

Program	Action	Timeline and Objectives	Implementation Steps	Project Manager	Initiate/Complete By	Notes
5.2-1a	Required: Monitor and update the sites inventory to assess its adequacy for meeting the RHNA.	Annually, as a part of Housing Element Annual Progress Reports.	1. Review the Zoning Code and General Plan annually for any changes that may conflict with the site inventory assessments. 2. Meet the policy analysis into the City's annual Housing Element Annual Progress Report. 3. Complete the draft annual progress report by October 1 <sup>st</sup> of each year for Housing and Human Services Committee review. 4. Submit the annual progress report to HCD and OPR by April 1 <sup>st</sup> annually.	Community Development Department	Annual report	
5.2-1b	Required: Expediently complete the review of in-process development permit applications that include affordable housing projects.	By 2023, Development of 13 low-income and 1 moderate-income unit	1. Flag all new and in-process applications involving one or more new affordable housing units. Establish shortened review deadlines to prioritize these reviews. 2. Ensure all reviewers are made aware upon routing information for review.	Zoning review: Zoning Administrator Building review: Permit Services Supervisor	Ongoing operations	
5.2-1c	Required: Provide streamlined permit processing of residential projects that include affordable units, including the development of housing for lower income households, including extremely low income households and households with special needs, persons experiencing homelessness, farmworkers, persons with disabilities, including developmental, and elderly.	Ongoing		Housing Program Coordinator	Ongoing operations	
5.2-1d	Required: See Program 5 regarding ADUs.	Completion of approximately 15 units per year during the 8th Cycle timeframe.		Housing Program Coordinator	Ongoing operations	
5.2-1e	Required: Provide incentives for the development of 100% affordable projects on sites with institutional uses such as religious institutions, hospitals, and schools, and City-owned sites. Pursue rezoning of residentially zoned institutional uses to affordable projects, including 340 St. Ave's Drive.	Ongoing. Development of approximately 25 lower-income units during the 8th Cycle timeframe. Complete rezoning by January, 2025. Any development of the site, in order to be feasible, would study include the adjoining R-2 zoned parking lot which is a 0.20-acre parcel. If this development is pursued, the City would work diligently with the Neighborhood Congregational Church to facilitate the rezoning of the parking lot parcel from its 2. Residential Medium to LSP, Local Business Professional in an expeditious manner.	1. Prepare a list of incentives for 100% affordable housing projects on sites with institutional uses. 2. Review with the Housing and Human Services Committee. 3. Present amendments to the General Plan, Zoning Code, and Local Coastal Program to the Planning Commission to create the incentives and restore residentially-zoned sites occupied by institutional uses to facilitate affordable housing projects. 4. Present the Planning Commission's recommendations to the City Council for adoption. 5. Submit the Local Coastal Program amendment to the California Coastal Commission by January, 2025.	Community Development Department	2025	
5.2-1f	Continue the practice of allowing projects that provide 100% affordable housing to be developed with increased density on non-residential sites where residential development is permitted, and support a target density of at least 40 dwelling units/acre.	Ongoing		Housing Program Coordinator	Ongoing operations	
5.2-1g	Initiate environmental review related to Phase 2 of the Downtown Specific Plan update, which is intended to allow for and facilitate additional residential development over existing rezoning. See also Program 4.	Initiate by 2022. Complete environmental review by 2024.	1. Scope the environmental review and determine supporting document needs (i.e., second floor housing rezoning). 2. Retain an environmental consulting firm to prepare an Initial Study for the Phase 2 Downtown Specific Plan update by December, 2022. 3. Process a Negative Declaration or Mitigated Negative Declaration, or proceed with the preparation of an Environmental Impact Report if required based on the findings of the Initial Study. All environmental review to be completed by December, 2024.	Community Development Department	2022-2024	
5.2-1h	Initiate an update to the Laguna Canyon Amendment Area Specific Plan to evaluate suitability for expansion of sites, through code amendments or zoning, to allow live-work, residential, or mixed use development is permitted.	Initiate by 2022. Complete by 2023.	1. Prepare draft changes to the permissible land uses and consider modifications to development standards. 2. If non-exempt from CEQA, prepare an Initial Study. 3. Present the draft update to the Housing and Human Services Committee for feedback. 4. Hold a public workshop with the Planning Commission to review the draft and initial feedback. 5. Present the amendments to the Zoning Code and Local Coastal Program to the Planning Commission for a final recommendation. 6. Present the Planning Commission's recommendations to the City Council for adoption. 7. Submit the Local Coastal Program amendment to the California Coastal Commission by December, 2023.	Community Development Department	2022-2023	1. Consider working with the RHSC to meet with community groups. Provide sufficient time to public to provide feedback at workshops. Review workshop format with RHSC.
5.2-1i	Continue to evaluate potential for mixed-use and work/live spaces along the Coastal Highway Corridor and on vacant or underutilized commercial properties.	By 2024, establish a strategy for facilitating mixed-use and work/live along Coastal Highway corridor.	1. To reduce barriers to residential development in the commercial zones, analyze rezoning the setback, open space, and/or density requirements for the residential component of mixed-use projects in the C-1 and CHM Zones. Non-residential standards are generally less restrictive, consider equivalent development standards so that second floor housing becomes a viable alternative to non-residential uses. 2. Proceed with Zoning Code amendments as appropriate.	Community Development Department	2024	1. Prioritize and set specific timelines.
5.2-1j	Monitor and address any impacts of potential water shortages on housing supply including residential development for all income groups, impacts to RHNA as well as other housing sites, and obligations to affordable future lot housing.	Annually, in December of each year starting in 2022.	1. Evaluate all water relations for impacts on existing housing supply and on residential development. 2. Report impacts to the City Council, and to the Planning Commission and Housing and Human Services Committee as appropriate.	Housing Program Coordinator	Annual review	
5.2-2a	Amend the Zoning Code to refer to state Density Bonus Law.	2022-2023, to state density law	1. As part of a Zoning Code update to eliminate inconsistencies between local and State law, develop provisions to implement the Density Bonus Law. 2. Present the amendments to the Zoning Code and Local Coastal Program to the Planning Commission for a final recommendation. 3. Present the Planning Commission's recommendations to the City Council for adoption. 4. Submit the Local Coastal Program amendment to the California Coastal Commission by December, 2024.	Community Development Department	2022-2023	
5.2-2b	Amend the Zoning Code to provide more flexible development standards and the basis for an affordable housing and facilitate development of densities of or above 20 units per acre. Options to explore could include, but are not limited to modifications to: height, setbacks, ground-level open space, parking ratios, allowable additional above commercial, lot coverage/APL, setbacks for lot mergers, and possible creation of affordable housing flexibility/overlay zones, form-based zoning components, and incentives to provide affordable housing as a part of mixed use developments.	Evaluate regulatory barriers, initiate a Zoning Code amendment beginning in 2022, and complete amendments by 2024. Monitor demands of housing developers, and report findings in the APR. Consider use of above 20 units per acre and not being met due to regulatory barriers, adjust Zoning Code amendments for Coastal Commission certification within 2 months of the APR filing.	Similar to Program 1-1-f), but expand to include an analysis of other zones, including residential zones.  1. Review best practices to promote affordable housing production. 2. Identify barriers to the Zoning Code. 3. Study solutions with the Housing and Human Services Committee. 4. Initiate a Zoning Code amendment in 2022.	Community Development Department	2022-2024	1. Consider lowering the parking ratio for center housing. 2. Consider addressing some of these issues with 2022 policy bundle.
			1. Prepare a Zoning Code amendment to <u>eliminate</u> height/lot housing, special needs as a 1x-0/00 use.			1. Consider also allowing intermediate multi-family housing by right.

1.2-2c	Amend the R-2 Zone to allow multi-family housing restricted to secondary use to moderate-income occupancy as a permitted use, rather than a conditionally permitted use.	Planning Commission approved Zoning Code revision in September, 2022. Adoption by the City Council is anticipated to occur by December, 2022.	1. Present the amendments to the Zoning Code and Local Coastal Program to the Planning Commission for a recommendation. 2. Present the Planning Commission's recommendations to the City Council for action. 3. Submit the Local Coastal Program amendment to the California Coastal Commission by December, 2022.	Community Development Department	2022
1.2-2d	Amend the Zoning Code to facilitate lot consolidations for sites that provide 100% affordable housing developments.	Complete by 2022-2023	1. Prepare a Zoning Code amendment to facilitate lot consolidations for 100% affordable housing projects. 2. Present the amendments to the Zoning Code and Local Coastal Program to the Planning Commission for a recommendation. 3. Present the Planning Commission's recommendations to the City Council for action. 4. Submit the Local Coastal Program amendment to the California Coastal Commission by December, 2023.	Community Development Department	2022-2023
1.2-3a	Comply with state law regarding the use of objective design standards.	Ongoing		Community Development Department	Ongoing operations
1.2-3b	Provide development permit processing opportunities to qualified applicants designated in 2023.	Ongoing		Housing Program Coordinator	Ongoing operations
1.2-3c	Continue to reduce development constraints in the Design Review process and establish objective Design Guidelines criteria to help implement community design objectives while complying with state law requiring permit streamlining and housing accessibility.	By the end of 2023.	1. Develop objective design guidelines and determine when this alternative set of rules should apply. 2. Prepare a Zoning Code amendment. 3. Present the amendments to the Zoning Code and Local Coastal Program to the Planning Commission for a recommendation. 4. Present the Planning Commission's recommendations to the City Council for action. 5. Submit the Local Coastal Program amendment to the California Coastal Commission by December, 2023. 6. Produce an informational handout for property owners and design professionals to assist with implementation.	Community Development Department	2022-2023
1.2-3d	Continue to implement Community Development Action Plan <b>affordable and middle affordable housing</b>	Ongoing to reduce development cost by minimizing permit processing time.		Community Development Assistant Director	Ongoing operations
1.2-3e	Monitor Land Management System effectiveness in efficiently reviewing, tracking, and enforcing Planning and Zoning <b>and other activities</b>	Ongoing		Community Development Assistant Director	Ongoing operations
1.2-4a	Provide more permissive development standards for affordable housing. With adoption of Phase 2 of the DSP, include standards such as: increased densities, increased height limits, higher lot coverage, lower parking requirements, advancement of off-site parking allowances for lot assembly, and removal of upper story residential use limitations to assist in the development of housing for lower-income households, including extremely low income households and households with special needs, persons experiencing homelessness, homelessness, persons with disabilities, including developmental and elderly.	Start environmental analysis in 2023 to investigate the best pathway to increase the number of potential housing sites and improve the economic feasibility of developing residential units Downtown.	1. Start the environmental analysis outlined in Program 1.1-1-g for the Phase 2 update to the Downtown Specific Plan in 2023. 2. Starting in 2024, draft relaxed development standards to incentivize the development of affordable housing. 3. Present the draft update to the Housing and Human Services Committee for feedback. 4. Host a public workshop with the Planning Commission to review the draft and solicit feedback. 5. Present the DSP Update and Local Coastal Program to the Planning Commission for a recommendation. 6. Present the Planning Commission's recommendations to the City Council for action. 7. Submit the Local Coastal Program amendment to the California Coastal Commission once the final process has been completed.	Community Development Department	2023-2025
1.2-4b	With adoption of Phase 2 of the DSP, designate additional locations for residential-use development.	Begin Phase 2 of Downtown Specific Plan in 2024.	Same as above, starting with Step 2.	Community Development Department	2024-2025
1.2-5a	Create a comprehensive ADU Handbook that includes the following components: Research assessment report Survey to prior ADU applicants Public workshop Regulatory Checklist and Process ADU opportunities and constraints report ADU reporting report Set of ADU permit forms Provide the Handbook in hard copy and digital formats FAQ and fact sheets, summarizing the ADU program ADU permit application Report on financing tools and resources to assist in the construction and permanent financing of affordable ADUs ADU cost estimator tool Report assessing nonconforming ADUs and recommendations for legalization Rental investment plan Outlooked webpage on the City's website for ADUs	December, 2022	1. Release an ADU interest survey to identify needs and barriers. The survey should include state of quantifiers for the general population and for those with prior ADU development experience. 2. Draft the ADU handbook with the City consultant and ADU Subcommittee. 3. Coordinate a public workshop to solicit input on the draft handbook and build an understanding of ADUs within the community. 4. Develop a webpage and communication content for the ADU handbook. To be published by December, 2022.	Housing Program Coordinator	2022
1.2-5b	Adopt a new Accessory Dwelling Unit (ADU) Ordinance and <b>revise with state law</b>	City Council adopted by December 2021 for submission to <b>Local Government</b>	Local Coastal Program amendment submitted to the California Coastal Commission for certification by <b>December, 2021</b>	Community Development Assistant Director	Completed
1.2-5c	Develop a website that serves as a comprehensive resource on ADUs. Include information on the City's new ADU ordinance and from the ADU Handbook described in Action 5.a.	By December 2022 to coincide with implementation of the new ADU Ordinance and Handbook, with annual updates as needed.	Same as 1.1-5a.	Housing Program Coordinator	2022
1.2-5d	Develop an annual monitoring, verification and reporting program for Accessory Dwelling Units (ADUs), if the City has production reporting to ADU goals. Implement additional incentives to further facilitate ADUs. In addition, consider alternative actions, such as rezoning if needed, to meet ADU goals.	Developing the monitoring program by 2023. Report on progress annually as a part of the APR. If ADU goals are not being met by 2024, develop additional incentives or alternative actions for implementation by 2025. Continue to monitor production and complete additional adjustments by 2027 as needed.	1. Continue housing production reporting to CPR, MCD, and other agencies. 2. Monitor development trends to identify regulatory or other barriers and take action as needed to stimulate ADU production and meet the ADU goals stated in the Housing Element. 3. Upgrade the reporting functionality in the City's permit tracking software to improve the City's ability to produce annual reports for other government agencies.	Housing Program Coordinator  Systems Analyst	2022-2023, monitoring starting in 2024
1.2-6a	Amend the Zoning Code to create a new zone where emergency shelters are allowed to right, then apply the zone to the Fremont Shelter site.	Planning Commission approved Zoning Code revision in September, 2022. Adoption by the City Council is anticipated to occur by December, 2022.	1. Prepare a Zoning Code amendment to allow emergency shelters to right at the Fremont Shelter site. 2. Present the amendments to the Zoning Code and Local Coastal Program to the Planning Commission for a recommendation. 3. Present the Planning Commission's recommendations to the City Council for action. 4. Submit the Local Coastal Program amendment to the California Coastal Commission by December, 2022.	Community Development Department	2022

3.2-6b	Amend the Zoning Code for conformance with state law related to low barrier navigation centers, emergency and transitional housing and permanent supportive housing (SB 3574 and AB2152), single-room occupancy units and reasonable accommodations.	By June 2023.	1. Prepare a Zoning Code amendment to comply with State mandates related to SB 3574 and AB 2152. 2. Present the amendments to the Zoning Code and Local Coastal Program to the Planning Commission for a recommendation. 3. Present the Planning Commission's recommendations to the City Council for action. 4. Submit the Local Coastal Program amendment to the California Coastal Commission by June 2023.	Community Development Department	2022-2023	• Can we do this sooner? Especially SB35. • Confirm June 2023 deadline, does this need to happen sooner per State law?
3.2-6c	Amend the Zoning Code to treat employee housing for six or fewer employees as a single-family structure for conformance with the Employee Housing Act.	Planning Commission approved Zoning Code revision in September, 2022. Adoption by the City Council is anticipated to occur by December, 2022.	1. Prepare a Zoning Code amendment to comply with the Employee Housing Act. 2. Present the amendments to the Zoning Code and Local Coastal Program to the Planning Commission for a recommendation. 3. Present the Planning Commission's recommendations to the City Council for action. 4. Submit the Local Coastal Program amendment to the California Coastal Commission by December 2022.	Community Development Department	2022	
3.2-6d	Monitor whether capacity needs and report findings in the Annual Business Report.	Every 2 years, monitor whether capacity.		Housing Program Coordinator	Biannual report	
3.2-6e	Review Zoning Code to accommodate large group homes (7+ persons) as a residential use to be conditionally permitted in residential zones and to establish conditions for approval that are objective and provide certainty of outcomes.	By June 2023.	1. Identify Zoning Code barriers that impede the creation of large group homes. 2. Develop mitigating strategies.	Community Development Department	2022-2023	
3.2-7a	Conduct outreach to religious institutions to provide information and technical assistance on state law regarding developing housing units on religious-use properties.	Facilitate development of affordable housing on religious use properties identified in sites inventory to achieve the City's overall goal of 102 affordable units across the very-low to moderate income categories.	1. Identify Zoning Code barriers that impede the creation of large group homes. 2. Develop mitigating strategies. 3. If a Zoning Code amendment is required, initiate by December, 2022.	Housing Program Coordinator	Annually	• Provide HHSC with information to disseminate. Consider a workshop with consultant assistance. Work with interfaith group.
3.2-7b	Offer letters of support and where possible, incentives for affordable housing-related grant applications as appropriate. As funding permits, provide City affordable housing funds as local match for grant applications.	Proactively offer to provide at least one letter of support annually to support housing partners in Laguna Beach or nearby cities.	Facilitate the development of 102 affordable units over eight years.	Housing Program Coordinator	Annually	• Consult with non-profits on 2022 policy bundle once an outline has been developed.
3.2-7c	Provide sector mobility with transit providers to facilitate aging in place.	Engage with transit planners as a part of the Regional Transportation Plan update process and at opportunities arise. Continue to operate Laguna Beach Transit.		Housing Program Coordinator with a HHSC stakeholder	Ongoing operations	• Open a line of communication with OCTA planning staff. • Open to reach out to Sulby's Fund.
3.2-7d	Proactively outreach to affordable housing developers with information on site availability and development incentives to assist in the development of housing for lower-income households, including extremely low-income households and households with special needs, persons experiencing homelessness, immigrants with disabilities, including development, and elderly. Develop incentives to be developed through Program 3.2-6(b).	At least annually, work with developers to pursue affordable housing and identify development. Invite developers to attend monthly meetings and present to the Housing and Human Services Committee two or more times per year to discuss potential sites and incentives, and to form partnerships with the City.	1. Maintain communication with affordable housing developers to bring attention to opportunity sites, incentives, or favorable regulatory changes to encourage the development of affordable housing in the City. Encourage their participation in the meetings of the Housing and Human Services Committee.	Housing Program Coordinator	Annually	
3.2-8a	Improve adequate conditions of approval on projects that include extremely low-, very-low, low-, and moderate-income housing to ensure that affordable units will continue to be priced at intended levels and that occupancy restrictions related to income and age will continue to be observed.	Ongoing, to monitor and preserve the City's existing affordable housing stock of 100 units.		Community Development Department	Ongoing operations	
3.2-8b	Continue enable home preservation			Housing Program Coordinator	Ongoing operations	
3.2-8c	Monitor implementation of the Short-Term Lodging Ordinance. Restrictions to short-term lodgings are intended to help preserve rental housing stock by limiting their use for vacation rental operations.	Ongoing, to preserve rental housing stock. Preserve 5-10 units during the 8th Cycle Housing Element timeframe.		Housing Program Coordinator	Ongoing operations	
3.2-8d	Continue to support aging in place through amortization and abatement agreements which allow residents to remain on the property under specified conditions to improve the property.			Housing Program Coordinator	Ongoing operations	
3.2-8e	Where safety concerns can be addressed, allow residents to remain in unpermitted spaces while they are adapted to meet wildfire code of Funding is available, develop incentives and funding programs to assist building owners and tenants to make the building modifications necessary to conform with wildfire performance.	Ongoing		Housing Program Coordinator	Ongoing operations	
3.2-8f	Engage in dialogues with affordable housing providers to learn if there are actions the City can take to support their continued operations.	Reach out annually to affordable housing providers operating in the City.	1. Maintain communication with affordable housing providers currently operating in the City to understand needs and offer assistance with their mission. 2. Take action as needed to support their continued operations.	Housing Program Coordinator	Annually	• Schedule events with each of the housing sites (e.g., pizza parties). Can we schedule a bring-a-bag night at Vale Alley?
3.2-8g	Explore the development of an advisory program for unpermitted residential units.	By 2023, as it pertains to ADUs, as a part of the SCAG grant program discussed in Program 3. By 2024 as it pertains to the additional residential uses. Legate, 20 unpermitted units during the 8th Cycle Housing Element timeframe.	1. Understand the extent of unpermitted ADUs and other forms of housing in the City. 2. As part of the ADU handbook in 2022, develop a memo outlining best practices for ADU legalization. 3. An appropriate, create a pathway to ADU legalization. 4. Identify a single task for all other unpermitted units by 2024.	Housing Program Coordinator	2022-2024	
3.2-9a	Complete rollout of the Affordable Housing Loan and Grant Program.	By the end of 2023		Housing Program Coordinator	2022-2023	
3.2-9b	Continue implementation of City's Inclusionary Housing Policy HE 3.4.	Ongoing		Community Development Department	Ongoing operations	• Research this and report back to the Committee. Can this be part of 2022 policy bundle?
3.2-9c	Continue to maintain an In-Low Housing Fund in accordance with policies HE 1.8, HE 1.9, HE-1.10, HE-2.1, and HE-2.4.	Ongoing		Housing Program Coordinator	Ongoing operations	
3.2-9d	Consider reestablishing a local dedicated funding source for affordable housing.	Ongoing		Housing Program Coordinator	Ongoing operations	
3.2-9e	Monitor financial assistance programs administered by the California Department of Housing and Community Development and apply for funding that the City is eligible for and can comply with for. Current program administered posted on HCD's website at: <a href="https://www.hcd.ca.gov/grants-funding/index.html">https://www.hcd.ca.gov/grants-funding/index.html</a> .	Annually explore funding options available.	1. Annually monitor financial assistance programs administered by HCD. Programs 1-10	Housing Program Coordinator	Annually	

			1. Apply for funding opportunities when the City is eligible and can competitively vie for.		
3.2-0f	As a participating city, continue to provide input to the County of Orange on use of Community Development Block Grant (CDBG), Home Investment Partnership (HOME), and Emergency Solutions Grant (ESG) and other programs as available. Seek loans for eligible projects to assist in the development of housing for lower-income households, including extremely low-income households and households with special needs, persons experiencing homelessness, farmworkers, persons with disabilities, including developmental, and elderly, as opportunities arise.	Annually	1. Maintain communication with the County of Orange and provide input on the use of CDBG and other funds being used to assist with the development of affordable and special needs housing.  2. Apply for funding opportunities when the City is eligible and can competitively vie for.	Housing Program Coordinator	Annually
3.2-0g	Refer affordable housing developers to the Orange County Trust Fund for potential gap financing for the acquisition, development or construction of supportive and affordable housing projects that provide housing for lower-income households, including extremely low-income households and households with special needs, persons experiencing homelessness, farmworkers, persons with disabilities, including developmental, and elderly.	Annually update website information and share information with developers who approach the City.	1. As part of the open lines of communication with affordable housing developers to be established as part of Program 3.1-7a provide funding opportunities available through the Orange County Trust Fund.	Housing Program Coordinator	Annually
3.2-0h	Develop a set of incentives to promote the development of affordable housing projects that provide housing for lower-income households, including extremely low-income households and households with special needs, persons experiencing homelessness, farmworkers, persons with disabilities, including developmental, and elderly. The incentive package could include components such as flexible development standards, reduced parking requirements, the waiving of fees and the expediting of permits. See Program 2 for additional potential code incentives, Program 3 for permit streamlining, and Program 5 for ADUs.	By 2025	1. Prepare a list of incentives for affordable and special needs housing. 2. Review with the Housing and Human Services Committee. 3. Present the City Council with a resolution to waive or reduce fees as appropriate. 3. If required, present amendments to the General Plan, Zoning Code, and Local Coastal Program to the Planning Commission to create additional incentives. 4. Present the Planning Commission's recommendations to the City Council for adoption. 5. Submit the Local Coastal Program amendment to the California Coastal Commission by December, 2025.	Community Development Department	2022-2025
3.2-10a	Update the City website periodically to cover: -Housing Rehabilitation Assistance including information on low-interest loans -Housing Choice Voucher rent subsidy program administered by the County of Orange -SB 229 (2018) outreach that SB 229 realfrees the term "source of income" in regard to housing discrimination laws to mean verifiable income paid directly to a tenant, or paid to a housing owner or landlord on behalf of a tenant, including federal, state, or local public assistance and housing subsidies -Housing Assessor's Guide on fair housing ADU opportunities and programs	Update by the end of 2022 then maintain on an ongoing basis, to provide information, encouragement, and technical assistance. Preserve and maintain at 5-10 units during the 6th Cycle housing element timeline.	1. Build and maintain a housing resource webpage by December, 2022.	Housing Program Coordinator	2022
3.2-10b	Administer and market the Senior Housing Aging in Place Program which includes: -Senior Housing Rehabilitation Assistance -Senior Housing Repair Program information -Annual aging-in-place workshop -Senior Developer Program "one stop" shop		1. Work with Laguna Beach Seniors to administer and market the Aging in Place program.	Housing Program Coordinator	Ongoing operations
3.2-10c	Provide information on historic preservation incentives and programs.		1. As part of the Historic Preservation Ordinance update, create informational handouts and other public materials to raise awareness of available incentives.	Community Development Department	2022
3.2-10d	Promote and market affordable housing incentives/allowances and programs to encourage their use.		1. Promote and market affordable housing incentives and allowances with annual outreach to religious institutions and housing developers, and maintain up-to-date information on State law and local incentives on the housing resource webpage.	Housing Program Coordinator	Ongoing operations
3.2-10e	Increase community awareness of and support for affordable housing through activities such as town halls, articles in local newspapers, and website updates		1. Work with the Housing and Human Services Committee and the Public Outreach Subcommittee to raise community awareness and support for affordable housing.	Housing Program Coordinator	Ongoing operations

Fair Housing Issue	Contributing Factors	Meaningful Action	Implementation Steps	Project Manager
<p>5.2-11a Fair Housing, Enforcement and Outreach, Housing Mobility</p>	<ul style="list-style-type: none"> <li>Inefficient fair housing monitoring and limited outreach capacity</li> <li>Lack of monitoring</li> <li>Lack of a variety of media inputs</li> <li>Lack of marketing community meetings</li> </ul> <p>Priority: High</p>	<p>Ensure that all laws, programs and activities affirmatively further fair housing in accordance with state law.</p> <p>Continue to publish a Housing Assistance Guide informing community members of the Orange County Fair Housing Council (OCFHC) and its oversight of fair housing practices, for availability on the City's website and at the Planning counter. Update Guide annually.</p> <p>As a participating City in the County of Orange Community Development Block Grant (CDBG) program, continue to support the annual contribution of CDBG funds to the Orange County Fair Housing Council (OCFHC).</p> <p>Participate in regional efforts to address fair housing issues and monitor emerging trends/issues in the housing market. Attend quarterly OCHA Housing Advisory Committee meetings.</p> <p>Continue to advise the community and refer people with issues regarding unfair housing practices to the OCFHC.</p> <p>Develop interest list for update on fair housing and affordable housing projects by 2022. On an ongoing basis, contact interest list with updates.</p> <p>Update the City website semi-annually with affordable housing projects.</p> <p>Include fair housing information on the City's website, including up-to-date fair housing laws, FHODC services, and information on filing discrimination complaints within the first year of adoption of the Housing Element.</p> <p>Utilize non-traditional media (i.e., social media, City website) in outreach and education efforts in addition to print media and notices. By 2022, increase outreach efforts in the northeastern and northwestern areas of the City.</p> <p>Implement the actions included in Program 6, related to emergency shelters, low barrier navigation centers, emergency and transitional housing, permanent supportive housing, SRD units, and review Zoning Code provisions for large group homes.</p> <p>Allow residents to remain in non-permitted spaces while they are adapted to meet work/life code. If funding is available, develop incentives and funding programs to assist building owners and tenants to make the building modifications necessary to conform with work/life ordinances (Program 8).</p> <p>When considering specific plan or rezoning proposals, evaluate whether the change in zoning will help achieve fair housing goals.</p>	<ul style="list-style-type: none"> <li>Work with the Housing and Human Services Committee and the Public Outreach Subcommittee to raise community awareness and support for affordable housing.</li> <li>Build and maintain a housing resource webpage by December, 2022.</li> <li>Create an affordable housing/fair housing interest list by December, 2022. Contact the interest list by email with updates on affordable housing projects, incentive programs, resources, changes in State and local law, proposed amendments to the City's General Plan and Zoning Code related to housing, and other relevant information. Share this information through traditional and non-traditional media to extend its reach throughout the community.</li> <li>Support regional efforts to address fair housing issues and secure funds for housing, and exchange information on best practices.</li> <li>Review all Zoning Code amendments for their anticipated effects on the City's housing goals, and promote amendments that would help achieve those goals.</li> <li>See Program Nos. 6 and 8 for additional tasks related to fair housing.</li> </ul>	<p>Housing Specialist</p>
<p>5.2-11b Place-Based Strategy for Community Improvements, Housing Mobility</p>	<ul style="list-style-type: none"> <li>Concentration of protected persons (persons with disabilities, LMI households, children in families or single-parent families)</li> <li>Location and type of affordable housing-concentration of Housing Choice Vouchers (HCVs)</li> <li>Proximity of lower income households to resources (i.e., shopping centers, transit).</li> </ul> <p>Priority: Medium</p>	<p>Implement the actions included in Program 7, Affordable Housing Partnerships to promote affordable housing at the identified highest resource sites</p> <p>Engage in dialogues with affordable housing providers to learn if there are actions the City can take to support their continued operations (Program 8).</p> <p>Implement actions included in Program 9 regarding affordable housing funding and programs including the rollout of the Affordable Loan and Grant Program and continued implementation of the City's Inclusionary Housing Policy.</p> <p>As opportunities arise, collaborate with other jurisdictions to create a new countywide source of affordable housing.</p> <p>As opportunities arise, collaborate with transit providers to help ensure that members of protected classes can access jobs in employment centers. Specifically in the northeastern and northeastern corners of the City where there are higher concentrations of persons with disabilities, children living in single-parent female-headed households, and LMI households.</p> <p>Coordinate with OCHA to administer HCVs through collaborative waiting lists.</p> <p>Petition to Orange County, administrator of the City's CDBG program, for the fair housing provider (OCFHC) to expand landlord education on source of income discrimination and voucher programs beginning in FY 2022, specifically in the northern areas of the City where LMI households and HCV recipients are concentrated.</p>	<ul style="list-style-type: none"> <li>Periodically evaluate the City's transit services for improvement, including connections between the City's special needs housing sites and employment centers. Share these locations with regional transit operators and encourage improvements to routes, transit stops, and levels of service to support enhanced access to resources, including but not limited to employment centers, recreational areas, grocery stores, schools, and health facilities.</li> <li>See Program Nos. 7, 8, and 9 for additional tasks.</li> </ul>	<ul style="list-style-type: none"> <li>Housing Specialist</li> <li>Deputy Director of Public Works - Transit, Parking &amp; Recreation</li> </ul>
	<ul style="list-style-type: none"> <li>Substandard housing conditions</li> <li>Age of housing stock</li> <li>Cost of repairs/rehabilitation</li> </ul> <p>Priority: High</p>	<p>Implement the actions in Program 8, Housing Preservation and Rehabilitation, specifically imposing adequate conditions of approval to moderate income projects and mobile home preservation.</p> <p>Amend the Zoning Code to comply with state laws regarding special needs groups within two years of adoption of the Housing Element.</p> <p>APFH</p>	<ul style="list-style-type: none"> <li>As part of the Capital Improvement Program updates, evaluate improvement projects that would benefit neighborhoods with aging housing stock or that lack good access to services due to geography.</li> <li>See Program Nos. 1, 2, 3, 4, 6, and 9 for actions to be taken to amend the Zoning Code.</li> <li>Implement Action No. 1.1-8a.</li> </ul>	<ul style="list-style-type: none"> <li>Housing Specialist</li> <li>Capital Program Manager</li> </ul>

		Annually, identify specific neighborhoods for public improvement and pursue funding to implement the improvements. Specifically investigate neighborhoods with aging housing stock (northwestern corner of the City) and in areas with higher concentrations of overpaying households and less accessibility to opportunities (northeastern corner of the City).	
5.2-11c Anti-Displacement	<ul style="list-style-type: none"> <li>• Displacement risk in areas with special needs populations and disproportionate housing needs</li> <li>• Displacement risk due to economic pressures</li> <li>• Increasing rents</li> <li>• HCV recipient concentration</li> </ul> <p>Priority: Low</p>	<p>Focus fair housing outreach and education in areas with high displacement risk (tract in the northeastern corner of the City)</p> <p>Beginning in 2022, expand outreach and education on recent state laws (SB 329 and SB 222) supporting source of income protection for publicly assisted low income households (HCVs).</p> <p>Promote OCFHC tenant legal counseling and make residents aware of multi-lingual services available. OCFHC currently offers tenant legal counseling in English, Spanish, and Vietnamese. Specifically, provide link to services on City website by 2022 and make service announcements at least annually.</p>	<ul style="list-style-type: none"> <li>• Work with the Housing and Human Services Committee and the Public Outreach Subcommittee to raise community awareness and support. Share resources with populations at risk of displacement.</li> </ul> <p>• Housing Specialist</p>