justice Element.</p> <p>The City continues to pursue funding for programs and projects that benefit residents in areas of low opportunity, and disadvantaged communities. In</p>
<p>Program 19: Homeless Housing Needs</p>	<p>2021 to 2029, with code amendments to include low-barrier navigation centers by the end of 2022</p>	<p>2021 to 2029, with code amendments to include low-barrier navigation centers by the end of 2022</p>	<p>In CY 2023, the City re-implemented the Emergency Solutions Grant Program for literally homeless or at-risk individuals through our ESG and ESG-CV allocations. During CY 2023, the combined program has provided services with wrap-around services to over 663 homeless or at-risk individuals.</p> <p>In 2022, the City adopted an ordinance to allow Low-Barrier Navigation Centers as a permitted use by right within the City's Emergency Shelter Overlay Zone, to comply with State housing law.</p> <p>In 2022, the City adopted an ordinance to allow transitional, supportive housing, and "supportive housing for homeless", as permitted uses by-right in residential zoning districts subject to the same approval requirements, development standards, and restrictions that apply to other residential dwellings of the same type in the same zone, to comply with State housing law.</p>
<p>Program 20: Healthy and Sustainable Living Environments</p>	<p>Continue to allow emergency shelters as a permitted use (by right) in the Emergency Shelter Housing Overlay Zone within the Light Industrial (M-1) zone, subject to those conditions and standards consistent with State law. As part of the annual General Plan report, identify any new shelters that Continue implementation of environmental conservation plans and policies that foster multi-modal transportation systems, reduce greenhouse gas emissions, implement Low Impact Development standards, promote water conservation, and encourage habitat conservation.</p> <p>Promote environmentally sustainable building practices that provide cost savings to homeowners and developers, including advertising utility rebate, weatherization, and energy audit programs through private utilities and the State.</p> <p>Provide informational material at the Planning and Building and Safety Division's counter and on the City website from Southern California Edison and others that detail energy conservation measures for new and existing buildings, the benefits of the Green Building Code, and resources to assist lower-income households with energy-related expenses.</p> <p>Continue to enforce the State energy standards of the California Green</p>	<p>Ongoing, Update energy conservation information within 1 year</p>	<p>All new housing development projects must comply with all applicable energy use, and green building standards of the latest applicable Building Codes. Additionally, all new developments must incorporate all current and applicable LID standards, landscape water efficiency standards, and must comply with CEQA requirements.</p> <p>Promotion of green building technologies is ongoing.</p>

<p>Program 21: Replacement of Units on Sites</p>	<p>Pursuant to Government Code Section 65583.2(g)(3), require the replacement of units affordable to the same or lower income level as a condition of any development on a nonvacant site identified in the Housing Element consistent with those requirements set forth in Government Code section 65915(c)(3). Replacement requirements shall be required for sites identified in the inventory that currently have residential uses, or within the past five years have had residential uses that have been vacated or demolished, and:</p> <p>Where subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of low or very low-income; or</p> <p>Subject to any other form of rent or price control through a public entity's valid exercise of its police power; or</p> <p>Occupied by low or very low-income households. For the purpose of this program "previous five years" is based on the date the application for development was submitted.</p>	<p>Ongoing</p>	<p>Completed. City has developed "Replacement Unit Determination" application, and implementation procedure in compliance with Government Code Section 65583.2(g)(3). As applicable, the Replacement Unit procedure requires the replacement of "protected units."</p>
<p>Program 22: Affordable Housing Overlay</p>	<p>Study and, if shown to be appropriate for Garden Grove, adopt an Affordable Housing Overlay. Assess any constraints such an ordinance might have on residential development in the City and modify accordingly.</p> <p>Consult with for-profit and nonprofit developers to determine an appropriate mix of incomes that make development feasible in Garden Grove.</p> <p>Consider targeting mixed use corridors and zones with higher residential density maximums as potential areas for an Affordable Housing Overlay.</p> <p>The Overlay regulations should be additive to any established base zone and also be complementary with other affordable housing programs, including the Density Bonus Ordinance and the Inclusionary Housing Ordinance.</p>	<p>Within four years of Housing Element adoption, conduct an analysis to determine if an Affordable Housing Overlay is appropriate for Garden Grove; if an Affordable Housing Overlay has been deemed appropriate for the City, adopt an ordinance by 2026.</p>	<p>Studies and policy discussions relating to affordable housing overlay area ongoing.</p>
<p>Program 23: Reasonable Accommodation</p>	<p>Prepare Reasonable Accommodation application and related promotional materials advertising the availability of the process.</p>	<p>Formalize the Reasonable Accommodation application and prepare related materials within one year of adoption of the Housing Element. Prepare marketing materials to promote the Reasonable Accommodation process within one year and after process is completed.</p>	<p>Hardship Exemption and Justification of Partial Compliance application are available on City website. Preparation and updates to the Reasonable Accommodation Application, including promotional materials, are ongoing.</p>
<p>Program 24: SB9 Unit Housing Development</p>	<p>On January 25, 2022, the City adopted an SB 9 Ordinance establishing regulations pertaining to two-unit residential developments and urban lot splits in single-family residential zones in the City, pursuant to Senate Bill 9 (SB9), which became effective on</p>	<p>Ongoing</p>	<p>The City has adopted applications and procedures to facilitate the development of SB 9 projects. Updates to those applications and procedures are ongoing.</p>

<p>Program 25: Fair Housing Services</p>	<p>Continue to comply with all State and federal fair housing requirements when implementing housing programs or delivering housing-related services.</p> <p>Consistent with the Consolidated Plan, provide fair housing services to Garden Grove residents. Serve 1,010 persons annually with general housing/fair housing issues (8,080 persons total over eight years).</p> <p>Continue to assist households through the Fair Housing Council of Orange County, providing fair housing services and educational programs concerning fair housing issues. Refer fair housing complaints to the Fair Housing Council and continue to provide funding support.</p> <p>Refer residents involved in housing-related civil disputes such as landlord/tenant disputes and housing discrimination complaints to the California Department of Fair Employment and Housing and the Fair Housing Council of Orange County.</p>	<p>Ongoing</p>	<p>The City enforces State and Federal fair housing laws. To achieve fair housing goals, Garden Grove is contracted with a fair housing service provider to provide information, mediation, and referrals to residents. Additionally, the City also collaborates with other Orange County municipalities and the County of Orange to complete a comprehensive Regional Analysis of Impediments to Fair Housing Choice. Included in promoting fair housing, the City will continue to work toward providing and maintaining equal housing opportunities for special needs residents.</p> <p>The City annually provides approximately 2,300 Housing Choice Vouchers to eligible households.</p>
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ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction	Garden Grove
Reporting Period	2023 (Jan. 1 - Dec. 31)
Planning Period	10/15/2021 - 10/15/2029

Note: "*" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F
Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type	Units that Do Not Count Towards RHNA ⁺ Listed for Informational Purposes Only			Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD at apr@hcd.ca.gov and we will unlock the form which enable you to populate these fields.			TOTAL UNITS ⁺	The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 ⁺ . For detailed reporting requirements, see the checklist here: https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺		
Rehabilitation Activity								
Preservation of Units At-Risk								
Acquisition of Units				8	10		18	As of June 30, 2022 the affordability covenants for 8 of the properties at Tamerlane Apartments (49 of 78 units) had expired. The City worked with the owner and approved an Assignment and Assumption Agreement of all 15 properties to Affordable Housing Access, Inc., (AHA) a non-profit corporation with a mission to create and preserve affordable housing. Subsequent to the approval and sale of the properties to AHA, the City approved an amendment to extend the affordability covenants for all expired properties and extended the affordability period until December 31, 2025.
Mobilehome Park Preservation								In 2023, the City contributed approximately \$3.6M to AHA to provide substantial rehabilitation to the Tamerlane properties in exchange for the remaining 18 units in Tamerlane to be affordable to extremely low and very low-income households.
Total Units by Income				8	10		18	

Jurisdiction	Garden Grove
Reporting Period	2023 (Jan. 1 - Dec. 31)
Planning Period	6th Cycle 10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT



Table K

Tenant Preference Policy

Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production; per Government Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes operational.

Does the Jurisdiction have a local tenant preference policy?	No
If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage on their internet website containing authorizing local ordinance and supporting materials.	
Notes	

