



Housing Element

Santa Ana General Plan
CERTIFIED, SEPTEMBER 2022



A SHARED VISION

Santa Ana is a city that promotes the health and wellness of all residents, with a civic culture that actively embraces the power of diversity. Our city invests in resources that create economic opportunities for the next generation, and it is a community that celebrates our past while working together to create a sustainable future.

OUR CORE VALUES

H HEALTH

The people of Santa Ana value a physical environment that encourages healthy lifestyles, a planning process that ensures that health impacts are considered, and a community that actively pursues policies and practices that improve the health of our residents.

Eq Eq EQUITY

Our residents value taking all necessary steps to ensure equitable outcomes, expanding access to the tools and resources that residents need, and to balance competing interests in an open and democratic manner.

The value of equity that includes “EJ” in the upper corner indicates a policy related to environmental justice.

S SUSTAINABILITY

Santa Ana values land use decisions that benefit future generations, plans for the impacts of climate change, and incorporates sustainable design practices at all levels of the planning process.

C CULTURE

Our community values efforts that celebrate our differences as a source of strength, preserve and build upon existing cultural resources, and nurture a citywide culture of empowered residents.

Ed EDUCATION

We are a city that values the creation of lifelong learners, the importance of opening up educational opportunities to all residents and investing in educational programs that advance our residents’ economic wellbeing.



▲ **Triada [cover photo]**

Triada at the Station is a multi-phase, transit-oriented, mixed-income housing component of the Santa Ana Station District Revitalization Program, a successful public-private partnership to plan, redevelop and revitalize key parcels of vacant and underutilized properties owned by the City of Santa Ana and the Santa Ana Unified School District.

Triada at the Station consists of four housing developments, totaling 138 units. Phase one, shown here, consists of Triada Court, a 74-unit, two-story townhome development with 3,200 square feet of ground floor commercial space, including a 1,700-square-foot childcare facility and 1,500 square feet of community gathering space, along with a public art project by well-known artist Jules Rochielle.

Triada at the Station is a \$56.2 million investment in education, health, sustainability and housing in a historically underserved neighborhood.



HOUSING ELEMENT

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RELATED ITEMS UNDER SEPARATE COVER

HOUSING ELEMENT TECHNICAL REPORT, CERTIFIED SEPTEMBER 2022 (INCORPORATED BY REFERENCE)



The Orchard. The Orchard housing complex, completed in 2018, converted a former motel into 71 permanent supportive housing units for chronically homeless people. Amenities on site include a community garden, commercial kitchen, outdoor courtyard, laundry facilities and on-site parking.

HOUSING

Santa Ana's Housing Element is the City's state-mandated plan to facilitate the development, improvement, and preservation of housing.

This includes planning and facilitating the production of new housing; the improvement and preservation of existing housing; the promotion of affordability for current households; and the affirmative furtherance of fair housing. Unlike other Elements, the Housing Element must be updated every eight years when it is reviewed and certified by the state.

Santa Ana's Housing Element, which addresses housing related issues for the 2021-2029 planning period was certified in September 2022. This document extracts key components of the Certified Housing Element, consistent with the content and format of other elements. The full text, including all state-mandated requirements, can be found in the Housing Element Technical Report, provided under a separate cover.



INTRODUCTION

Incorporated in 1886, Santa Ana has a rich historical and cultural heritage. As the county seat, it boasts an eclectic urban environment, burgeoning employment centers, transit hub, historic neighborhoods and downtown, and a rich history dating back to the mid-1800s. These features distinguish Santa Ana as Orange County's downtown.

The City of Santa Ana has seen significant changes in its housing market and housing conditions since the Great Recession, including increased housing costs and an increasing need for revitalization of housing and neighborhoods. At the same time, the City is home to one of the most diverse populations in the County of Orange.

The Housing Element seeks to balance issues related to housing with other goals that further the City's overall Vision (see "A Shared Vision for Santa Ana" in the Introduction to the General Plan).

The Vision for Housing, goals, policies, and programs within the Housing Element are designed to address the following issues:

- » Adapting to changing housing market conditions.
- » Meeting state-mandated regional housing needs goals.
- » Furthering quality housing and neighborhoods.
- » Accommodating social and economic diversity.
- » Assisting residents with special housing needs.
- » Supporting the city's long-term economic development.

The goals and policies of the Housing Element are implemented through programs designed to encourage the maintenance, improvement, development, and conservation of housing and neighborhoods in the community.



▲ Andaluca Apartments

The 70-unit Andaluca Apartment complex was developed as public/private partnership, and it is the first affordable housing community to be developed within the Harbor Mixed-Use Corridor Specific Plan boundaries, at the corner of Harbor Boulevard and Hazard Avenue. The Specific Plan envisioned a more livable and sustainable Harbor corridor, including new housing and mixed-use projects. The Andaluca Apartments takes the corridor one step closer toward that envisioned character, and the project has helped to improve the social and economic fabric of the surrounding community by transforming a vacant lot into a vibrant, affordable housing property. Construction completed in 2017.



COMMUNITY CONSIDERATIONS



Recognizing the importance of public participation in shaping the priorities of the community, the City of Santa Ana held at a number of events for members of the public, elected officials, stakeholders, businesses, and/or other interested parties to participate in the update of the Housing Element. Participants emphasized the following themes:

- ▶ Provide more housing choices for seniors, large families, veterans, artists, and those with special needs
- ▶ Ensure that housing is affordable, well designed, and maintained
- ▶ Reduce overcrowding and preserve character of residential neighborhoods
- ▶ Repair infrastructure
- ▶ Increase public safety
- ▶ Create parks and open space in underserved areas
- ▶ Increase access to fresh food
- ▶ Promote healthier communities



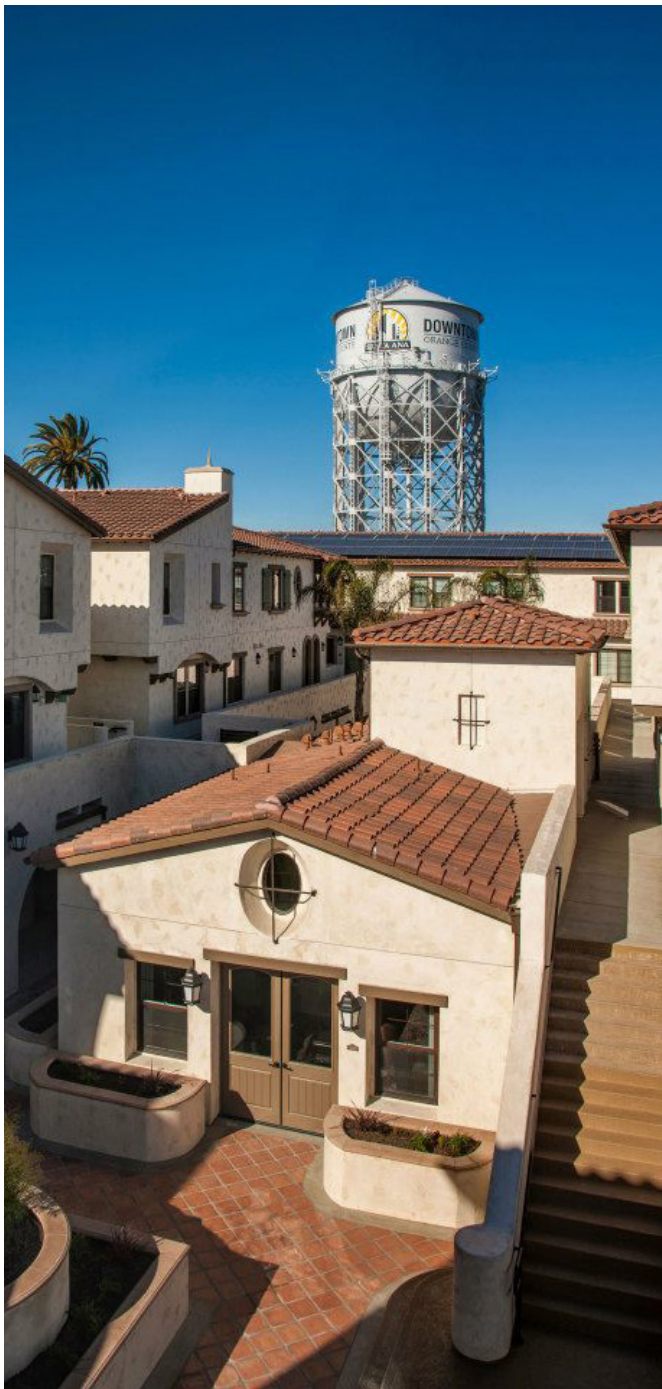
◀ Community Voices.

As part of its outreach effort during the preparation of the Housing Element, the City conducted a series of four virtual roundtable sessions.

Each session covered specific topics related to the Housing Element. Materials were prepared in English, Spanish, and Vietnamese, and live translation was available during each session.



A VISION FOR HOUSING



▲ TERRACES AT SANTIAGO

Terraces at Santiago, completed in 2014, was the first new apartment building to be developed within the boundaries of the Transit Zoning Code. The award-winning design was comprised of a 36 two-, three-, and five-bedroom apartments that was designed with Spanish/Santa Barbara architectural influences, reflective of the City's iconic nearby transit center.

In addition to the the overall Vision (see "A Shared Vision for Santa Ana" in the Introduction to the General Plan) that underpins the entire General Plan and guides decisions regarding how resources should be allocated to different priorities, Santa Ana community and civic leaders established a Vision for Housing that recognizes the importance and value of working together to create a community that provides opportunities to meet the varied needs of our residents and workforce.

The following is the Vision for Housing that acknowledges the importance of equity, health, and sustainability in all housing policies, consistent with the City's core values:



Santa Ana residents have an equal right and opportunity to find suitable housing in quality residential neighborhoods that allow themselves, their families, and neighbors to live the fullest lives. We support an inclusive community that is multigenerational, culturally diverse, healthy, sustainable, and economically broad. The City will facilitate the production, rehabilitation, and improvement of rental and homeownership opportunities at different affordability levels consistent with these principles and the Santa Ana community.

Santa Ana is committed to this vision of a diverse community that increases housing choice, addresses housing insecurity, and improves neighborhoods for all residents. This Housing Element documents the City's approach to achieving this vision.

NOTE: This section is an edited excerpt from the Housing Element Technical Report. It has been edited to fit contextually as a chapter within the overall General Plan. To see the original text, see page 5 of the Housing Element Technical Report.



KEY HOUSING TOPIC AREAS

HOUSING AND NEIGHBORHOODS

As a city committed to fostering neighborhood pride, investing in the lives of children and families, and providing a safe and supportive environment for its residents, Santa Ana's highest priority is creating livable neighborhoods, defined by well-designed-and-maintained buildings, streets, parks, open space, trees, and infrastructure; stable and affordable housing and healthy food options; safety from crime and traffic; and mitigation or removal of environmental hazards.

HOUSING SUPPLY AND DIVERSITY

An adequate housing supply for our children, our workforce, our families, and our parents is a critical component of the City's Vision for Housing. Housing products and prices must also be well-designed, accessible, sustainable, and diverse, providing a range of choices and price points suited to the different incomes, lifestyles, and needs of our residents and workforce.

HOUSING ASSISTANCE

The City's Vision for Housing affirms and supports a vibrant Santa Ana with a socially and economically diverse community of renters and homeowners. Assisting households of all backgrounds, circumstances, and income levels will play an important role in achieving and maintaining homeownership, providing renters with relief from rent burdens and a greater range of choices in housing, and protecting vulnerable individuals and families from displacement.

SPECIAL NEEDS

Many Santa Ana residents have special needs. These groups include, but are not limited to, seniors, large families with children, people with disabilities, female-headed households, single-parent families, and people experiencing homelessness. The unique needs of these groups can influence the type, size, or design of homes they can comfortably and safely reside in, and they may require additional services (such as access to childcare, healthcare, and other supportive services). While the needs of each group is unique, Santa Ana is committed to providing housing opportunities for those groups with special needs within our community.

AFFIRMATIVELY FURTHERING FAIR HOUSING

State law now requires that all housing elements promote and affirmatively further fair housing opportunities in their communities for all persons based on the California Fair Employment and Housing Act, Government Code Section 65008, and any other state and federal fair housing law. This broad statement requires cities to proactively address housing discrimination and treat residents fairly and equally in the provision, securing, retention, and all other aspects of the housing market. While this is a state mandate, it embodies our Equity Core Value. We will continue to incorporate and ensure fair housing practices into our decision making process.

NOTE: This section is an abbreviated excerpt of sections from the Housing Element Technical Report. For more detailed descriptions see pages 6-18 of the Housing Element Technical Report.



POLICY FRAMEWORK

GOAL HE-1: Housing and Neighborhoods

Livable and affordable neighborhoods with healthy and safe housing conditions, community services, well-maintained infrastructure, and public facilities that inspire neighborhood pride and ownership.

POLICY HE-1.1

HOUSING CONDITIONS

Support the rehabilitation, repair, and improvement of single-family, multiple-family, and mobile homes.



POLICY HE-1.2

NEIGHBORHOOD INVOLVEMENT

Encourage active and informed participation in neighborhood organizations to help identify needs and implement programs aimed at the beautification, improvement, and preservation of neighborhoods.



POLICY HE-1.3

COMPLETE NEIGHBORHOODS

Improve neighborhood quality by locating or providing access to complementary services and public facilities, including the integration of community gardens and access to healthy food options in neighborhoods.



POLICY HE-1.4

HEALTHY NEIGHBORHOODS

Create and maintain parks and open spaces; plant trees, green parkways and medians; support healthy food options, and maintain a continuous pattern of pathways that encourage an active and healthy lifestyle.



POLICY HE-1.5

INFRASTRUCTURE AND PUBLIC SERVICES

Provide quality community facilities, physical infrastructure, traffic management and parking control, and other public services to promote the livability, safety, and vitality of neighborhoods.



POLICY HE-1.6

PROACTIVE CODE ENFORCEMENT

Enforce building and property maintenance standards by proactively conducting property inspections, educating landlords and tenants, and removing blighted, unhealthy, or dangerous housing conditions while ensuring low-income residents are not criminalized.



POLICY HE-1.7

HISTORIC PRESERVATION

Support preservation and enhancement of residential structures, properties, street designs, lot patterns, and other visible reminders of neighborhoods that are considered local historic or cultural resources.



POLICY HE-1.8

PUBLIC SAFETY

Support efforts to improve neighborhood safety through environmental design, housing maintenance, rent stabilization, community-oriented policing, youth diversion activities, traffic safety, and other violence prevention measures.



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<< GOAL H-1: HOUSING AND NEIGHBORHOODS

POLICY HE-1.9 TENANT PROTECTIONS

Provide information and resources to residential tenants regarding landlord-tenant laws that provide protection against unjust evictions, and State and local rent increase limits.



POLICY HE-1.10 PARKING MANAGEMENT

Support innovative and creative strategies that proactively minimize parking impacts and deficiencies within residential neighborhoods, including parking management requirements, installation of parking lifts, and incentives for active transportation.



POLICY HE-1.11 COMMUNITY OWNERSHIP OPPORTUNITIES

Explore a right-of-first-refusal ordinance that would give a nonprofit housing organization the right of first refusal to purchase mobile home parks and publicly supported multifamily residential properties on the market to prevent tenant displacement, promote homeownership opportunities, and create long-term affordability.



▲ La Placita Cinco

Formerly Tiny Tim Plaza, La Placita Cinco is a mixed-use affordable housing development for those making 30 to 60% of area median income (AMI). Completed in 2022, this development along with other pipeline housing projects fully satisfies the City's 2021-2029 Regional Housing Needs Allocation (RHNA) obligation.

GOAL HE-2: Housing Supply and Diversity

Foster an inclusive community with a diversity of quality housing, affordability levels, and living experiences that accommodate Santa Ana’s residents and workforce of all household types, income levels, and age groups.

POLICY HE-2.1 CITYWIDE

Designate adequate land in the General Plan Land Use Element and Zoning for the development of a range of housing types to meet the identified needs of all economic segments of the community while providing a high quality of life for all residents.

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POLICY HE-2.2 DOWNTOWN

Strengthen Santa Ana’s core downtown as a vibrant mixed-use and mixed-income environment by capitalizing on the government center, arts district, historic downtown, transit-oriented housing, and diverse neighborhoods.

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POLICY HE-2.3 URBAN VILLAGES

Create higher intensity, mixed-use urban villages and pedestrian-oriented experiences that access and support the office centers, commercial services, and cultural activities within District Centers and Urban Neighborhood designated areas.

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POLICY HE-2.4 RENTAL HOUSING

Facilitate the construction of rental housing for Santa Ana’s residents and workforce, with a commitment to provide rental housing for extremely low-, very low-, and low-income residents as well as moderate-income Santa Ana workers.

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POLICY HE-2.5 DIVERSE HOUSING TYPES

Facilitate diverse types, prices, and sizes of housing, including single-family homes, apartments, townhomes, duplexes, mixed/multiuse housing, transit-oriented housing, multigenerational housing, accessory dwelling units, and live-work opportunities.

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POLICY HE-2.6 HOUSING DESIGN

Require excellence in architectural design through the use of materials and colors, building treatments, landscaping, open space, parking, and environmentally sensitive (“green”) building and design practices.

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POLICY HE-2.7 AFFORDABLE COMPONENT

Pursuant to the Affordable Housing Opportunity and Creation Ordinance (AHOCO), require eligible rental and ownership housing projects to include at least 15 percent of the rental housing units as affordable for low-income households; or 10 percent of the rental units affordable to very low-income households; or 5 percent of rental units affordable to lower income households (5 percent to low-income, 3 percent to very low-income, and 2 percent to extremely low-income households); or at least 5 percent of the units ineligible ownership projects affordable to moderate-income households. Implement various strategies using the in-lieu fees generated by AHOCO to provide a wide array of affordable housing options.

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<< GOAL H-2: HOUSING SUPPLY AND DIVERSITY

POLICY HE-2.8 ENTITLEMENT PROCESS

Provide flexible development review and entitlement processes that facilitate innovative and creative housing solutions, offer a consistent approval process, and allow for appropriate oversight.

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POLICY HE-2.9 HOUSING AUTHORITY-OWNED SITES

Facilitate the development of affordable housing for very low-income and moderate-income families on Housing Authority–owned properties while keeping the properties under public ownership.

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POLICY HE-2.10 OVERCROWDING CONDITIONS

Facilitate the development of accessory dwelling units and additions and improvements to existing homes to alleviate overcrowded housing conditions.

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POLICY HE-2.11 SURPLUS LAND

Comply with the Surplus Land Act to promote affordable housing development on unused or underutilized public land.

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▲ Legacy Square

When completed, Legacy Square will have 93 units of affordable housing, with 33% of those units reserved for individuals experiencing or at-risk of homelessness. The development will have a focus on supportive services for residents emphasizing economic mobility and access to essential services within walking distance. This pipeline project, along with others, fulfills the City's 2021-2029 RHNA obligation.

GOAL HE-3: Housing Assistance

Increase opportunities for extremely low-, very low-, low-, and moderate-income individuals and families to find affordable housing, and afford a greater choice of rental and homeownership opportunities.

POLICY HE-3.1 RENTAL ASSISTANCE

Provide rental assistance for individuals and families with extremely low-, very low-, and low-incomes with funding from the federal government.

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POLICY HE-3.2 HOMEOWNERSHIP

Expand homeownership opportunities for low- and moderate-income residents and workers in Santa Ana through the provision of financial assistance, education, and collaborative partnerships.

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POLICY HE-3.3 HOUSING PRESERVATION

Initiate and support collaborative partnerships, identify state and federal funding, and offer technical assistance to preserve the affordability of publicly subsidized affordable housing at risk of conversion.

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POLICY HE-3.4 SUPPORTIVE SERVICES

Support the provision of employment training, child care services, rental assistance, youth services, and other community services that enable households to attain the greatest level of self-sufficiency and independence.

C H Eq Ed

POLICY HE-3.5 COLLABORATIVE PARTNERSHIPS

Collaborate with nonprofit organizations, community land trusts, developers, and other government agencies to develop and provide affordable housing for residents.

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POLICY HE-3.6 HOMEOWNERSHIP PRESERVATION

Educate residents on foreclosure prevention assistance available through the state or federal government.

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POLICY HE-3.7 WORKFORCE HOUSING

Explore opportunities for creating workforce housing, including for teachers, artists, and other residents working in Santa Ana.

C Eq Ed

POLICY HE-3.8 AFFORDABLE HOUSING

Support the preservation of mobile home parks as affordable housing, including support for collective ownership to prevent displacement.

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<< GOAL H-3: HOUSING ASSISTANCE

POLICY HE-3.9 HOUSING STABILIZATION

Support measures that address impacts related to private and public development that may result in displacement from existing affordable housing.

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POLICY HE-3.10 PREVENT DISPLACEMENT

Prevent and avoid displacement of low-income households and ensure that, where necessary, it is carried out in an equitable manner, and ensure a priority preference for displaced families in affordable projects financed with City funds.

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▲ Westview House

The Westview House, located on Westminster Avenue and Fairview Street, will provide 85 units of affordable housing, 75% of which will be affordable to those in the earning less than 30% of area median income. On site amenities will include a children's play structure, community garden, and outdoor picnic area. This pipeline project, along with others, fulfills the City's 2021-2029 RHNA obligation.

GOAL HE-4: Special Needs

Provide sufficient rental and ownership housing opportunities and supportive services for seniors, people with disabilities, families with children, and people experiencing homelessness.

POLICY HE-4.1 SENIOR HOUSING

Support development of affordable senior rental and ownership housing, readily accessible to support services; provide assistance for seniors to maintain and repair their homes to facilitate the maximum independent living.



POLICY HE-4.2 FAMILY HOUSING

Facilitate and encourage the development of larger rental and ownership units for large families, including extremely low-, very low-, and low-income families as well as the provision of childcare, after-school care, and other services on-site when feasible.



POLICY HE-4.3 HOUSING FOR DISABLED PEOPLE

Support the development of permanent, affordable, and accessible housing that allows people with disabilities to live independent lives, and assist them in maintaining and repairing their homes.



POLICY HE-4.4 SERVICE-ENRICHED HOUSING

Support the provision of supportive services and service-enriched housing for persons with special needs, such as seniors, disabled people, homeless people, families, veterans, and people with medical conditions.



POLICY HE-4.5 HEALTHY HOMES

Support efforts to make homes healthier by addressing health hazards associated with lead-based paint and soil, asbestos, vermin, mold, and VOC-laden materials, and prohibiting smoking in multifamily projects, among others.



POLICY HE-4.6 HOMELESS SERVICES

Partner with homeless service providers to provide tenant-based and project-based housing opportunities linked with case management, employment, physical and mental health, substance abuse, and other wrap-around services for people experiencing homelessness.



POLICY HE-4.7 REGULATORY OVERSIGHT

Exercise appropriate land use, planning, and regulatory oversight over the operation, location, and impact associated with special needs housing and facilities consistent with state and federal housing laws.



POLICY HE-4.8 HOUSING PRIORITY

Provide that Santa Ana residents and workers receive a priority local preference for affordable housing created under the Affordable Housing Opportunity and Creation Ordinance or with City funding to the extent allowed under state law.



GOAL HE-5: Affirmatively Furthering Fair Housing

Affirm, promote, and implement social justice and equity in the provision, type, and affordability of housing and the availability of services for all residents.

POLICY HE-5.1 HOUSING OPPORTUNITIES

Ensure housing opportunities are available to all without regard to race, color, ancestry, national origin, religion, marital status, familial status, age, gender, gender identity, disability, source of income, sexual orientation, military status, immigration status, or other arbitrary factors.

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POLICY HE-5.2 HOUSING DISCRIMINATION

Prohibit discriminatory actions in all aspects affecting the sale, rental, or occupancy of housing.

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POLICY HE-5.3 COMMUNICATION CHANNELS

Continue to provide an open and receptive forum for city residents, commissions, and City staff to discuss opportunities for affirmatively furthering fair housing.

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POLICY HE-5.4 RESOURCES AND SERVICES

Continue to fund services and support organizations that provide counseling, dispute resolution, and fair housing services, and make a concerted effort to disseminate resources to underrepresented residents, including non-English speakers.

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POLICY HE-5.5 COMMUNITY DEVELOPMENT

Continue to administer municipal programs and activities relating to housing and community development in a manner that is consistent with the obligation to affirmatively further fair housing.

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POLICY HE-5.6 PRESERVE HOUSING

Seek to preserve housing opportunities for all residents through actions aimed at limiting displacement, preserving affordable housing, and expanding housing opportunities.

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◀ Casa Querencia

Casa Querencia, located on E 17th and Main Streets and completed in the Spring of 2021, services the special needs of individuals living with chronic homelessness including mental and physical disabilities. Property managers, case managers and community service providers are available on-site offering services, classes, and programming for the tenants. Its location is ideally situated among over two dozen public, social and health service providers, most within a ten-minute walk of the Casa Querencia community. Access to public transit on 17th Street and the nearby Main Street, further connect residents to the services that can help them seek stability and wellness in their lives. The vibrant residential development includes community open spaces for residents to enjoy.

RELATED GENERAL PLAN POLICIES

Each policy in the City of Santa Ana General Plan is listed under the most related Goal and Element. Some policies, however, also reinforce other goals housed in different Elements.

To provide a more complete picture of all of the policies that support the goals of this Element, Table HE-1 lists each Housing goal in the far left column

and, in columns to the right, identifies related policy numbers from other Elements.

Goal HE-2, for example, is supported not only by the policies listed in this Element (HE-2.1 through HE-2.8), but also by Policy EP-3.4 in the Economic Prosperity Element (EP), two policies identified in the Conservation Element (CN), and six policies identified in the Land Use Element (LU).

TABLE HE-1. RELATED GENERAL PLAN POLICIES

Housing Goals	Volume 1 Services & Infrastructure				Volume 2 Natural Environment				Volume 3 Built Environment			
	CM	CE	EP	PS	CN	OS	N	S	LU	HE	HP	UD
HE-1: Housing and Neighborhoods Livable and complete neighborhoods of quality housing conditions, ample parks and community services, well-maintained infrastructure, and public facilities that inspire neighborhood pride and ownership.	CM-3.2 CM-3.3	CE-3.9	-	PS-2.2	-	OS-1.8 OS-1.12	N-2.2 N-3.1 N-3.3	-	LU-3.2	Current Element	-	-
HE-2: Housing Supply and Diversity A diversity of quality housing, affordability levels, and living experiences that accommodate Santa Ana’s residents of all household types, income levels, and age groups to foster an inclusive community.	-	-	EP-3.4	-	CN-1.6 CN-1.7	-	-	-	LU-1.5 LU-1.6 LU-2.5 LU-2.10 LU-4.6 LU-4.7	Current Element	-	-
HE-3: Housing Assistance Increased opportunities for low and moderate income individuals and families to find quality housing opportunities and afford a greater choice of rental or homeownership opportunities.	-	-	-	-	-	-	-	-	LU-1.2	Current Element	-	-
HE-4: Special Needs Adequate rental and ownership housing opportunities and supportive services for seniors, people with disabilities, families with children, and people needing emergency, transitional, or supportive housing.	-	-	-	PS-1.9	-	-	-	-	-	Current Element	-	-
HE-5: Affirmatively Futhering Fair Housing Affirm, promote, and implement social justice and equity in the provision, type, and affordability of housing and the availability of services for all residents.	CM-3.2 CM-3.3	CE-3.9	-	PS-2.2	-	OS-1.8 OS-1.12	N-2.2 N-3.1 N-3.3	-	LU-3.2	Current Element	-	-

Notes: CM: Community Element
 M: Mobility Element
 EP: Economic Prosperity Element
 PS: Public Services Element

CN: Conservation Element
 OS: Open Space Element
 N: Noise Element
 S: Safety Element

LU: Land Use Element
 HE: Housing Element
 HP: Historic Preservation Element
 UD: Urban Design Element



IMPLEMENTATION

The goals and policies of the Housing Element are implemented through programs designed to encourage the maintenance, improvement, development, and conservation of housing and

neighborhoods in the community. These programs are organized into functional groupings that relate to specific goals. However, in many cases a program achieves multiple goals and policies.

TABLE HE-2. HOUSING ELEMENT IMPLEMENTATION

Ref #	Implementation Action	Agency / Time Frame
Goal HE-1: Housing and Neighborhoods		
Livable and affordable neighborhoods with healthy and safehousing conditions, community services, well-maintained infrastructure, and public facilities that inspire neighborhood pride and ownership.		
HOUSING REHABILITATION		
1	Single-Family and Mobile Home Rehabilitation. A. Contract with a local nonprofit organization (currently Habitat for Humanity) to implement the City’s Residential Rehabilitation Grant Program. Provide grants of up to \$25,000 to 25 households per year until 2024—after 2024 dependent on funding—for the repair and rehabilitation of single-family and mobile homes, prioritizing applicants in R/ECAP and TCAC census tracts, seniors (62 years and older), disabled residents, and low-income households.	CDA (Housing)/ Ongoing
	B. Conduct an annual workshop starting Fiscal Year 2023-2024 to promote rehabilitation grants and available housing programs/opportunities to all owner occupied single-family and mobile home residents in the city.	CDA (Housing)/ Annually
2	Multiple-Family Acquisition and Rehabilitation. A. Provide financial assistance to support the acquisition, rehabilitation, and new construction of properties to preserve and increase affordable housing opportunities for lower income households through the following programs: (1) Low and Moderate Income Housing Asset Fund (LMIHAF) including land assets owned by the Housing Successor Agency; (2) Inclusionary Housing Fund (Inclusionary); (3) HOME Investment Partnerships Program (HOME); (4) Community Development Block Grant Program (CDBG); (5) Project-Based Voucher Program (PBV); and (6) HOME- American Rescue Plan (HOME-ARP).	CDA (Housing)/ Ongoing
	B. Once per year, issue a Request for Proposals (RFP) for the development of affordable housing in the city. Proposed developments may be for acquisition and rehabilitation of eligible properties for rental and/or ownership housing; acquisition and conversion of nonresidential property to multifamily housing units; and/or new construction of housing units for rental and/or ownership housing. The objective is to finance the development of at least one multifamily affordable housing project per year	CDA (Housing)/ Annually
NEIGHBORHOOD INITIATIVES		
3	Neighborhood Improvement. A. Create, assist, and support neighborhood associations, especially in R/ECAP and TCAC census tracts, to collaborate on projects, and sponsor and hold annual events.	PBA (Planning)/ Annually
	B. Provide capacity-building support to the Santa Ana Communication Linkage Forum (Com-Link) – the City’s neighborhood associations’ advocacy organization, and the Santa Ana Neighborhood Associations to engage and support residents to involve and emerge as leaders in their neighborhoods.	PBA (Planning)/ Annually
4	Neighborhood Infrastructure A. Complete infrastructure improvements in residential neighborhoods consistent with the City’s Capital Improvement Program (CIP). The CIP is updated every fiscal year and is available to view on the City’s website: The CIP is updated every fiscal year and is available to view on the City’s website: https://www.santaana.org/capital-improvement-program . Identify improvements from the City’s asset management plans for inclusion in the yearly CIP/budget.	PWA/ Annually and Ongoing
	B. Seek additional funds to improve infrastructure, including state and federal grants for improvements for health and wellness, prioritizing R/ECAP and TCAC census tracts. Prioritize grant opportunities to fund active transportation and infrastructure improvements on an ongoing basis and maximize opportunities in R/ECAPs and TCAC census tracts.	PWA Annually and Ongoing



TABLE HE-2. HOUSING ELEMENT IMPLEMENTATION

Ref #	Implementation Action	Agency / Time Frame
5	<p>Healthy Neighborhoods Initiatives. A. Continue to implement Santa Ana Green program, including tree planting, corridor greenways, build-green initiatives, and energy conservation.</p>	PWA/ Ongoing
	<p>B. Collaborate with neighborhoods and community organizations, especially in R/ECAP and TCAC census tracts, to promote Healthy Neighborhood Initiative, hold five community garden workshops, program the City's fitness courts, hold annual 5k and Fit festival, and operate Street Team with the objective of bringing recreation activities to communities that are challenged with lack of park space.</p>	PRCSA/ Annually and Ongoing
	<p>C. Update the City's zoning code development and operational standards for industrial zones to address incompatibility with adjacent uses, including minimum distance requirements to buffer heavy industrial uses from sensitive receptors. Conduct a study to evaluate and establish appropriate minimum distances and landscape buffers between polluting industrial uses from sensitive receptors such as residences.</p>	PBA (Planning)/ Dec. 2023
COMMUNITY-BUILDING INITIATIVES		
6	<p>Santa Ana Building Healthy Communities. A. Proactively engage SABHC leaders and other advocacy stakeholders to forge a comprehensive health agenda to be included in the zoning code update (see Program 18).</p>	PBA (Planning)/ Dec. 2023
7	<p>Building Community Efforts. A. Prepare an annual report for City Council and public review providing the progress made toward achieving the quantifiable objectives in the Housing Element implementation table. Report to include monitoring of housing production and distribution, especially lower income units, by TCAC areas, CalEnviroScreen ranking, and R/ECAP status. PBA, Planning Division GP Apr. Annually</p>	PBA (Planning)/ Apr. Annually
	<p>B. Pursue grants and partnership opportunities from local, state, federal, and nonprofit partners to continue and expand strategic investments that build community.</p>	PRCSA, PWA/ Annually
	<p>C. Continue to make strategic investments in parks, recreation, access to healthy food, safe routes to school, and other capital improvements, such as achieving three acres of parkland per 1,000 residents set out in Land Use and Open Space elements, and Parks Master Plan to improve resident health.</p>	PRCSA, PWA/ Ongoing
8	<p>Neighborhood Safety. A. Building Community Efforts Seek grants and partnership opportunities from local, state, federal, and nonprofit partners to continue and expand strategic investments that build community. Continue to make strategic investments in parks, recreation, access to healthy food, safe routes to school, and other capital improvements to improve resident health.</p>	PBA, PD/ Ongoing
	<p>B. Create and implement a housing amnesty program for unpermitted units in the city, prioritizing neighborhoods with a disproportionate number or code enforcement cases for unpermitted units, to facilitate legalization and address potential life safety issues.</p>	PBA (Planning, Code Enforcement)/ Dec. 2024
CODE ENFORCEMENT		
9	<p>Property Maintenance Standards. A. Evaluate the appropriateness of the new Healthy Housing Standards for applicability to Santa Ana Municipal Codes and incorporate relevant portions to assist city staff in conducting inspections and enforcing city codes.</p>	PBA (Code Enforcement)/ Dec. 2023
	<p>B. Connect residents with Orange County Health Department regarding County health services and educational opportunities, including Senate Bill 488 mandates related to lead hazards.</p>	PBA / Ongoing
	<p>C. Coordinate the City's Residential Rehabilitation Grant Program (see program No. 1) with Code Enforcement and Proactive Rental Enforcement Program (PREP) to provide assistance to low-income households and prevent displacement where feasible when the City is requiring health and safety repairs to comply with building code.</p>	CDA (Housing), PBA (Code Enforcement)/ Ongoing



TABLE HE-2. HOUSING ELEMENT IMPLEMENTATION

Ref #	Implementation Action	Agency / Time Frame
10	Proactive Rental Enforcement (PREP). A. Inspect at least 4,200 rental housing units annually and bring them into compliance with City codes and standards while also preserving the City's housing stock.	PBA (Code Enforcement)/ Annually
	B. Prepare an annual report for City Council summarizing Proactive Rental Enforcement Program (PREP) activities and accomplishments.	PBA (Code Enforcement)/ Annually
	C. Work with the Orange County Health Care Agency to identify infestation code violations and streamline resolution of violations.	PBA (Code Enforcement)/ Annually
11	Residential Response Team (RRT) . A. Inspect at least 2,000 housing units annually and bring them into compliance with City codes and standards	PBA (Code Enforcement)/ Annually
	B. Work with the Orange County Health Care Agency to identify infestation code violations and streamline resolution of violations	PBA (Code Enforcement)/ Annually
	C. Continue to incorporate traditional code enforcement with community education and empowerment by continuing to offer neighborhood beautification programs such as tree planting, cleanup programs, and other initiatives.	PBA (Code Enforcement)/ Annually
HISTORIC PRESERVATION		
12	Historic Program and Ordinance. A. Implement the historic preservation program and associated ordinances and incentives, including Mills Act, design review, etc., with a goal of entering into contract with and/or renewing at least 20 historic resource preservation agreements annually during the planning period.	PBA (Planning)/ Annually
	B. Proactively reach out to at least 20 owners of properties eligible for placement on the local register of historic properties annually to encourage voluntary listing and preservation of resource during the planning period.	PBA (Planning)/ Annually
13	Historic Home Rehabilitation Incentive. A. Seek new funding sources, including grants and loans, that can be used or leveraged with others funding sources to focus preventive, rather than corrective, repairs of historic homes and complement the Mills Act program.	PBA (Planning)/ Dec. 2023
	B. Establish a fee reduction or waiver program for low-income applicants to ensure equitable access and participation in the Mills Act Program. The number of participants in the program will be determined once funding is secured.	CDA (Housing), PBA (Code Enforcement)/ Dec. 2023
Goal HE-2: Housing Supply and Diversity Foster an inclusive community with a diversity of quality housing, affordability levels, and living experiences that accommodate Santa Ana's residents and workforce of all household types, income levels, and age groups.		
HOUSING SUPPLY		
14	Transit Zoning Code. A. Update the development review processes and standards for the plan area to streamline and incentivize by-right housing and mixed-use developments.	PBA (Planning)/ Dec. 2023
	B. Through the City's RFP for Affordable Housing Development (see program No. 2), facilitate and encourage the development in SD-84 plan area of a variety of housing types and mix of affordability levels, including for lower income households using appropriate incentives, such as awarding bonus points to developers whose projects provide at least 75% or more of the number of units to extremely low-income families at 30% AMI.	CDA (Housing)/ Annually

TABLE HE-2. HOUSING ELEMENT IMPLEMENTATION

Ref #	Implementation Action	Agency / Time Frame
15	Metro East Mixed-Use Overlay Zone. A. Update the development review processes and standards for the plan area to streamline and incentivize by-right housing and mixeduse developments.	PBA (Planning)/ Dec. 2023
	B. Through the City’s RFP for Affordable Housing Development (see program No. 2), facilitate and encourage the development in MEMU plan area of a variety of housing types and mix of affordability levels, including for lower income households using appropriate incentives, such as awarding bonus points to developers whose projects provide at least 75% or more of the number of units to extremely low-income families at 30% AMI.	CDA (Housing)/ Annually
16	Harbor Mixed-Use Transit Corridor. A. Update the development review processes and standards for the plan area to streamline and incentivize by-right housing and mixeduse developments.	PBA (Planning)/ Dec. 2023
	B. Through the City’s RFP for Affordable Housing Development (see program No. 2), facilitate and encourage the development in SP-2 plan area of a variety of housing types and mix of affordability levels, including for lower income households using appropriate incentives, such as awarding bonus points to developers whose projects provide at least 75% or more of the number of units to extremely low-income families at 30% AMI.	CDA (Housing)/ Annually
17	General Plan. A. Implement, monitor, and review the City’s General Plan and its elements, in particular the Land Use Element, to determine its effectiveness in facilitating housing development as part of the City’s General Plan Annual Progress Report. If goals of the General Plan are not being met, amend as needed.	PBA (Planning)/ Apr. Annually
18	Zoning Code Update. A. Comprehensively update the Zoning Code and design standards to achieve consistency with the updated General Plan land use designations and goals, and to comply with new state laws such as AB 1397, AB 139, AB 101, AB 2162, and the Employee Housing Act.	PBA (Planning)/ Dec. 2023
19	Building Design Standards. A. Create comprehensive objective design standards as part of the Zoning Code Update (see program 18) to address the unique needs of residential/mixed-use products and provide a level of development design certainty to the community and developers alike.	PBA (Planning)/ Dec. 2023
	B. Create new Active Design Guidelines and accompanying incentives as part of the Zoning Code Update (see program 18) to encourage and foster housing designs that improve health and wellness.	PBA (Planning)/ Dec. 2023
20	Development Review. A. Create a checklist of healthy design components based on the adopted Active Design Guidelines in the Zoning Code Update (see program 18) to allow implementation healthy community components into new projects.	PBA (Planning)/ Jun. 2024
	B. Develop recommendations for additional resources to support expedited and efficient development project review, such as an applicant guide or additional staffing.	PBA (Planning)/ Dec. 2023
HOUSING INCENTIVE		
21	Affordable Housing Incentives. A. Provide financial support and technical assistance to nonprofit and for-profit organizations that provide affordable housing for extremely low-, very low-, and low-income families in Santa Ana.	CDA (Housing)/ Annually
	B. Provide financial assistance to support the acquisition, rehabilitation, and new construction of properties to preserve and increase affordable housing opportunities for lower income households through the following programs: (1) Low and Moderate Income Housing Asset Fund (LMIHAF) including land assets owned by the Housing Successor Agency; (2) Inclusionary Housing Fund (Inclusionary); (3) HOME Investment Partnerships Program (HOME); (4) Community Development Block Grant Program (CDBG); (5) Project-Based Voucher Program (PBV); and (6) HOME- American Rescue Plan (HOME-ARP).	CDA (Housing)/ Annually
	C. Issue a Request for Proposals (RFP) annually for the development of affordable housing in Santa Ana. Proposed developments may be for acquisition and rehabilitation of eligible properties for rental and/or ownership housing; acquisition and conversion of nonresidential property to multifamily housing units; and/or new construction of housing units for rental and/or ownership housing. The objective is to finance the development of at least one multifamily affordable housing project per year.	CDA (Housing)/ Annually



TABLE HE-2. HOUSING ELEMENT IMPLEMENTATION

Ref #	Implementation Action	Agency / Time Frame
22	Extremely Low-income Housing. A. Provide financial support and technical assistance to nonprofit and for-profit organizations that provide affordable housing for extremely low-income households.	CDA (Housing)/ Annually and Ongoing
	B. Apply for additional funding and provide other incentives as feasible to support the production of affordable housing for extremely low-income households.	CDA (Housing)/ Annually and Ongoing
	C. Apply for opportunities to expand the number of housing choice vouchers provided by the Housing Authority, and set aside at least 75% of vouchers for extremely low-income households.	CDA (Housing)/ Annually and Ongoing
	D. Through the City's RFP for Affordable Housing Development, award bonus points to Developers whose projects provide at least 75% or more for the number of units for extremely low-income families at 30% AMI.	CDA (Housing)/ Annually and Ongoing
23	Successor Housing Agency. A. Provide and/or leverage Successor Housing Agency funds with other sources of funding to support the production and/or rehabilitation of affordable housing for extremely low-, very low-, and low-income families.	CDA (Housing)/ Evaluate Availability Annually
	B. Set aside Successor Housing Agency funding for the purpose of increasing, improving and preserving the community's supply of low- and moderate-income housing. The Successor Housing Agency funding sources are generated from proceeds from the sale of former Redevelopment Agency housing assets, residual receipts from former Redevelopment Agency assets (i.e. loans), and a portion of the loan repayments from the former Redevelopment Agency to the City. This fund includes land assets owned by the Housing Authority acting as the Successor Housing Agency that must be developed for affordable housing or sold at or above fair market value to increase the Low and Moderate Income Housing Asset Fund.	CDA (Housing)/ Evaluate Availability Annually
24	Density Bonus Ordinance Update. A. Update the City's local density bonus ordinance as part of the Zoning Code Update (see program 18) in accordance with recent changes to state law to incentivize the development of extremely low-, very low-, and low-income rental units.	PBA (Planning), CDA (Housing)/ Ongoing
	B. Maintain up-to-date density bonus information on the City's website to provide developers with information on the opportunities to develop affordable housing using state density bonus law.	PBA (Planning), CDA (Housing)/ Ongoing
	C. Prepare and make density bonus application determinations within three months of application submittal to the review/approval body, contingent upon any other discretionary actions required for approval of the project.	PBA (Planning), CDA (Housing)/ Ongoing
25	Affordable Housing Opportunity and Creation Ordinance (AHOCO). A. Continue to offer incentives beyond the requirements of the City's inclusionary housing ordinance, known as the Affordable Housing Opportunity & Creation Ordinance (AHOCO). The city will continue to promote the program via the City's website and with developers. Every developer that brings a project forward will be made aware of the incentives available at the time.	PBA (Planning), CDA (Housing)/ Ongoing
	B. Collect and leverage in-lieu fees with other sources to support the production and/or rehabilitation of affordable housing for extremely low-, very low-, and low-income families with a goal of funding eight projects for the planning period.	PBA (Planning), CDA (Housing)/ Ongoing
	C. Monitor the level of housing production and AHOCO qualifying projects every two years. If production levels fall below historic trends, take actions to review and revise AHOCO fees and requirements to ameliorate potential constraints to development.	PBA (Planning), CDA (Housing)/ Every Two Years

TABLE HE-2. HOUSING ELEMENT IMPLEMENTATION

Ref #	Implementation Action	Agency / Time Frame
26	<p>Adaptive Reuse.</p> <p>A. Evaluate, and if appropriate, amend the Adaptive Reuse Ordinance as part of the Zoning Code Update (see program 18) to remove potential constraints, such as expanding the eligible areas and structures.</p>	PBA (Planning)/ Dec. 2023
	<p>B. Proactively promote opportunities for adaptive reuse of structures with historic merit or otherwise suitable to be converted to quality residential and mixed-use projects to property owners and interested developers on the City's website.</p>	PBA (Planning)/ Ongoing
27	<p>Variety of Household Sizes Program.</p> <p>A. Establish guidelines as part of the Zoning Code Update (see program 18) for new housing development projects to include a variety of unit sizes, including units for large families, that are affordable to extremely low-, very low-, and low-income families.</p>	PBA (Planning)/ Dec. 2023
	<p>B. Through the issuance of the annual RFP for Affordable Housing Development, the City will facilitate and encourage the development of larger rental and ownership units for families, including lower and moderate-income families, and the provision of childcare, afterschool care, and other services when feasible, by including selection criteria and points for projects that significantly increases affordable housing opportunities for large families (three- and four-bedroom units). The RFP for Affordable Housing Development is released once per year, with the objective of financing the development of at least one multifamily affordable housing project per year.</p>	CDA (Housing)/ Annually
28	<p>Parking Study and Management.</p> <p>A. Build on results of recent parking studies and programs to identify need to mitigate parking constraints for affordable development and evaluate residential/mixed-use standards. Utilize the results of studies to inform parking standards in the Zoning Code Update.</p>	PBA (Planning) Dec. 2023
	<p>B. Reevaluate the Residential Parking Permit Program to provide an equitable citywide permit parking program that incorporates best practices and complies with state law.</p>	PWA / Jul. 2023
	<p>C. Collaborate with SCAG in a Curb Management Study to identify best practices and pilot project for parking, deliveries, and travel for all modes of travel in the downtown.</p>	PWA / Dec. 2024
	<p>D. Develop a pilot program to partner with commercial property owners and school districts to utilize parking at centers and schools adjacent to residential uses to expand parking options for residential neighborhoods.</p>	CDA (Economic Development)/ Dec. 2023
	<p>E. Work with OCTA and other transportation agencies to develop strategies that encourage the utilization of alternatives to current parking standards to lower the cost of housing, support greenhouse gas and vehicle miles traveled goals and recognize the emergence of shared and alternative transportation modes.</p>	PBA (Planning)/ Dec. 2023
<p>GOAL HE-3: Housing Assistance Increase opportunities for extremely low-, very low-, low-, and moderate-income individuals and families to find affordable housing, and afford a greater choice of rental and homeownership opportunities.</p>		
<p>RENTAL ASSISTANCE</p>		
29	<p>Housing Choice Voucher.</p> <p>A. Provide housing assistance payments to eligible households in the Housing Choice Voucher Program and adhere to policies and procedures in the federal regulations and in the Housing Choice Voucher Program Administrative Plan. Administer 100 percent of the funding provided to the Housing Authority on an annual basis for eligible households. This includes Special Purpose Vouchers including the Veterans Affairs Supportive Housing Program, Mainstream Voucher Program, Foster Youth to Independence Program, and Emergency Housing Voucher Program. The objectives are to: (1) utilize 100 percent of the Annual Budget Authority provided by HUD for each CY; (2) apply for new funding opportunities for additional vouchers; (3) retain High Performer SEMAP status; and (4) communicate on a regular basis with active landlords by providing information on key program updates.</p>	SAHA / Ongoing



TABLE HE-2. HOUSING ELEMENT IMPLEMENTATION

Ref #	Implementation Action	Agency / Time Frame
30	<p>Family Self-Sufficiency.</p> <p>A. Administer the Family Self-Sufficiency program to empower and support Housing Choice Voucher Program participants to achieve economic independence and self-sufficiency while adhering to policies and procedures in the federal regulations and in the FSS Action Plan. Graduate at least two families per year.</p>	SAHA / Ongoing
HOUSING PRESERVATION		
31	<p>Preservation of At-Risk Housing.</p> <p>A. Annually monitor the status of at-risk housing projects, specifically the Warwick Square, Highland Manor, and other projects that may have expiring affordability covenants. Contact owners of properties at risk of conversion within one year of expiration to discuss City's desire and support to preserve projects as affordable housing.</p>	CDA (Housing)/ Ongoing
	<p>B. Coordinate with property owners to ensure notices to tenants are sent out at three years, twelve months, and six months; educate tenants regarding tenants' rights and conversion procedures pursuant to state law (Government Code Section 65863.13).</p>	CDA (Housing)/ Ongoing
	<p>C. As resources are available, contact agencies interested in purchasing and/or managing at-risk units, including entities from the State's qualified entities list.</p>	CDA (Housing)/ Ongoing
	<p>D. As resources are available, provide technical assistance, financial or regulatory assistance as feasible to encourage and facilitate the preservation of projects at risk of conversion.</p>	CDA (Housing)/ Ongoing
32	<p>Anti-displacement and Local Housing Preservation</p> <p>A. Implement a local preference for residents who live or work in Santa Ana and need affordable housing in compliance with all state and federal fair housing laws.</p>	CDA (Housing)/ 2024
	<p>B. Explore a right-of-first-refusal ordinance for mobile home parks and publicly supported multifamily residential properties (including properties at risk of conversion) to minimize tenant displacement and preserve affordable housing stock.</p>	CDA (Housing)/ 2024
	<p>C. Evaluate and pursue collective ownership models for mobile home parks as a tool to prevent displacement.</p>	CDA (Housing)/ 2024
33	<p>Rent Stabilization and Just Cause Eviction.</p> <p>A. Implement the Just Cause Eviction Ordinance and Rent Stabilization Ordinances that were adopted in October 2021 to provide tenant protections beyond state mandates and manage affordability of housing by regulating rent increases.</p>	CDA (Housing)/ Dec. 2023 and Ongoing
	<p>B. Identify and implement the regulatory framework and administrative infrastructure necessary to implement residential rent stabilization, just cause eviction, and other protections for tenants facing housing instability, including: (1) ongoing outreach and education sessions at least annually to landlords, tenants, and the public on the rent stabilization and tenant protections and policies; (2) establishing a Rent Stabilization Board to serve as an advisory body responsible for developing policies and procedures to implement the program; (3) conduct a fee study to establish an Annual Housing Fee charged to units subject to the Ordinance(s) to finance the program; (4) support the billing of fees charged to units subject to the ordinance(s); (5) develop a comprehensive rental unit database; (6) publish the allowable rent increases annually; (7) monitor for program compliance; and (7) establish a schedule of penalties that may be imposed for noncompliance.</p>	CDA (Housing)/ Dec. 2023 and Ongoing
	<p>C. Hire program staff and establish a new division to administer the Just Cause Eviction Ordinance and Rent Stabilization Ordinances that were adopted in October 2021 for tenants facing housing instability.</p>	CDA (Housing)/ Dec. 2023 and Ongoing
	<p>D. Periodically commission studies of the effectiveness of the program, who it is serving, and how well it is meeting its objectives</p>	CDA (Housing) / Dec. 2023 and Ongoing

TABLE HE-2. HOUSING ELEMENT IMPLEMENTATION

Ref #	Implementation Action	Agency / Time Frame
HOUSING PRESERVATION		
34	Down Payment Assistance. A. Assist low-income households with down payment assistance loans of up to \$120,000 for low-income households and up to \$80,000 for moderate-income households.	CDA (Housing)/ Ongoing
	B. Periodically review the down payment assistance program to increase or adjust the amount of assistance needed per household to purchase their first home based on the private market.	CDA (Housing)/ Ongoing
	C. Hold quarterly workshops for local lenders and mortgage brokers to provide outreach and education on utilizing the City’s program in conjunction with a first mortgage. Workshops will start in August 2022 and continue quarterly.	CDA (Housing)/ Once per Quarter
	D. Hold quarterly workshops for residents to provide education on the application process to assist in the pathway to homeownership. Workshops will start in August 2022 and continue quarterly.	CDA (Housing)/ Once per Quarter
	E. Continue to advertise and promote the program to all forms of media to reach out to all residents who may be eligible for the program.	CDA (Housing)/ Ongoing
	F. Provide financial support and technical assistance to nonprofit organizations to provide homeownership assistance and opportunities for families.	CDA (Housing)/ Ongoing
	G. Support nonprofit and for-profit organizations to educate homeowners, administer programs, and expand homeownership opportunities.	CDA (Housing)/ Ongoing
	H. Identify funding and partner with community based organizations to support a Community Land Trust (CLT) homeownership program.	CDA (Housing), PBA (Planning)/ Ongoing
GOAL HE-4: Special Needs Provide sufficient rental and ownership housing opportunities and supportive services for seniors, people with disabilities, families with children, and people experiencing homelessness.		
PEOPLE WITH DISABILITIES		
35	Care Facilities. A. Conduct a comprehensive analysis of the City’s Care Home Ordinance as part of the Zoning Code Update (see program 18) to identify constraints and amend the ordinance to ensure consistency with state and federal laws, and to create barrier-free housing choices for persons with disabilities	PBA (Planning)/ Dec. 2023
	B. As part of the Zoning Code Update (see program 18), define facilities not regulated under the Community Care Facilities Act and specify permit process consistent with state law.	PBA (Planning)/ Dec. 2023
36	Housing for People with Disabilities, including Developmental Disabilities. A. Work with affordable housing developers and the Regional Center of Orange County to expand independent living options for persons with a developmental and/or physical disability.	CDA (Housing)/ Annually
	B. Reviewing or endorse grant opportunities, solicit applications for projects, review and facilitate new projects, or other actions to facilitate the new construction or rehabilitation of housing for persons with disabilities.	CDA (Housing)/ Annually
	C. Update the Reasonable Accommodation ordinance’s findings for approval to ensure compliance with Federal Fair Housing Acts and California Fair Employment and Housing Act by removing constraints, such as amending finding number eight, and ensuring the review process and evaluation criteria meet current fair housing requirements and HUD guidance.	PBA (Planning), CDA (Housing)/ Dec. 2023
	D. Hold annual small apartment-managers’ workshop to train and educate property owners, HOAs, property managers, and tenants about best practices in property management, neighborhood safety, and landlord/tenant responsibilities (see program 44). The training will also cover specific concerns regarding families with children, occupancy standards, and reasonable accommodations and modifications.	CDA (Housing)/ Annually
	E. Provide affordable housing opportunities for people with disabilities as part of the City’s RFP for Affordable Housing Development to support the development of permanent, affordable, and accessible housing that allows people with disabilities to live independent lives.	CDA (Housing)/ Annually
	F. Provide financial assistance to single-family homeowners and renters to make ADA-accessible improvements to their homes.	CDA (Housing)/ Ongoing



TABLE HE-2. HOUSING ELEMENT IMPLEMENTATION

Ref #	Implementation Action	Agency / Time Frame
PEOPLE WHO ARE EXPERIENCING HOMELESSNESS		
37	Emergency Shelters and Transitional Housing. A. Continue to provide funding for providers of emergency shelter and permanent supportive housing for people who are experiencing homelessness. Release an RFP by the end of 2022 for the delivery of permanent housing.	CDA (Housing)/ Ongoing
	B. Continue to facilitate establishment of emergency shelters and transitional and supportive housing throughout the planning period. Approve and finance 10 new permanent supportive housing projects and a new 200+ bed emergency shelter in the planning period.	CDA (Housing)/ Ongoing
	C. Amend the City's Municipal Code as part of Zoning Code Update to revise its homeless shelter ordinance to comply with state law, such as AB 139 and AB 101, and most recent best practices.	PBA (Planning)/ Dec. 2023
38	Permanent Supportive Housing. A. Provide funding and technical assistance to support the development of permanent supportive housing for people experiencing homelessness.	CDA (Housing)/ Ongoing
	B. Continue efforts to address Homeless Youth needs through access to permanent and supportive housing and workforce development.	CDA (Housing)/ Ongoing
	C. Amend the Municipal Code to comply with AB 2162.	PBA (Planning)/ Dec. 2023
	D. As part of the RFP for Affordable Housing Development (see program 2), request proposals for permanent supportive housing from owners and/or affordable housing developers together with at least one service provider. Projects will provide affordable housing opportunities for special needs populations including, but not limited to, homeless individuals and families, and persons with a disability.	CDA (Housing)/ Ongoing
39	Supportive Services. A. Annually, allocate grant funding as available to agencies that provide services to people experiencing homelessness or at risk of becoming homeless.	CDA (Housing)/ Ongoing
	B. Every five years, participate with other local jurisdictions in the Orange County ESG Collaborative to leverage funds and ensure maximum impact. Re-evaluate and participate in ESG Collaborative for the next five-year period at the end of this term.	CDA (Housing)/ Every Five Years
SENIOR SERVICES		
40	Senior Services. A. Support food distribution programs and similar senior services. Provide a minimum of \$30,000 (proportionate to funding available) to service providers that apply for funding and are eligible under CDBG.	CDA (Housing)/ Ongoing
	B. Support private and nonprofit entities to match seniors in housesharing arrangements. Provide a minimum of \$30,000 (proportionate to funding available) to service providers that apply for funding and are eligible under CDBG.	CDA (Housing)/ Ongoing
	C. The City's PRCSA will continue to fund Meals on Wheels, a nonprofit organization that provides healthy meals to seniors at two City community centers. In addition, the CDBG public service application is released every two years to nonprofits to provide public services to Santa Ana residents that include services to seniors. For FY 2022 and FY 2023, the CDBG program awarded a total of \$60,000 to Working Wardrobes to address the employment challenges faced by seniors and will provide workforce development services to seniors age 55 and over.	PRCSA / Ongoing
HOUSING FOR FAMILIES		
41	Family Housing. A. Provide Housing Choice Vouchers to extremely low-income and very low-income families (see program No. 29).	CDA (Housing)/ Ongoing
	B. Provide financial assistance to support the production and/or rehabilitation of affordable housing for extremely low-, very low-, and low-income large families (see program No. 1).	CDA (Housing)/ Ongoing
	C. Offer down payment assistance to qualified low-income and moderate-income families (see program No. 34).	CDA (Housing)/ Ongoing
	D. Encourage the development of larger rental and ownership units for families, including lower and moderate-income families, through the selection criteria for the RFP for Affordable Housing Development (see program 2) that is issued once a year. The objective is to finance the development of at least one multifamily affordable housing project per year.	CDA (Housing), PBA (Planning)/ Ongoing

TABLE HE-2. HOUSING ELEMENT IMPLEMENTATION

Ref #	Implementation Action	Agency / Time Frame
42	Child Care Options. A. Review and update regulations pertaining to day/childcare as part of the Zoning Code Update (see program 18) to ensure consistency with state laws and consider incentives for co-locating childcare facilities in affordable housing projects or other alternatives if found to be infeasible.	PBA (Planning)/ Dec. 2023
	B. Continue funding organizations that help address and meet the supportive service needs of Santa Ana’s children.	CDA (Housing)/ Ongoing
	C. Issue a CDBG public service application every two years to eligible nonprofit organizations to provide public service programs to Santa Ana residents that include services for children and youth.	CDA (Housing)/ Every Two Years
43	Multi-Generational Housing and Accessory Dwelling Units (ADU). A. Incorporate development and site design standards in residential zones through the Zoning Code Update (see program 18) that offer flexibility to promote innovative models of multigenerational housing.	PBA (Planning)/ Dec. 2023
	B. Publish preapproved ADU prototype plans to provide greater certainty and quality in the development of such housing.	PBA (Planning)/ Jul. 2022
	C. Market the ADU program through a dedicated web page on the City’s planning website; provide downloadable educational flyers in English, Spanish, and Vietnamese that publicize the program.	PBA (Planning Division) / Jul. 2022
	D. Pursue grant funding to assist lower- and moderate-income homeowners to construct ADUs.	CDA (Housing Division) / Ongoing
	E. Study ADU plan review fees to seek opportunities to reduce fees and costs of developing ADUs.	PBA (Planning Division) / Dec. 2023
43	F. Monitor the level of production of ADUs every two years, and if production levels fall below goals, take actions to increase production or find suitable sites to accommodate a shortfall within six months.	PBA (Planning)/ Every Two Years
	G. Amend the ADU ordinance to comply with state law and to incorporate best practices.	PBA (Planning)/ Dec. 2023
44	Fair Housing. A. Ensure all City programs and activities relating to housing and community development are administered in a manner that affirmatively furthers fair housing.	CDA (Admin)/ Ongoing
	B. Continue to provide CDBG funds on an annual basis to a fair housing organization to discourage unlawful practices, resolve tenant/ landlord disputes, provide education, and further equal housing opportunities, including focused outreach in R/ECAP and TCAC census tracts.	CDA (Housing)/ Annually and Ongoing
	C. Periodically prepare the Analysis of Impediments to Fair Housing Choice to identify, remove, and/or mitigate potential impediments to fair housing in Santa Ana.	CDA (Housing) / Jul. 2025 and Every 5 Years After
	D. Hold annual small apartment-managers’ workshop to train and educate property owners, HOAs, property managers, and tenants on best practices in property management, neighborhood safety, and landlord/tenant responsibilities.	CDA (Housing)/ Annually
	E. Partner with legal assistance organizations to provide legal clinics for tenants on tenants’ rights and recourse for intimidation and unjust evictions.	CDA (Admin)/ Annually
	F. Provide a mandatory fair housing training to all Housing Authority and Housing Division staff involved in the development, provision, or implementation of housing programs.	CDA (Housing)/ Annually



TABLE HE-2. HOUSING ELEMENT IMPLEMENTATION

Ref #	Implementation Action	Agency / Time Frame
45	Reducing Second-Hand Smoke. A. Conduct education efforts in concert with stakeholders and partners in the community.	CDA (Housing), PBA (Planning)/ Ongoing
	B. Explore a smoke-free ordinance in multifamily housing in Santa Ana. If determined to be feasible, include ordinance along with Zoning Code Update (see Program 18).	CDA (Housing), PBA (Planning)/ Dec. 2023
	C. Continue to issue the CDBG public service application every two years to eligible nonprofit organizations to provide public service programs to Santa Ana residents that include health education services to teens and adults.	CDA (Housing)/ Every Two Years

Source: City of Santa Ana, 2022

Notes:

CDA - Community Development Agency PD - Police Department

PBA - Planning and Building Agency PRCSA - Parks, Recreation and Community Services Agency



First Point Apartments. First Point I and II Apartments, located in the Metro East Overlay Zone (MEMU), include 552 one-, two-, three- and four-bedroom affordable apartment homes. The community is ADA accessible, and includes on site parking, a resident computer center, a courtyard terrace, and 10,000 square feet of leasable commercial space. Preference is given to those who are residents of or employed full time within the City of Santa Ana. This project, completed in 2022, along with others, fulfills the City's 2021-2029 RHNA obligation.