

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.

State law requires that housing elements contain an evaluation of current housing programs and their success in meeting the objectives set forth in the 2014–2021 Housing Element. The purpose is to provide a sound basis for the development of new or modified housing programs for the present housing element that will better address the community's housing needs.



▲ **Lacy Neighborhood**

The Lacy neighborhood has a distinctly suburban character while still remaining within close distance to many goods and services.

TABLE HE-2. HOUSING ELEMENT IMPLEMENTATION

Ref #	Implementation Action	Agency
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.		
1	Single-Family Home Rehabilitation. Provide low-interest loans to facilitate the rehabilitation of single-family homes for lower income homeowners. Seek to augment funding and program reach by tracking and applying for grants as opportunities arise.	CDA, Housing Division
2	Mobile Home Repair. Provide low- or no-interest loans to repair mobile homes annually for lower income households and seniors in the community. Seek to augment funding and program reach by tracking and applying for grants as opportunities arise.	CDA, Housing Division
3	Rental Rehabilitation. Provide low-interest loans to assist in the rehabilitation of rental properties occupied by lower income and family households. Seek to augment funding and program reach by tracking and applying for grants as opportunities arise.	CDA, Housing Division
4	Neighborhood Improvement. Continue to assist, create, and support neighborhood associations to collaborate on projects and sponsor and hold annual events. Continue to support the Communication Linkage Forum and the Community Development Resource Network to train and equip residents to be leaders in their neighborhoods.	CDA, Housing Division
5	Neighborhood Infrastructure. Continue to complete infrastructure improvements in residential neighborhoods consistent with the City Capital Improvement Plan. Continue to seek additional funds to improve infrastructure, including state and federal grants for improvements for health and wellness.	PWA
6	Healthy Neighborhood Initiatives. Continue to implement Santa Ana Green program, including tree planting, corridor greenways, build green initiatives, and energy conservation. Collaborate with neighborhoods and community organizations to promote Healthy Neighborhood Initiative and safe and active environments.	PWA, PRCSA
7	Santa Ana Building Healthy Communities. Continue to support the SABHC initiative by attending meetings and working to achieve mutual goals. Work with SABHC leaders and other stakeholders to forge a comprehensive health agenda for the General Plan update.	PBA, Planning Division



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8	Building Community Efforts. 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.	PBA, Planning Division, PWA
9	Neighborhood Safety. Continue to coordinate and support interdepartmental efforts to improve and maintain the health and safety of residential neighborhoods. Apply the principles of Crime Prevention Through Environmental Design (CPTED) to enhance safety and security within multi-family residential developments.	PBA, Planning Division
10	Property Maintenance Standards. Evaluate the appropriateness of the new Healthy Housing Standards for applicability to Santa Ana Municipal Codes. Incorporate relevant portions into the Municipal Codes to assist City staff in inspecting and enforcing city codes. Coordinate with OCHD on how to collaborate on efforts as authorized by Senate Bill 488 including training opportunities for City staff. Research best practices to identify Code Enforcement Tools to remedy and expedite compliance with property violations. Prepare an annual report for City Council summarizing PREP Program activities and accomplishments.	PBA, Code Enforcement Department, CDA, Housing Division
11	Proactive Rental Environment (PREP). Inspect housing units and bring into compliance with City codes and standards at least 1,600 rental units annually. Work with the County Health Department to identify infestation code violations and streamline resolution of violations.	PBA, Planning Division
12	Residential Response Team (RRT). Inspect housing units and bring into compliance with City codes and standards at least 2,000 units annually. Work with the County Health Department to identify infestation code violations and streamline resolution of violations.	PBA, Planning Division
13	Historic Program and Ordinance. Continue the implementation of historic preservation program and associated ordinances and incentives, including Mills Act, design review, etc. Continue to identify and list eligible historic residential properties on a voluntary basis and seek opportunities for preservation or adaptive reuse.	PBA, Planning Division
14	Historic Home Rehabilitation Incentive. Seek flexible funding sources and other incentives to encourage repair and maintenance of historic homes and complement the Mills Act program. Provide low-interest home loans to assist in the rehabilitation of up to 5 properties occupied by lower income and family households.	PBA, Planning Division, CDA, Housing Division
15	Historic Neighborhood Preservation. Explore innovative strategies to preserve residential districts and neighborhoods that have historic value. Create guidelines identifying the process for neighborhoods to pursue becoming a type of historic district.	PBA, Planning Division
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.		
16	Transit Zoning Code. Continue to implement the Transit Zoning Code for eligible properties in downtown Santa Ana. Facilitate and encourage the development of varied housing types at a mix of affordability levels, including for lower income households using appropriate incentives. Manage the development of Housing Authority–owned property with quality sustainable housing, including affordable housing consistent with City goals.	PBA, Planning Division
17	Metro East Mixed-Use Overlay Zone. Continue to implement MEMU Overlay Zone policies to facilitate and encourage the development of new housing and the long-term transition of the area.	PBA, Planning Division, CDA, Housing Division
18	District Centers. Continue to facilitate and encourage the development of mixed-use housing in the various District Centers through the Specific Development Zone or MEMU Overlay. Consider the amendment of District Center boundaries to allow for new residential products that meet City housing goals and policies.	PBA, Planning Division
19	Harbor Mixed-Use Transit Corridor. Adopt the Harbor Mixed-Use Transit Corridor Specific Plan (total residential capacity of approximately 4,600 units). Rezone land for residential/mixed-uses to encompass the 201 units of unmet housing need of the RHNA. Require that unmet lower income RHNA be accommodated on at least 10.1 acres designated exclusively for residential use (see Appendix C, Exhibit C-2 and Table C-4). For sites addressing the lower income RHNA, permit owner occupied and rental multifamily uses by right, allow at least 16 uniter site, and require a minimum density of 20 du/ac. Apply the incentives available in the residential/mixed-use zone to facilitate quality housing opportunities.	PBA, Planning Division



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20	Comprehensive General Plan Update. Begin outreach to the public, development community, and stakeholders to develop the vision and guiding principles for the general plan. Explore best practices for general plan updates and innovative community engagement. Issue a request for proposal and/or request for qualifications and select a consultant to conduct a comprehensive General Plan update.	PBA, Planning Division
21	Zoning Ordinance Update. Issue a request for proposal and/or request for qualifications and select a consultant to conduct a development code update. Coordinate outreach to the public, development community, and stakeholders regarding design and development standards. Review and revise Zoning Ordinance to achieve consistency with the updated general plan land use designations and goals. Address development and design standards to address parking, height, and open space requirements needed to facilitate residential/mixed-use housing. Explore adapting nonresidential zones for live-work units. Explore healthy design ordinance or development concepts that encourage development types that foster active living, health and wellness.	
22	Building Design Guidelines. Create comprehensive design guidelines that are intended to address the unique needs of residential/mixed-use products along major transportation corridors. Create new Active Design Guidelines and accompanying incentives to encourage and foster housing designs that improve health and wellness.	PBA, Planning Division
23	Green Building. Create a Green building policy that incorporates sustainable concepts into residential and nonresidential uses; support demonstration projects and best practices. Continue to seek partnerships with nonprofit and for-profit organizations and developers that are committed to building green residential projects. Continue to implement provisions of CalGreen to encourage sustainable practices in the development, renovation, and maintenance of structures.	PBA, Planning Division
24	Development Review. Continue to provide appropriate residential and mixed-use project review through site plan review, environmental clearance, and mitigation monitoring. Create a checklist of healthy design components based on the adopted Active Design Guidelines to allow implementation healthy community components into new projects.	PBA, Planning Division
25	Affordable Housing Incentives. Provide financial assistance and issue bonds, where feasible, to support the production and/or rehabilitation of affordable housing for lower and moderate-income households. Support state and federal grant applications that providing funding for the production of affordable housing, including housing affordable to extremely low-income households. Continue to work with nonprofit and for-profit organizations that provide affordable housing to households earning extremely low, very low, and low-income households.	PBA, CDA, Planning Division, Housing Division
26	Extremely Low-income Housing. Target funding and housing incentive programs (25–33), as feasible, to facilitate and encourage the development of lower and moderate-income housing. Work with nonprofit organizations that provide affordable housing to households earning extremely low-income. Seek to expand the number of housing choice vouchers provided by the Housing Authority; set aside at least 75% of vouchers for extremely low-income households.	PBA, CDA, Planning Division, Housing Division, Housing Authority
27	Successor Housing Agency. Continue to provide and/or leverage City funds with other sources to support the production, preservation, and/or rehabilitation of housing and economic development.	PBA, Planning Division
28	Density Bonus Ordinance Update. Update and implement the density bonus ordinance in accordance with recent changes to state law to assist in the development of extremely low, very low, and low-income rental units; moderate-income condos; and senior housing.	CDA, Housing Division, Economic Develop.
29	Housing Opportunity Ordinance. Require eligible housing development projects of 5 or more units to include at least 15% of the units as affordable to lower income households (rental) and at least 15% as affordable to moderate-income households (ownership). Develop policies and procedures for occupancy of units created under the Housing Opportunity Ordinance. Incorporate affordable housing opportunity requirements within City initiated zone changes or adaptive reuse projects.	PBA, Planning Division



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30	Adaptive Reuse. Seek opportunities for adaptive reuse of structures with historic merit or otherwise suitable to be converted to quality residential and mixed-use projects.	PBA, Planning Division
31	Specific Development District. Continue to facilitate quality development in District Centers and other locales through the implementation of the Specific Development District.	PBA, Planning Division
32	Variety in Household Sizes Program. Implement programs to increase opportunities to build new family rental housing (see Program 25), including rental housing for large families. Monitor applications for new residential development to track type of products proposed and balance of unit sizes and bedrooms proposed.	PBA, Planning Division
33	Parking Study. Conduct parking study and, depending on findings, the City will propose a program to mitigate parking constraints along with residential/mixed-use standards.	PBA, Planning Division
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.		
34	Housing Choice Voucher. Continue to implement and seek new housing choice vouchers for extremely low and very low-income households.	SAHA
35	Family Self-Sufficiency. Continue to implement and seek participants for the Family Self-Sufficiency program; serve 66 clients annually.	SAHA
36	HOPWA Tenant Based Rental Assistance. Continue to implement and seek participants for the HOPWA Tenant-Based Rental Assistance; serve 50 clients annually.	SAHA
37	Preservation of At-Risk Housing. Provide outreach to property owners to keep up to date with status of properties. Seek funding and financing mechanisms to preserve existing affordability covenants. Advocate for state legislative action to allow greater flexibility to satisfy the regional housing needs goals. Assist in preserving the Wycliffe Towers senior apartment project by issuing bond.	CDA, Housing Division
38	Multiple-Family Housing Acquisition and Rehabilitation. Work with supporting nonprofit partners to acquire, rehabilitate, and deed restrict apartment projects as funding and partners are available.	CDA, Housing Division
39	Neighborhood Stabilization. Implement the Neighborhood Stabilization Program and work with intermediary to provide services to implement the NSP 1, 2, and 3 grants.	
40	Down Payment Assistance. Evaluate options to restructure the homeownership program as the market and prices stabilize. Assist low and moderate-income households with down payment assistance through loans up to \$40,000.	CDA, Housing Division
41	Homeownership Partners. Support nonprofit and for-profit organizations to educate homeowners, administer programs, and expand homeownership opportunities. Work with nonprofit organizations to provide homeownership opportunities for families.	CDA, Housing Division
42	Homeownership Preservation Assistance. Participate in the Orange County collaborative to prevent or lessen the impact of foreclosures. Advocate for state and federal legislation to address the foreclosure and lending crisis.	CDA, Housing Division
43	Care Facilities. Amend Municipal Code to define community care facilities, permitting process, and standards, and make changes to ensure consistency with state law. Amend Municipal Code to define facilities not regulated under the Community Care Facilities Act and specify permit process consistent with state law.	PBA, Planning Division



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44	Housing for People with Disabilities, including Developmental. Work with service providers to support the development or provision of housing suitable for people with disabilities, including developmental disabilities. Seek and/or support grants, where feasible, to facilitate the production of new housing or appropriate services for disabled people.	PBA, Planning Division, CDA, Housing Division
45	Accessible Housing. Investigate opportunities for providing incentives or amending codes to encourage the accessibility components in the development of new housing. Implement the reasonable accommodation ordinance to allow for modifications in land use, building, zoning, and other codes to facilitate access to existing housing.	PBA, Planning Division
<p>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.</p>		
46	Emergency Shelters and Transitional Housing. Continue to provide funding for providers of emergency shelter, transitional housing, and permanent supportive housing for people who are homeless. Collaborate with the Salvation Army and other Orange County jurisdictions to create a model emergency shelter management and operational plan based on best practices. Establish Emergency Shelter Overlay Zone to accommodate the City’s estimated unsheltered homeless population. Amend Municipal Code to revise separation criteria to comply with state law.	PBA, Planning Division
47	Rapid Rehousing. Continue to provide funding and technical assistance to support the provision of prevention, outreach, and supportive services aligned with the 10 Year Plan to End Homelessness.	PBA, Planning Division
48	Supportive Services. Assist and work with service organizations to provide supportive services for current and formerly homeless people. Encourage nonprofit and volunteer organizations to improve the coordination and efficiency of food distribution for the homeless and at risk in the Civic Center area.	PBA, Planning Division
49	Housing Facilities. Continue to offer development incentives and density bonuses to incentivize senior housing. Work with nonprofit and for-profit agencies that propose the construction of senior housing.	PBA, Planning Division, CDA, Housing Division and Admin
50	Senior Life Care Facilities. Continue to offer development incentives and density bonuses to incentivize life care facilities. Work with nonprofit and for-profit agencies that propose the construction of senior housing.	CDA, Housing Division
51	Senior Services. Support food distribution programs and similar senior services. Support private and nonprofit entities to match seniors in house sharing arrangements.	PRCSA, CDA, Admin
52	Family Housing. Continue to allocate Section 8 Housing Choice Vouchers to very low- income families. Continue to offer homeownership assistance for qualified lower and moderate-income families. Acquire, rehabilitate, and reconfigure apartments to support low-income family households.	PBA, Planning Division
53	Child Care Options. Review Zoning Code to ensure day/childcare provisions are consistent with state laws; consider incentives for co-locating childcare facilities in affordable housing projects. Continue funding organizations that help address and meet the supportive service needs of Santa Ana’s children.	PBA, Planning Division
54	Multi-Generational Housing. Explore crafting development standards and site designs, offering incentives, or including additional flexibility to promote innovative models of multigenerational housing.	PRCSA



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Ref #	Implementation Action	Agency
55	Fair Housing. Continue to fund a fair housing organization to discourage unlawful practices, resolve tenant/landlord disputes, provide education, and further equal housing opportunities. Periodically prepare the Analysis of Impediments to Fair Housing Choice to identify, remove and/or mitigate potential impediments to fair housing in Santa Ana.	SAHA, CDA, Housing Division
56	Reducing Second-Hand Smoke. Conduct education effort in concert with stakeholders in the community. Pursue preparation of a smoke free ordinance in multifamily unit housing in Santa Ana.	PBA, Planning Division, CDA, Admin



▲ Downtown

Downtown Santa Ana has a variety of multi-family developments within walking distance of shops, restaurants, and parks.