



City of Santa Ana
20 Civic Center Plaza, Santa Ana, CA 92701
Staff Report
March 16, 2021

TOPIC: 2020 General Plan Annual Progress Report

AGENDA TITLE:

City of Santa Ana General Plan Annual Progress Report (2020)

RECOMMENDED ACTION

Authorize staff to submit the City of Santa Ana's 2020 General Plan Annual Progress Report to the State of California Department of Housing and Community Development (HCD) and Office of Planning and Research (OPR).

DISCUSSION

Government Code Section 65400 requires local planning agencies to submit an annual progress report on the status of the General Plan and progress in its implementation to the local legislative body. The Progress Report is then to be submitted to California Department of Housing and Community Development (HCD) and Office of Planning and Research (OPR) by April 1st of each year.

The General Plan is a state-mandated document, which plans the framework for the City of Santa Ana's physical, social, and economic development into the future. The 2020 General Plan Annual Progress Report is required to discuss the progress towards the overall implementation of the various adopted elements of the General Plan during calendar year. This is the first comprehensive General Plan Annual Progress Report prepared that includes all of Santa Ana's General Plan elements. In prior years, charter cities were only required to provide annual reports documenting progress made toward their Housing Element implementation actions. The California Government Code Section 65700(b) was amended in 2018, such that a general plan annual report became applicable to charter cities. As required by State HCD, the Housing Element portion of the Progress Report includes detailed accounting of all housing projects submitted, reviewed, entitled, and constructed in the City of Santa Ana in 2020; in addition to the status of the implementation actions and programs to achieve the City's housing vision (Exhibit 1).

The Housing Element portion of the report also measures the City's progress to meet state-mandated housing goals as set forth in our Regional Housing Needs Allocation (RHNA). Through a process referred to as "RHNA," each jurisdiction is given a target for

how many permits to issue in four housing income categories; ranging from very-low income (affordable to those who earn 50 percent or less of the \$89,759 Area Median Income [AMI]), to above moderate income (more than 120 percent of AMI). Santa Ana has met all of its requirements for permitting affordable units, including low-income housing which is the most costly to finance and develop.

The following are two major Housing Element program accomplishments in 2020:

1. With 56 project-based vouchers from the Housing Authority, Community Development Partners completed the construction of Casa Querencia (formerly Aqua Housing) – a 56-unit new affordable apartment community for chronically homeless individuals from the City of Santa Ana. This project involved the acquisition, demolition, and new construction of the Aqua motel yielding 56 units of affordable permanent supportive housing with wrap-around supportive services for chronically homeless individuals and one (1) manager’s unit. This was the second motel conversion project financed by the City in the last five years.

2. With \$6 million in funding from the City, Community Development Partners began accepting applications for La Placita Cinco (formerly Tiny Tim Plaza), a 51-unit new affordable apartment community. The project is expected to be completed in February 2021.

The Housing Element portion of the report includes a summary of Santa Ana’s progress in meeting its share of the RHNA allocation. There were a total of 865 building permits issued for new housing units in 2020; of which 611 housing units are affordable to low-income and very low-income families, respectively. With the issuance of these permits, the City substantially exceeds the overall target for Santa Ana’s 204 RHNA unit allocation by over 4,703 units.

Progress Towards 2014-2021 RHNA Goal (New Housing Units by Category and Year)											
Income	RHNA Allocation	2014	2015	2016	2017	2018	2019	2020	Total Units	Total Units Exceeding RHNA Allocation	% Exceeding RHNA Allocation
Very Low	45	0	49	49	43	172	80	59	452	407	904%
Low	32	2	31	22	38	388	83	552	1,116	1,084	3,388%
Moderate	37	12	4	20	10	17	1	1	65	28	76%
Above Moderate	90	80	442	130	424	795	538	865	3,274	3,184	3,538%
Total:	204	94	526	221	515	1,372	702	1,477	4,907	4,703	2,305%

Based on building permits issued.

In addition to the Housing Element, the Santa Ana General Plan Progress Report also highlights the accomplishments in 2020 for City's thirteen other adopted General Plan elements. For example, recent construction improvements related to the OC Streetcar, the three miles of new bikeways, and new drought tolerant landscape in the public realm contributed to implementing the goals and policies in the City's Circulation Element, Safety Element, and Energy Element. In addition, the City's efforts to promote business attractions and retention, develop a citywide Parks Master Plan, and update the City's Land Use Plan to promote smart growth, supports the goals of the Economic Development Element; Open Space, Parks and Recreation Element; and Land Use Element. Through the accomplishments highlighted in 2020 General Plan Annual Progress Report, the City continues to work to achieve a healthy economic, social, and physical environment to serve our Santa Ana community.

ENVIRONMENTAL IMPACT

In accordance with the California Environmental Quality Act (CEQA), this action is not considered a "project" as defined in Section 15378 of the CEQA Guideline and therefore is exempt from further review.

FISCAL IMPACT

There is no fiscal impact associated with this action.

EXHIBIT(S)

1. 2020 General Plan Annual Progress Report

Submitted By: Minh Thai, Executive Director of Planning and Building Agency

Approved By: Kristine Ridge, City Manager

City of Santa Ana

ANNUAL GENERAL PLAN PROGRESS REPORT



Submitted by
Planning and Building Agency

March 16, 2021

EXHIBIT 1

City of Santa Ana Annual General Plan and Housing Element Progress Reports

Pursuant to Section 65000 of the State Government Code, this report has been prepared to share the implementation status of the City of Santa Ana's a General Plan. The Housing Element portion of the General Plan Progress Report is prepared as a separate document (Exhibit 2) in the required format and detailing required by State of California Housing and Community Development.

STATUS OF THE GENERAL PLAN:

A general plan is a state-mandated document, which a community uses to plan the framework for its physical, social and economic development for the long term future. The City of Santa Ana's General Plan is comprised of seven state-mandated elements and seven optional elements. Santa Ana's adopted General Plan elements are as follows:

Mandated Elements	Optional Element
Circulation (1982)	Airport Environs (2008)
Conservation (1982)	Economic Development (1998)
Housing (2014)	Education (1988)
Land Use (1998)	Energy (1982)
Noise Element (1982)	Public Facilities (1982)
Open Space, <i>Parks and Recreation</i> (1982)	Scenic Corridors (1982)
Seismic Safety (1982)/ Public Safety (1982)	Urban Design (1998)

In May 2020, the City Council adopted an updated 5-year Strategic Plan to provide a vision for the City's goals and priorities as required by the City's Sunshine Ordinance. The Plan was designed as a living and evolving document to ensure that initiatives can be pursued within the constraints of limited municipal resources. One of the actions identified in the Strategic Plan is to continue to pursue the update of the City's General Plan.

The City of Santa Ana is in the process of completing this comprehensive update of its General Plan. This effort began in 2015 with a variety of community outreach efforts, and the convening of a 17-person General Plan Advisory Group (GPAG) in 2016. A public hearing to consider the Draft General Plan Update amendment and Program Environmental Impact Report (PEIR) was held on November 9, 2020. At that time, Planning Commission voted to continue the project to a future date to allow additional time for outreach to Santa Ana's Environmental Justice Communities. Information regarding the community outreach to date, draft General Plan documents and Program Environmental Impact Report (PEIR) are available on the City's web page <https://www.santa-ana.org/general-plan>.

GENERAL PLAN IMPLEMENTATION AND ACTION:

The following highlights the programs and actions that occurred within this 2020 reporting period of January through December 2020, to implement the City of Santa Ana General Plan goals and policies:

1. Airport Land Use Environs Element (2008)

This element serves as a long-range guide to safeguard the general welfare of the inhabitants with the City of Santa Ana near the John Wayne Airport (JWA).

- In 2020, the Uniform Building Code was applied to all new residential development which requires the structures to be designed to sufficiently mitigate so as to not exceed an interior noise standard of 45 dB(A) CNEL.
- Federal Aviation Administration (FAA) and Airport Land Use Commission (ALUC) regulations require major new development, general plan amendment and zone changes within the height restriction zone for JWA to be evaluated. In 2020, ALUC reviewed two projects included the pending comprehensive Draft General Plan Update (submitted 10/15/20) and The Bowery Development Project (submitted 5/21/2020).
- There are four registered private heliports serving the City of Santa Ana. These are located at the Brad Gates Building in Downtown Santa Ana, OC Global Medical Center at 17th Street and Tustin Avenue, the So Cal Edison site near McFadden Avenue, and Freeway Honda off McFadden Avenue and the 55 Freeway. These heliports are consistent with FAA regulations and designed to minimize their impacts on the surrounding community.

2. Circulation Element

This element is concerned with accommodating the transportation needs of those living, working and visiting the City. It articulates the vision for the ongoing development and maintenance of a comprehensive transportation network to efficiently move people and goods throughout Santa Ana and the surrounding region.

- The Environmental Transportation Advisory Committee (ETAC) is tasked with providing Public Work Agency staff and City Council recommendation on matters related to the public right-of-way and transportation programs. Due to challenges brought on by the COVID-19 pandemic, ETAC convened only in January, February and March of 2020; and anticipated to resume their meeting schedule in early 2021.
- In 2020, \$8.3 million were expended to reconstruct approximately 13.2 miles of local streets and 1.7 miles of arterial streets. The City continued to implement two community based planning efforts to improve walk-ability and bike-ability in the City. The Active Transportation Plan, approved in June 2019, evaluated citywide

bicycle and pedestrian networks through an extensive outreach process and includes recommendations based on the community input. The Safe Routes to School Plan, approved in June 2020, identifies improvements along the safe walking and biking routes to schools. Both plans provide the City with a list of projects that the City will use for pursuing grant funding for implementation.

- The City has undertaken fiber optics and wireless communications master planning which has led to initial implementation phases of Advanced Metering Infrastructure (AMI). This technology will positively impact our mobility, connectivity, and general circulation in the City. AMI, for example, will automate how the City utilities access water metering measuring water consumption which will not only reduce the vehicles trips regularly needed on City streets, but will also help monitor water consumption by our residents and any other users in the City in a wireless manner. The benefits include reducing the number of vehicles in our streets that lessen the carbon and gas emissions footprint, while allowing residents real time and efficiently access to water usage consumption, billing, and leakage/repair conditions which could then be addressed sooner.
- The City continues to support the expansion and efficiency of mobility by emphasizing pedestrian and cycling as modes of transportation. The City's support has been evident from its success rate in securing grants. In addition, the City has budgeted more funding on annual basis for new sidewalks and wheel chair ramps where they are missing, and where they are in need of repairs and/or replacements. These types of maintenance efforts will further pedestrian mobility.
- Intelligent Transportation System Projects help enhance safety and efficiency of major travel corridors. In 2020, the City continued to pursue grant funding opportunities to fund and implement traffic signal synchronizations projects. These projects help to improve efficiency of the traveling motorists along various corridors by reducing delays and maximizing throughput traffic.
- The City has placed a high priority in the Strategic Plan on transit and transportation, and in particular the delivery of the OC Streetcar. The planning, environmental studies, and advancement of public support was wholly initiated and led by the City. Thereafter, while Orange County Transportation Authority (OCTA) has led the way for design and construction underway, the City has been a primary stakeholder and leader in the final delivery the OC Streetcar. OCTA will be responsible for OC Streetcar operation, but the City has secured a role and participation in OC Streetcar operations with OCTA. <https://www.santa-ana.org/pw/oc-streetcar-0>

Ongoing intensive participation in the OC Streetcar delivery includes staff participation in weekly construction meetings with OCTA and the contractor and biweekly meetings with OCTA separate from the construction contractor to discuss ways to improve project delivery, improve communication with our residents, and ensure project compatible with important City goals and objectives such as bicycle and pedestrian mobility in and around the project alignment.

- The City of Santa Ana continues to actively pursue bikeway planning and improvements, with the equivalent of three miles of bikeways constructed in 2020.

Presently, the Draft General Plan Update Mobility Element is proposing updates to the citywide Bikeway Master Plan to support additional on-road and off-road bike facilities. The City also continues to pursue grant funding and the implementation of bikeways. Bikeways promote active, alternative modes of transportation for the community while promoting affordable travel choices and healthy lifestyle for the community.

- The City's street median islands are an important traffic safety feature of the City's arterial transportation system and aesthetics of the travel corridors. The master plan calls for closing median gaps which will be completed as part of the Bristol Street Phase Three improvements which will soon begin construction. In addition, new medians will be added to Warner Avenue from Main Street to Oak Street as this street is developed to a fully functional arterial street in support of regional mobility. Warner Avenue will be widened from two to three lanes in each direction, and medians will improve Traffic Safety by prohibiting left turns in locations at certain secondary locations.
- The City has programmed over \$1,000,000 annually in the preservation and maintenance of the City's Urban Forest. In particular, the urban forestry program emphasizes trees in parkways and in medians also leading to the aesthetic appeal of arterial corridors and residential zones. The City has successfully maintained Tree City USA status for more than a decade. The City's Strategic Plan includes goals and objectives for the City's Urban Forest and identifies Street Trees as adding to the quality of life and advances the local and regional mobility experience.
- In conjunction with other efforts by the City to improve its arterial corridors, which play a significant role for regional mobility but also improve local resident quality of life, undergrounding electrical and other overhead utilities continues to be an important design enhancement that the City has consistently incorporated into arterial improvements. Undergrounding utilities is currently interfacing with the new medians being constructed on Bristol Street and on Warner Avenue. Undergrounding utilities also improve safety by eliminating public exposure to electrocution from downed electrical wires. The cost of undergrounding is primarily implemented by the private utilities with some funding participation by the City. The funding stream is not robust, which means the City has to carefully plan where undergrounding efforts will occur next and carry funding over for several years to financially support undergrounding of utilities.
- A Citywide Safe Routes to School Plan has been adopted that identifies traffic safety improvements around all of the neighborhood schools within the City of Santa Ana. The City is actively pursuing grant funding to implement the measures identified in the Safe Routes to School Plan. The City has already received funding for several of the projects and construction is ongoing.
- City staff has evaluated the highest street parking densities in the City to analyze the ratio of the inventory of available parking spaces to number of registered vehicles in an area. The City will follow up this analysis by partnering the Public Works Agency with the Planning and Building Agency to conduct a citywide study

looking at how to control the parking demand, best expand vehicle parking opportunities, and more efficiently modify and manage the parking permit system. This could include implementing technology to automate permitting, more effectively perform parking enforcement, and aide in managing changes to provide higher responsiveness.

3. Conservation Element

The main features of this element include protection of the public health, safety and welfare through effective management of natural resource such as clean air, water and land; as well as the enhancement of the City's aesthetic and visual amenities through the use of vegetation and restoration of natural, historic and cultural resources.

- Consistent with CalRecycle mandates, the City's Recycling Program achieved a 70-percent diversion rate for calendar year 2019. The City's 2020 waste diversion rate will be available in August 2021. The City's waste disposal agreement with the County of Orange ensures funding for regional programming through the County, such as a pilot composting program.
- In March 2020, the City issued a Request for Proposal (RFP) for citywide solid waste and recycling services. The agreement is scheduled to be approved in June 2021, with program implementation anticipated in July 2022.
- The City continues to review residential and mixed-use development proposals in the District Center areas near high quality transit amenities to help reduce the carbon footprint. Some of these areas include the Transit Zoning Code (SD-84), Metro East Mixed Use Overlay Zone (MEMU), Harbor Corridor Mixed Use Transit Corridor Specific Plan (SP-2) and MainPlace Specific Plan (SP-4). The Bowery project, approved by City Council in 2020, proposes expanding the District Center boundaries to allow for the development of 1,100 market rate apartments.
- As part of the General Plan Update underway, the City has identified opportunity "Focus Areas" to consider new housing and mixed-use sustainable development along transit corridors through proposed expansion of District Center and Urban Neighborhood land use designations. <https://www.santa-ana.org/general-plan>
- The City continues to collaboration with the Metropolitan Water District of Southern California (MWD) to provide imported water, which makes up 23% of the City's total potable water supply.
- The City's Water Resources Division Public Outreach Program is ongoing, which includes the City's Annual Youth Water Poster Contest promoting awareness among youth of the importance of water as a valuable resource.
- Ongoing sponsorship and support of the MWD K-12 Water Education School Programs that educate youth about water conservation and sustainability.
- In 2020, the City participated in the use of recycled water for landscape irrigation at schools and multiple City parks through the Orange County Water District's (OCWD) Green Acres Project (GAP).

- The Public Works Agency continues the management of the Fats, Oils & Grease (FOG) Program, which is part of the Sanitary Sewer System Waster Discharge Requirements Program, to inspect food service establishments (FSEs), public outreach and education, and effective reinforcement of best management practices.
- The City's Historic Preservation Program continues to protect Santa Ana's cultural and architectural resources. In 2020, twenty applications for Mills Act agreements were submitted to the City for consideration and thirteen of those were executed and recorded.
- The August 3, 2020 Draft General Plan Update Environmental Impact Report (EIR) included the preparation of a number of citywide technical reports and inventories related to Biological and Natural Resources, Historical and Cultural Resources, Archeological Resources, and Paleontological Existing Conditions (See Appendices D through G). <https://www.santa-ana.org/sites/default/files/pb/general-plan/documents/Draft%20EIR/Volume%20I%20DEIR.pdf> These inventories assist in identifying resources and management of their conservation.
- The City continues to promote landscaping and improvements that incorporate drought resistant and durable landscaping materials. The City provided free landscape workshops (webinars), which focus on Turf Removal and educate residents on California friendly native plants. In addition, through partnership with MWD, the City of Santa Ana provides rebates through the SoCal WaterSmart Program for water-saving programs. Public education of the City of Santa Ana's Municipal Code and its Permanent Water Use Restrictions is also ongoing.
- The City continues to monitor greenbelt and channel improvement plans for the Santa Ana River and Santiago Creek that aim to preserve natural vegetation. In 2020, volunteers planted over one hundred trees at Centennial Park (adjacent to the Santa Ana River) and Santiago Park (adjacent to Santiago Creek), with plans for more tree planting at other City parks to follow.
- The City's Public Works Agency continues to maintain compliance with regional watershed and storm water management regulations, including conducting inspections for Best Management Practices (BMPs), participating in public education activities, maintaining the City storm water drainage system, and implementing storm water capture and treatment projects.

4. Economic Development Element

The Economic Development Element strives to address critical issues pertaining to the City's economic base; that is, jobs, business and industry, and the real estate market, all of which contribute to the local tax base. The Element provides a blueprint for directing the City's economic development initiatives over the long term, based upon the strengths in the local economy.

- As part of the annual City of Santa Ana budget process, the Economic Development Division identified strategies for business attraction and retention efforts that led to an overall increase in the City's tax base.
- The Economic Development Division's partnership with the Santa Ana Chamber of Commerce for business retention activities has resulted in the outreach to over 400 local businesses. The program, which is designed to outreach and build relationships with local businesses, has gathered pertinent data on the businesses' immediate needs, future plans and opportunities for continued growth in the City.
- The Economic Development Division continues to identify and evaluate area job cluster industries. Santa Ana's regional job profile shows strength in education employment, biomedical employment, and some advantages in information technology and analytical instruments compared to the rest of the County.
- The City's WORK Center, in conjunction with the State of California continues to provide comprehensive employment search and training services for residents in the City. In the last fiscal year 2019/2020, the WORK Center served over 12,000 individuals with services ranging from resume assistance, job training, and job recruitment services.
- As an establishing cluster of bio-medical companies has emerged in the industrial area off the 55 Freeway, the Economic Development Division continues to attract these similar cluster businesses to available vacant industrial space in that area.
- In conjunction with preparation of an annual economic development strategy, the City Economic Development Division disseminates marketing materials on a targeted basis to business prospects within the Southern California region and nationally, as appropriate
- As part of the City's goal to leverage private investment that results in tax base expansion and job creation Citywide, Economic Development Division staff attended the International Council of Shopping Centers (ICSC) retail convention in Los Angeles. Historically, the convention was attended by over 35,000 retailers, developers, brokers, and cities representing 58 countries who gather for deal making, networking and education. Staff met with various developers, brokers and potential new businesses interested in locating or investing in Santa Ana. Due to COVID-19 pandemic, the 2020 events were cancelled, but the convention is expected to resume back up in 2021.
- In conjunction with the preparation of an annual economic development strategy, identify specific business attraction, as well as retention targets. The Economic Development Division continued to identify and promote development opportunities for future business attraction and retention efforts. These efforts included marketing vacant City-owned property to businesses looking to expand as well as redevelopment opportunities for the attraction of new businesses to the City.
- Conduct individual cost/revenue and cost/benefit analyses of major development projects to assist the policy level decision-making process. The Economic

Development Division utilized a third-party real estate advisory consultant to develop a pro forma and cost/benefit analysis for the redevelopment of the 3rd and Broadway parking structure in Downtown. In addition, the Planning Division requires major development projects and projects requiring general plan amendments or zoning amendments to submit an Economic Benefits and Fiscal Analysis to evaluate their short and long-term economic contributions.

- As part of the annual City Budget preparation, development permit processing fees are evaluated for adjustments to reflect actual staff cost, and endeavor to be competitive and comparable to other communities in Southern California.
- Economic Development Division continues to track the number of new businesses, business services provided to businesses and the number of residents assisted by workforce development programs.
- As part of the Draft General Plan Land Use Element (October 2020), five land use focus areas were identified for potential new housing and economic growth opportunities. In particular, the proposed District Center and Industrial/Flex land use designations in the 55/Dyer Focus Area would provide additional development opportunities and take advantage of the location's proximity to the freeway, Orange County Business Complex, and nearby regional airport.

5. Education Element

Educational services and facilities are principal contributors to a community's quality of life. Often the level and character of such services become key factors in the locational decisions of families and businesses. This element was created as part of the City of Santa Ana's to address educational facilities and needs in support of the motto *Education First*.

- The Santa Ana Unified School District/City Council Joint Policy Committee remains available, as needed, to review City and school district development and expansion plans to maximize joint development and other joint use policies, where feasible.
- Although public libraries, museums, recreational centers, public parks and schools closed during most of 2020, innovative programs launched through our library system to complement the work of local schools. In-person young adult programs, followed by a wide variety of virtual youth adult programming offered through the remainder of the year. Curbside library pickup and drop off service enhancement followed by expanded hotspot program offering 320 hotspots to library patrons. In 2020, the State awarded the City \$5.2M in Proposition 68 funding to construct two new parks (Standard/McFadden and Raitt/Myrtle) on currently vacant land. The City is also pursuing State funding for a new community center at Memorial Park. The Santa Ana Zoo celebrated its 68th Birthday in February 2020. Virtual and limited time programming reintroduced to the public during the summer and fall months.
- The City's 2020 community budget outreach process provided a vehicle to engage stakeholders, including developers, to discuss and prioritize use of the City's

General fund and other funding sources to help provide new facilities or enhance existing facilities for additional cultural, recreational and educational services.

- In 2020, City Public Works Agency staff continued to coordinate with school districts on the following actions: traffic safety educational program conducted at the schools; completed Citywide Safe Routes to School Plan; Submitted Active Transportation Program grants; and worked with specific schools to address circulation concerns.
- The City continues to partner with local school districts for shared use of school facilities and park sites to address community parks, open space and recreational need.

6. Energy Element

This element was designed to reduce energy consumed in Santa Ana's transportation system, land use and development, increase energy efficiency, and work collaboratively to increase public awareness of energy conservation needs and practices.

- The City of Santa Ana constructed the equivalent of three miles of bikeways in 2020, encouraging "green" travel and energy conservation. Presently, the Draft General Plan Update Mobility Element is proposing updates to the citywide Bikeway Master Plan to support additional on-road and off-road bike facilities. The City also continues to pursue grant funding and the implementation of bikeways to promote active, alternative modes of transportation for the community.
- The City's Community Development Agency presently assists in management of the Downtown parking resources to serve business, residents and visitor needs. These parking resources offer hundreds of public parking spaces within structures, metered spaces, and surface parking lots. The Downtown's parking resources will also be tools to support transit through the OC Streetcar. The OC Streetcar is the first modern streetcar project to be built in Orange County and will serve Santa Ana's historic and thriving downtown, which includes federal, state, and local courthouses, government offices, colleges, an artists' village and a thriving restaurant scene. Expected to begin carrying passengers in 2022, it will operate along a 4.15-mile route that connects the Santa Ana Regional Transportation Center (SARTC) and a new transit hub at Harbor Boulevard and Westminster Avenue in Garden Grove.
- The City's Public Works Agency continues to monitor Orange County Transportation Authority's (OCTA) Transit Master Plan and Long Range Transportation Plan to promote maximum transit options for Santa Ana stakeholders, and that supports Santa Ana's vision for Transit Oriented Development (TOD).
- In 2020, the City continued to pursue grant funding opportunities to implement traffic signal synchronizations projects. These projects help to conserve fuel and improve efficiency of the traveling motorists along various corridors by reducing delays and maximizing throughput traffic.

- The City continues to review residential and mixed-use development proposals in the District Center areas, such as the Transit Zoning Code, Metro East Overlay Zone, and Harbor Corridor Mixed Use Specific Plan. As part of the General Plan Update underway, the City has identified opportunity "Focus Areas" for potential new housing and mixed-use sustainable development. The creation of additional District Center and Urban Neighborhood land use designations are proposed. <https://www.santa-ana.org/general-plan/meetings>. Lastly, The Bowery project, approved by City Council in 2020, proposes expanding the District Center boundaries to allow for the development of 1,100 market rate apartments.
- The City to facilitate solar permits by offering over-the-counter plan checks and permit issuance for some installations.
- While there has not been a formal update to the City's adopted Climate Action Plan (CAP) www.santa-ana.org/green/climate-action-plan, many of the 2020 goals have been met or exceeded. As part of the City's 2020 Draft General Plan Update Program Environmental Impact Report (PEIR) an evaluation of the City's existing greenhouse gas was conducted and found the GHG from energy (utilities) decreased from 2008 conditions to 2020.
- The City of Santa Ana Public Fleet continues to fully transition the City's large trucks fleet and heavy equipment from diesel to Compressed Natural Gas (CNG) clean fuel. Recently, six existing light duty vehicles were replaced with Chevrolet Volt electric vehicles (zero emission) for use by City personnel. In addition, through South Coast Air Quality Management District (SCAQMD) funding, efforts continue to site additional Electric Vehicle (EV) charging stations for use City personnel and the general public.
- As a result of the implementation of energy retrofits in City facilities through 2019, the City of Santa Ana has achieved Platinum Partnership Level for its Energy Efficiency Partnership with Southern California Edison, which results in increased incentives for new projects.

7. Growth Management Element

This element was required by Orange County jurisdictions as part of a 1990 voter approved Measure M requirement, to assure that growth and development in Santa Ana was based on an adequate circulation system.

- The Draft General Plan Land Use Element (October 2020) proposes policies and programs to increase residential and mixed use development along major transit corridors to address housing needs and business enterprises to promote a balanced and sustainable community. Approved by City Council in December 2020, a Park and Recreation Master Plan is underway to evaluate further measures to promote a healthy proportion of open space to serve existing community need, as well as future park land needs related to new development growth.

- Through the Development Review process and discretionary project entitlement conditions, the City continues to promote Transportation Demand Management to identify traffic reduction strategies related to new development. The Public Works Agency continues to require all new development applicants to contribute their fair share of the costs, as well as mitigation requirements, associated with their project. This is coordinated through the City’s Development Review and approval process, and inter-jurisdictional forums when impacts extend outside the City’s boundaries.
- The City continues to require Development Phasing Plans, as needed, to ensure that infrastructure is constructed as development occurs so that the provision of road improvements is in balance with traffic demand.
- In 2020, the required “Annual Monitoring” report was submitted to the OCTA evaluating City’s actions and practices that maintain eligibility to receive Measure M funds for use in local transportation infrastructure improvements and the maintenance of our travelways.

8. Housing Element

The Housing Element portion of the General Plan Annual Progress Report has been prepared in accordance with State Housing and Community Development (HCD) requirements, and is provided as Attachment A to this report.

9. Land Use Element

The Land Use Element serves as a long-range guide for land use and development in the City. The primary objective of this Element is to assist in the management of future growth, to improve the City’s overall physical appearance, to minimize potential land use conflicts, and to facilitate growth and development reflecting the community’s vision.

- In 2020, the City approved four zoning amendment applications to facilitate new residential communities and to bring consistency between the zoning code and the general plan land use designation. In November 2020, State HCD granted the City of Santa Ana funding through the Local Early Action Program (LEAP) to update the Zoning Code to facilitate residential development. This will include reevaluation of existing residential development standards, and the development of new zoning and design standard options to be consistent with the proposed new General Plan designation for land use changes under consideration.
- There are three design guideline tools to address residential/mixed-use projects along transit-ways. These include the Metro East Mixed Use Overlay Zone (MEMU), the Transit Zoning Code (SD-84), and the Harbor Mixed Use Transit Corridor Specific Plan (SP2). The Transit Zoning Code was amended in 2019 to address building height, massing and open space location to reflect current trends and best practices (ZOA No. 2019-03). In addition, a multi-departmental team comprised of City staff from the Planning Division, Building Division, and the Public Works Agency, along with MIG consultant firm, completed two public realm plans. The public realm plans provide design guidelines and treatments for the

streetscape, pedestrian amenities, and bike facilities in the MEMU and Harbor Mixed Use Transit Corridor plan areas.

- The Draft General Plan Land Use Element (October 2020) identifies a proposed new Land Use Map; identifying additional five (5) Land Use Focus Areas with opportunity for development growth and change.
- In December 2020, the City Council authorized the preparation of a citywide Parks and Recreation Master Plan to evaluate the City's open space and park facilities, as well as recreational opportunities and programs. Through the Master Plan recommendations will be made to address City park land in underserved areas and anticipated future park land needs.
- In January 2020, the City Council approved an expedited process for land subdivisions, reducing processing approval by 30 days on average.
- The City's Development Review Committee, a committee comprised of six interagency departments, continued review of development project applications through the Development Project Review process. In 2020, 29 Development Project Review applications were submitted for evaluation by the interagency Committee.
- One Broadway was re-entitled in April 2020 to allow a mixture of office, commercial, and residential uses in close proximity to jobs-rich Downtown and Civic Center and transit.
- Major development projects and projects requiring general plan amendments or zoning amendments are required to submit an Economic Benefits and Fiscal Analysis to evaluate their short and long-term economic contributions.
- Continue to utilize the Development Review to review plans for consistency with the Citywide Design and Development Guidelines to require pedestrian connects the new development to nearby residential areas and the public pedestrian system. Through funding from SCAG Sustainable Communities Program, two Public Realm Plans were prepared to enhance pedestrian improvements (Metro East Overlay Zone and Harbor Specific Plan Public Realm Plan).
- The City continues to support 64 recognized neighborhood associations, with 52 of those currently active; and encourages collaboration and coordination between residents, their volunteer associations, 100+ Home Owner Associations (HOAs), apartment owners, municipal agencies, and hundreds of neighbor-serving, faith-based and community-based organizations. With COVID-19 and Governor's Stay at Home Order, neighborhood meetings and activities have evolved into a virtual format and with adjustments along the way, a single virtual meeting platform has been used to offer bilingual interpretation and translation services for non-English speaking members of the public.
- The City continued to apply Healthy Housing Standards along with other codes to promote safe/healthy homes in our community and ensure good property maintenance continues. Enforcement tools to expedite and remedy violations include: Administrative Citations, Notices of Violation, and Notice and Orders. In

2020, with COVID-19 pandemic making its presence, the City's Code Enforcement Division continued to work diligently with tenants and property owners to reduce and eliminate life safety issues related to their housing and improve their quality of life, while committed to exercising COVID-19 Safety Protocols that include but not limited to physical distancing to the maximum extent possible, use of face coverings, frequent handwashing and usage of sanitized gel/cream. Code Enforcement staff continued to use Administrative Citations best practices as a tool to expedite and remedy violations. They continued collaboration with the City Attorney's Office and the Santa Ana Police Department to address severe land use violations such as illegal casinos and cannabis business in residential properties. The Proactive Rental Enforcement Program (PREP) staff continues providing City Loan Program information to residential property owners when corrective notices are issued. Information on the City Housing Loan Program is made available to property owners by Code Enforcement and Housing staff.

- Environmental Health Risk Assessments continue to be required for major development projects located in close proximity (500 feet) of freeways, such as Central Pointe at 1801 East Fourth Street (entitled in 2020).
- The 2020 Draft General Plan Update identifies an Implementation Action to revise the City's zoning code and development standards to require physical and/or distance buffers between heavy industrial uses and sensitive uses like residences, schools and parks.
- Continue Water Quality Management Plan (WQMP) review for public and private development projects throughout the City to ensure that post-development storm water runoff is captured and treated via the construction of infiltration, biotreatment, or harvest and reuse Best Management Practices (BMPs). WQMPs minimize the quantity of storm water runoff directed to impermeable surfaces and the City's storm water drainage system, while maximizing the percentage of permeable surfaces to increase percolation of storm water into the ground. The City is focused on improving water quality and maintaining downstream drainage facilities, flood protection levels, and stream habitat. In the FY 2019-20 National Pollutant Discharge Elimination System (NPDES) Annual Report, the City approved thirteen (13) WQMPs covering 21.1 acres of treated development project area.
- Continue ongoing education and safety programs that address overcrowding. The CDBG program provides annual grants cities to develop viable urban communities through decent housing and a suitable living environment for low- to moderate-income persons. Initiatives. Several funded non-profits (Public Law Center, Community Legal Aid SoCal) and coordinated with Fair Housing Council of OC to provide Santa Ana residents with housing counseling which cover living conditions, including overcrowding. In 2020, the City adopted the 5-year Consolidated Plan 2020-2024 and members of the public and housing groups advocated for more affordable housing policies and programs to alleviate overcrowding, especially during a pandemic. The City continues to receive complaints or concerns regarding overcrowded housing on private property, and code enforcement staff responds and educates the property owner and residents regarding code standards allowed

in the residential unit. In addition, the City held Santa Ana CARES mobile resource assistance centers three times a week in neighborhoods and at parks in conjunction with COVID-19 testing where residents and building owners were able to apply for utility assistance and tenant rental / landlord relief programs to respond to overcrowded housing and economic assistance from August through late December 2020.

- The City Code Enforcement continues to apply Healthy Housing Standards along with other codes to promote safe/healthy homes in our community and ensure good property maintenance continues. Enforcement tools to expedite and remedy violations include: Administrative Citations, Notices of Violation, and Notice and Orders. Severe substandard properties that required special attention were handled through the Code Enforcement Receivership Program. This program facilitates enforcement through the court system to ensure violations are abated and community concerns are mitigated. The Proactive Rental Enforcement Program (PREP) staff continues providing City Loan Program information to residential property owners when corrective notices are issued.
- As redevelopment set-aside funds for affordable housing are no longer available to jurisdictions, Santa Ana must utilize other federal, state, and local funding tools to promote new affordable housing construction. In 2020, the Santa Ana Housing Opportunity Ordinance (HOO) contributed \$6,075,000 towards the construction of 107 affordable units in two new housing developments. An additional \$1,514,113 from the HOO was earmarked to support the construction of 85 affordable units in a third housing development. The HOO was updated in 2020 by City Council to modify the threshold and lower the in-lieu fee in order to stimulate development activity during the COVID-19 pandemic. In addition, the City of Santa Ana continues to collaborate with the Orange County Housing Trust organization to identify candidate affordable housing projects in Santa Ana to receive Housing Trust funding.
- The City's present Accessory Dwelling Unit (ADU) ordinance is one tool to facilitate more affordable housing options and accommodate extended family needs. In 2020, over 160 planning applications were submitted to construct ADUs, also referred to as Granny Flats or Second Dwelling Units.

10.Noise Element

This element is on remedial measures to deal with existing noise problems, prevention of new noise problems through proper arrangement of noise sensitive land uses in relationship to circulation systems, and establishment of appropriate noise emission or insulation standards for the various land uses.

- Review zoning ordinances and modify as necessary to assure appropriate insulation and/or other noise reduction actions with respect to interior and exterior power and mechanical equipment. Require Noise studies (car wash).
- Continue to utilize the development approval process to assure that buildings are sited and internal and external traffic circulation systems designed so as to

minimize the impact of noise-generating activities on nearby neighborhoods and noise-sensitive land uses.

- Work with the California Department of Transportation to develop a freeway noise mitigation program.
- Alleviate through-vehicular traffic in residential neighborhoods via implementation of traffic calming measures, including landscaped bulb outs and roundabouts where feasible. Through grant funding

11. Open Space, Parks and Recreation Element

This element sets forth the City's priorities for retention and treatment of open space; an increasingly precious resource as the City takes on a more urban character. This element also relates to the provision of leisure activities to promote lifelong learning and quality of life.

- Implement a park and recreational facilities phasing program which prioritizes needs in the City's more intensely developed neighborhoods. In 2020, City Council approved the preparation of a Citywide Park and Recreation Master Plan to identify community needs, engage the public input, and prepare recommendation for addressing needs.
- The City continues to collaborate with SAUSD to maximize joint use of school recreational facilities for community use.
- In 2020, several park rehabilitation project improvements for lighting, game court and play equipment additions and landscaping improvements. Lighting projects were implemented at Saddleback View Park, Portola Park, Cabrillo Park, Rosita Park, Angel Park, Riverview Park, and Campesino Park. In addition, Pacific Electric Bike Trail Security Lighting was provided, as well as Rosita ballfield LED sports lighting and Stadium "Eddie West Field" LED sport lighting. New and rehabilitation landscape projects were also spearheaded in 2020, including at Thornton Barrier Free, El Salvador Park, Santiago Park, Mariposa Park, Standard/McFadden Park, and Center Street urban greening at Jerome Park
- In 2020, the Parks, Recreation and Community Services Agency began efforts to design new park signage throughout the City regarding park hours and use regulations. In addition, a sign was installed for the Pat McGuigan Skate Park, in honor of Councilwoman McGuigan, as well as the new George Upton All Access Park sign.
- Due to the COVID-19 pandemic, after March 2020 recreational programming and other open space facilities were discontinued and/or limited to address health and safety concerns, with a few exceptions such as the City's Senior Meal Program.
- In 2020, the Planning and Building Agency continued to utilize existing zoning and development standards to promote "common" open space for new residential developments, designed to be public accessible and viewable by the public. This publicly accessible open space would be an amenity for the residents of the proposed new housing project, as well as the general public.

- The City of Santa and the Orange County Flood Control District (OCFCD) have a master bikeway agreement to construct and maintain bikeways along flood control channels. In 2020, the design of the Santa Ana Garden bikeway was finalized which will be located along an existing Orange County Flood Control channel (OCFC). Also along the OCFC channel, plans were developed for the Flower Street bikeway to be renovated and improved with security lighting.

12. Public Facilities Element

This element addresses facilities and services related to education, library, medical, cultural, government and public utilities. The Public Safety Element deals with police and fire facilities and services, and the Open Space, Parks and Recreation Element discusses park and recreation facilities.

- Investigate methods of private sector partnership with the City to expand and upgrade public facilities and services, such as contribution of funds in accordance with Federal tax laws governing corporate pre-tax charitable contributions.
- Monitor external funding sources to implement recommended upgrades identified in the City's Storm Drain Master Plan. In 2020, City applied for grant funding from California Natural Resources Agency (CNRA) through Proposition 68 Urban Flood Protection Program.
- In 2020, \$70,000 in funding was awarded to twelve individual artists and arts/culture organizations through the annual Investing in the Artist Grant Program.
- While not feasible in 2020 due to COVID restrictions, the City's Arts and Culture Office anticipates providing free educational workshops, such as grant writing, intellectual property law, and digital marketing/communications, for individual artists and art organizers to enhance their sustainability and impact.
- The City continues to provide facilities support for regional art institutions, including Bowers Museum, CSUF Grand Central Art Center, and the Orange County Center for Contemporary Art to promote ongoing education and international exhibits and programs.
- The City continues to promote the arts and culture through collaboration and support of local periodic arts and cultural events, such as Boca De Oro Festival of Literary Arts & Culture held in February 2020. Due to COVID, in person Artwalk @ DTSA was limited to January through March 2020, with online participation later in 2020.
- Encourage support and continue to formally recognize contributions of time, material, and funds by local businesses, service clubs, and individuals to such programs as those of the zoo, museum, and library.
- Completed seven energy efficiency projects in City facilities, including LED lighting retrofits at the SARTC and Civic Center parking structures, Corporate Yard Admin Building, PD building, Santa Ana Stadium, and various parks.

13. Public Safety Element

This Element aims to reduce to acceptable levels those risks associate with activities over which the City has some jurisdiction through elimination of avoidable risks. These risks include fire, flood, civil disorder, incidence of crime and other natural and man-induced potential safety hazards.

- Continue use of non-sworn personnel in appropriate law enforcement junctions. SAPD continues to employ non-sworn personnel to handle administrative and Police Service areas that specifically involve community engagement programs and coordination with City and community/ neighborhood organizations and business owners.
- Annually assess efficiency of police fleet and personnel deployment plans as related to police call patterns and modify as appropriate. SAPD reviews data regarding calls for service and timely responses to service calls on an ongoing basis with Chief and Bureau Deputy Chiefs.
- SAPD currently employs several non-sworn Police Service Officers to provide community engagement programming and safety programs and partners with neighborhoods, community-based organizations, faith-based groups, schools, and businesses with an interest in strengthening community police relationships. Limited programming in 2020 included the following bilingual programs - Coffee w/ a Cop, CERT courses, Neighborhood Watch, Gang reduction, Community Police academy, Communication Linkages and other neighborhood association meetings.
- Continue “storefront” and Public Safety Satellite Office police programs. Although several public safety satellite offices have closed, the SAPD Harbor / McFadden station continues to operate and serve all residents, including those residing in the Westend of the city limits.
- Ongoing communication and assessment with OCFA and SAPD continues, in response to incidents and overall.
- Continue community education programs directed to fire prevention and awareness. City and SAPD continue to coordinate with OCFA Santa Ana Division to offer fire prevention awareness at special events or neighborhood meetings, as needed. At several Santa Ana CARES mobile resource events that offered COVID-19 testing, OCFA participated to help bridge relationship with the community, SAPD, City staff, and OCFA team.
- Zoning and building code enforcement programs continued in 2020 through PREP Code Enforcement efforts. A total of 1,797 rental units were inspected and generated 30 permits with a valuation of \$44,200 in improvements to rental properties.
- The City’s Code Enforcement PREP program is a systematic inspection program of rental housing which focuses on bringing rental housing units into compliance with City codes and standards. The PREP program continued in 2020 with a total of 1,797 rental housing units inspected

- Enforce seismic safety provisions of the building code with respect to both new and existing structures. The City's Building Safety Division continued enforcement of the City adopted California Building Code, including enforcement of seismic safety provision that it requires for new structures.
- Continue to enforce the requirements of the Flood Plain Management Ordinance.
- Continue to monitor external funding sources for the City's Capital Improvements Program (CIP) to implement recommended upgrades identified in the City's Storm Drain Master Plan to. In 2020, City applied for grant funding from California Natural Resources Agency (CNRA) through Proposition 68 Urban Flood Protection Program.
- Continue to develop and/or support local and regional programs to improve solid waste disposal standards and programs, especially those dealing with toxic substances. Program improvements are integrated into the scope of the City's Solid Waste Request for Proposal (RFP) and will be implemented upon contract award in July 2022.
- The City's Emergency Operations and Management staff continues to seek financial support for emergency management programs from applicable Federal and State sources such as hazardous materials transport user fees authorized by the Federal government.
- Continue Water Quality Management Plan (WQMP) review for public and private development projects throughout the City to limit disturbance of natural water bodies and drainage systems and conserve natural areas; protect slopes and channels; and minimize impacts from storm water and urban runoff on the biological integrity of natural drainage systems and water bodies. In FY 2019/2020, the City cleaned approximately twelve (12) miles of channel and storm drain pipe to remove approximately 94 tons of debris and trash.
- Require development within the 100-year flood zone to implement mitigation measures to minimize risks associated with flood hazards. PBA
- Collect, maintain, and make available information regarding flooding hazards to remain aware of potential hazards and serve as an educational resource for the community.

14. Scenic Corridors Element

Scenic corridors are linear features of the City through which people and vehicles move. They include streets, highways and waterways, with their associated pedestrian ways and bike trails. This element of the General Plan is designed to identify Santa Ana's scenic corridors and promoting them for special treatment and improvements.

- In 2020, two public realm plans were prepared to promote aesthetic, walkable corridors envisioned for mixed-use residential development. Through a sustainability grant by the Southern California Association of Governments (SCAG). Public Realm Plans were completed for the Metro East Mixed Use

Overlay located along the First Street Scenic Corridor, and Harbor Boulevard Mixed Use Transit Corridor Specific Plan along the Harbor Boulevard Scenic Corridor were completed.

- In 2020, “green street” features to treat stormwater runoff from public roadways were included the Metro East and Harbor Boulevard Draft Public Realm Plans. Additionally, the City began construction on the Santa Ana Boulevard and Fifth Street bike lane project which includes bioretention basins.
- The City has programed over \$1,000,000 annually in the preservation and maintenance of the City’s Urban Forest. In particular, the urban forestry program emphasizes trees in parkways and in medians also leading to the aesthetic and scenic appeal of arterial corridors. The City has successfully maintained Tree City USA status for more than a decade, affirming the role of an Urban Forest and street trees to the quality of life and advancing the local and regional mobility experience.
- Through the City’s Development Review and equipment screening criteria, new development and rehabilitation projects continued to require architecturally compatible screening of unsightly uses which can be viewed from scenic corridors.
- In 2020, the Public Works Agency engaged in Pro-Active and Reactive graffiti removal over 400 miles of streets and 47 City parks, within 48 hours or less and provided seven-day per week services on the City Right-of-Way (pubic property). A total of 183,094 Graffiti Tags were removed in 2020; many in response to requests from the City Graffiti Hotline (877) STOP TAG and the MySantaAnaApp, however, the majority of the services were due to the City’s pro-active service efforts. In addition, the Santa Ana Police Department continues to perform the enforcement and investigation thought their graffiti task force detectives and Code Enforcement cites property owner that do not maintain their properties or contribute to graffiti vandalism.

15. Seismic Safety Element

This element addresses seismic hazards including susceptibility to surface ruptures, ground shaking and ground failure. The aim of this element is to reduce deaths, injuries, and damage to property, and economic and social dislocation resulting from earthquakes and other geologic hazards.

- The Planning and Building Agency continues to enforce seismic design provisions of the California Building Code for new development and major rehabilitation projects.
- As appropriate, the Planning and Building Agency utilizes the State Historic Building Code in the review of repairs and building modification that are architecturally or culturally significant buildings. Best design practices to minimized impacts to historical character and integrity of exterior of historic structure are used.

- In 2020, the City begun drafting a Hazard Mitigation Plan, which will identify seismic threats to City facilities such as City Hall, Police and Fire Stations and Emergency Operations Centers, and propose projects or measures to reduce seismic risks to those facilities.

16. Urban Design Element

This Element establishes a long range vision regarding the City's urban form to orchestrate a safe, functional, and aesthetically pleasing urban environment. This Element specifically addresses outdoor space and building form, and establishes programs and measures to improve the physical setting in which community life takes place.

- Coordinate consistency between urban design policies and policy layers, and the zoning districts. The City adopted the Citywide Design Guidelines which created consistency between urban design policies and policy layers, and the zoning districts in 2002.
- Update development standards and design guidelines to reflect urban design policies and principles. Two public realm plans reflecting pedestrian friendly amenities and urban character for major corridors were completed.
- Develop an urban design review methodology to implement design policies, layers, and guidelines. Developed and completed an urban design review methodology to implement design policies and guidelines in 2016.
- Examine and modify site plan review, project review, and the planning counter review processes to implement urban design goals and policies. Continued to examine and modify the site plan review, project review, and the planning counter review process to implement urban design goals and policies.
- Investigate requirements and/or incentives to encourage the incorporation of art in existing and new developments. Continue to require and condition new development projects to install public art as part of land use entitlements.
- Develop design guidelines to integrate the concept of "defensible space." The City continues to integrate the concepts of "defensible space" and crime prevention through environmental design (CPTED) on all development projects.
- The Community Development Agency completed the Arts and Culture Master Plan to increase public interest, appreciation and support for art in public places. The City's Arts & Culture Office is working with its Commissioners to develop a Mural Guideline for publicly-owned spaces, as well as integrating public art into new construction projects. The Arts and Culture Office is also partnering with Parks, Recreation and Community Services to create outdoor "Artist Spaces" at City parks and city-owned lots.
- Encourage active participation from property owners, businesses and the general public to upgrade landscaping, paint, signage and other exterior renovations. The City holds an annual Most Beautiful Yard award to encourage residential property

owners to upgrade landscaping, but due to the COVID-19 pandemic the program was not held in 2020.

- In 2020, the City continued to require into property maintenance agreements to be executed with property owners as part of applicable land use development project entitlements.
- The Planning Division identified nine historically sensitive neighborhoods to protect and improve the area's character through enhanced design review.
- The City is engaged in a variety streetscape and theme enhancements and related street improvement plans. In 2020, community outreach and physical improvements continued on the South Main Corridor Plan to improve the public realm and streetscape amenities. The South Main Corridor Plan construction is slated to begin 2021. OC Streetcar construction improvements continued throughout 2020, transforming various major arterial corridors and enhance the streetscape throughout the route.
- As part of the OC Streetcar project, decorative sidewalk treatments were approved for installation along the streetcar path in Downtown, and landscape plantings and medians are planned to enhance the aesthetics and setting around the stops. In addition, 2020 marked the implementation of part of the Downtown Complete Street Plan to provide protected bike lanes, new roundabouts, and landscape bulb-outs to improve safety, reduce traffic speeds, and enhance the pedestrian and cyclist experience.
- As part of the South Main Corridor Plan improvements, efforts are underway to replace bus shelters with design detailing in keeping with the historic South Main character, and complement the historic street lights.
- Two public realm plans have been completed for the Harbor Mixed Use Transit Corridor Specific Plan and the Metro East Mixed Use Overlay area. The Plans will create a uniform design and aesthetic for the two areas, improve the pedestrian and cyclist experience, and facilitate coordination with private property development.
- Coordination of the design of on-site and off-site vehicle and pedestrian circulation in ongoing through the interagency City's Development Review Committee.
- Per the City's Median Master Plan, the Public Works Agency continues to support the installation of water efficient landscaping and infrastructure in the City street medians
- In November 2020, State Housing and Community Development (HCD) granted the City of Santa Ana funding through the Local Early Action Program (LEAP) to update the Zoning Code reevaluate and create addition zoning development and design standards to facilitate residential development. A Request for Proposal (RFP) for consultant assistance is anticipated to be presented to City Council in Spring 2021 for consideration.
- Through the City's Development Review process, the Planning Division coordinates with architects and landscape architects are to promote creative, high

quality architecture and site design. In addition, new major development projects are conditioned to install public art as part of land use entitlements.

Jurisdiction	Santa Ana	
Reporting Year	2020	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "*" indicates an optional field
Cells in grey contain auto-calculation formulas

(CCR Title 25 §6202)

Table A																			
Housing Development Applications Submitted																			
Project Identifier				Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes							Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Notes		
1	2			3	14/1900	5							6	7	8	9	10		
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above-Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by Project	Total DISAPPROVED Units by Project	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Notes*
Summary Row: Start Data Entry Below								264	29	403	124	0	7	754	1581	833	0	0	
198-241-11	218 N Jackson St		2020-158806	ADU	R	5/6/2020									1	1		No	
108-101-09	4713 W Floyd Cir		2020-159548	ADU	R	6/18/2020									1	1		No	
100-182-23	5117 W Morningside Ave		2020-159242	ADU	R	6/3/2020									1	1		No	
014-104-02	710 E St Andrew Pl		2020-161209	ADU	R	9/22/2020			1						1	1		No	
014-104-02	712 E St Andrew Pl		2020-161209	ADU	R	9/22/2020			1						1	1		No	
109-121-17	2221 W La Verne Ave		2020-160133	ADU	R	7/15/2020									1	1		No	
412-262-24	2222 W San Lorenzo Ave		2020-162671	ADU	R	11/9/2020									1	1		No	
100-571-07	4325 W Roosevelt Ave		2020-160665	ADU	R	8/10/2020									1	1		No	
412-402-36	1905 W Hall Ave		2020-159296	ADU	R	6/5/2020									1	1		No	
015-137-07	2002 S Van Ness Ave		2020-162647	ADU	R	11/9/2020									1	1		No	
015-122-26	2074 S Garmsey St		2020-160608	ADU	R	8/6/2020									1	1		No	
396-281-18	2224 E Santa Clara Ave		2020-163309	SFD	O	12/15/2020									1	1		No	
399-142-20	2317 W Bobby Ln		2020-162463	ADU	R	10/28/2020			1						1	1		No	
003-092-20	2329 N Santiago St		2020-159874	ADU	R	7/7/2020									1	1		No	
001-063-03	2415 N Forest Ave		2020-162650	ADU	R	11/25/2020									1	1		No	
010-112-22	422 S Rosewood Ave		2020-162656	ADU	R	12/16/2020			1						1	1		No	
100-572-15	4321 W Silver Dr		2020-162073	ADU	R	10/21/2020									1	1		No	
001-232-02	1026 W River Ln		2020-160546	ADU	R	8/4/2020									1	1		No	
399-063-08	1030 W Nineteenth St		2020-161955	ADU	R	10/6/2020									1	1		No	
109-385-26	1201 S Douglas St		2020-161220	ADU	R	9/1/2020									1	1		No	
407-034-10	1202 S Everglade St		2020-159029	ADU	R	5/26/2020									1	1		No	
109-272-14	1310 S Pacific Ave		2020-160089	ADU	R	7/14/2020									1	1		No	
198-142-02	1414 1/2 N Glenarbor St		2020-161725	ADU	R	9/24/2020			1						1	1		No	
015-042-12	1833 S Parton St		2020-159257	ADU	R	6/4/2020									1	1		No	
403-162-10	2040 S Orange Ave		2020-159484	ADU	R	6/15/2020									1	1		No	
015-092-07	2202 S Broadway		2020-158321	ADU	R	3/9/2020			1						1	1		No	
001-282-11	2214 N Alona St		2020-162384	ADU	R	10/26/2020			1						1	1		No	
015-092-04	2215 S Birch St		2020-157283	ADU	R	1/22/2020									1	1		No	
396-421-08	2526 N Valencia St		2020-163223	ADU	R	12/9/2020									1	1		No	
101-051-07	2638 N Townley St		2020-157666	ADU	R	2/10/2020									1	1		No	
109-693-13	2905 W Lingan Ln		2020-161100	ADU	R	8/27/2020									1	1		No	
108-601-39	4004 W McFadden Ave		2020-160707	ADU	R	8/11/2020									1	1		No	
398-374-16	610 N Eastwood Ave		2020-159750	ADU	R	6/30/2020									1	1		No	
010-221-07	825 S Ross St		2020-161217	ADU	R	9/1/2020									1	1		No	
398-141-03	1515 N French St		2020-158435	ADU	R	3/13/2020			1						1	1		No	
109-525-17	1906 W Elder Ave		2020-161500	ADU	R	9/15/2020									1	1		No	
101-561-34	2005 N Lewis St		2020-157733	ADU	R	2/12/2020									1	1		No	
002-103-26	2022 N Ross St		2020-159634	ADU	R	6/24/2020									1	1		No	
408-325-02	2023 S Rene Dr		2020-160696	ADU	R	8/11/2020									1	1		No	
001-091-10	2108 N Alona St		2020-160571	ADU	R	8/6/2020									1	1		No	
001-081-14	2114 N Candis Ave		2020-162320	ADU	R	10/22/2020			1						1	1		No	
109-752-52	3102 W Cubbon St		2020-161921	ADU	R	10/5/2020									1	1		No	
404-093-11	329 E Pine St		2020-159424	ADU	R	6/10/2020									1	1		No	
010-131-14	514 S Garmsey St		2020-158259	ADU	R	12/15/2020									1	1		No	
007-052-12	526 N Fairlawn St		2020-160695	ADU	R	8/11/2020			1						1	1		No	
099-211-33	5421 W Roosevelt Ave		2020-159607	ADU	R	6/23/2020									1	1		No	
398-052-09	1611 E Sixth St		2020-163385	ADU	R	12/18/2020									1	1		No	
109-834-18	519 S Arapahoe Dr		2020-162183	ADU	R	10/15/2020									1	1		No	
100-281-09	113 N Mountain View St		2020-160654	ADU	R	8/10/2020									1	1		No	
011-062-04	1013 S Cypress Ave		2020-161525	ADU	R	9/16/2020									1	1		No	
410-451-29	1034 W Moore Ave		2020-163466	ADU	R	12/23/2020									1	1		No	
015-221-20	1109 W Carlton Pl		2020-158203	ADU	R	3/3/2020									1	1		No	
108-332-09	1130 S Harmon St		2020-161830	ADU	R	11/4/2020									1	1		No	
013-012-13	1142 S Baker St		2020-163198	ADU	R	12/9/2020									1	1		No	
013-103-09	1235 S Parton St		2020-157927	ADU	R	2/20/2020									1	1		No	
398-182-22	1325 N Custer St		2020-157369	ADU	R	1/27/2020									1	1		No	
007-192-04	1326 W Second St		2020-157739	ADU	R	2/12/2020									1	1		No	
013-131-21	1434 S Garmsey St		2020-161148	ADU	R	8/28/2020									1	1		No	
014-431-20	1517 S Cedar St		2020-161988	ADU	R	10/7/2020									1	1		No	
109-361-17	1677 W Brook St		2020-158351	ADU	R	3/10/2020			1						1	1		No	
101-132-02	1809 N Sydney St		2020-162840	ADU	R	11/19/2020									1	1		No	
014-093-09	2034 S Kilson Dr		2020-162723	ADU	R	11/12/2020									1	1		No	
396-422-04	2523 N Valencia St		2020-161873	ADU	R	10/1/2020									1	1		No	
396-421-01	2552 N Valencia St		2020-161270	ADU	R	11/4/2020									1	1		No	
101-121-27	2730 W Strawberry Ln		2020-161711	SFD	O	11/4/2020									1	1		No	
101-121-27	2730 W Strawberry Ln		2020-161711	ADU	R	11/4/2020									1	1		No	
188-103-18	4221 W Roberts Dr		2020-161549	ADU	R	11/4/2020									1	1		No	
108-102-13	4609 W El Don Pl		2020-180907	ADU	R	8/10/2020									1	1		No	
100-241-47	5017 W Sixth St		2020-160261	ADU	R	8/2/2020									1	1		No	

Table A

Housing Development Applications Submitted

Project Identifier				Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes									Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Notes	
1				2	3	1/4/1900	5									6	7	8	9	10
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4.5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Notes*	
Summary Row: Start Data Entry Below							264	29	403	124	0	7	754	1581	833	0	0			
	003-033-11	620 E Virginia Ave		2020-162339	ADU	R	11/4/2020				1				1			No		
	400-164-05	925 N Dianne St		2020-158230	ADU	R	3/3/2020				1				1	1		No		
	100-231-42	4825 W Seventh St		2020-163320	ADU	R	12/15/2020				1				1			No		
	108-114-45	4728 W Melroe Dr		2020-157955	ADU	R	2/20/2020		1						1	1		No		
	198-331-12	1105 N Gates St		2020-157970	ADU	R	2/24/2020				1				1	1		No		
	400-287-05	1121 N Lyon St		2020-163086	ADU	R	1/4/2021			1					1	1		No		
	008-131-07	1226 W Second St		2020-157572	ADU	R	2/27/2020				1				1	1		No		
	777-777-77	1240 W Richland Ave		2020-158735	SFD	O	5/13/2020						1	1	1	1		No		
	777-777-77	1240 W Richland Ave		2020-158735	ADU	R	5/13/2020				1				1	1		No		
	777-777-77	1240 W Richland Ave		2020-158735	ADU	R	5/13/2020				1				1	1		No		
	109-092-24	1245 S Sullivan St		2020-162642	ADU	R	11/6/2020				1				1	1		No		
	398-181-12	1338 N Custer St		2020-161425	SFD	O	9/11/2020						1	1				No		
	398-181-12	1338 N Custer St		2020-161425	ADU	R	9/11/2020				1				1			No		
	007-203-04	1520 W Second St		2020-161631	ADU	R	9/29/2020				1				1	1		No		
	396-221-54	2005 N Linwood Ave		2020-162526	ADU	R	11/2/2020				1				1	1		No		
	014-094-14	2058 S Oak St		2020-159627	ADU	R	8/6/2020				1				1	1		No		
	408-245-19	2302 W Stanford St		2020-157959	ADU	R	2/24/2020				1				1	1		No		
	001-056-01	2305 N Poplar St		2020-160775	ADU	R	8/13/2020		1						1	1		No		
	016-131-23	2333 S Evergreen St		2020-162393	ADU	R	12/15/2020				1				1	1		No		
	412-311-33	2510 W Warner Ave		2020-162796	ADU	R	11/17/2020					1			1			No		
	109-576-08	2926 W La Verne Ave		2020-162494	ADU	R	11/3/2020				1				1	1		No		
	016-043-20	319 E Adams St		2020-163386	ADU	R	12/18/2020					1			1			No		
	144-332-05	3404 W Chestnut Ave		2020-160474	ADU	R	8/8/2020				1				1	1		No		
	108-120-22	4517 W Pacey St		2020-157635	ADU	R	10/7/2019					1			1	1		No		
	100-241-44	5022 W Seventh St		2020-158830	ADU	R	8/26/2020					1			1	1		No		
	099-213-22	5221 W Fifth St		2020-162638	SFD	R	11/6/2020						1	1				No		
	099-211-34	5415 W Roosevelt Ave		2020-159609	ADU	R	6/23/2020				1				1	1		No		
	014-203-27	701 E Hobart St		2020-163337	ADU	R	12/18/2020				1				1			No		
	003-211-12	906 E Santa Clara Ave		2020-163315	ADU	R	12/15/2020		1						1			No		
	404-012-06	913 E Warren St		2020-163130	ADU	R	12/9/2020				1				1	1		No		
	396-411-26	917 E Clemensen Ave		2020-159996	ADU	R	7/13/2020				1				1	1		No		
	144-372-20	925 S Susan St		2020-161852	ADU	R	12/17/2020				1				1	1		No		
	198-323-09	4417 W Oakfield Ave		2020-160887	ADU	R	8/24/2020				1				1	1		No		
	100-441-08	4810 W Oakfield Ave		2020-163125	ADU	R	12/7/2020				1				1	1		No		
	101-121-29	2722 W Strawberry Ln		2020-163387	ADU	R	12/18/2020				1				1	1		No		
	007-183-15	1305 W Third St		2020-163342	ADU	R	12/16/2020				1				1	1		No		
	405-291-19	1325 N Westwood Ave		2020-159498	ADU	R	6/16/2020		1						1	1		No		
	013-031-09	1337 S Rosewood Ave		2020-159404	ADU	R	6/10/2020				1				1	1		No		
	015-051-14	1702 S Birch St		2020-163344	ADU	R	12/16/2020				1				1			No		
	007-264-17	1703 W Pine St		2020-160946	ADU	R	8/20/2020				1				1	1		No		
	408-381-13	2031 S Center St		2020-161876	ADU	R	10/1/2020				1				1	1		No		
	198-261-10	205 N Susan St		2020-157732	ADU	R	2/12/2020				1				1	1		No		
	198-261-10	205 N Susan St		2020-157732	ADU	R	2/12/2020				1				1	1		No		
	404-095-07	215 E Chestnut Ave		2020-159799	ADU	R	6/29/2020				1				1	1		No		
	399-143-15	2213 W Marty Ln		2020-159799	ADU	R	6/29/2020				1				1	1		No		
	407-111-11	2318 W Borchard Ave		2020-162564	ADU	R	11/3/2020				1				1	1		No		
	412-411-31	2531 S Salta St		2020-158896	ADU	R	5/13/2020				1				1	1		No		
	108-433-28	313 S Deming St		2020-157518	ADU	R	1/31/2020						1		1	1		No		
	011-091-05	405 E Grant St		2020-161272	ADU	R	9/2/2020				1				1	1		No		
	010-011-10	417 S Clara St		2020-162029	ADU	R	10/9/2020				1				1	1		No		
	010-292-01	431 S Spruce St		2020-161620	ADU	R	9/21/2020				1				1	1		No		
	100-242-22	5024 W Sixth St		2020-162767	ADU	R	11/16/2020				1				1	1		No		
	398-061-11	614 N Linwood Ave		2020-157436	ADU	R	1/29/2020		1						1	1		No		
	002-243-21	935 W West Orange Rd		2020-157611	ADU	R	2/6/2020		1						1	1		No		
	403-142-07	2221 S Cypress Ave		2020-157911	ADU	R	2/19/2020				1				1	1		No		
	008-212-34	1021 W Chestnut Ave		2020-158420	ADU	R	3/13/2020					1			1	1		No		
	010-170-12	1022 W Bishop St		2020-163209	ADU	R	12/10/2020				1				1			No		
	010-170-12	1022 W Bishop St		2020-163209	ADU	R	12/10/2020				1				1			No		
	198-023-10	1026 N West St		2020-159486	ADU	R	6/17/2020				1				1	1		No		
	108-722-38	1041 S Dennis St		2020-162992	ADU	R	12/1/2020				1				1			No		
	109-385-16	1246 S Linda Way		2020-157289	ADU	R	1/23/2020				1				1	1		No		
	014-023-01	1301 S Orange Ave		2020-159177	ADU	R	6/1/2020				1				1	1		No		
	014-021-17	1320 S Cypress Ave		2020-159251	ADU	R	7/22/2020				1				1	1		No		
	109-314-10	1346 S Rene Dr		2020-160813	ADU	R	10/7/2020		1						1	1		No		
	140-234-01	1412 W Hall Ave		2020-159059	ADU	R	5/26/2020				1				1	1		No		
	013-132-05	1417 S Gamsey St		2020-162588	ADU	R	12/1/2020				1				1	1		No		
	014-042-12	1446 S Maple St		2020-159212	ADU	R	6/3/2020				1				1	1		No		
	399-053-17	1716 N Olive St		2020-158755	ADU	R	4/30/2020				1				1			No		
	002-102-17	1719 N Ross St		2020-159855	ADU	R	7/7/2020				1				1	1		No		
	003-141-26	1801 N Bush St		2020-158766	ADU	R	5/4/2020				1				1	1		No		
	003-153-03	1911 N Spurgeon St		2020-160086	ADU	R	7/15/2020				1				1	1		No		
	399-051-15	2001 N Olive St		2020-160765	ADU	R	8/14/2020				1				1	1		No		
	001-085-08	2010 N Tamy Ln		2020-161815	ADU	R	10/13/2020				1				1	1		No		
	399-091-20	2021 N Fairview St		2020-159105	ADU	R	6/8/2020				1				1	1		No		

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

Project Identifier			Affordability by Household Incomes - Building Permits							8	9
Current APN	Street Address	Project Name*	7							Building Permits Date Issued	# of Units Issued Building Permits
			Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income		
			56	3	491	61	0	1	865		1477
398-522-18	1412 N Broadway	Broadway Live/Work Units									0
398-092-14	1126 E Washington Ave	The Crossroads at Washington									0
398-561-18	1109 N Broadway	One Broadway Plaza									0
430-222-07	2300 S Redhill Ave	The Bowery									0
198-101-07	1122 N Bewley St	Bewley Townhomes									0
398-264-13	201 W Third St	3rd & Broadway									0
016-082-48	542 E Central Ave	Our Lady of Guadalupe Office/Residence									0
400-061-05	1801 E Fourth St	Central Pointe									0
398-522-18	1412 N Broadway Unit# A	Broadway Live/Work Units							1	11/23/2020	1
398-522-18	1412 N Broadway Unit# B	Broadway Live/Work Units							1	11/23/2020	1
398-522-18	1412 N Broadway Unit# C	Broadway Live/Work Units							1	11/23/2020	1
005-153-09	1665 N Sycamore St	Arts Collective Meta Housing Adaptive Reuse									0
403-141-09	2246 S Cypress Ave										0
402-191-04	2116 E First St	AMG First Point Mixed Use Community	28		176				2	3/5/2020	206
402-191-04	2112 E First St	AMG First Point Mixed Use Community	28		315				3	6/3/2020	346
402-222-01	100 S Elk Ln	The Elan: Building 1							310	10/14/2020	310
402-222-01	200 S Elk Ln	The Elan: Building 2							293	10/23/2020	293
410-111-02	651 W Sunflower Ave	Foursquare Multi-Family Residential at Sunflower							226	11/12/2020	226
003-153-48	317 E Seventeenth St	Bridging The Aqua									0
005-153-19	1665 N Sycamore St	Arts Collective Meta Housing Adaptive Reuse									0
005-153-19	1666 N Main St	Arts Collective Meta Housing Adaptive Reuse									0
144-551-51	3314 W First St	Santa Ana Veterans Village									0
198-081-28	3630 Westminster Ave	The Line									0
198-081-28	3630 Westminster Ave	The Line									0
430-221-26	1901 E Dyer Rd	Heritage - Alliance Res. - New Residential									0
430-221-28	1951 E Dyer Rd	Heritage Village									0
396-273-02	2621 1/2 N Ponderosa St					1				1/6/2020	1
405-182-23	912 1/2 N Lowell St					1				1/13/2020	1
403-161-14	1917 1/2 S Cypress Ave					1				1/21/2020	1

Table A2

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

Project Identifier			Affordability by Household Incomes - Building Permits							8	9
			7								
Current APN	Street Address	Project Name*	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits
			56	3	491	61	0	1	865		1477
404-042-01	202 1/2 E Chestnut Ave					1				1/21/2020	1
002-284-23	2702 1/2 N Flower St					1				1/23/2020	1
008-234-11	1104 1/2 W Chestnut Ave					1				1/31/2020	1
013-231-13	923 1/2 W Berkeley St					1				2/3/2020	1
100-425-06	4606 1/2 W Maurie Ave					1				2/5/2020	1
004-173-32	2029 1/2 W Tenth St					1				2/11/2020	1
014-022-16	1308 1/2 S Orange Ave					1				2/11/2020	1
015-063-11	1918 1/2 S Sycamore St					1				2/25/2020	1
408-431-28	1924 1/2 W Maywood Ave					1				2/25/2020	1
013-182-18	1522 1/2 S Broadway					1				2/27/2020	1
101-122-35	2717 1/2 W Strawberry Ln					1				3/3/2020	1
015-074-05	2043 1/2 S Sycamore St					1				3/11/2020	1
008-241-25	408 1/2 S Flower St					1				3/17/2020	1
008-225-23	1242 1/2 W Pine St					1				4/9/2020	1
777-777-77	1242 1/2 W Pine St					1				4/9/2020	1
405-311-04	1609 1/2 N Baker St					1				5/20/2020	1
398-061-11	614 1/2 N Linwood Ave			1						5/22/2020	1
008-083-14	1123 1/2 W Fifth St					1				5/26/2020	1
015-194-07	2202 1/2 S Magnolia Ave					1				5/27/2020	1
109-344-05	1422 1/2 W Tolliver St					1				6/1/2020	1
013-033-05	1317 1/2 S Magnolia Ave					1				6/10/2020	1
398-061-23	721 1/2 N Linwood					1				6/10/2020	1
405-073-19	1309 1/2 W Sixth St					1				6/10/2020	1
001-143-10	1150 1/2 W Park Ln					1				6/17/2020	1
002-151-14	2003 1/2 N Victoria Dr					1				6/23/2020	1
008-231-35	1245 1/2 W Chestnut Ave					1				6/24/2020	1
777-777-77	1245 1/2 W Chestnut Ave					1				6/24/2020	1
10/25/2005	1510 1/2 W Raymar St					1				6/30/2020	1
008-212-34	1021 1/2 W Chestnut Ave							1		7/21/2020	1
403-182-12	205 1/2 E Berkeley St					1				7/27/2020	1
008-131-07	1226 1/2 W Second St					1				7/28/2020	1
015-092-04	2215 1/2 S Birch St					1				7/30/2020	1
408-245-19	2302 1/2 W Stanford St					1				8/6/2020	1
007-181-19	1405 1/2 W Third St					1				8/13/2020	1
099-232-38	122 1/2 N Maxine St					1				8/19/2020	1
403-142-07	2221 1/2 S Cypress Ave					1				8/20/2020	1
004-171-06	2109 1/2 W Twelfth St					1				8/27/2020	1
099-203-09	5406 1/2 W Rhonda Ave					1				8/27/2020	1
408-333-11	1413 1/2 W Glenwood Pl					1				8/27/2020	1
408-454-21	1810 1/2 W Pendleton Ave					1				8/31/2020	1
109-122-42	2429 1/2 W Elder Ave					1				9/17/2020	1
412-411-31	2531 1/2 S Salta St					1				9/21/2020	1
109-062-25	1409 1/2 W Cubbon St					1				9/23/2020	1
010-244-12	810 1/2 S Ross St			1						9/25/2020	1
198-091-28	1502 1/2 N Bewley St					1				9/28/2020	1
001-137-11	1216 1/2 W Sharon Rd					1				10/6/2020	1
109-275-04	1313 1/2 S Hesperian St					1				10/8/2020	1
014-122-29	2041 1/2 S Evergreen St					1				10/9/2020	1
010-252-03	909 1/2 S Garnsey St					1				10/15/2020	1

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Project Identifier			Affordability by Household Incomes - Building Permits							8	9
			7								
Current APN	Street Address	Project Name*	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Building Permits Date Issued	# of Units Issued Building Permits
			56	3	491	61	0	1	865		1477
015-204-06	2122 1/2 S Shelton St										0
015-215-10	1241 1/2 W St Anne Pl										0
016-213-01	2114 1/2 S Cedar St										0
099-211-33	5421 1/2 W Roosevelt Ave										0
099-211-34	5415 1/2 W Roosevelt Ave										0
099-213-50	502 1/2 N Cooper St										0
099-232-14	321 1/2 N Cooper St										0
100-182-23	5117 1/2 W Morningside Ave										0
100-242-22	5024 1/2 W Sixth St										0
100-571-07	4325 1/2 W Roosevelt Ave										0
101-042-01	2349 1/2 N Siemon St										0
101-121-27	2730 1/2 W Strawberry Ln										0
101-561-34	2005 1/2 N Lewis St										0
108-101-18	4714 1/2 W Floyd Cir										0
108-114-45	4728 1/2 W Melric Dr										0
108-591-12	5413 1/2 W Crystal Ln										0
109-092-24	1245 1/2 S Sullivan St										0
109-092-46	1122 1/2 S Golden West Ave										0
109-123-01	2430 1/2 W Elder Ave										0
109-385-16	1246 1/2 S Linda Way										0
109-525-17	1906 1/2 W Elder Ave										0
109-693-13	2905 1/2 W Lingan Ln										0
109-732-09	701 1/2 S Huron Dr										0
140-234-01	1412 1/2 W Hall Ave										0
144-303-11	3614 1/2 W Camille St										0
144-321-55	405 1/2 S Gunther St										0
144-332-05	3404 1/2 W Chestnut Ave										0
144-372-20	925 1/2 S Susan St										0
188-103-18	4221 1/2 W Roberts Dr										0
198-023-10	1026 1/2 N West St										0
198-071-27	1418 1/2 N Mar-Les Dr										0
198-142-02	1414 1/2 N Glenarbor St										0
198-161-47	813 1/2 N Figueroa St										0
198-161-47	817 1/2 N Figueroa St										0
198-161-48	3622 1/2 W Hazard Ave										0
198-241-11	218 1/2 N Jackson St										0
198-241-40	3510 1/2 W Fifth St										0
198-251-56	407 1/2 N Laurel St										0
198-261-10	205 N Susan St Unit# 4										0
198-261-10	205 N Susan St Unit# 5										0
304-153-12	2145 1/2 W Civic Center Dr										0
396-221-54	2005 1/2 N Linwood Ave										0
396-411-26	917 1/2 E Clemensen Ave										0
396-421-01	2552 1/2 N Valencia St										0
396-421-11	2510 1/2 N Valencia St										0
396-422-04	2523 1/2 N Valencia St										0
398-141-03	1515 1/2 N French St										0
398-142-04	1603 1/2 N French St										0

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Project Identifier			Affordability by Household Incomes - Building Permits							8	9
Current APN	Street Address	Project Name*	7							Building Permits Date Issued	# of Units Issued Building Permits
			Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income		
			56	3	491	61	0	1	865		1477
398-182-22	1325 1/2 N Custer St										0
398-431-11	309 1/2 N Eastside Ave										0
398-431-11	311 1/2 N Eastside Ave										0
398-441-13	320 1/2 N Linwood Ave										0
399-051-15	2001 1/2 N Olive St										0
399-063-08	1030 1/2 W Nineteenth St										0
399-091-20	2021 1/2 N Fairview St										0
399-153-09	2225 1/2 W Downie Pl										0
400-242-16	1405 1/2 N Linwood Ave										0
403-162-10	2040 1/2 S Orange Ave										0
403-174-09	2021 1/2 S Orange Ave										0
12/6/2004	913 1/2 E Warren St										0
404-093-11	329 1/2 E Pine St										0
404-095-07	215 1/2 E Chestnut Ave										0
405-072-03	1506 1/2 W Seventh St										0
405-141-53	1516 1/2 W Tenth St										0
405-262-09	916 1/2 N Louise St										0
407-111-11	2318 1/2 W Borchard Ave										0
408-313-13	1717 1/2 W Glenwood Pl										0
408-351-27	1821 1/2 W Harvard St										0
408-371-04	2102 1/2 W Glenwood Pl										0
408-381-13	2031 1/2 S Center St										0
408-448-08	2121 1/2 S Forest Ave										0
410-094-12	3722 1/2 S Ramona Dr										0
412-262-24	2222 1/2 W San Lorenzo Ave										0
777-777-77	1240 1/2 W Richland Ave										0
777-777-77	1240 1/3 W Richland Ave										0
001-081-14	2114 N Candis Ave										0
198-101-07	1124 N Bewley St										0
198-101-07	1126 N Bewley St										0
198-101-07	1128 N Bewley St										0
198-101-07	1130 N Bewley St										0
198-101-07	1132 N Bewley St										0
198-101-07	1134 N Bewley St										0
198-101-07	1136 N Bewley St										0
198-101-07	1138 N Bewley St										0
198-101-07	1140 N Bewley St										0
198-101-07	1142 N Bewley St										0
108-131-49	610 S Newhope St Unit# A								1	3/17/2020	1
108-131-49	610 S Newhope St Unit# B								1	3/17/2020	1
108-131-49	610 S Newhope St Unit# C								1	3/17/2020	1
108-131-49	610 S Newhope St Unit# D								1	3/17/2020	1
108-131-49	610 S Newhope St Unit# E								1	3/17/2020	1
108-131-49	610 S Newhope St Unit# F								1	3/17/2020	1
108-131-49	610 S Newhope St Unit# G								1	3/17/2020	1
108-131-49	610 S Newhope St Unit# H								1	3/17/2020	1
108-131-49	610 S Newhope St Unit# I								1	3/17/2020	1
008-225-23	1242 W Pine St								1	4/9/2020	1

Table A2

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

Project Identifier			Affordability by Household Incomes - Certificates of Occupancy								
Current APN	Street Address	Project Name*	10							11	12
			Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Certificates of Occupancy or other forms of readiness (see instructions) <u>Date</u> Issued	# of Units issued Certificates of Occupancy or other forms of readiness
			163	0	25	43	0	3	983		1217
398-522-18	1412 N Broadway	Broadway Live/Work Units									0
398-092-14	1126 E Washington Ave	The Crossroads at Washington									0
398-561-18	1109 N Broadway	One Broadway Plaza									0
430-222-07	2300 S Redhill Ave	The Bowery									0
198-101-07	1122 N Bewley St	Bewley Townhomes									0
398-264-13	201 W Third St	3rd & Broadway									0
016-082-48	542 E Central Ave	Our Lady of Guadalupe Office/Residence									0
400-061-05	1801 E Fourth St	Central Pointe									0
398-522-18	1412 N Broadway Unit# A	Broadway Live/Work Units									0
398-522-18	1412 N Broadway Unit# B	Broadway Live/Work Units									0
398-522-18	1412 N Broadway Unit# C	Broadway Live/Work Units									0
005-153-09	1665 N Sycamore St	Arts Collective Meta Housing Adaptive Reuse	2		1				0	6/24/2020	3
403-141-09	2246 S Cypress Ave									2/10/2020	0
402-191-04	2116 E First St	AMG First Point Mixed Use Community									0
402-191-04	2112 E First St	AMG First Point Mixed Use Community									0
402-222-01	100 S Elk Ln	The Elan: Building 1									0
402-222-01	200 S Elk Ln	The Elan: Building 2									0
410-111-02	651 W Sunflower Ave	Foursquare Multi-Family Residential at Sunflower									0
003-153-48	317 E Seventeenth St	Bridging The Aqua	56						1	12/31/2020	57
005-153-19	1665 N Sycamore St	Arts Collective Meta Housing Adaptive Reuse	3		4				0	6/24/2020	7
005-153-19	1666 N Main St	Arts Collective Meta Housing Adaptive Reuse	27		20				1	6/24/2020	48
144-551-51	3314 W First St	Santa Ana Veterans Village	75						1	6/3/2020	76
198-081-28	3630 Westminster Ave	The Line							50	6/11/2020	50
198-081-28	3630 Westminster Ave	The Line							178	6/11/2020	178
430-221-26	1901 E Dyer Rd	Heritage - Alliance Res. - New Residential							403	12/17/2020	403

Table A2

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

Project Identifier			Affordability by Household Incomes - Certificates of Occupancy								
Current APN	Street Address	Project Name*	10							11	12
			Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Certificates of Occupancy or other forms of readiness (see instructions) <u>Date</u> Issued	# of Units issued Certificates of Occupancy or other forms of readiness
			163	0	25	43	0	3	983		1217
013-032-13	1346 1/2 S Rosewood Ave										0
013-094-08	1129 1/2 S Van Ness Ave					1				6/4/2020	1
013-131-21	1434 1/2 S Garnsey St										0
013-132-05	1417 1/2 S Garnsey St										0
014-023-01	1301 1/2 S Orange Ave										0
014-104-02	710 1/2 E St Andrew Pl										0
014-104-02	712 1/2 E St Andrew Pl										0
014-122-26	2021 1/2 S Evergreen St				1					2/3/2020	1
014-122-26	2025 1/2 S Evergreen St				1					2/3/2020	1
015-092-07	2202 1/2 S Broadway										0
015-092-08	2206 1/2 S Broadway				1					6/2/2020	1
015-204-06	2122 1/2 S Shelton St				1					1/28/2020	1
015-215-10	1241 1/2 W St Anne Pl				1					4/29/2020	1
016-213-01	2114 1/2 S Cedar St										0
099-211-33	5421 1/2 W Roosevelt Ave										0
099-211-34	5415 1/2 W Roosevelt Ave										0
099-213-50	502 1/2 N Cooper St				1					5/22/2020	1
099-232-14	321 1/2 N Cooper St										0
100-182-23	5117 1/2 W Morningside Ave										0
100-242-22	5024 1/2 W Sixth St										0
100-571-07	4325 1/2 W Roosevelt Ave										0
101-042-01	2349 1/2 N Siemon St				1					1/21/2020	1
101-121-27	2730 1/2 W Strawberry Ln										0
101-561-34	2005 1/2 N Lewis St										0
108-101-18	4714 1/2 W Floyd Cir										0
108-114-45	4728 1/2 W Melric Dr										0
108-591-12	5413 1/2 W Crystal Ln										0
109-092-24	1245 1/2 S Sullivan St										0
109-092-46	1122 1/2 S Golden West Ave				1					2/5/2020	1
109-123-01	2430 1/2 W Elder Ave				1					1/30/2020	1
109-385-16	1246 1/2 S Linda Way										0
109-525-17	1906 1/2 W Elder Ave										0
109-693-13	2905 1/2 W Lingan Ln										0
109-732-09	701 1/2 S Huron Dr				1					2/11/2020	1
140-234-01	1412 1/2 W Hall Ave										0
144-303-11	3614 1/2 W Camille St				1					1/17/2020	1
144-321-55	405 1/2 S Gunther St				1					6/18/2020	1
144-332-05	3404 1/2 W Chestnut Ave										0
144-372-20	925 1/2 S Susan St										0
188-103-18	4221 1/2 W Roberts Dr										0
198-023-10	1026 1/2 N West St										0
198-071-27	1418 1/2 N Mar-Les Dr							1		8/4/2020	1
198-142-02	1414 1/2 N Glenarbor St										0
198-161-47	813 1/2 N Figueroa St				1					2/11/2020	1
198-161-47	817 1/2 N Figueroa St				1					2/11/2020	1

Table A2

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

Project Identifier			Affordability by Household Incomes - Certificates of Occupancy								
Current APN	Street Address	Project Name*	10							11	12
			Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Certificates of Occupancy or other forms of readiness (see instructions) <u>Date</u> Issued	# of Units issued Certificates of Occupancy or other forms of readiness
			163	0	25	43	0	3	983		1217
198-101-07	1130 N Bewley St										0
198-101-07	1132 N Bewley St										0
198-101-07	1134 N Bewley St										0
198-101-07	1136 N Bewley St										0
198-101-07	1138 N Bewley St										0
198-101-07	1140 N Bewley St										0
198-101-07	1142 N Bewley St										0
108-131-49	610 S Newhope St Unit# A										0
108-131-49	610 S Newhope St Unit# B										0
108-131-49	610 S Newhope St Unit# C										0
108-131-49	610 S Newhope St Unit# D										0
108-131-49	610 S Newhope St Unit# E										0
108-131-49	610 S Newhope St Unit# F										0
108-131-49	610 S Newhope St Unit# G										0
108-131-49	610 S Newhope St Unit# H										0
108-131-49	610 S Newhope St Unit# I										0
008-225-23	1242 W Pine St								1	10/1/2020	1
777-777-77	1242 W Pine St								1	10/1/2020	1
015-194-07	2202 S Magnolia Ave										0
405-073-19	1309 W Sixth St										0
008-231-35	1245 W Chestnut Ave								1	10/26/2020	1
010-183-39	1251 W Highland St										0
010-183-39	1251 1/2 W Highland St										0
777-777-77	1245 W Chestnut Ave								1	10/26/2020	1
007-181-19	1405 W Third St										0
405-214-04	2301 W David Way	King Street Subdivision - Lot 1									0
405-214-04	2305 W David Way	King Street Subdivision - Lot 2									0
405-214-04	2310 W David Way	King Street Subdivision - Lot 3									0
405-214-04	2302 W David Way	King Street Subdivision - Lot 5									0
405-214-04	2306 W David Way	King Street Subdivision - Lot 4									0
405-073-13	1308 W Seventh St										0
100-242-38	5007 W Fifth St										0
004-122-18	1307 W Ninth St										0
399-082-09	2013 N Greenbrier St										0
007-052-29	503 N Daisy Ave								1	7/1/2020	1
007-052-29	507 N Daisy Ave								1	7/1/2020	1
010-231-08	403 W McFadden Ave								1	4/28/2020	1
010-274-05	1130 W Cubbon St								1	1/27/2020	1
014-122-26	2021 S Evergreen St								1	2/3/2020	1
014-122-26	2025 S Evergreen St								1	2/6/2020	1

Table A2

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

Project Identifier			Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Notes	
		13	14	15	16	17	18	19	20			21	
Current APN	Street Address	Project Name*	How many of the units were Extremely Low Income?*	Was Project APPROVED using GC 65913.4(b)? (SB 35 Streamlining) Y/N	Infill Units? Y/N*	Assistance Programs for Each Development (see instructions)	Deed Restriction Type (see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/Destroyed Units*	Demolished or Destroyed Units*	Demolished/Destroyed Units Owner or Renter*	Notes*
			0	0						9	0	0	
396-273-02	2621 1/2 N Ponderosa St			N	Yes			Methodology previously accepted by HCD for ADUs using following formula: ADU Floor Area x Market Asking Rent Per SF by Bedroom (CoStar/Zillow) = Market Monthly Rent. Market Monthly Rent and Bedroom count input into HCD Affordability Calculator.					
405-182-23	912 1/2 N Lowell St			N	Yes			Same as above					
403-161-14	1917 1/2 S Cypress Ave			N	Yes			Same as above					
404-042-01	202 1/2 E Chestnut Ave			N	Yes			Same as above					
002-284-23	2702 1/2 N Flower St			N	Yes			Same as above					
008-234-11	1104 1/2 W Chestnut Ave			N	Yes			Same as above					
013-231-13	923 1/2 W Berkeley St			N	Yes			Same as above					
100-425-06	4606 1/2 W Maurie Ave			N	Yes			Same as above					
004-173-32	2029 1/2 W Tenth St			N	Yes			Same as above					
014-022-16	1308 1/2 S Orange Ave			N	Yes			Same as above					
015-063-11	1918 1/2 S Sycamore St			N	Yes			Same as above					
408-431-28	1924 1/2 W Maywood Ave			N	Yes			Same as above					
013-182-18	1522 1/2 S Broadway			N	Yes			Same as above					
101-122-35	2717 1/2 W Strawberry Ln			N	Yes			Same as above					
015-074-05	2043 1/2 S Sycamore St			N	Yes			Same as above					
008-241-25	408 1/2 S Flower St			N	Yes			Same as above					
008-225-23	1242 1/2 W Pine St			N	Yes			Same as above					
777-777-77	1242 1/2 W Pine St			N	Yes			Same as above					
405-311-04	1609 1/2 N Baker St			N	Yes			Same as above					
398-061-11	614 1/2 N Linwood Ave			N	Yes			Same as above					
008-083-14	1123 1/2 W Fifth St			N	Yes			Same as above					
015-194-07	2202 1/2 S Magnolia Ave			N	Yes			Same as above					
109-344-05	1422 1/2 W Tolliver St			N	Yes			Same as above					
013-033-05	1317 1/2 S Magnolia Ave			N	Yes			Same as above					
398-061-23	721 1/2 N Linwood			N	Yes			Same as above					
405-073-19	1309 1/2 W Sixth St			N	Yes			Same as above					
001-143-10	1150 1/2 W Park Ln			N	Yes			Same as above					
002-151-14	2003 1/2 N Victoria Dr			N	Yes			Same as above					
008-231-35	1245 1/2 W Chestnut Ave			N	Yes			Same as above					
777-777-77	1245 1/2 W Chestnut Ave			N	Yes			Same as above					
10/25/2005	1510 1/2 W Raymar St			N	Yes			Same as above					
008-212-34	1021 1/2 W Chestnut Ave			N	Yes			Same as above					
405-182-12	205 1/2 E Berkeley St			N	Yes			Same as above					
008-131-07	1226 1/2 W Second St			N	Yes			Same as above					
015-092-04	2215 1/2 S Birch St			N	Yes			Same as above					
408-245-19	2302 1/2 W Stanford St			N	Yes			Same as above					
007-181-19	1405 1/2 W Third St			N	Yes			Same as above					
099-232-38	122 1/2 N Maxine St			N	Yes			Same as above					
403-142-07	2221 1/2 S Cypress Ave			N	Yes			Same as above					
004-171-06	2109 1/2 W Twelfth St			N	Yes			Same as above					
099-203-09	5406 1/2 W Rhonda Ave			N	Yes			Same as above					
408-333-11	1413 1/2 W Glenwood Pl			N	Yes			Same as above					
408-454-21	1810 1/2 W Pendleton Ave			N	Yes			Same as above					
109-122-42	2429 1/2 W Elder Ave			N	Yes			Same as above					
412-411-31	2531 1/2 S Satta St			N	Yes			Same as above					
109-062-25	1409 1/2 W Cubbon St			N	Yes			Same as above					
010-244-12	810 1/2 S Ross St			N	Yes			Same as above					
198-091-28	1502 1/2 N Bewley St			N	Yes			Same as above					
001-137-11	1216 1/2 W Sharon Rd			N	Yes			Same as above					
109-275-04	1313 1/2 S Hesperian St			N	Yes			Same as above					
014-122-29	2041 1/2 S Evergreen St			N	Yes			Same as above					
010-252-03	909 1/2 S Garnsey St			N	Yes			Same as above					
140-132-20	2617 1/2 S Park Dr			N	Yes			Same as above					
015-042-12	1833 1/2 S Parton St			N	Yes			Same as above					
109-123-04	2418 1/2 W Elder Ave			N	Yes			Same as above					
405-291-19	1325 1/2 N Westwood Ave			N	Yes			Same as above					
405-073-13	1308 1/2 W Seventh St			N	Yes			Same as above					
100-242-38	5007 1/2 W Fifth St			N	Yes			Same as above					
014-042-12	1446 1/2 S Maple St			N	Yes			Same as above					
399-143-15	2213 1/2 W Marty Ln			N	Yes			Same as above					

Jurisdiction	Santa Ana	
Reporting Year	2020	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
 (CCR Title 25 §6202)

Table B													
Regional Housing Needs Allocation Progress													
Permitted Units Issued by Affordability													
		1	2									3	4
Income Level		RHNA Allocation by Income Level	2013	2014	2015	2016	2017	2018	2019	2020	2021	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	45			49	49	43	172	76	56		452	
	Non-Deed Restricted								4	3			
Low	Deed Restricted	32		2	31	22	38	388	30	491		1116	
	Non-Deed Restricted								53	61			
Moderate	Deed Restricted	37		10		15	7					65	
	Non-Deed Restricted			2	4	5	3	17	1	1			
Above Moderate		90		80	442	130	424	795	538	865		3274	
Total RHNA		204											
Total Units				94	526	221	515	1372	702	1477		4907	

Note: units serving extremely low-income households are included in the very low-income permitted units totals
 Cells in grey contain auto-calculation formulas

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	Santa Ana		
Reporting Year	2020	(Jan. 1 - Dec. 31)	
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
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.	Ongoing	The City continues to offer very low-interest loans to single-family homebuyers. A total of 45 applications were distributed, six were received, and four applications were approved for this program. The numbers were lower in 2020 due to having placed the Rehabilitation Program on hold in March, 2020, due to the COVID-19 pandemic. No single-family homes were repaired through the City's rehabilitation programs in 2020 from applications approved in 2019.
2. Mobile Home Repair	Provide low- or no-interest loans to repair mobile homes annually for lower income households and seniors throughout the community. Seek to augment funding and program reach by tracking and applying for grants as opportunities arise.	Ongoing	The City offers conditional grants to repair mobile homes owned by very low-income households, however the program was placed on hold in March, 2020, due to the COVID-19 pandemic. A total of 18 applications were distributed, four were received, and two applications were approved for this program. Two mobile home units were rehabilitated in 2020. All homeowners qualified as very low-income.
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.	Ongoing	The City continues to offer very low-interest rate loans. Code Enforcement staff continues to refer eligible property owners to the Housing Division to pursue loans. Due to the COVID-19 pandemic, this program is currently on hold. There were no applications received nor approved in 2020.
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.	Ongoing	The City currently has 64 recognized neighborhood associations, with 52 of those currently active; and encourages collaboration and coordination between residents, their volunteer associations, 100+ Home Owner Associations (HOAs), apartment owners, municipal agencies, and hundreds of neighbor-serving, faith-based and community-based organizations. With COVID-19 and Governor's Stay at Home Order in place for much of the year, neighborhood meetings have evolved into a virtual meeting format and with adjustments along the way, a single virtual platform has been used to offer bilingual interpretation and translation services for non-English speaking members of the public.

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
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.	Ongoing/Annual	In 2020, \$8.3 million were expended to reconstruct approximately 13.2 miles of local streets and 1.7 miles of arterial streets. The City continued to implement two community based planning efforts to improve walk-ability and bike-ability in the City. The Active Transportation Plan, approved in June 2019, evaluated at citywide bicycle and pedestrian networks through an extensive outreach process and includes recommendations based on the community input. The Safe Routes to School Plan, approved in June 2020, identifies improvements along the safe walking and biking routes to schools. Both plans provide the City with a list of projects that the City will use for pursuing grant funding for implementation.
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 Initiatives and safe and active environments.	Ongoing	The City continued its centralized recycling program in 14 City facilities which includes organics collection. Education on water and energy conservation continues through Santa Ana Green quarterly newsletter, which is sent to approximately 68,000 residential units. In March 2020, the City released an RFP for solid waste and recycling services. The City received proposals and evaluated them through December. Services will be fully compliant with all CalRecycle requirements. Services under the new agreement are slated to start July 2022. In 2020 the City finalized seven energy retrofits in City facilities and parks.
7. Santa Ana Building Healthy Communities	Continue to support the SABHC Initiatives 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.	Ongoing	In 2020, the Vision Statement and Core Values of the updated General Plan, which were informed by SABHC policy suggestions, were shared with residents at various virtual community events. The City of Santa Ana works to provide access to land for initiating programs that support Community Land Trust model organized by THRIVE Santa Ana in collaboration with Santa Ana Building Healthy Communities. The City continues to collaborate with SABHC to strengthen cohesion among Santa Ana resident leaders through a series of Santa Ana resident leadership convenings in partnership with Santa Ana Unified School District, Santa Ana College, Latino Health Access, America On Track, Orange County Human Relations, The Kennedy Commission, and Santa Ana Police Department.
8. 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.	Annually/Ongoing	In 2020, an affordable housing developer was awarded an Affordable Housing Sustainable Communities Grant for the construction of a 93-unit new affordable housing project with active transportation infrastructure and transit amenities following the City's partnership on the application in 2019. The City also partnered with the County to approve a 65-year Ground Lease, Option Agreement for the Ground Lease, Joint Powers Agreement (JPA) and Quitclaims associated with the JPA for the construction of 85 units of affordable housing (Crossroads at Washington). The City's Community Garden Program was shut down in March of 2020 due to the Stay at Home Order from the Governor.

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
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.	Ongoing	In 2020, the City Development Review process engaged the Police Department and City Planners to identify physical design measures that promote safe environments within new and existing development projects through the use of crime prevention through environmental design (CPTED) techniques.
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 Orange County Health Department on how to collaborate on efforts as authorized by Senate Bill 488, including training opportunities for City staff. Research industry best practices (i.e. Rent Escrow Account Programs) 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. Coordinate PREP Program inspections and City Housing Rehabilitation Loan Program to facilitate health and safety improvements.	2014-2015	The City continues to apply Healthy Housing Standards along with other codes to promote safe/healthy homes in its community and ensure good property maintenance continues. Enforcement tools to expedite and remedy violations include: Administrative Citations, Notices of Violation, and Notice and Orders. In 2020, with COVID-19 pandemic making its presence, the City's Code Enforcement Division continued to work diligently with tenants and property owners to reduce and eliminate life safety issues related to their housing and improve their quality of life, while committed to exercising COVID-19 Safety Protocols that include but not limited to physical distancing to the maximum extent possible, use of face coverings, frequent handwashing and usage of sanitized gel/cream. As such, implementing COVID-19 Safety Inspection Protocols severely impacted our abilities to conduct inspections of the city's properties. Nonetheless, Code Enforcement staff continued to use Administrative Citations best practices as a tool to expedite and remedy violations. We continued our collaboration with the City Attorney's Office and the Santa Ana Police Department to address severe land use violations such as illegal casinos and cannabis business in residential properties; a commercial use not permitted in residential districts. Severe substandard properties that require special attention are handled through the Code Enforcement Receivership Program. This program facilitates enforcement through the court system to ensure violations are abated and community concerns are mitigated. The Proactive Rental Enforcement Program (PREP) staff continues providing City Loan Program information to residential property owners when corrective notices are issued. Information on the City Housing Loan Program is made available to property owners by Code Enforcement and Housing staff.
11. Proactive Rental Enforcement (PREP)	Inspect housing units and bring into compliance with City codes and standards (1,600 rental units annually). Work with the County Health Department to identify infestation code violations and streamline resolution of violations.	Ongoing	In 2020, through PREP Code Enforcement efforts, 1,797 rental units were inspected and generated 30 permits with a valuation of \$44,200 in improvements to rental properties.

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
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 violations and streamline resolution of violations.	Ongoing	In 2020, approximately 2,740 properties were inspected and 7,245 violations were addressed to bring buildings into City code compliant standards. Code enforcement efforts generated 271 permits with a valuation of \$1.18 million to residential properties.
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.	Ongoing	The City's historic preservation program continues to protect Santa Ana's cultural and architectural resources. In 2020, 20 applications for Mills Act agreements were submitted to the City for consideration and 13 of those were executed and recorded. In 2020, the City submitted its annual report to the State Historic Preservation Offices (SHPOs) to maintain its status as a Certified Local Government and access to funding opportunities.
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.	Ongoing	The City continues to offer very low-interest loans to single-family historic homeowners. City staff received two inquiries for the program. However, no applications were received in 2020.
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.	Ongoing/2017	City staff continues to coordinate with the Heninger Park Neighborhood Association and French Park Neighborhood Association regarding applications for construction in the Historic Districts. Staff and the Historic Resources Commission drafted recommendations to the City Council to establish "historically significant" neighborhoods and support preservation efforts to maintain their historic character and context. The Floral Park Neighborhood Association members continue to pursue becoming a formalized historic district.
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.	Ongoing	The Transit Zoning Code (SD-84) continues to be applied in Downtown Santa Ana. A Density Bonus Agreement for the redevelopment of a City owned parking lot into a mixed-use project, with 171-unit apartments and hotel was approved (3rd & Broadway). Pre-development is continuing for three Housing-Authority owned properties under a long term ground lease for the projects: a 16-unit new construction permanent supportive housing project (FX Residences); a two-unit ownership housing project (Habitat for Humanity); and an 85-unit new construction project, of which 43 units will be set-aside for permanent supportive housing (Crossroads at Washington).

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
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.	Ongoing	Within the boundary of the Metro East Mixed Use Overlay Zone (MEMU), construction was completed on 418 affordable senior housing units. Also, a 603-unit mixed-use development (Elan project) within the new MEMU boundary area pulled building permits. Additionally, pre-development work continues for a 650-unit mixed-use development within the overlay zone boundary (Central Pointe) for a site that has remained vacant for a substantial period of time.
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.	Ongoing	The City continues to review residential and mixed-use development proposals in the District Center areas, such as the Transit Zoning Code (SD-84), Metro East Mixed Use Overlay Zone (MEMU), and Harbor Mixed Use Transit Corridor Specific Plan (SP-2). As part of the General Plan Update underway, the City has identified opportunity "Focus Areas" to consider new housing and mixed-use sustainable development. The creation of additional District Center and Urban Neighborhood land use designations are proposed. https://www.santa-ana.org/general-plan/meetings . Lastly, The Bowery project, approved by City Council in 2020, proposes expanding the District Center boundaries to allow for the development of 1,100 market rate apartments.
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 units per 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.	Completed by October 15, 2014	The Harbor Mixed Use Transit Corridor Specific Plan (SP-2) was approved in October 2014 by City Council. The SP-2 rezoned property previously zoned for commercial uses, to allow residential/mixed-use development with a potential for 2,000 additional housing units. The rezoned area includes a total of 248 acres for mixed-use and housing opportunities. The rezoning has provided incentive for developers to invest in the area.

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
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.	2014	In 2020, the City held an EIR Scoping Meeting for the General Plan Update. In addition, two community workshops were held to share the progress and contents of the draft General Plan. Meetings provided an overview of the major policy changes as well as draft land use plans.
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.	2015	In 2020, the City prepared an RFP for release to update the City's zoning code and utilize the over \$600,000 awarded to the City as part of the Local Early Action Planning (LEAP) grant. The zoning code update hopes to update the zoning ordinance to facilitate new housing units through more efficient processes, visual tools, and by-right development opportunities. The RFP is scheduled to be released in 2021, with the zoning code update anticipated to be completed in 2022. Through the General Plan Update, commercial and industrial zones are being evaluated for limited live/work opportunities. Development standards will be re-evaluated to facilitate residential/mixed-use housing opportunities, active designs, and open space to promote 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.	Ongoing/2016	There are three design guideline tools to address residential/mixed-use projects along transit ways. These include the Metro East Mixed Use Overlay Zone (MEMU), the Transit Zoning Code (SD-84), and the Harbor Mixed Use Transit Corridor Specific Plan (SP-2). The Transit Zoning Code was amended in 2019 to address building height, massing and open space location to reflect current trends and best practices (ZOA No. 2019-03). In addition, a multi-departmental team comprised of City staff from the Planning Division and the Public Works Agency, along with MIG consultant firm, completed two public realm plans in 2020. The public realm plans provide design guidelines and treatments for the streetscape, pedestrian amenities, and bike facilities in the MEMU and SP-2 plan areas.

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
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.	Ongoing	The City encouraged the use of sustainable materials and practices in new private development and in City public facilities. City engages in a number of partnerships to encourage green residential projects, including Southern California Edison and other “green” home improvement entities. In 2020, construction of an adaptive reuse affordable housing project with 57 units of affordable housing (Santa Ana Arts Collective) was completed. The project was the recipient of Affordable Housing and Sustainable Communities grant funds. Additionally, construction of a 148-unit adaptive reuse project (Eight, Eight, 8) continues. The City continues to implement applicable State and local codes that encourage sustainable practices.
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.	Ongoing/2016	Weekly Planning Development Review forums offer an opportunity to evaluate residential and mixed-use projects. The Active Design Guidelines will be reviewed to identify appropriate items to add to the existing of Development Review evaluation criteria.
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 provide 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.	Annually/Ongoing	The City continues to pursue partners to identify affordable housing opportunities and seeks to provide financial assistance whenever feasible. In 2020, the City conducted a Tax Equity and Financial Responsibility Act (TEFRA) Hearing for one affordable housing project (Legacy Square) and adopted a resolution approving the issuance of bonds for the project. In 2020, one affordable housing project (Westview House) was awarded funding, and three affordable housing projects with City financial support completed construction (Heroes' Landing, Santa Ana Arts Collective and Casa Querencia). The five new construction projects will develop 364 units of housing for extremely low, very low, and low income residents including 177 units of permanent supportive housing. The City continued working with non-profit organizations, NeighborWorks and Habitat for Humanity, to provide homeownership opportunities for qualified low income households.

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
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.	Annually/Ongoing	Within the restrictions of available funding and project feasibility, the City continues to work with non-profit organizations to provide affordable housing to extremely low-income households. At the end of 2020, 95.3 percent of the budget authority from HUD for Housing Choice Vouchers was utilized to provide rental assistance to extremely low income households. In addition, a total of 130 new vouchers for extremely low-income households (Foster Youth to Independence, Mainstream Vouchers and HUD-VASH Vouchers) were awarded to the Housing Authority following a competitive application process.
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.	Evaluate Availability Annually	The City is closing out projects previously funded by Housing Successor Agency funds. Pre-development work for two homeownership units for moderate income households is underway for a site awarded to Habitat for Humanity in the 2018 Request for Proposal (RFP) for Affordable Housing Development. Pre-development work is also underway for two additional sites awarded in the 2018 RFP for construction of 85 units (Crossroads at Washington) and 16 units (FX Residences) of affordable housing.
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.	2014	The City implements density bonus measures through State laws and local Housing Opportunity Ordinance. In 2020, the City approved a Density Bonus Agreement for the development of one project: a 171-unit mixed-use commercial and residential development with 19 affordable units for very-low income households (Third & Broadway).
29. Housing Opportunity Ordinance	Require eligible housing development projects of 20 or more units and that are requesting an increase in the density permitted by the General Plan to include at least 15% of the units as affordable to low income households (rental) and at least 10% 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.	Ongoing	Staff continues to review every new housing development project that comes forward to ensure it complies with the Housing Opportunity Ordinance. The Housing Opportunity Ordinance was updated in 2020 by City Council to modify the threshold and lower the in lieu fee in order to stimulate development activity during the COVID-19 pandemic. The Housing Opportunity Ordinance Administrative Procedures created in 2015 also continues to provide guidance to developers and City staff.

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
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.	Ongoing	December of 2014, the City adopted Adaptive Reuse ordinance allowing existing non-residential buildings located in Project Incentive Areas to convert to residential dwellings or live/work opportunities. In 2020, construction was completed on the Santa Ana Arts Collective adaptive reuse project (57 apartment units), and construction continues on converting a 10-story office building into 148 residential units (Eight, Eight, 8).
31. Specific Development District	Continue to facilitate quality development in District Centers and other locales through the implementation of the Specific Development District.	Ongoing	Specific Development zoning district continue to facilitate mixed-use/residential development. In 2020, Specific Development No. 96 was adopted, facilitating the entitlement of 1,100 residential units (The Bowery) in a District Center.
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.	Ongoing	Residential proposals and bedroom mixes are reviewed during the Development Review process. An annual monitoring system is in place to identify the balance of bedroom sizes provided citywide. In 2020, the average number of bedrooms per units constructed was 1.6.
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.	2016	As part of the Harbor Mixed Use Transit Corridor Specific Plan (SP-2), the City approved a reduction in parking adjacent to Harbor Boulevard BRT route, and near future Garden Grove/Santa Ana OC Streetcar stop. Projects developed under these new standards will be monitored for parking issues and needs. In 2018, the expansion of the Metro East Mixed Use Overlay Zone (MEMU) was completed. Analysis included studying reduced parking standards, impacts, and mitigation measures. In 2020, residential Permit Parking and street parking continued to be evaluated by the City's Public Works Agency to mitigate parking constraints.
34. Housing Choice Voucher	Continue to implement and seek new housing choice vouchers for extremely low and very low income households.	Ongoing	At the end of 2020, 2,712 households were receiving assistance from the Housing Authority of the City of Santa Ana.
35. Family Self-Sufficiency	Continue to implement and seek participants for the Family Self-Sufficiency (FSS) program.	Ongoing	At the end of 2020, the Housing Authority was serving 122 clients through the FSS Program. In addition, seven families graduated from the program during 2020.
36. HOPWA Tenant Based Rental Assistance	Continue to implement and seek participants for the HOPWA Tennant Based Rental Assistance program.	Ongoing	Effective July 1, 2015, HUD reallocated HOPWA funds for the County of Orange to the City of Anaheim.

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Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
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.	Ongoing	The City continues to monitor housing at risk of converting to market rate and continues to outreach to those property owners to identify financial incentives that will enable owners to maintain their properties as affordable housing. The City continues to monitor legislative initiatives that may impact its ability to meet its affordable housing goals.
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.	Ongoing	The City continues to offer very low interest multi-family housing rehabilitation loans. City staff received two inquiries for the program. However, no applications were received in 2020.
39. Neighborhood Stabilization	Implement the Neighborhood Stabilization Program and work with intermediary to provide services to implement the NSP 1, 2, and 3 grants.	2015	In 2018, the City issued an RFP for Affordable Housing Development that included the remaining NSP Program funds. In 2019, the City awarded \$963,951 in NSP Program funds to the construction of a 100 percent affordable housing project consisting of 85 units of rental housing (Crossroads at Washington). In 2020, the project received its entitlements and the City approved the 65-year Ground Lease, Option Agreement for the Ground Lease, Joint Powers Agreement (JPA) and Quitclaims associated with the JPA. All of the units will be affordable for extremely low income households and 43 of the units will be set aside for permanent supportive housing.
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 for moderate income families and up to \$80,000 for low-income families.	Ongoing	In 2020, the City continued to offer down payment assistance using its Community Development Block Grant (CDBG) and Inclusionary Housing Funds. A total of 43 applications were sent out, 15 were received, and seven applications were approved for this program. Five moderate income homebuyers purchased homes. Eight educational workshops were conducted via zoom during the year that were attended by 83 participants.
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.	Ongoing	In 2020, Inclusionary Grant Documents and a Ground Lease Agreement for a Housing Authority-owned land asset awarded to Habitat for Humanity were approved for the construction of two single-family home ownership units serving moderate income households. The City continues its working relationship with local non-profits to facilitate education and expand homeownership opportunities for low-income households.

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Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
42. Homeownership Preservation Assistance	Participate in the Orange County Collaboratives to prevent or lessen the impact of foreclosures. Advocate for state and federal legislation to address the foreclosure and lending crisis.	Ongoing	In late 2019, the City launched two new programs for home preservation. The Mobile Home Rental Assistance Program (\$25,000) provides assistance to mobile home owners experiencing high increases in space rents. Eligible residents included those experiencing rent increases as high as 34.5 percent or those who are on the list for Section 8 housing assistance, which is currently unavailable. A total of 32 households received a one-month rental subsidy of \$751-\$799 in 2020. The Safely Home in Santa Ana program launched on October 1, 2019 in partnership with Catholic Charities and The Salvation Army and these two nonprofits kept 278 Santa Ana residents, including 107 children, safely in their homes after facing a financial crisis that threatened their ability to pay rent and remain housed. The City continues to monitor legislative initiatives and programs to address local foreclosure impacts and rental increases.
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.	2014-2015	The City's five-year Strategic Plan identified the comprehensive update of the Zoning Code as a priority. The Zoning Code update will provide an opportunity to further define community care and related care facilities (both regulated and non-regulated by the State).
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.	2014/Annual Basis	In 2019, the City awarded funds for the development of three projects (FX Residences, North Harbor Village, and Crossroads at Washington) with 192 units including 148 units of permanent supportive housing. In 2020, the City continued to support pre-development work on the three projects.
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.	2015/Ongoing	The City continues to implement accessibility requirements as periodically updated by the State, and then adopted into Santa Ana Municipal Code. Adopted in 2011, the City's reasonable accommodation ordinance is posted on the City website and available in print version at the public counter for reference for appropriate modifications.

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
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.	Ongoing/2015	The City provided Emergency Solutions Grant program funds to seven organizations, providing eight different programs. Two programs provided shelter; one program provided employment services for shelter residents; one program targeted street outreach for people who are homeless; one program provided homelessness prevention; one program provided data collection; and two programs provided rapid re-housing. The County of Orange operates a transitional homeless shelter (Courtyard Transitional Center) that is transitioning to a permanent shelter. Construction of the new shelter, known as the Yale Transitional Center, continued throughout 2020 and is slated to be operational in early 2021. Once fully operational, the shelter will provide services for up to 425 individuals. The City continues to fund the Interim 200 bed Emergency Homeless Shelter with supportive services that opened in November of 2018 as well as start-up costs for the new permanent shelter. The City's Homeless Evaluation Assessment Response Team (HEART) program oversees citywide homeless outreach needs, safety, and security.
47. Rapid Rehousing	Continue to provide funding and technical assistance to support rapid re-housing as well as prevention, outreach, and supportive services aligned with the 10 Year Plan to End Homelessness.	Ongoing	In 2020, the City provided Emergency Solutions Grant (ESG) funding to seven different organizations providing eight-different programs to support the provision of homelessness prevention, shelter, outreach and supportive services that align with the 10-Year Plan to End Homelessness. Two organizations provided rapid rehousing services.
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.	Ongoing	The Emergency Solutions Grant (ESG) administered by the City provides funds to non-profit homeless service providers to provide supportive services. The City encourages non-profit and volunteer organizations to work with the City's Interim Emergency Homeless shelter (The Link) in place of distributing items in the Civic Center. A non-profit homeless service provider manages the Link and works with other service organizations in the community to coordinate supportive services.
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.	Ongoing	Consistent with State law, the City continues to offer density bonus incentives for affordable housing, including senior living. The City continues to engage in dialogue with developers and non-profit organizations for new senior housing opportunities. In 2020, the City approved a Density Bonus Agreement for the development of a 171-unit mixed use commercial and residential development with 19 affordable units (3rd & Broadway).
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.	Ongoing	Density bonus incentives continue to apply to senior housing facilities. As noted above, dialog with developers and non-profit organizations continued in 2020.
51. Senior Services	Support food distribution programs and similar senior services. Support private and nonprofit entities to match seniors in house sharing arrangements.	Ongoing	The City closed senior centers in March of 2020 following the Governor's Stay at Home Order. Meal distribution continued at the Santa Ana Senior Center and at the Southwest Senior Center on Tuesdays and Thursdays. The City is researching best practices regarding feasible successful house sharing programs.

Jurisdiction	Santa Ana	
Reporting Period	2020	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Table H						
Locally Owned Surplus Sites						
Parcel Identifier			Designation	Size	Notes	
1	2	3	4	5	6	7
APN	Street Address/Intersection	Existing Use	Number of Units	Surplus Designation	Parcel Size (in acres)	Notes
Summary Row: Start Data Entry Below						
405-252-22	1607 N. Bristol St.	Commercial		Surplus Land	0.109	
405-252-21	1601 N. Bristol St.	Commercial		Surplus Land	0.311	
405-272-21	N/A	Commercial		Surplus Land	0.024	
405-272-18	1411 N. Bristol St.	Commercial		Surplus Land	0.125	
405-272-17	1405 N. Bristol St.	Commercial		Surplus Land	0.125	
405-272-16	1401 N. Bristol St.	Commercial		Surplus Land	0.125	
405-272-15	1321 N. Bristol St.	Commercial		Surplus Land	0.125	
405-272-14	1319 N. Bristol St.	Commercial		Surplus Land	0.125	
405-272-13	1315 N. Bristol St.	Commercial		Surplus Land	0.125	
405-272-12	1311 N. Bristol St.	Commercial		Surplus Land	0.120	
402-272-11	1303 N. Bristol St.	Commercial		Surplus Land	0.219	
004-123-48	828 N. Bristol St.	Commercial		Surplus Land	0.317	
004-123-52	N/A	Commercial		Surplus Land	0.238	
010-295-23	430 S. Bristol St.	Commercial		Surplus Land	0.105	
010-295-22	434 S. Bristol St.	Commercial		Surplus Land	0.101	
010-295-21	438 S. Bristol St.	Commercial		Surplus Land	0.101	
010-295-20	442 S. Bristol St.	Commercial		Surplus Land	0.101	
010-295-19	446 S. Bristol St.	Commercial		Surplus Land	0.101	
010-295-18	502 S. Bristol St.	Commercial		Surplus Land	0.100	
010-295-17	506 S. Bristol St.	Commercial		Surplus Land	0.100	
010-295-16	510 S. Bristol St.	Commercial		Surplus Land	0.100	
010-295-15	514 S. Bristol St.	Commercial		Surplus Land	0.100	
010-295-14	518 S. Bristol St.	Commercial		Surplus Land	0.100	
010-295-13	522 S. Bristol St.	Commercial		Surplus Land	0.100	
109-345-20	712 S. Bristol St.	Commercial		Surplus Land	0.100	
109-345-19	716 S. Bristol St.	Commercial		Surplus Land	0.099	
109-345-18	720 S. Bristol St.	Commercial		Surplus Land	0.099	
109-345-17	802 S. Bristol St.	Commercial		Surplus Land	0.099	
109-345-16	806 S. Bristol St.	Commercial		Surplus Land	0.099	
109-345-15	810 S. Bristol St.	Commercial		Surplus Land	0.099	
109-345-14	814 S. Bristol St.	Commercial		Surplus Land	0.099	
109-345-13	818 S. Bristol St.	Commercial		Surplus Land	0.099	
109-345-12	822 S. Bristol St.	Commercial		Surplus Land	0.099	
109-345-11	902 S. Bristol St.	Commercial		Surplus Land	0.108	
015-194-40	2235 S. Bristol St.	Commercial		Surplus Land	0.164	
015-194-37	1211 W. Warner Ave.	Commercial		Surplus Land	0.236	
398-385-03	1222 E. 4th St.	Commercial		Surplus Land	0.143	
398-385-04	1225 E 4th St.	Commercial		Surplus Land	0.066	
398-385-05	1221 E. 3rd. St.	Commercial		Surplus Land	0.083	
008-091-01	315 N. Bristol St.	Commercial		Surplus Land	0.171	
008-091-13	303 N. Bristol St.	Commercial		Surplus Land	0.024	
008-091-14	1247 W. 3rd St.	Commercial		Surplus Land	0.147	
008-091-02	1244 W. Santa Ana Blvd.	Commercial		Surplus Land	0.148	
398-453-05	1214 E. 3rd St.	Commercial		Surplus Land	0.143	
398-453-06	202 N. Grand Ave.	Commercial		Surplus Land	0.434	
008-081-28	517 N. Bristol St.	Commercial		Surplus Land	0.075	
008-081-26	515 N. Bristol St.	Commercial		Surplus Land	0.133	
008-082-29	1247 W. Santa Ana Blvd.	Commercial		Surplus Land	0.129	
398-492-14	823 E. 1st St.	Commercial		Surplus Land	0.099	
007-203-24	1503 W. 1st St.	Commercial		Surplus Land	0.092	
405-074-16	724 N. Bristol St.	Commercial		Surplus Land	0.123	
405-074-17	716 N. Bristol St.	Commercial		Surplus Land	0.083	
405-074-18	712 N. Bristol St.	Commercial		Surplus Land	0.077	
405-074-19	704 N. Bristol St.	Commercial		Surplus Land	0.111	
007-302-21	302 S. Bristol St.	Commercial		Surplus Land	0.104	
007-302-20	306 S. Bristol St.	Commercial		Surplus Land	0.125	
007-302-19	310 S. Bristol St.	Commercial		Surplus Land	0.121	
007-302-18	314 S. Bristol St.	Commercial		Surplus Land	0.124	
007-302-17	318 S. Bristol St.	Commercial		Surplus Land	0.123	
007-302-16	402 S. Bristol St.	Commercial		Surplus Land	0.122	

Jurisdiction	Santa Ana	
Reporting Year	2020	(Jan. 1 - Dec. 31)

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	56
	Non-Deed Restricted	3
Low	Deed Restricted	491
	Non-Deed Restricted	61
Moderate	Deed Restricted	0
	Non-Deed Restricted	1
Above Moderate		865
Total Units		1477

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

Housing Applications Summary	
Total Housing Applications Submitted:	178
Number of Proposed Units in All Applications Received:	1,581
Total Housing Units Approved:	833
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

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

Jurisdiction	Santa Ana
Reporting Year	2020 (Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT					
Local Early Action Planning (LEAP) Reporting					
(CCR Title 25 §6202)					
<i>Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.</i>					
Total Award Amount	\$	750,000.00			
Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
Housing Element Update	\$ 250,000.00		In Progress		
Zoning Code Update	\$ 500,000.00		In Progress		

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	104
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		2329
Total Units		2433

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	56
	Non-Deed Restricted	3
Low	Deed Restricted	491
	Non-Deed Restricted	61
Moderate	Deed Restricted	0
	Non-Deed Restricted	1
Above Moderate		865
Total Units		1477

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	163
	Non-Deed Restricted	0
Low	Deed Restricted	25
	Non-Deed Restricted	43
Moderate	Deed Restricted	0
	Non-Deed Restricted	3
Above Moderate		983
Total Units		1217