



6th Cycle Housing Element 2021-2029

City of Seal Beach
HCD Draft

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Section 1 Introduction

1.A Community Context

Seal Beach encompasses 11.4 square miles in northwestern Orange County south of Long Beach (in Los Angeles County) and north of Huntington Beach (see Figure 1). Incorporated in 1915 primarily as a farming community, the city has grown while still maintaining its small-town atmosphere. The population of the city remained relatively stable from 1915 to 1944 with little more than 1,000 residents. However, in 1944 the U.S. Navy acquired half of the city to construct the Naval Weapons Station bringing new residents to Seal Beach. The population increased to more than 7,000 persons in 1954 with the development of the Marina Hill subdivision. In 1962, Leisure World retirement community was established with an estimated 9,000 senior residents. In 1966, a large housing tract referred to as College Park East was developed and added an additional 5,000 homeowners. As of January 1, 2021, the Seal Beach population was approximately 24,443 according to the California Department of Finance.

The demographic characteristics of Seal Beach have remained relatively stable over the past three decades. With the presence of Leisure World and many condominium developments catering to retired persons, the city has a large number of elderly households. The City's prime beachfront location appeals to the affluent, both working and retired. Property values in Seal Beach increased as the City has become increasingly built out. Newcomers to the City who can afford high housing costs tend to be those of upper incomes or retired persons with substantial assets. However, the city also has long-time residents who purchased their homes many years ago when real estate was still affordable. Many of these long-time residents have fixed incomes and may have difficulty in maintaining their homes.

The housing stock in Seal Beach consists of a mix of single-family and multi-family units with one mobile home park. Though a majority of the housing units are more than 40 years of age, housing is generally in good condition with the exception of some older beach areas and some units in the mobile home park.

Figure 1: Regional Location Map



1.B Housing Element Purpose

State law recognizes the vital role local governments play in the supply and affordability of housing. Each local government in California is required to adopt a comprehensive, long-term General Plan for the physical development of the city or county. The Housing Element is one of the seven mandated elements of the General Plan. Housing Element law, first enacted in 1969, mandates

that local governments plan to meet the existing and projected housing needs of all economic segments of the community. The law recognizes that, in order for the private market to adequately address housing needs, local governments must adopt land use plans and regulatory systems that provide opportunities for, and do not unduly constrain, housing development. As a result, housing policy in California rests largely upon the effective implementation of local General Plans and, in particular, local Housing Elements. Housing Element law also requires the California Department of Housing and Community Development (HCD) to review local housing elements and to report its written findings to local governments with respect to the Housing Element's conformance with state law.

As mandated by State law, the planning period for this Housing Element extends from 2021 to 2029. This Element identifies strategies and programs that focus on the following major goals:

- Goal 1: Facilitate the development of a variety of housing types for all income levels to meet the existing and future needs of residents;
- Goal 2: Assist in the development of adequate housing to meet the needs of low- and moderate-income households;
- Goal 3: Address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement and development of housing;
- Goal 4: Maintain and enhance the existing quality of residential neighborhoods in Seal Beach;
- Goal 5: Affirmatively further fair housing opportunities for all persons regardless of race, color, national origin, ancestry, religion, sex, marital status, income, or familial status;
- Goal 6: Encourage more energy efficient use in residential developments.

1.C Organization of the Housing Element

The Housing Element consists of the following major components:

- An analysis of the City's demographic and housing characteristics and trends (Appendix A);
- An evaluation of land, financial, and administrative resources available to address the City's housing goals (Appendices B and G);
- A review of potential constraints, both governmental and non-governmental, to meeting the City's housing needs (Appendix C); and
- A Housing Action Plan for the 2021-2029 planning period, including housing goals, policies and programs.
- A review of the City's accomplishments and progress in implementing the previous Housing Element is provided in Appendix D.

1.D Data Sources and Methods

In preparing the Housing Element various data sources are utilized. Chapter II – Housing Needs Assessment utilizes HCD-approved data compiled by the Southern California Association of Governments (SCAG), which is based primarily on the U.S. Census Bureau American Community Survey (ACS). Some population and housing unit data are also prepared by the California Department of Finance (DOF). City records also provide data regarding some issues such as units at risk of conversion and housing construction and demolition activity in the Coastal Zone.

1.E Summary of Public Participation

Section 65583(c)(5) of the Government Code states that "The local government shall make diligent effort to achieve public participation of all the economic segments of the community in the development of the housing element, and the program shall describe this effort." Public participation played an important role in the formulation and refinement of the City's housing goals, policies and programs for the next 8 years. Please see Appendix E for information regarding the public involvement process for the 2021 Housing Element update.

The City conducted extensive outreach to groups representing lower-income families and special needs populations, including seniors, homeless populations, and people with disabilities. These groups include:

- Community Housing Resources, Inc. (*Lower Income*)
- Dayle McIntosh Center (*People with Disabilities, Seniors*)
- Habitat for Humanity of Orange County (*Lower Income*)
- Jamboree Housing Corporation (*Lower Income*)
- Kennedy Commission (*Lower Income, Homeless*)
- Mercy Housing (*Lower Income, Homeless*)
- Neighborhood Housing Services of OC (*Lower Income*)
- OC Housing Finance Trust (*Lower Income, Homeless*)
- Orange County Housing Authority (*Lower Income*)
- Regional Center of Orange County (*People with Disabilities*)

Comments from these groups included topics including:

- The need to accommodate housing for lower-income households (see the various programs under Goals 2 and Goal 5 that are targeted towards addressing the housing needs of lower-income households)
- Developing mixed-use areas and housing in the Main Street Downtown area (see Program 1b – Mixed Commercial/Residential High Density Zone and Program 1s – Main Street Specific Plan)
- Partnering with the Navy base to develop housing (see Program 1q - Partner with the U.S. Navy and the Seal Beach Naval Weapons Station)
- Removing land use restrictions that may prevent housing (see programs under Goal 3 that remove existing constraints to the development of housing)
- The desire for a more interactive public participation process (see Programs 1g – Community Engagement and Outreach, 5h – Affordable Housing Task Force, and 5k – Affordable Housing Affirmative Fair Marketing Plan as well as the many engagement opportunities described in Appendix E)

1.F Consistency with Other General Plan Elements

The elements that comprise the Seal Beach General Plan are required to be internally consistent. Together these elements provide the framework for development of facilities, services and land uses necessary to address the needs and desires of the city residents. The City will ensure consistency between the various General Plan elements and ensure policy direction introduced in one element is reflected in other plan elements. For example, residential development capacities established in the Land Use Element and constraints to development identified in the Safety/Noise Element are reflected in the Housing Element. This Housing Element builds upon the other General Plan elements and is consistent with the policies and proposals set forth by the Plan. As the General Plan is amended from time to time, the City will review the Housing Element for internal consistency and make any necessary revisions.

Government Code Section 65302 requires that the Safety and Conservation Elements be reviewed with each update to the Housing Element.

1.G Other Statutory Requirements

Senate Bill (SB) 1087 of 2005 requires cities to provide a copy of their Housing Elements to local water and sewer providers, and also requires that these agencies provide priority hookups for developments with lower-income housing (see Program 3e to this effect). These providers were

consulted during preparation of the Housing Element update and a copy of the final Housing Element will be provided to these agencies upon adoption.

Section 2 Projected Housing Need

2.A Regional Housing Needs Allocation

The Regional Housing Needs Allocation (RHNA) is a key tool for local governments to plan for anticipated growth. The RHNA quantifies the anticipated need for housing during the period from July 2021 to October 2029. Communities then determine how they will address this need through the process of updating the Housing Element of their General Plans.

The current RHNA was adopted by SCAG in March 2021. The future need for new housing was determined by the forecasted growth in households in a community as well as existing needs due to overpayment and overcrowding. The housing need was adjusted to maintain a desirable level of vacancy to promote housing choice and mobility and to account for units expected to be lost due to demolition, natural disaster, or conversion to non-housing uses. Total housing need was then distributed among four income categories on the basis of the current household income distribution.

After the total housing need was determined for the SCAG region, SCAG was tasked with allocating the RHNA to individual jurisdictions based on factors established in State law. The distribution of housing need by income category for each jurisdiction was adjusted to avoid an over-concentration of lower-income households in any community.

2.B 2021-2029 Seal Beach Housing Needs

The total housing growth need for the City of Seal Beach during the 2021-2029 planning period is 1,243 units, which is distributed by income category as shown in 0.

Table 1: Regional Housing Needs 2021-2029

Very Low*	Low	Moderate	Above Mod	Total
258	201	239	545	1,243

Source: SCAG 2021

*Includes extremely low households, estimated to be one-half the very-low need (129 units).

Section 3 Housing Resources

3.A Introduction

There are a variety of resources available to support the City in implementation of its housing strategy, landowners and developers seeking to provide affordable housing, and residents in need of housing assistance in Seal Beach. This Section provides a summary of land resources available to accommodate future housing in the City. The detailed housing capacity analysis and methodology is contained in Appendix B. Appendix G also includes a list of local, regional, State,

and federal programs that provide financial and related assistance to support the City in meeting its housing goals.

3.B Land Resources

Section 65583(a)(3) of the Government Code requires Housing Elements to contain an “inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites.” The analysis of potential development sites is contained in Appendix B.

3.C Opportunities for Energy Conservation

State of California Energy Efficiency Standards for Residential and Nonresidential Buildings were established in 1978 in response to a legislative mandate to reduce California's energy consumption. The standards are codified in Title 24 of the California Energy Code and are updated periodically to allow consideration and possible incorporation of new energy efficiency technologies and methods.

Title 24 sets forth mandatory energy standards and requires the adoption of an “energy budget” for all new residential buildings and additions to residential buildings. Separate requirements are adopted for “low-rise” residential construction (i.e., no more than 3 stories) and non-residential buildings, which includes hotels, motels, and multi-family residential buildings with four or more habitable stories. The standards specify energy saving design for lighting, walls, ceilings and floor installations, as well as heating and cooling equipment and systems, gas cooling devices, conservation standards and the use of non-depleting energy sources, such as solar energy or wind power. The home building industry must comply with these standards while localities are responsible for enforcing the energy conservation regulations through the plan check and building inspection processes.

Examples of techniques for reducing residential energy use include the following:

- **Glazing** – Glazing on south facing exterior walls allows for winter sunrays to warm the structure. Reducing glazing and regulating sunlight penetration on the west side of the unit prevents afternoon sunrays from overheating the unit.
- **Landscaping** – Strategically placed vegetation reduces the amount of direct sunlight on the windows. The incorporation of deciduous trees in the landscaping plans along the southern exposure of units reduces summer sunrays, while allowing penetration of winter sunrays to warm the units.
- **Building Design** – The implementation of roof overhangs above southerly facing windows shield the structure from solar rays during the summer months.
- **Cooling/Heating Systems** – The use of attic ventilation systems reduces attic temperatures during the summer months. Solar heating systems for swimming pool

facilities saves on energy costs. Natural gas is conserved with the use of flow restrictors on all hot water faucets and showerheads.

- **Weatherizing Techniques** – Weatherization techniques such as insulation, caulking, and weather stripping can reduce energy use for air-conditioning up to 55% and for heating as much as 40%. Weatherization measures seal a dwelling unit to guard against heat gain in the summer and prevent heat loss in the winter.
- **Efficient Use of Appliances** – Appliances can be used in ways that increase their energy efficiency. Unnecessary appliances can be eliminated. Proper maintenance and use of stove, oven, clothes dryer, washer, dishwasher, and refrigerator can also reduce energy consumption. New appliance purchases can be made on the basis of efficiency ratings.
- **Solar Installations** – On July 13, 2009, the City Council adopted a comprehensive fee schedule (Resolution 5898). The resolution waived all fees for standard residential solar installations.

In addition to these techniques for reducing energy use in dwellings, the City supports broader “smart growth” efforts to encourage compact development and public transportation. For example, Programs 1a and 1b in the Housing Action Plan (Chapter V) include a commitment to process a zoning amendment to facilitate new high-density multi-family residential development on underutilized land in proximity to commercial and employment opportunities and bus transit. Such development contributes to a reduction in greenhouse gas emissions through lower energy use and vehicle trips (see also Programs 6a and 6c). In addition, as part of the City’s program to assist low-income households in Leisure World to upgrade bathrooms to facilitate aging in place, the City will provide applicants with information on use of green materials and energy conserving measures in home improvements (Program 6b).

Section 4

Goals, Policies, and Programs

4.A Introduction

This section of the Housing Element sets forth the City's goals, policies, programs and objectives to address the housing needs of Seal Beach residents. This Housing Plan represents a continuing effort on the part of the City to facilitate the provision of housing for all economic segments of the population and persons with special needs, to maintain the condition and affordability of the existing housing stock, and to further fair housing. Table 2 (Section 4.C) identifies the City's quantified housing objectives over the 2021-2029 period.

4.B Goals, Policies, and Programs

A sound basis for any plan of action is a set of well-defined goals and policies to express the desires and aspirations of the community. The City has established the following housing goals:

- Facilitate the development of a variety of housing types for all income levels to meet the existing and future needs of residents.
- Assist in the development of adequate housing to meet the needs of low- and moderate-income households.
- Address, and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing.
- Maintain and enhance the quality of existing residential neighborhoods.
- Promote equal housing opportunities for all persons regardless of race, color, national origin, ancestry, religion, sex, marital status, or familial status.
- Encourage more efficient energy use in residential developments.

Goal 1: Facilitate the development of a variety of housing types for all income levels to meet the existing and future needs of residents.

Policies

Policy 1a

Provide adequate sites for a variety of housing types through the Land Use Element of the General Plan and the Zoning Code, while ensuring that environmental and infrastructure constraints are addressed.

Policy 1b

Where appropriate, encourage the redesignation of vacant and underutilized non-residential land to residential or mixed uses with appropriate densities to facilitate the development of a variety of housing types to address the housing needs of all economic segments of the population.

Policy 1c

Encourage the infilling of vacant residential land.

Policy 1d

Encourage the recycling of underutilized residential land, where such recycling is consistent with established land use plans.

Policy 1e

Provide compatibility of residential uses with surrounding uses through the separation of incompatible uses, construction of adequate buffers, and other land use controls.

Policy 1f

Improve all residential environments through the provision of adequate public facilities and services, including streets and parks, as well as water, sewer, and drainage systems.

Policy 1.g

Provide for adequate, freely accessible open space within reasonable distances of all community residents.

Programs

Program 1a: Provide Adequate Sites for Housing through updates to the General Plan and Zoning Code

The Land Use Element of the Seal Beach General Plan designates land within the city for a variety of residential types and densities ranging from 9 to 46 units per acre. The land use designations are implemented through the Zoning Code. Although there is limited developable vacant land remaining, the Regional Housing Needs Assessment (RHNA) assigns Seal Beach a housing need of 1,243 units during the 2021-2029 planning period. When sufficient land with appropriate zoning is not available to accommodate regional housing needs, State law requires cities to amend existing land use plans and regulations to create additional capacity for housing development to accommodate the RHNA.

As discussed in Appendix B, the City has conducted an evaluation of potential properties where land use regulations will be amended to create additional opportunities for housing or mixed-use development.

To address the current shortfall in capacity for potential housing development, the City will process zoning and General Plan amendments for sufficient sites with appropriate densities as identified in Appendix B no later than October 15, 2024, to fully accommodate the City’s remaining housing need. Rezoned sites will comply with the requirements of Government Code §65583.2(h) and (i). Developments at designated housing sites where 20 percent or more of the units are affordable to lower-income households will be permitted by right, pursuant to State law as applicable.

Objective: Maintain adequate sites to accommodate the RHNA allocation

Responsible Party: Community Development, Planning Commission, City Council

Funding Source: General Fund

Schedule: Complete rezoning by October 2024, with ongoing modifications as needed to maintain site inventory

Program 1b: Mixed Commercial/Residential High Density Zone

In order to implement development at various commercial sites in the sites inventory and to address constraints on the development of housing for a variety of income levels, a new mixed-use designation is proposed. Currently, the City's mixed-use designation (Limited Commercial/Residential Medium Density or LC/RMD) does not have a high enough density minimum to meet State law requirements for lower-income housing. The City is creating a mixed-use district (the Mixed Commercial/Residential High Density Zone) that has a minimum density of 40 du/acre and a maximum density of 46 du/acre. This district will be applied to larger commercial sites as described in Appendix B. As part of the creation of the Mixed Commercial/Residential High Density Zone, the City will create incentives to encourage development of units affordable to moderate and lower-income households, as well as modifications to reduce or eliminate minimum unit sizes to create the most viable development opportunities. In addition, the new MC/RHD zone will not allow 100 percent nonresidential projects.

Objective: Create a mixed-use zone that meets state requirements for RHNA site designation, specifically to facilitate housing for lower income households. The zoning process will accommodate State requirements to allow for: a minimum residential density of 40 units per acre and 46 units per acre on larger, developed sites; a large enough size to permit at least 16 units; exclusively residential uses; at least 50 percent of the building floor area of a mixed-use development to be dedicated to residential uses; and housing by-right with at least 20 percent of the units affordable to lower-income households. The definitions of "persons and families of low and moderate income," "lower income households," and "very low-income households" as set forth in Health and Safety Code sections 50079.5, 50093, and 50150 shall apply. The City shall engage with affected property owners, the Building Industry Association, affordable housing developers, and other stakeholders during the zoning process to ensure the development standards can result in the development of the maximum number of units allowed and facilitate the inclusion of affordable units.

Responsible Party: Community Development, Planning Commission, City Council

Funding Source: General Fund

Schedule: Complete site rezoning necessary to accommodate the RHNA by October 2024, with ongoing implementation. Engage in outreach with Building Industry Association, affordable housing developers, and other stakeholders during the rezoning process at least once.

Schedule: Ordinance adoption by April 2025.

Program 1c: Promote Available Housing Incentives and Evaluate Effectiveness

To enhance the feasibility of affordable housing development, the City will offer incentives and concessions such as expedited processing, administrative assistance with applications for funding assistance, and modified development standards consistent with State law, including, but not limited to, density bonus law, permit streamlining under SB35 for projects with at least 50 percent affordability, and SB 330. The City will update its website to include this information in greater detail for potential developers. The City will evaluate the effectiveness of affordable housing incentives and concessions on an annual basis with empirical data (development of units) and anecdotal discussions with developers. To the extent that available incentives do not result in the construction of significant numbers of affordable units, the City will examine revised or new incentives and review processes that may be implemented.

Objective: Make information on available incentives and concessions readily available, and evaluate their efficacy on a regular basis

Responsible Party: Community Development, Planning Commission, City Council

Funding Source: General Fund

Schedule: Website updates by December 2024, evaluation on an ongoing annual basis. If available incentives demonstrate ineffectiveness by the end of the 2025 calendar year, the City will undertake revisions to available incentives in 2026.

Program 1d: Annual Progress Report

The City will report its progress in implementing this program to HCD on an annual basis, pursuant to Government Code §65400.

Objective: Maintain compliance with State law and provide transparency on progress towards the RHNA

Responsible Party: Community Development

Funding Source: General Fund

Schedule: April of each year

Program 1e: Ensure No Net Loss of Housing Capacity

The City shall comply with the “no net loss” provisions of Government Code §65863 through the implementation of an ongoing project-by-project evaluation process to ensure that adequate sites are available to accommodate the City’s remaining RHNA allocation throughout the planning period. The City shall not reduce the allowable density of any site in the residential land inventory, nor approve a development project at a lower density than assumed in the land inventory, unless both of the following findings are made:

1. The reduction is consistent with the adopted General Plan, including the Housing Element; and

2. The remaining sites identified in the Housing Element are adequate to accommodate the City's remaining share of regional housing need pursuant to Government Code §65584.

If a reduction in residential density for any parcel would result in the remaining sites in the Housing Element land inventory not being adequate to accommodate the City's remaining share of its lower- or moderate-income regional housing need, the City may reduce the density on that parcel if it identifies sufficient additional, adequate and available sites with an equal or greater residential density so that there is no net loss of residential capacity.

Objective: Maintain adequate inventory of sites for residential development according to State law

Responsible Party: Community Development

Funding Source: General Fund

Schedule: Ongoing implementation

Program 1f: Replacement Housing Program

If residential development on any property rezoned to accommodate the RHNA allocation involves demolition of existing residential units, the City will require replacement pursuant to Gov. Code §65583.2(g)(3).

Objective: Maintain no net loss of housing, with specific focus on housing affordable to lower-income residents by developing a formal, ongoing procedure for analyzing loss of units and replacement requirements.

Responsible Party: Community Development

Funding Source: General Fund

Schedule: Ongoing implementation

Program 1g: Community Engagement and Outreach

A goal of the City is to create and maintain desirable living areas for residents by protecting residential neighborhoods from incompatible uses. The City recognizes that opinions on compatibility may change over time. A community engagement and outreach program will be implemented through the review of proposed amendments to the General Plan and zoning regulations to ensure changes reflect the needs of the community while also expanding housing opportunity sites in accordance with the RHNA allocation and State law.

Objective: Effectively utilize the zoning and General Plan amendment process to implement appropriate land use controls to ensure the compatibility of residential areas with surrounding uses. At least one community meeting during the zoning and General Plan amendment process, by February 2024.

Responsible Party: Community Development, Planning Commission, City Council

Funding Source: General Fund

Schedule: Completed commensurate with Zoning Code updates to be completed by February 2024

Program 1h: Accessory Dwelling Units

Accessory dwelling units (ADUs) can provide affordable housing options for a wide range of household types, many of which may have very low- or extremely low- incomes. The City will continue to encourage ADU production consistent with State law, which shall include:

1. Revisions to the City’s adopted ADU Ordinance as needed for consistency with State law.
2. Pre-approve ADU plans currently under development by the Orange County Council of Governments (OCCOG) that can be customized at minimal cost to the property owner.
3. Website updates to explain the permitting process in simplified terms, and offer direction to the resources offered through the State and other agencies as applicable.
4. Creation and distribution of marketing materials to advise property owners of the opportunity to create ADUs and to encourage the occupancy of these units by households/persons with lower incomes.

Objective: Provide a streamlined and understandable process for the development of ADUs and JADUs, supported by incentives and resources as they may be available. Adopt pre-approved plans. Permit 10 ADUs during the planning period.

Geographic Targeting: Distribute ADU marketing materials with a focus on low density neighborhoods.

Responsible Party: Community Development; Planning Commission; City Council

Funding Source: General Fund

Schedule: Revise existing ordinance as needed based on changes to State law, and website updates by September 2024, with ongoing implementation as needed. Seek out architects or builders willing to submit ADU plans for pre-approval by December 2024; adopt pre-approved ADU plans by June 2025

Program 1i: Accessory Dwelling Units Amnesty Program

The City will establish a program to allow owners with existing unpermitted ADUs to obtain permits to legalize the ADUs during the 2021-2029 planning period. The Amnesty Program shall consist of two parts: 1) education; and 2) incentives. Education will require creation of an information guide to help educate and inform owners of the importance and benefits of legalizing and bringing their unpermitted units into compliance. The information guide will include an overview of the necessary life safety code requirements and improvements that will need to be provided for permit issuance and advice on how to discuss and ask questions of permitting staff without the risk of Code Enforcement action. The information guide will also explain how the City’s ADU regulations have created an easier path towards compliance where ADUs were previously not feasible. The

City will also create incentives, such as fee waivers, reductions or courtesy inspections to encourage property owners to seek permits to legalize units and make them safe for habitation.

Objective: Encourage the identification and permitting of two unpermitted ADUs and confirm that the units comply with applicable standards.

Geographic Targeting: Distribute ADU information guide in Old Town Seal Beach.

Responsible Party: Community Development; City Council

Funding Source: General Fund

Schedule: Develop program by October 2024.

Program 1j: Accessory Dwelling Units Monitoring Program

The City will annually monitor its progress in permitting ADUs during the planning period with the intent of increasing the number of ADUs. Monitoring will occur in conjunction with the Annual Housing Element Progress Report. The analysis will track applications for ADUs, location, affordability, and other important features. If ADU permitting falls below five (5) ADUs for more than two consecutive years, the City shall re-evaluate the City's ADU standards and procedures and modify accordingly within six (6) months. The City will conduct additional outreach and marketing in addition to modifications to regulations and processes.

Objective: Provide a streamlined and understandable process for the development of ADUs and JADUs, supported by resources as they may be available.

Responsible Party: Community Development

Funding Source: General Fund

Schedule: Create monitoring program within six (6) months of adoption of Housing Element; annual monitoring and program revisions as may be warranted

Program 1k: Emergency Shelters, Low Barrier Navigation Centers and Transitional/Supportive Housing

Housing and the continuum of care for those at risk of or currently experiencing homelessness has changed dramatically in Orange County over the last five years. Housing options ranging from temporary emergency shelters to permanent supportive units are available now in much greater numbers, and tied to a range of services and support networks at the regional level to leverage resources and more comprehensively address problems.

AB 139 (2019) revised State law regarding parking standards for emergency shelters. AB 2339 (2022) further revised the law to require zones where shelters are permitted to also allow residential uses and obligates the City to evaluate the opportunity for shelter development on designated sites. To ensure that City development standards and procedures continue to provide adequate sites for emergency shelters, parking requirements for emergency shelters will be amended consistent with current law. In 2018, AB 2162 amended State law to require that

supportive housing be a use by-right in zones where multi-family and mixed uses are permitted, including non-residential zones permitting multi-family uses, if the proposed housing development meets specified criteria. AB 101 (2019) added the requirement that “low barrier navigation centers” meeting specified standards be allowed by-right in areas zoned for mixed-use and in non-residential zones permitting multi-family uses pursuant to Government Code §65660 et seq. The City will amend its Zoning Code to require transitional and supportive housing uses to conform only to those regulations that apply to other residential uses of the same type in the same zone, in compliance with AB 2339. The City will monitor the inventory of sites appropriate to accommodate transitional and supportive housing and will work with the appropriate organizations to meet the needs of persons experiencing homelessness and extremely low-income residents. The amendment will also ensure consistency with all other applicable state laws.

Objectives: (a) Continue to facilitate the provision of emergency shelters and transitional/supportive housing consistent with State law; (b) Process a Code amendment to amend City regulations for emergency shelters, supportive housing and low-barrier navigation centers consistent with State law. Permit 1 emergency shelter, low barrier navigation center, or transitional supportive housing development during the planning period.

Responsible Party: Community Development; Planning Commission; City Council

Funding Source: General Fund

Schedule: Process a code amendment related to emergency shelters, low barrier navigation centers, and transitional and supportive housing concurrent with the Zoning Code update for RHNA sites, with ongoing evaluation.

Program 11: Provision of Adequate Public Facilities and Services

New residential developments bring new residents to the City, placing an increased demand on public facilities and services. To adequately serve its existing and future residents, the City must ensure that new residential developments are provided with adequate public facilities and services.

The City will continue to utilize the environmental and other development review procedures to ensure that all new residential developments are provided with adequate public facilities and services. If existing public facilities or services are inadequate to serve new development consistent with land use plans, the City will work cooperatively with service providers to expand capacity where feasible.

Objective: Maintain adequate public facilities and services

Responsible Party: Public Works Department, service providers

Funding Source: General Fund

Schedule: Ongoing implementation as development occurs

Program 1m: Streamlined Permit Processing and Transparency

SB 35 (2017) requires streamlined ministerial approval procedures under certain circumstances. The City will establish and implement written procedures to ensure conformance with SB 35 and other applicable State laws.

In addition, all zoning, development standards, and fees will continue to be posted on the City’s website in conformance with State transparency requirements.

Objective: Reduce barriers to housing development through simplified processing and available information consistent with SB 35.

Responsible Party: Community Development

Funding Source: General Fund

Schedule: Written procedures will be developed by January 2024 with ongoing updates to the website and other informational material

Program 1n: SB 9 Lot Splits

Adopt an Ordinance to expand the housing supply in High Resource low density zones by allowing for lot splits and duplexes under the parameters of SB 9, recognizing potential conflicts with the Coastal Act. In coordination with research being conducted at the State level, pursue opportunities to incentivize homeowners to provide affordable units under SB 9.

Objective: Reduce barriers to housing development through simplified processing; create incentives to make units created affordable. Process 2 SB 9 projects during the planning period.

Responsible Party: Community Development, City Council

Funding Source: General Fund

Schedule: Analyze opportunities and resources available to homeowners and develop online materials by December 2024.

Program 1o: Expedited Processing for Subdivision Maps including Affordable Units

Adopt written procedures to expedite the review of subdivision maps, including parcel maps, tract maps and lot line adjustments, when the project includes a certain number or percentage of units affordable to lower-income households.

Objective: Reduce barriers to housing development through simplified processing; create incentives to make units created affordable

Responsible Party: Community Development, Public Works, City Clerk

Funding Source: General Fund

Schedule: Draft internal procedures within one year of adoption of Housing Element; prepare handout for distribution at the public counter and inclusion on the City's website within one month of approval of procedures.

Program 1p: Partner with the U.S. Navy and the Seal Beach Naval Weapons Station

The City will continue to collaborate with the Navy on development of housing at the Naval Weapons Station (NWS) at their selected development site along Pacific Coast Highway. Furthermore, the City owns a small parcel of land within the fenced area of the Naval Weapons Station, and is actively communicating with U.S. Navy employees to formally open discussions for use of the parcel as affordable housing. The Navy may have joint interest in housing as well, for active duty servicemembers or potentially veterans.

Objective: Create an opportunity for affordable housing development on City property in partnership with the U.S. Navy through quarterly or more frequent meetings.

Responsible Party: Community Development, City Manager, City Council

Funding Source: General Fund, outside grant sources

Schedule: Underway and ongoing

Program 1q: Allow Employee/Farmworker Housing Consistent with State Law.

The City will amend the Zoning Code to allow employee housing consistent with Health and Safety Code §17021.5 and 17021.6.

Objective: Allow employee/farmworker housing consistent with State law.

Responsible Party: Community Development, City Manager, City Council

Funding Source: General Fund, outside grant sources

Schedule: December 2024

Program 1r: Main Street Specific Plan

The City will modify the existing Main Street Specific Plan to allow housing at select properties. The City recognizes that although amendments made to facilitate housing at select properties in the Main Street Specific Plan are not accounted for in the City's sites inventory, this program nevertheless represents a good faith effort by the City to produce additional housing.

Objective: Allow housing at select locations in the Main Street Specific Plan. Permit two residential units in the Main Street Specific Plan during the planning period.

Responsible Party: Community Development, Planning Commission, City Council

Funding Source: General Fund

Schedule: Update Main Street Specific Plan as described by April 2025.

Goal 2: Assist in the development of adequate housing to meet the needs of low- and moderate-income households.

Policies

Policy 2a

Expand housing opportunities for households with special needs, including the elderly, persons with disabilities, including developmental disabilities, large households, female-headed households, and the homeless.

Policy 2b

Provide incentives to encourage the development of new affordable housing for lower- and moderate-income households, including extremely-low-income persons.

Policy 2c

Investigate and pursue programs and funding sources designed to expand housing opportunities for low- and moderate-income households, including persons with special needs.

Policy 2d

Encourage construction of low- and moderate-income housing on sites that are:

- located with convenient access to schools, parks, public transportation, shopping facilities, and employment opportunities;
- adequately served by public utilities;
- adequately served by police and fire protection;
- minimally impacted by noise, flooding, or other environmental constraints; and
- outside of areas of concentrated lower-income households.

Programs

Program 2a: Streamline the Density Bonus Review Process

Currently, the Planning Commission reviews and approves incentives granted as part of a density bonus. To streamline the review process and provide certainty for developers, the City shall amend its Zoning Code governing density bonuses. The amendment shall ensure that the ordinance reflects all current provisions of State law, and eliminates the need for Planning Commission review to grant density bonus incentives.

Objective: Streamline the density bonus provisions and ensure City regulations reflect State law. Permit at least one density bonus project during the planning period.

Responsible Party: Community Development, Planning Commission, City Council

Funding Source: General Fund

Schedule: Amendment to be completed as part of broader Zoning Code update scheduled for completion in April 2025

Program 2b: Density Bonus Incentives and Information

The Seal Beach Zoning Code contains density bonus regulations and procedures to facilitate the production of low- and moderate-income housing by providing incentives that reduce per unit development costs. State Density Bonus law was recently amended to provide additional incentives for affordable housing production. The City will create incentives that may be provided to further entice developers to take advantage of density bonuses, such as reducing processing timelines and providing greater certainty in the review process. The City will develop informational material for its website on how developers can utilize density bonus incentives to increase housing. These materials will be simple to understand and highlight the benefits of using the density bonus provisions. The materials will be updated following adoption of the Zoning Code amendment described in Program 2a.

Objective: Create incentives for residential developers to take advantage of density bonus provisions to create affordable housing units; make information on density bonus incentives readily available

Responsible Party: Community Development

Funding Source: General Fund

Schedule: Incentives to be finalized and website updates to be completed by July 2025 and updated on an ongoing basis as applicable, including following adoption of the Zoning Code update in October 2024.

Program 2c: Affordable Housing Resources

The City will facilitate the development of quality affordable housing through a variety of actions, including pursuing additional funding sources and partnering with private and non-profit housing developers. To achieve this, the City will take the following actions:

- Maintain and annually update a list of non-profit housing developers active in Orange County,
- Maintain and annually update a list of properties with affordable units in the City.
- Contact and provide technical assistance to qualified non-profit housing developers to explore opportunities for affordable housing development annually, or whenever development opportunities arise.

- Monitor funding resources, such as Multi-Family Housing Program (MHP) funds and Low-Income Housing Tax Credits (LIHTC), that may become available from time to time through the County, the State, or the Federal governments to subsidize affordable housing development, and seek to partner with developers to connect to those resources.
- Maintain an inventory of residential sites available for development continuously on the City website.
- Prioritize assistance for extremely-low-income (ELI) units and projects such as single room occupancy (SRO) and supportive housing commensurate with the City's regional housing need whenever housing development is proposed.
- Provide technical assistance to affordable housing developers in preparation of grant funding applications.
- Become member of the Orange County Housing Finance Trust Collaborate with the U.S. Navy, County of Orange, and any other public entities owning land within the city to convert surplus properties to affordable housing.

Objective: Connect three housing developers annually to share technical knowledge and resources to facilitate the development of affordable housing. Establish relationships with two additional affordable housing providers during the planning period through annual meetings to discuss possible sites and opportunities.

Responsible Party: Community Development, Finance, Planning Commission, City Council

Funding Source: General Fund

Schedule: Most activities for Program 2c are ongoing in nature; membership in the Orange County Housing Finance Trust was completed in June 2022.

Program 2d: Land Write Downs and Assistance with Off-Site Improvements

Land costs and requirements for off-site improvements are important factors in determining the cost of housing. As discussed above in Program 1q (Partner with the U.S. Navy and the Seal Beach Naval Weapons Station), the City currently owns a small parcel of land within the fenced area of the Naval Weapons Station and has active communication with U.S. Navy employees to open discussions for using the parcel as affordable housing, which may be used for affordable housing for active duty service members or veterans. To facilitate development of housing affordable to low- and moderate-income households the City may subsidize the cost of the parcel of land on the Naval Weapons Station and off-site improvements of the land when feasible. The City will also seek funding sources for this activity. This program will be implemented through discussions with project proponents, including the U.S. Navy, during the development review process.

Objective: Increase the number of affordable housing units

Responsible Party: Community Development, Finance, City Council

Funding Source: General Fund, unless alternative grant funding is available

Schedule: Ongoing

Program 2e: Explore and Obtain Funding to Subsidize Construction of Affordable Units

The State of California makes funds available annually to support the development of affordable housing units. Examples include CalHome and PLHA funds. These funds are allocated to the County of Orange. Seal Beach is eligible to apply for these funds to support eligible projects. The City will develop expertise in affordable housing funding sources and the application processes.

Objective: Encourage development of 698 affordable housing units during the planning period.

Responsible Party: Community Development, Finance, City Council

Funding Source: General Fund

Schedule: Ongoing

Program 2f: Regional Coordination of Housing Issues

The City will continue to participate in other programs that facilitate information sharing and housing production at a regional scale. The City will attend quarterly OCHA Cities Advisory Committee meetings to be up to date on programs offered by the County or other entities that may incentivize different types of affordable housing and encourage preservation of existing housing stock. As noted in other programs, relevant information will be posted on the City's website and distributed through other channels such as public libraries, community newsletters, and social media.

Objective: Leverage resources to augment affordability in housing

Responsible Party: Community Development, OCHA

Funding Source: General Fund

Schedule: Quarterly meetings with ongoing updates to information provided to developers and citizens on the City's website

Program 2g: Commercial Density Bonus

Amend the Zoning Code consistent with AB 1551 (2022), which allows a commercial developer to obtain one of six commercial density bonuses by partnering with a housing developer to provide qualifying affordable housing (at least 30% total units available to low-income tenants, or 15% affordable to very low-income tenants) through either: directly building affordable housing units, donating land for affordable housing units, or providing direct funding to an affordable housing developer for development of an affordable housing project. This program is intended to incentivize affordable housing development at the City's housing sites that are currently developed with commercial uses, which will be rezoned as described by Program 1b (Mixed Commercial/Residential Medium Density Zone).

Objective: Streamline the density bonus provisions and ensure City regulations reflect State law

Responsible Party: Community Development, Planning Commission, City Council

Funding Source: General Fund

Schedule: Amendment to be completed as part of broader Zoning Code update scheduled for completion in October 2024

Program 2h: Promote Orange County’s Mortgage Assistance Program

Low-income first-time homebuyer residents are eligible to participate in the County of Orange Mortgage Assistance Program. This program provides deferred payment downpayment assistance loans to first-time homebuyers whose annual income does not exceed 80 percent of the area median income who will occupy the home as their primary residence. Applicants are required to attend a homebuyer education workshop. The City will continue to promote the Mortgage Assistance program on its Housing Resources webpage and refer first-time homebuyers to the County’s Mortgage Assistance Program. Also see Program 5b (Housing Information and Referral Services)

Objective: Refer 2 first-time homebuyers to the County’s Mortgage Assistance Program during the planning period.

Responsible Party: Community Development, County of Orange

Funding Source: General Fund

Schedule: Ongoing

Goal 3: Address, and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing.

Policies

Policy 3a

Assist City residents in securing decent safe and affordable housing.

Policy 3b

Conserve the affordability of housing units assisted with public funds through affordability covenants or resale controls.

Policy 3c

Investigate and pursue programs and funding sources designed to maintain and/or improve the affordability of existing housing units to low- and moderate-income households.

Programs

Program 3a: Housing Choice Voucher Program Rental Assistance

The Housing Choice Voucher Program, long known as “Section 8,” is a federal program that extends rental subsidies to very low- and extremely low-income individuals and families. The subsidy represents the difference between 30% of monthly income of the household and the allowable rent determined by the Section 8 program to increase housing affordability for the voucher recipient. Seal Beach is not a direct recipient of Section 8 vouchers, but it does participate in the Section 8 Rental Assistance Program through the Orange County Housing Authority (OCHA). The number of vouchers used in Seal Beach is lower than usage in almost every other community in Orange County.

Most Section 8 subsidies are issued by OCHA in the form of vouchers that permit tenants to choose their own housing. The City will make information available regarding the process of obtaining a Section 8 voucher, while noting this can be a challenging process due to lack of available funding. In addition, OCHA has recently partnered with other entities, including United Way, to expand landlord understanding of the Section 8 voucher process, and provide additional resources to make property owners more willing to accept vouchers. The City will continue to coordinate with OCHA on a quarterly basis, and provide up to date information on its website for landlords that may be interested in participating in the program. Information will also be shared through other outlets such as local libraries, Leisure World, and City social media and/or newsletters.

Objective: Increase information available on Section 8 vouchers as a means of increasing affordability for households; ensure that landlords are aware of the program and encouraged to participate; and understand how and where vouchers are used within the City.

Responsible Party: Community Development, County of Orange

Funding Source: General Fund

Schedule: Website updates to be completed by December 2023, with ongoing updates and partnership with OCHA on a quarterly basis.

Program 3b: Mortgage Credit Certificates

The Mortgage Credit Certificate (MCC) is a federal program that allows qualified first-time homebuyers to take an annual credit against federal income taxes of up to 15 percent of the annual interest paid on the applicant’s mortgage. This enables homebuyers to have more income available to qualify for a mortgage loan and make the monthly mortgage payments. The value of the MCC must be taken into consideration by the mortgage lender in underwriting the loan and may be used to adjust the borrower’s federal income tax withholding. The MCC program has covenant restrictions to ensure the affordability of the participating homes for a period of 15 years. The MCC program is administered through the County of Orange (<https://www.ocgov.com/residents/mccp>).

The City will promote the MCC program on its website and other available outlets.

Objective: Increase awareness of the MCC program to increase affordability for homebuyers

Responsible Party: Community Development, County of Orange

Funding Source: General Fund

Schedule: Website update was completed in January 2023 with ongoing maintenance and monitoring for changes to the program

Program 3c: Local Coastal Program

Seal Beach does not currently have an approved Local Coastal Program (LCP). As a result, all projects located within the portion of the city that is within the Coastal Zone are subject to review by the California Coastal Commission, in addition to the required City approvals. This additional requirement represents a possible impediment to housing development within the Coastal Zone. To address this issue, the City is currently working on the preparation of an LCP, funded in part by a grant from the Coastal Commission. The Environmental Quality Control Board will provide guidance to staff in this effort. A draft Land Use Plan, the first of two major components of the LCP was submitted to the Coastal Commission for review in May 2023 and is currently awaiting feedback.

Objective: Streamline the development process by eliminating a separate process for Coastal Zone approvals

Responsible Party: Community Development, Planning Commission, City Council

Funding Source: General Fund, Coastal Commission Grant Funding

Schedule: Based on conversations with the California Coastal Commission and expanded public outreach, target a draft Local Coastal Program by December 2025.

Program 3d: Implementation of new Planning and Permitting Software

The City integrated online plan check in 2020, in response to the COVID-19 pandemic, and to simplify the permitting process. Based on the success of that effort, the City has recently initiated transition to a new planning and permitting software which will allow for even greater digital and remote access to the Community Development Department. Digital submittal, turnaround, and record keeping will continue to speed the permitting process, therefore reducing costs associated with development.

Objective: Streamline the development process through software implementation and online access to planning and permitting.

Responsible Party: Community Development

Funding Source: General Fund

Schedule: Completed August 2024.

Program 3e: Priority Water and Sewer Services

Continue to make service providers aware of the City’s housing plans and encourage them to expedite service to restricted lower income residential projects

Objective: Inform service providers of plans to develop housing affordable to lower-income households so those service needs can be prioritized

Responsible Party: Community Development, Public Works

Funding Source: General Fund

Schedule: Ongoing

Program 3f: Implementation of AB 2234 (Streamlining of Ministerial Permits)

The Permit Streamlining Act (PSA) sets forth specific timeframes for cities to determine the completeness of discretionary applications, and to review those applications once deemed complete. AB 2234 (2022) amends the Planning and Zoning Law to incorporate similar PSA streamlining provisions by requiring cities to publish formal application checklists for post-entitlement housing development permits, as well as examples of complete applications for specific types of housing developments; sets forth timelines to respond after the city receives an application by identifying any specific information from the published checklist that was missing from the application; and requires the City to complete its review of any complete application within 30 business days (for developments with 25 homes or fewer) or 60 days (for developments with more than 25 homes).

Objective: Streamline the development process for ministerial permits

Responsible Party: Community Development

Funding Source: General Fund

Schedule: Completed as of January 2024.

Program 3g: Facilitate Residential Care Facilities/Group Homes

To remove governmental constraints and facilitate special needs housing, the City will amend the Zoning Code to:

- Allow unlicensed residential care facilities and group homes independent of the number of residents (including six or fewer or seven or more residents) by-right in all residential zones (i.e., the RLD, RMD, RHD zones) subject to only the generally applicable, nondiscriminatory health, safety, and objective zoning standards that apply to all single-family residences to ensure approval certainty;
- Allow State-licensed residential care facilities and group homes of seven or more persons by Conditional Use Permit in all residential zones (i.e., the RLD, RMD, RHD zones) subject to objective standards; and

- Consolidate the definition of group homes and residential care facilities to simplify the permitting process.

Objective: Approve one residential care facility/group home during the planning period.

Responsible Party: Community Development

Funding Source: General Fund

Schedule: Make Zoning Code Amendments by December 2026.

Program 3h: Remove Minimum Unit Size Requirements

Residential districts currently require minimum unit sizes of 950 to 1,200 sq. ft (this does not apply to ADU or JADUs). In recognition of the need to promote higher densities and a range of housing types, the City proposes to eliminate or substantially reduce the minimum unit size in the Code Minimum allowable unit sizes would not be smaller than those allowed by State law (such as for efficiency dwelling units, codified at Health and Safety Code Section 17958.1). This change will occur as part of a broader Zoning Code update to implement various provisions of the Housing Element.

Objective: Reduce minimum unit size constraints to housing development, especially to promote affordable housing.

Responsible Party: Community Development

Funding Source: General Fund

Schedule: Ordinance adoption by October 2024

Program 3i: Update Findings for Housing Projects to Ensure Objectivity

The City will update the findings that the Community Development Director must make in review of development permits for zoning conformance to ensure that the findings are only objective findings when they are applied to housing developments.

Objective: Review housing projects against objective approval findings.

Responsible Party: Community Development

Funding Source: General Fund

Schedule: Make Zoning Code Amendments by December 2026.

Program 3j: Reduce Parking Requirements for Studios and 1-Bedroom Units

To facilitate housing, including the development of “affordable-by-design” units, the City will reduce its parking requirement for studios and one-bedroom units from 2 spaces to 1 space.

Objective: Encourage the development of studios and 1-bedroom housing units, which are affordable to lower-income and special needs groups.

Responsible Party: Community Development

Funding Source: General Fund

Schedule: Make Zoning Code Amendments by December 2026.

Program 3k: Remove Conditional Use Permit Requirements for Single-Room Occupancy Units

In 2013, the Zoning Code was amended to allow Single-Residences (SROs) subject to a Conditional Use Permit (CUP) in the RHD zone. The City will update the Zoning Code to remove the CUP requirement for SROs in the RHD Zone and allow SROs as permitted by-right uses.

Objective: Allow SROs as uses allowed by-right in the RHD Zone.

Responsible Party: Community Development

Funding Source: General Fund

Schedule: Make Zoning Code Amendments by December 2026.

Goal 4: Maintain and enhance the quality of residential neighborhoods in Seal Beach.

Policies

Policy 4a

Encourage the maintenance and rehabilitation of existing owner-occupied and rental housing where feasible.

Policy 4b

Promote the replacement of any substandard units that cannot be rehabilitated.

Policy 4c

Investigate and pursue programs and funding sources available to assist in the improvement of residential property.

Policy 4d

Encourage the continued affordability of housing units rehabilitated with public funds.

Policy 4e

Discourage the conversion of existing apartment units to condominiums where such conversion will diminish the supply of housing affordable to low- and moderate-income households.

Policy 4f

Promote the conservation and rehabilitation of older neighborhoods, preventing the encroachment of incompatible commercial or industrial uses into established neighborhoods.

Policy 4g

Assist residents, wherever possible, in securing decent, safe and adequate housing.

Policy 4h

Promote a safe, healthful, aesthetically pleasing environment that strengthens individual and family life.

Policy 4i

Preserve and enhance viable residential neighborhoods and strengthen neighborhood identity.

Policy 4j

Upgrade and improve community facilities and municipal services in keeping with community needs.

Policy 4k

Encourage the use of innovative land use techniques and construction methods to minimize housing costs without compromising basic health, safety, and aesthetic conditions.

Policy 4l

Periodically reexamine local building and zoning codes for possible amendments to reduce construction costs and processing times without sacrificing basic health and safety considerations.

Programs

Program 4a: Condominium Conversion

As a means to preserve the affordable housing stock, Chapter 11.4.80 of the Seal Beach Municipal Code regulates procedures for the conversion of existing apartment complexes to condominium ownerships, including protections for tenant rights.

Objective: Reduce impacts to lower income households in the event of a condominium conversion project.

Responsible Party: Community Development, Planning Commission, City Council

Funding Source: General Fund

Schedule: Ongoing

Program 4b: Housing Conditions Monitoring

Overall, the housing stock in Seal Beach is well-maintained. However, the beach area contains scattered housing units with deferred maintenance issues. The City has targeted the beach area for housing condition monitoring. Periodically, the City’s code enforcement and building officials survey the area to identify properties requiring maintenance or repair. The most recent windshield survey conducted by City staff in late 2022 identified 44 units in potential need of maintenance. If Code violations or other significant problems are found to exist, the City will contact property owners to seek corrective actions.

Objective: Maintain attractive residential stock to encourage future housing that is also safe and healthy for a range of income levels

Responsible Party: Community Development

Funding Source: General Fund

Schedule: Annual windshield survey and outreach to owners of affected properties.

Program 4c: Provide Home Renovation Assistance to Lower Income Households through Community Development Block Grants

Through the CDBG program, the City assisted 1,290 lower-income households in the Leisure World community to update bathroom facilities to allow for aging in place. Total expenditures from July 2005 through December 2021 were \$2,897,989. Leisure World homeownership is substantially more affordable than in other areas of the city due to the age restrictions in place. This program has helped to keep lower-income residents in a more affordable housing environment with services that support aging households.

The City will continue to work with the County of Orange to obtain CDBG or other grant funding resources to assist lower-income households, including those outside the Leisure World neighborhood when available

Objective: Assist 40 income-qualified households with improvements that support their ability to remain in their housing units.

Responsible Party: Community Development, County of Orange

Funding Source: CDBG or other grant funding as may be available from time to time

Schedule: Ongoing, with renewals of funding on a three-year basis, subject to modifications by the County of Orange.

Goal 5: Affirmatively further fair housing opportunities for all persons regardless of race, color, national origin, ancestry, religion, sex, marital status, or familial status.

Policies

Policy 5a

Promote fair housing practices throughout the community.

Policy 5b

Encourage the development of housing that meets the special needs of disabled and elderly households.

Policy 5c

Promote the provision of housing to meet the needs of families and households of all sizes.

Programs

Program 5a: Fair Housing Resources

The City enforces the Fair Housing Act within its jurisdiction. To achieve fair housing goals, the City participates in Orange County's contract with the Fair Housing Council of Orange County (FHCOC) to provide fair housing and tenant landlord counseling services. FHCOC is contracted to perform fair housing audits and to investigate fair housing complaints. The City will strengthen its relationship with FHCOC better understand fair housing complaints and to ensure residents and landlords understand their rights and available resources.

Objective: Provide free Fair Housing education and counseling services through the following actions:

- Continue to refer fair housing inquiries to FHCOC
- Continue to support FHCOC to provide community education by sponsoring annual workshops for tenants and landlords
- Provide informational brochures at City Hall and other public facilities and include fair housing information on its website
- Meet annually with FHCOC staff to track fair housing issues and identify patterns in the City; identify appropriate actions to address patterns

Responsible Party: Community Development, City Council, County of Orange

Funding Source: CDBG

Schedule: Ongoing

Program 5b: Housing Information and Referral Services

The Orange County Housing Authority provides housing information and referral services for persons seeking affordable rental and homeownership opportunities. The City will work collaboratively with OCHA to update and distribute information on services and will post relevant information on the City’s website.

Objective: Refer at least 5 households annually to OCHA to provide information on affordable housing availability.

Responsible Party: Community Development, OCHA staff

Funding Source: General Fund

Schedule: Ongoing

Program 5c: Promote Housing Choice Vouchers to Landlords

The City will conduct outreach to owners/managers of rental properties in Seal Beach to encourage participation in the Housing Choice Voucher Program. Once a list of properties registered with the County has been assembled, the City will coordinate with the OCHA about using the mobility counseling program. The mobility program identifies options in higher opportunity areas and provides holistic support to voucher holders seeking to move to higher opportunity areas.

Objective: Conduct outreach to 10 owners/managers of rental properties in Seal Beach to provide information on affordable housing availability; expand the number of Housing Choice Vouchers used in the City by two in the planning period.

Responsible Party: Community Development, OCHA staff

Funding Source: General Fund

Schedule: Outreach to landlords by March 2025

Program 5d: Regional Collaboration to Affirmatively Further Fair Housing

As a part of the five-year Consolidated Plan cycle, an Analysis of Impediments (AI) to Fair Housing Choice¹ was created for the Orange County region, with the County of Orange participating on behalf of the Urban County funding structure for federal CDBG and HOME funds. The AI identified several potential strategies to affirmatively further fair housing. Community Development staff will work with County staff on a quarterly basis to discuss program development and implementation

¹ Orange County Analysis of Impediments to Fair Housing Choice, Prepared by the Orange County Jurisdictions and the Lawyers’ Committee for Civil Rights Under Law, May 19, 2020.

options to affirmatively further fair housing, based on the findings of the AI. The City will also implement relevant recommendations from the AI.

Seal Beach will amend its Zoning Code to provide more sites for higher density housing (particularly see Program 1b above, zoning amendment date targeted for April 2025); promote density bonuses to include affordable units in new developments; and implement state housing regulations. The City will also promote the development of ADUs (Programs 1h, 1i, and 1j)

Objective: Support regional strategies to affirmatively further fair housing

Responsible Party: Community Development, OCHA staff

Funding Source: General Fund

Schedule: See relevant programs referred to above.

Program 5e: Reasonable Accommodation Provisions

A reasonable accommodation is a change, exception, or adjustment to a rule, policy, practice, or service that may be necessary for a person with disabilities to have an equal opportunity to use and enjoy a dwelling. The City will review and revise its Reasonable Accommodation process and findings to be consistent with State and federal fair housing requirements. The City will continue to process requests for reasonable accommodation at no charge to the applicant.

Objective: Reduce barriers for disabled persons

Responsible Party: Community Development, Planning Commission, City Council

Funding Source: General Fund

Schedule: Amendment to be completed as part of broader Zoning Code update scheduled for completion in October 2024

Program 5f: Preparation of an Environmental Justice Element

The City will undertake preparation of an Environmental Justice Element for the General Plan following a finding of substantial compliance for the Housing Element, which will provide additional support for affirmatively furthering fair housing by considering air quality, access to facilities, safe and sanitary housing, and crime prevention.

Objective: Reduce and address constraints that may hinder fair housing

Responsible Party: Community Development, Planning Commission, City Council

Funding Source: General Fund

Schedule: Planned completion in April 2025.

Program 5g: Accessible Housing

Require a portion of extremely-low- to moderate-income housing units (both publicly and privately sponsored) to be physically accessible or adaptable to persons with disabilities.

Objective: Reduce barriers for disabled persons

Responsible Party: Community Development, Planning Commission, City Council

Funding Source: General Fund

Schedule: Requirement to be established as part of broader Zoning Code update scheduled for completion in October 2024

Program 5h: Fair Housing Task Force

The City will create a Fair Housing Task Force to engage in outreach with lower-income and special needs households or their representatives (e.g., school district employees, Council or Commission representation, local non-profits, and/or local religious leaders). The Fair Housing Task Force will work together to determine and address fair housing issues in the City on a quarterly basis.

Objective: Determine and address fair housing issues on a routine basis. The City will accomplish the following actions:

- City staff will coordinate with the County Planning Department regarding impacts on Rossmoor and continued outreach efforts.
- Solicit feedback through a citywide feedback form focused on fair housing issues.
- Host four community workshops between 2025 and 2026 on fair housing issues led by the Fair Housing Task Force.
- Provide translation services when needed.

Responsible Party: Community Development, Planning Commission, City Council

Funding Source: General Fund

Schedule: August 2024: Identify Task Force members. December 2024: Host first meeting with Task Force and City staff to determine Task Force mission and priorities and determine meeting schedule for 2025-2026.

Program 5i: Affordable Housing Benefits Campaign

The City will conduct outreach to educate the community about affordable housing and its benefits to the community, including providing housing affordable to important public servants, such as teachers, police officers, firefighters, and their families. This would include multi-lingual educational flyers about affordable housing projects in Seal Beach and/or the surrounding region.

Objective: Educate and inform members of the public on the benefits of affordable housing projects.

Responsible Party: Community Development, Planning Commission, City Council

Funding Source: General Fund

Schedule: Prepare outreach materials by September 2024 and distribute throughout the planning period biannually.

Program 5j: Fair Housing Mobility Program

Housing mobility means a greater range of housing options to improve one's housing, including housing unit size, location, access to opportunities, and amenities. To improve housing mobility and new housing choices in areas throughout the City, the City will employ a suite of actions to be targeted in highest resource areas and single-family neighborhoods throughout the City, including targeting education, funding, program resources, and outreach with an overall goal of expanding housing mobility and opportunities affordable to extremely low, very low, low, and moderate income households. Actions and land use strategies to expand and diversify housing stock in Seal Beach include:

- Adopt a new mixed-use zone that meets state requirements for RHNA site designation to address constraints on the development of housing for a variety of income levels. Currently, the City's mixed-use designation (Limited Commercial/Residential Medium Density or LC/RMD) does not have a high enough density minimum to meet State law requirements for lower-income housing. The City is creating a mixed-use district (that allows higher density and will create incentives to encourage development of units affordable to moderate and lower-income households, as well as modifications to reduce or eliminate minimum unit sizes to create the most viable development opportunities. Make information on available incentives and concessions readily available, and evaluate their efficacy on a regular basis. (See Program 1b).
- Offer incentives and concessions (e.g., expedited processing, administrative assistance with applications for funding assistance) to enhance the feasibility of affordable housing development. The City will also update its website to include available affordable housing resources and incentives for potential developers. Additionally, the City will evaluate the effectiveness of affordable housing incentives and concessions on an annual basis with empirical data (development of units) and anecdotal discussions with developers. (See Program 1c).
- Eliminate or substantially reduce the minimum unit size in the Code to promote higher densities and a range of housing types, as well as housing mobility and access to areas of opportunity (Program 3h).
- Reduce parking requirements for studios and 1-bedroom units to promote the creation of small unit sizes affordable to lower income groups (Program 3j).
- Remove conditional use permit requirement for single room occupancy units (Program 3k)
Create a Fair Housing Task Force to engage in outreach with lower-income households, special needs households, and community representatives (e.g., school district

employees, Council or Commission representation, local non-profits, and/or local religious leaders). The Fair Housing Task Force will work together to determine and address fair housing issues in the City on a quarterly basis. (See Program 5h).

Objective: Implement a suite of housing mobility and incentive programs to increase the availability of a variety of housing types throughout Seal Beach, with a combined quantified objective of 1,243 new units.

Responsible Party: Community Development

Funding Source: General Fund

Timeframe: See respective programs for program timelines. Annually review progress and effectiveness as part of Annual Progress Report (APR).

Program 5k: Affordable Housing Affirmative Fair Marketing Plan

The City will require developers of affordable housing projects or projects with affordable units to implement an Affirmative Fair Marketing Plan to outreach to a diverse population, extending outreach to nearby communities in Orange County, especially to workers in the City who do not live in the City. These affirmative marketing materials will include contact information for housing service providers and non-profit housing organizations that serve lower-income tenants in the surrounding region. Also see Program 2.C for additional affordable housing resources.

Objective: Inform lower-income persons who work in Seal Beach but live outside of the City of affordable housing opportunities. Reach 10 lower-income persons per affordable housing development.

Responsible Party: Community Development, Planning Commission, City Council

Funding Source: General Fund

Schedule: Require an Affirmative Fair Marketing Plan on an affordable project-by-project basis.

Goal 6: Encourage more efficient energy use in residential developments.

Policies

Policy 6a

Promote energy conservation through “green building” techniques that reduce water consumption, improve energy efficiency and lessen a building’s overall environmental impact.

Policy 6b

Promote “smart growth” principles by encouraging compact development in locations that provide opportunities for reduced vehicle trips.

Programs

Program 6a: Green Building Techniques

“Green buildings” are structures that are designed, renovated, re-used or operated in a manner that enhances resource efficiency and sustainability. These structures reduce water consumption, improve energy efficiency and lessen a building’s overall environmental impact. The City’s Community Development Department will distribute a Green Building Tips handout for both homeowners and builders and post this information on its website.

Objective: Increase energy efficiency in housing units to reduce overall operating costs

Responsible Party: Community Development

Funding Source: General Fund

Schedule: Ongoing

Program 6b: Housing Rehabilitation Program

As part of the City’s program to assist households in renovating bathrooms to allow aging in place (Program 4c), the City will provide recipients with information regarding the use of energy green materials and energy/water conserving measures in home improvements.

Objective: Increase energy efficiency in housing units to reduce overall operating costs

Responsible Party: Community Development

Funding Source: General Fund

Schedule: Create information by December 2023; implementation ongoing

Program 6c: Promote Smart Growth

The City will continue to promote “smart growth” principles by encouraging compact development commensurate with the City’s regional housing need in locations that provide opportunities for reduced vehicle trips concurrent with Program 1a.

Objective: Reduce reliance on vehicle travel where possible to foster healthier neighborhoods.

Responsible Party: Community Development, Public Works

Funding Source: General Fund

Schedule: Smart Growth principles will be incorporated into the Zoning Code update to be completed in October 2024 with ongoing evaluation. The introduction of residential uses to existing commercial sites is one example of the strategies to be included in the code update.

4.C Quantified Objectives

The City’s quantified objectives for new construction, rehabilitation and conservation are presented in Table 2.

Table 2: Quantified Objectives 2021-2029

Program Category	Income Category					Totals
	Extremely Low	Very Low	Low	Moderate	Above Moderate	
New Construction	129	129	201	239	545	1,243
Rehabilitation		40		220	-	246
Conservation ¹		25		75		100

1. Preservation of units in Seal Beach Shores Trailer Park
