

City of Santa Ana General Plan  
**Housing Element**



2014-2021

February 2014



# City of Santa Ana General Plan Housing Element 2014-2021

**City of Santa Ana**

**Planning Division**



Adopted: February 2014

RESOLUTION NO. 2014-006

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA ANA APPROVING THE SANTA ANA GENERAL PLAN HOUSING ELEMENT AND PUBLIC SAFETY ELEMENT UPDATES (GPA NO. 2013-01)

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SANTA ANA AS FOLLOWS:

Section 1. The City Council of the City of Santa Ana hereby finds, determines and declares as follows:

- A. The California Government Code requires every city to adopt a General Plan. The Plan consists of seven elements, one of which must be a Housing Element.
- B. Given the priority to address California's critical housing needs, the Housing Element was made the only general plan element required to now be updated every eight years. State law requires that the housing element include "identification and analysis of existing and projected housing needs and a statement of goals, policies and quantified objectives, and scheduled programs for the preservation, improvement and development of housing."
- C. Assembly Bill 162 strengthens flood protections by requiring jurisdictions to update flood-related information in its General Plan during the mandatory revision to the Housing Element. Thus, the Public Safety Element is also updated to include current floor hazard information.
- D. Pursuant to state law, the Housing Element must include the following provisions:
  - A review of previous element's goals, policies, programs and objectives to ascertain their overall effectiveness;
  - An assessment of Housing Needs, as set forth by the Southern California Association of Governments (SCAG) via its RHNA process, and inventory of resources and constraints;
  - An analysis and program to preserve assisted housing developments;

- A statement of community goals, qualified objectives, and policies relative to the maintenance, preservation, improvement and development of housing; and
  - A program which sets forth a schedule of actions that the city will undertake to implement the plan's goals and policies.
- E. The Draft Housing Element was initially circulated for public review on November 4, 2013, and submitted to the State Department of Housing and Community Development (HCD) for their required review. The City has had preliminary conversations with HCD, as well as received comments from other organizations, such as the Kennedy Commission. Revisions have been made to the Draft Housing Element by City staff based on these comments. Staff worked closely with HCD to address refinements to the Draft Housing Element, and the City will be receiving a letter from HCD confirming the City's Draft Housing Element is in compliance with State law.
- F. On December 9, 2013, the Planning Commission held a duly noticed public hearing and voted to recommend that the City Council adopt a resolution approving General Plan Amendment No. 2013-01.
- G. On February 4, 2014, the City Council of the City of Santa Ana held a duly noticed public hearing and at that time considered all testimony, written and oral.
- H. All statements and findings contained in the Housing Element and the Public Safety Element are incorporated herein by this reference as though fully set forth.


Section 2. The City Council has reviewed and considered the information contained in the initial study and the negative declaration for Environmental Review No. 2013-98 prepared with respect to this Housing Element and Public Safety Element. The City Council has, as a result of its consideration, and the evidence presented at the hearings on this matter, determined that, as required pursuant to the California Environmental Quality Act ("CEQA") and the State CEQA Guidelines, a Negative Declaration adequately addresses the expected environmental impacts of the Housing Element and Public Safety Element. On the basis of this review, the City Council finds that there is no evidence from which it can be fairly argued that the project will have a significant adverse effect on the environment. The City Council hereby certifies and approves the negative declaration and directs that the Notice of Determination be prepared and filed with the County Clerk of the County of Orange in the manner required by law.

Pursuant to Title XIV, California Code of Regulations ("CCR") § 735.5(c)(1), the City Council has further determined that, after considering the record as a whole, there is no


evidence that the proposed project will have the potential for any adverse effect on wildlife resources or the habitat upon which the wildlife depends. Therefore, pursuant to Fish and Game Code § 711.2 and Title XIV, CCR § 735.5(a)(3), the payment of Fish and Game Department filing fees is not required in conjunction with this project.

Section 3. The City Council hereby approves and adopts General Plan Amendment No. 2013-01. The Housing Element Update is attached hereto as Exhibit A and incorporated herein by this reference as though fully set forth herein. The Public Safety Element Update is attached hereto as Exhibit B and incorporated herein by this reference as though fully set forth herein. This decision is based upon the evidence submitted at the above said hearing, which includes, but is not limited to: the Request for Council Action dated February 4, 2014, and exhibits attached thereto, and the public testimony written and oral, all of which are incorporated herein by this reference.

ADOPTED this 4th day of February, 2014.

  
Miguel A. Pulido  
Mayor

APPROVED AS TO FORM:  
Sonia R. Carvalho, City Attorney

By:   
Ryan O. Hodge  
Assistant City Attorney

AYES: Councilmembers: Amezcuca, Benavides, Martinez, Pulido, Reyna Sarmiento, Tinajero (7)

NOES:	Councilmembers: <u>None (0)</u>
<del>ABSTAIN:</del>	<del>Councilmembers: <u>None (0)</u></del>
NOT PRESENT:	Councilmembers: <u>None (0)</u>

CERTIFICATE OF ATTESTATION AND ORIGINALITY

I, MARIA D. HUIZAR, Clerk of the Council, do hereby attest to and certify the attached Resolution No. 2014-006 to be the original resolution adopted by the City Council of the City of Santa Ana on February 4, 2014.

Date: 2/7/2014

Maria D. Huizar  
Clerk of the Council  
City of Santa Ana

*[Faint, illegible handwritten text]*

THE FOREGOING DOCUMENT IS A FULL, TRUE & CORRECT COPY OF	
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ATTEST:	<u>February 7 2014</u>
BY:	<u>Maria D. Huizar</u>
CLERK OF THE COUNCIL, CITY OF SANTA ANA	

# Acknowledgments

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# Introduction

This chapter introduces the Housing Element: its purpose, content, public outreach process, and relationship to other City planning efforts.

## OVERVIEW

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

The City of Santa Ana has seen significant changes in its housing market and housing conditions during the last decade. Housing prices tripled from 1998 to 2007, and now are significantly declining with the market downturn. Housing and apartment rents have increased steadily during this time. As an urban center, the revitalization of housing and neighborhoods is also a critical concern. At the same time, the City of Santa Ana has one of the most diverse international populations of all communities in the County of Orange.

The Housing Element recognizes the community’s housing needs and the complexity of programs needed to address them. The vision, goals, policies, and programs are designed to address the following issues:

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

The Housing Element seeks to address each of these planning issues, while balancing them with other City goals and objectives that will further the City’s long-term vision as “Downtown Orange County.”



1

## PURPOSE AND CONTENT OF ELEMENT

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California law (Government Code Section 65580 et seq.) requires that cities develop housing programs to meet their fair share of housing needs for the community. A key part of this goal is addressing the regional housing needs assessment (RHNA) and state law requirements to plan, facilitate, and encourage housing production commensurate with their assigned need. The City of Santa Ana has been assigned a planning goal of accommodating 204 housing units for the housing element planning period of 2014 to 2021.

To comply with state law, Santa Ana prepares a housing element every five years. The Santa Ana Housing Element must contain goals, policies, and programs to facilitate the development, improvement, and preservation of housing. State law prescribes the scope and content of the housing element pursuant to Section 65583 of the California Government Codes.

The Housing Element is organized into the following sections:

- **Housing Element Framework.** This introduces Santa Ana’s housing needs and contains an analysis of resources to address those needs. This is followed by the Policy Framework, which is a series of goals and policies, and a Housing Plan of implementation programs.
- **Appendix A: Housing Needs.** This appendix contains an analysis of demographic, economic, neighborhood, and housing characteristics; special needs of residents; and other housing needs in the community.
- **Appendix B: Housing Constraints.** This appendix contains an analysis of potential and actual market, government, and environmental constraints to the development, maintenance, and improvement of housing.
- **Appendix C: Housing Resources.** This appendix contains an inventory, analysis, and assessment of the City’s resources to address its housing needs, including land, preservation opportunities, and financial resources.
- **Appendix D: Program Evaluation.** This appendix contains a summary of progress toward meeting the City’s 2006–2014 housing goals, and contains an evaluation of the appropriateness of those goals and programs.
- **Appendix E: Public Outreach.** This appendix details the venues provided to residents and stakeholders to discuss housing needs and opportunities, including workshops, stakeholders groups, study sessions, and visioning.





## PUBLIC OUTREACH

California law requires that local governments make a diligent effort to achieve participation from all economic segments of the public in the development of the housing element. As part of the Housing Element planning process, the City provided a wide array of venues to solicit input and participation in housing discussions with residents, businesses, stakeholders, advocates, civic leaders, and other interested parties. Opportunities were also offered in multiple languages, reflecting the diversity of Santa Ana residents.

### OPPORTUNITIES FOR PARTICIPATION

Some of the key efforts undertaken during this period were:

- Community Workshops.** To capitalize on the City's goals related to the intersection of housing and transportation, two public outreach workshops were coupled with outreach for an update to the Circulation Element. The City held community workshops on April 27, 2013, and May 9, 2013, at City senior centers. These evening and weekend workshops provided an overview of the Housing Element process and community needs. Attendees participated in facilitated sessions to provide input on housing issues of greatest concern to them. To maximize participation, notices were published in Spanish, and translation services were available at both meetings.



*Santa Ana held multiple venues for residents, stakeholders, and businesses to participate in the Housing Element.*

- Health and Fitness Fair.** Promoting health and wellness is a priority of the City. The City's Parks and Recreation and Community Services Agency hosted a health and fitness fair on Saturday, June 1. The Planning Department sponsored a booth at this event to solicit feedback for the Housing Element through a survey and interactive games.
- Survey.** A bilingual English and Spanish survey was available during the months of June and July to collect additional community feedback. The survey was available on the City's website and advertised through the neighborhood community link meetings.



## INTRODUCTION

- **Stakeholder Workshops.** The City held a special workshop (June 20, 2013) with community-based organizations (nonprofit legal advocates, service organizations, interested parties, developers, stakeholders, etc.). This workshop focused on the topic of healthy communities and the integration of policies and programs into the City’s Housing Element to support “healthy housing.” The purpose of this workshop was to discuss integrating health and wellness into the Housing Element and to solicit input from the diverse and specialized perspectives of each of the participants.
- **Housing Commission Workshop.** The City held a study session (October 1, 2013) with the Community Redevelopment and Housing Commission to provide an overview of the Housing Element update. The study session took place during their regularly scheduled monthly meeting time and was open to the public.
- **Planning Commission and City Council Study Sessions.** The City conducted study sessions with the Planning Commission (September 23, 2013) and the City Council (October 7, 2013). These sessions provided an overview of the Housing Element and key community needs, and then solicited input on issues of concern from each respective commission. All commission meetings were duly noticed to the public.

Appendix E contains a summary of the results of the outreach.

## SUMMARY OF PARTICIPATION

Participants at the community workshops, study sessions, stakeholder meetings, and other gatherings provided a wealth of information regarding the City’s future direction and the most pressing needs, program ideas, and priorities for action. Key themes included:

- **Santa Ana’s Future.** The City Council’s vision for Santa Ana is to strengthen the City’s historic role as Downtown Orange County, benefitting from its location, employment centers, rich heritage, and diversity. Participants voiced a desire for the City to continue its commitment to job creation and to provide desirable places for people to live and work. Santa Ana is recognized as a unique and diverse City in Orange County, and its future will depend on leveraging its wealth of resources. The City’s housing vision supports the notion of uniqueness, inclusiveness, and sustainability through housing policy and programs.
- **Housing Santa Ana’s Residents.** Housing plays an important role in achieving the City’s vision. Participants at workshops clearly emphasized the need for encouraging the widest possible choices of housing—single-family, apartments, townhomes, senior housing, housing for people with disabilities, and housing for homeless people affordable at all levels. Improved housing conditions and neighborhood safety were also important topics to the City’s residents. In response to increased interest in the relationship between health and housing, a focused stakeholder meeting explored health and wellness.



The Housing Element supports offering the broadest range of choices and includes programs to facilitate affordability for people of all income levels.



*Participants at meetings discussed the City’s housing needs and initiatives to include in the Housing Element.*

- **Preserving Neighborhoods.** Participants provided compelling testimony of the need to improve and maintain their neighborhoods—their housing, streets, parks and open space, and other important features that contribute to the livability of their neighborhoods. Additionally, residents were concerned about preserving their historic neighborhoods.

The Housing Plan sets forth various programs to improve housing and neighborhoods, and affirms the role of neighborhood associations in participating in civic affairs and improving their neighborhoods in partnership with the City.

- **Balancing City Goals.** An update to the City’s Circulation Element and expansion of OCTA Bus Rapid Transit lines gave residents a chance to explore the intersection between housing and circulation at two joint workshops. Participants understood that housing goals must be balanced with other City goals and objectives.

These include the need to support the economy and our workforce, provide for adequate parks and recreational opportunities, promote sustainability, facilitate greater mobility and improve air quality, and protect public health and safety. Although programs to address these concerns are detailed in other General Plan chapters, the Housing Element contains policies and programs to support these efforts.

The above themes are incorporated into the City’s housing goals, policies, and programs of this document. Appendix E provides a detailed description of each venue, and the notes for each meeting can be found by referring to the City’s website.



## RELATIONSHIP TO OTHER PLANNING EFFORTS

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*Santa Ana's historic clock stands as a beacon to its downtown.*

### CITY VISION

As expressed by the City Council, Santa Ana is to be the dynamic urban center of Orange County, acclaimed for its investment in children, neighborhood pride, enriching cultural experiences, appreciation of diversity, thriving economic climate, quality governmental services, and leadership among California cities. This vision underpins the General Plan, the blueprint for community development, and the Housing Element, and guides decisions regarding how resources should be allocated to different priorities.

### GENERAL PLAN

State law requires that a General Plan be internally consistent, so that no conflicts exist among its chapters. Goals, policies, and implementation measures in the General Plan Elements must support and be consistent with one another. The Housing Element builds on the other 11 elements in the General Plan and is consistent with goals and policies set forth therein. The City will continue to maintain consistency between General Plan elements by ensuring that proposed changes in one element are reflected in other elements through amendment of the General Plan.

### SPECIFIC DEVELOPMENT PLANS

Santa Ana has adopted a series of implementation tools—specific plans, overlay zones, and other plans—to guide future development in focused areas. These include the Metro East Mixed Use Overlay Zone, Transit Zoning Code, Specific Development Districts, and other similar efforts. The Housing Element is designed to serve as an overarching policy document that bridges specific implementation plans with the goals and policies in the General Plan. Whereas the Housing Element provides a guiding framework for housing Citywide, specific implementation tools provide guidance for specific areas of the City.

### HOUSING IMPLEMENTATION PLANS

The City implements other plans that relate to the Housing Element. The Consolidated Plan guides the expenditure of federal funds for housing and community development activities, particularly low and moderate income households and persons with special needs. The Redevelopment Implementation Plan governs the expenditure of tax increment funds for the rehabilitation, construction, and improvement of housing. The Santa Ana Housing Authority has two plans (Annual Plan and Five-Year Plan) that guide the expenditure of federal monies for the Housing Choice Voucher Program.

### ROLES OF THE HOUSING AUTHORITY

The Housing Authority of the City of Santa Ana oversees funding the City receives for the Housing Choice Voucher program from the Department of



Housing and Urban Development. The Housing Authority (SAHA) is a governmental body created and authorized by state law to develop and operate housing and housing programs for low-income families. The mission of the SAHA is to, “provide safe, decent and sanitary housing conditions for very low-income families and to manage resources efficiently. SAHA supports personal, economic and social upward mobility to provide families the opportunity to make the transition from subsidized to non-subsidized housing. SAHA also assists the City of Santa Ana in its goal to maintain its housing stock.”



INTRODUCTION

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# Planning Context

This section provides an overview of the key housing needs in Santa Ana based on demographic, socioeconomic, housing, and special need characteristics. These trends and community characteristics are a foundation for developing responsive housing goals, policies, and programs.

## DEMOGRAPHIC CHARACTERISTICS

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As the county seat for more than a century, the City of Santa Ana has long been recognized as the historic urban center of Orange County. Like many Southern California cities, Santa Ana experienced a post–World War II housing boom. During the 1940s, military facilities adjacent to the City provided an economic stimulus, thousands of jobs, and a need for additional housing. Many of Santa Ana’s residential neighborhoods were built to accommodate population growth anticipated from these factors over the next few decades.

During the 1960s through the late 1970s, as master planned communities began to emerge in southern Orange County, residential neighborhoods continued to fill in the remaining undeveloped land in Santa Ana. Significant apartment construction began to emerge during this period and continued through much of the 1980s. This new housing accommodated a wave of population growth, initially from families migrating from the greater Los Angeles area, and later in the 1980s from immigration from other countries.

In recent decades, Santa Ana has experienced slower growth in housing, due in part to the lack of vacant land and built-out fabric. From 1990 through 2007, net housing production totaled almost 500 units (U.S. Census and California Department of Finance). However, the City’s population increased by about 60,000, due in part to increased immigration from other countries, migration of families from other cities, and demographic trends reflective of the Southern California region. Looking forward, Santa Ana is planning to meet its future housing needs by directing growth to focused areas of the community.

Within a context of a complex and growing urban center, these changes are one of several considerations that shape housing needs in Santa Ana.

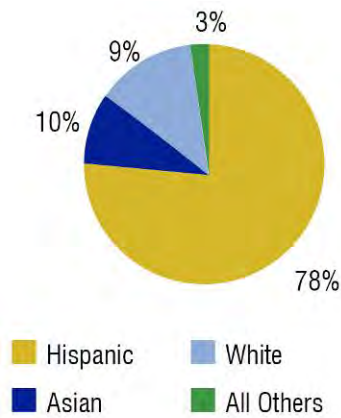


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## POPULATION CHARACTERISTICS

### Race and Ethnicity

The City of Santa Ana is a culturally diverse community. Demographic changes over the past decades in Santa Ana are reflective of regional and national trends (e.g., aging of the population and immigration). As of the 2010 Census, Hispanics comprise 78 percent of residents, Whites comprise 9 percent, Asians 10 percent, and all others 2 percent (Chart 1).



**Chart 1: Race and Ethnicity**

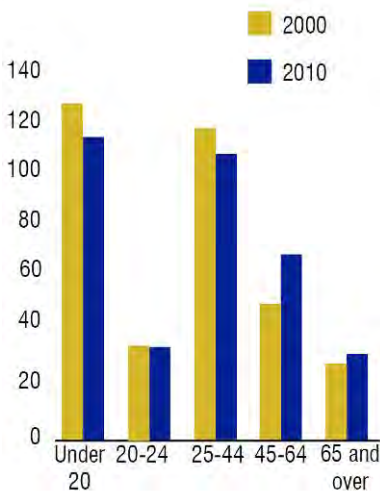
Source: U.S. Census Bureau, 2010.

A key aspect of Santa Ana is its foreign-born population, comprising 48 percent of residents. These households often include extended or multigenerational families and tend to have more modest incomes than native-born residents. Second and third generations of immigrant families tend to be more affluent than first generations, have smaller family sizes, and prefer housing opportunities similar to nonimmigrant populations (see research from the Population Dynamics Group at the University of Southern California, Center for Demographic Research at California State University of Fullerton, and the Federal Department of Housing and Urban Development).

### Age Characteristics

Between 2000 and 2010 the City experienced a significant decrease in family-forming adults ages 25–44 and their children (Chart 2). Santa Ana also experienced a decrease of approximately 22,000 children (13 percent decrease). Generally, younger households prefer smaller and more affordable housing as they accumulate wealth. Moreover, the predominance of family-forming adults will likely continue to place a strong demand on entry-level housing and larger units to accommodate children. This group is the primary source of entry-level demand for homeownership opportunities.

Middle-aged adults, the primary market for move-up housing, experienced a significant increase. This group could place an increased demand on the market for move-up opportunities. Housing developments such as Skyline, City Place, and Promenade target this demographic segment. Meanwhile, with the gradual aging of the baby boom population, Santa Ana can expect to see a modest increase in a demand for senior housing as baby boomers approach retirement. However, Santa Ana has a lower percentage of middle-aged adults compared to other communities in Orange County, so the impact may be less than expected in other cities.



**Chart 2: Changes in Age Distribution**

Population in Thousands

*Santa Ana's middle age adults and seniors are aging in place.*

Source: U.S. Census Bureau, 2010.





## HOUSEHOLD CHARACTERISTICS

### Household Type

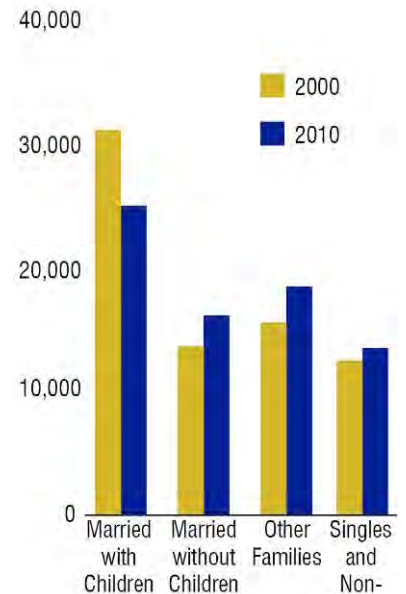
Household type is an important factor in determining housing need. According to the 2010 Census, the City has 73,174 households, an increase of only 174 units since 2000. However, the composition significantly changed. During the early 2000s Santa Ana household composition shifted: single people and nonfamilies increased 25 percent, married couples without children increased 22 percent, married couples with children decreased 22 percent, and other families increased by 22 percent, as shown in Chart 3.

As of the 2010 Census, Santa Ana’s households are predominantly families, comprising 81 percent of households, which is 15 percent higher than the national average. At least half of these households are families with children. Nonfamily households, which are typically single or unrelated persons sharing housing, comprise 6 percent.

### Household Size

The City’s household characteristics and trends have resulted in an average household of 4.4 persons. According to the 2013 Orange County Community Indicators Report, Santa Ana has the largest household size in Orange County (Chart A-6) and the 10<sup>th</sup> highest in the nation. During the early 2000s, the number of single persons and small families with two to four family members increased in number, while the number of large families with five, six, and seven members all decreased. Part of this is due to the economic downturn, which helped to balance rental prices reducing the number of shared residences with multiple families. Although family sizes are becoming smaller, the 2010 Census shows Hispanics have the largest average family size, with an average of 5.2 persons per household.

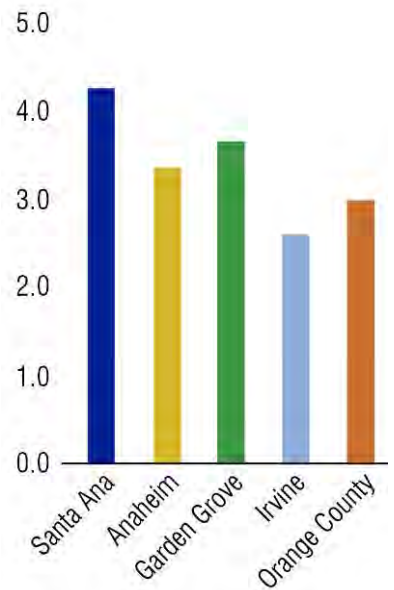
Changes in household type and size together significantly affect the need for different types of housing. Preserving and rehabilitating the overall supply of housing may provide opportunities and help alleviate some of the overcrowding pressures in the City. However, larger housing units that can accommodate families are also needed. At the same time, providing more housing opportunities for the aging baby boomers will allow seniors a greater opportunity to stay in the community.



**Chart 3: Household Composition**

*Households in Thousands*

Source: U.S. Census Bureau, 2010.



**Chart 4: Average Household Size**

Source: U.S. Census Bureau, 2010.



## ECONOMIC CHARACTERISTICS



**Chart 5: Employment Sectors for Santa Ana Residents**

Percent of Total Jobs

*Admin/Waste Management = Administrative Support, Waste Management and Remediation.*

Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics 2010.

A variety of economic characteristics influence the need for housing and the ability to afford housing. These include the jobs available in the community, resident occupations, and incomes earned by different types of households.

### SANTA ANA JOB MARKET

The City of Santa Ana has a diverse base of industries, according to the U.S. Census Bureau, Longitudinal Employer-Household Dynamics. For discussion, the City’s economic base can be organized into six major groups of industries. The professional, finance, real estate, and information sectors provide a total of 27,205 jobs (or 18 percent of all jobs) in Santa Ana. As the county seat and home to one of the largest school districts, the government, public administration sector, and educational sector provide 37,194 jobs or 25 percent of all jobs in Santa Ana. The manufacturing, transportation, warehousing, and construction sector account for 27,990 jobs (or 19 percent). Administrative support positions and other services account for an additional 12,900 jobs or 9 percent of all jobs. Wholesale and retail industries provide 18,841 jobs or 13 percent. Health care and social service assistance make up 6 percent of jobs.

### Resident Occupations

Santa Ana residents are employed in a broad range of occupations. As shown in Table 1, 16 percent of Santa Ana residents work in management and professional jobs, 27 percent in services, 23 percent in sales, 13 percent in construction/extraction and maintenance occupations, and 21 percent in production/transportation/material-moving jobs. While management and professional occupations pay salaries that average around \$93,970 and above, the majority of residents work in more moderate-paying occupations that average less than \$53,000 annually. This has a direct influence on the ability to afford housing. Table 1 details the average wages for jobs held by residents.

**Table 1  
Average Wage Levels by Occupation**

Occupation	Percent of Job Base		Average Salary
	Residents	Percent	
Management, business, science and arts	23,180	16%	\$ 93,970
Services	23,188	27%	\$ 22,880
Sales and Office	34,028	23%	\$ 41,440
Construction/extraction, and maintenance	18,755	13%	\$ 53,490
Production, transportation, and material moving	30,945	21%	\$ 32,200

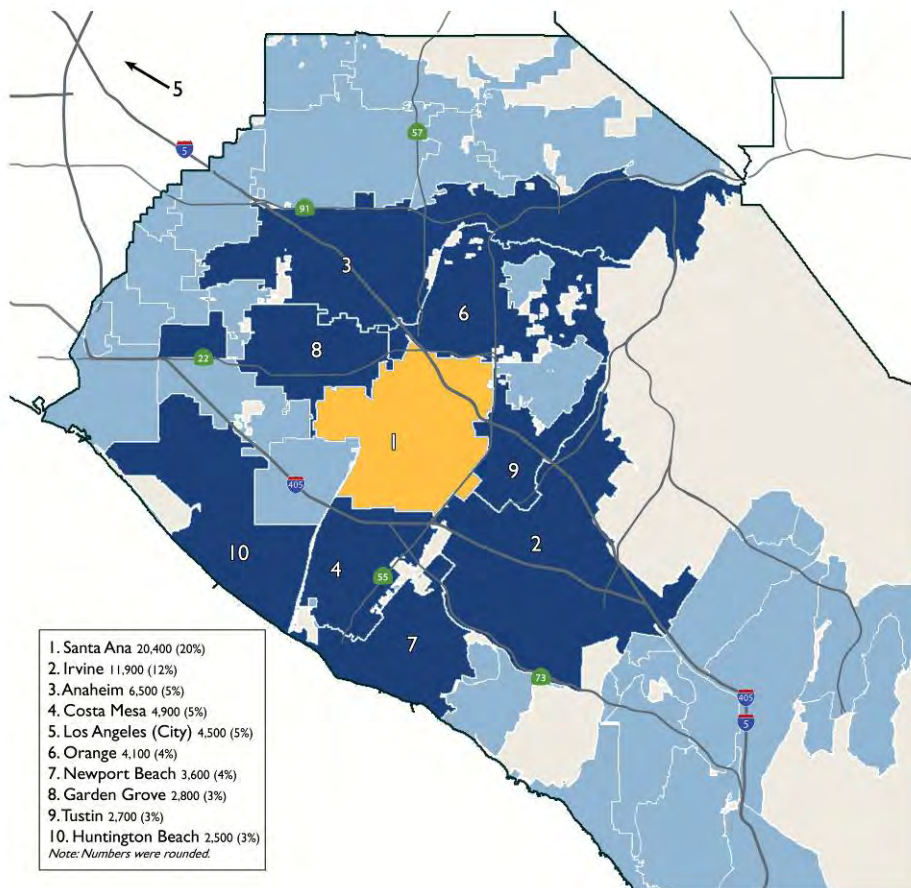
Source: ACS 5-year 2007-2011; National Compensation Survey, 2012 for the Santa Ana-Anaheim-Irvine Metropolitan Division.



## Commute Patterns

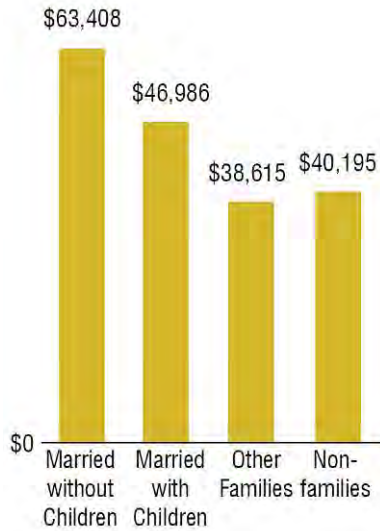
An important consideration in addressing housing needs is the commute patterns of residents and workforce and the extent to which a balance in jobs and housing is desired. In a large metropolitan area where employment centers cross municipal boundaries, a jobs/housing balance is more often achieved at a regional level, as opposed to a City level. However, to the extent that minimizing commutes and improving air quality are important objectives, striving to achieve an acceptable jobs/housing balance is worthwhile.

Illustrated in the map below, the majority of Santa Ana residents—approximately 72 percent—are employed within Orange County. While the majority of employed Santa Ana residents work outside of the City, approximately 20 percent work within the City. The top six places where Santa Ana residents work are in Santa Ana, Irvine, Anaheim, Costa Mesa, the City of Los Angeles, and Orange, according to the 2010 US Census.



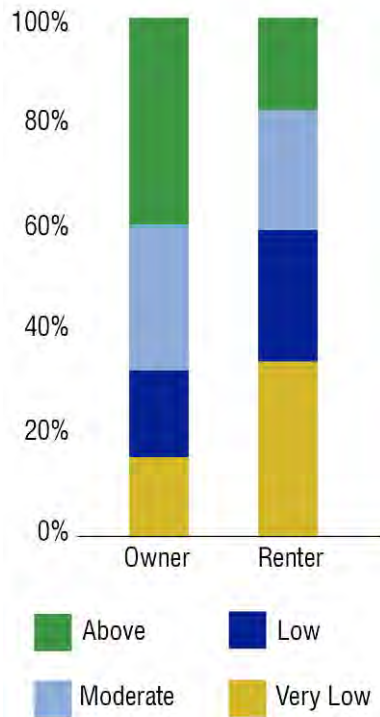
Source: *Longitudinal Employer-Household Dynamics based on the 2010 Census*





**Chart 6: Median Family Income by Family Type**

Source: U.S. Census Bureau, 2007–2011 American Community Survey.



**Chart 7: Household Income by Tenure**

Source: U.S. Census Bureau, 2007–2011 American Community Survey.

## HOUSEHOLD AND FAMILY INCOME

### Income by Family Type

The median family income varies among different types of households, as shown in Chart 6. Married couples without children, which comprise 22 percent of all households, earn the highest median income at approximately \$63,408. Married couples with children under 18 years of age comprise 34 percent of all households and earn the second highest median income of \$46,986. Other families and nonfamilies, collectively comprising 43 percent of all households, earn in the low \$40,000s.

### Income Distribution

The State of California uses five income categories based on Area Median Income to determine housing affordability and need: extremely low, very low, low, moderate, and above moderate income households. State income guidelines often combine extremely low and very low income into one category, referred to as “very low income,” and group all lower income categories together. These terms are used throughout this Housing Element.

As shown in Table 2, about 54 percent of households earn lower incomes, 21 percent moderate incomes, and 25 percent above moderate incomes. Shown in Chart 7, the income distribution varies by tenure: renters typically have the highest percentage of very low income households, and homeowners have the

**Table 2  
Santa Ana Households by Income Category**

Income Category	Percent of Area Median Income (AMI)	Median Income in 2010(4 person household)	Households	
			Number	Percent
Extremely low	0 to 30% MFI	\$27,850	11,370	15%
Very low	31% to 50% MFI	\$46,450	12,486	17%
Low	51% to 80% MFI	\$74,300	16,919	22%
Moderate	81% to 120% MFI	\$104,650	15,657	21%
Above moderate	121% + MFI	Above \$104,650	18,827	25%
<b>TOTAL</b>			<b>75,259</b>	<b>100%</b>

Source: SCAG Existing Housing Needs Data Report using 2005-2009 ACS; Department of Housing and Community Development, 2013.

Note: 2010 Area Median Income for Orange County was \$87,200.



## NEIGHBORHOOD AND HOUSING PROFILE

Neighborhood and housing characteristics define the nature of housing needs in Santa Ana. This section analyzes general neighborhood characteristics, housing type and tenure, housing supply characteristics, housing prices and affordability, and housing problems.

### NEIGHBORHOOD CHARACTERISTICS

Santa Ana has a rich mosaic of neighborhoods, each distinguished by its history, architecture, housing types, and amenities. More than 60 neighborhood associations have been formed to address neighborhood issues. As is common with many communities in Orange County, approximately 70 percent of all residential areas within the City are single-family residential neighborhoods. Many of these neighborhoods are established and well maintained, and several neighborhoods contain state and local historic resources.



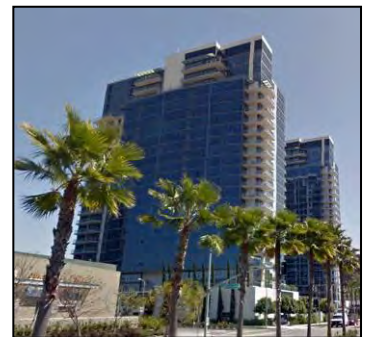
*Vintage home in Santa Ana*



Santa Ana has many neighborhoods made up of multiple-family residences: a mixture of single-family, townhomes, apartments, and a combination of industrial and residential uses. The diversity of these neighborhoods is great, and each neighborhood varies widely in condition. The diverse urban and suburban fabric of many of these neighborhoods has been woven over time and reflects the complexity of land use policies implemented over the long history of Santa Ana. The City has undertaken

extensive efforts to stabilize residential neighborhoods through appropriate land use direction and housing programs.

To protect and stabilize residential neighborhoods, support the City’s economic base, and provide housing for the local workforce, Santa Ana is developing new residential neighborhoods in District Centers close to employment centers. These District Centers include the Metro East Mixed Use Overlay Zone, MacArthur Place, Downtown Santa Ana, City Place, and similar locations. Reflective of modern employment centers, Santa Ana’s District Centers are defined by eclectic skylines of high-rise residential projects, multiple-family townhomes and apartments, and mixed-use residential/commercial projects. These residential neighborhoods are intensely urbanized, transit oriented, and explicitly designed to support a full array of housing needs in Santa Ana.



*High-rise and mixed-uses define Santa Ana’s District Centers.*



## HOUSING TYPE AND TENURE

### Housing Type

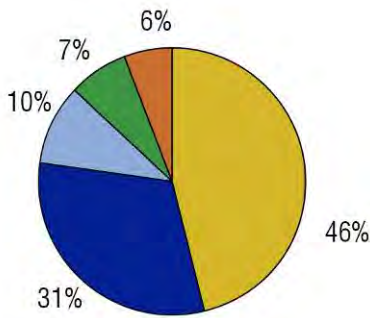
Santa Ana has 76,898 housing units as of the 2010 Census . Shown in Chart 8, these homes predominantly consist of single-family homes, which include 46 percent for single-family detached homes and 7 percent for townhomes. Multiple-family housing comprises 41 percent of all housing, of which 10 percent are duplexes, triplexes, and fourplexes. Mobile home units make up the remaining 6 percent of all housing in the City. In addition, the City has group quarters. These products are provided in a variety of residential neighborhoods.

As Santa Ana’s population has diversified and housing needs have become more differentiated, the City has experienced significant levels of construction in innovative housing types other than standard single-family homes and apartments. High-rise and mixed-use condominiums are under construction near major employment centers. Mixed-use and live/work units are sensitively integrated into the fabric of industrial/residential neighborhoods and near employment centers. Artist lofts have added vibrancy to these special districts. The City also has a number of special needs housing projects, including care facilities, senior housing, emergency and transitional housing, and others.

### Housing Tenure

The American dream is often intertwined with homeownership, which can provide financial independence, economic stability, and personal safety. Home investment and pride in homeownership are perceived to contribute to neighborhood quality and stability. Changes in federal housing and banking policies in recent years have opened up homeownership to a much larger portion of society—particularly the working and middle class. According to the 2010 Census, 47 percent (34,756 households) own a home and 53 percent (38,418 households) rent. However, the economic downturn and foreclosures threaten to decrease homeownership rates.

Offering a broad range of rental and affordable homeownership opportunities for Santa Ana residents is a continuing priority. Although many residents first enter the housing market as renters, many will desire to establish greater permanency in the community. The demand for homeownership opportunities is strong among first and second generation residents, and younger adults. A variety of homeownership and rental housing allow residents and their children to live in Santa Ana throughout their lives—as their families grow, as children leave home, and as individuals approach retirement.



- Single Family Detached
- Multiple Family (5+ units)
- Duplex/Triplex/Quad
- Townhomes
- Mobile Homes

**Chart 8: Housing Stock Composition**

Source: U.S. Census Bureau, 2007–2011 American Community Survey.



## HOUSING SUPPLY

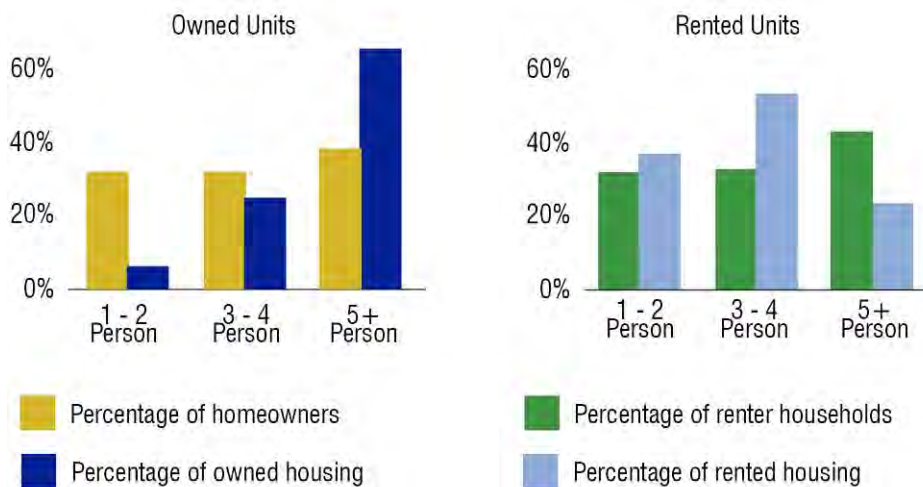
### Housing Vacancy

An adequate supply of housing is essential to maintaining adequate choices for residents, moderating housing prices, and encouraging the normal maintenance of properties. This is a delicate balance that must be maintained. Low vacancy rates result in price and rent escalation, while excess vacancy rates result in price depreciation, rent declines, and deferred maintenance. Although market forces are beyond the control of any one city, maintaining an optimal balance of housing supply and demand is a desirable goal.

Although different measures exist for defining the optimal balance of housing supply and demand, the building industry assumes that vacancy rates of 1.5 to 2.0 percent for ownership units and 5 to 6 percent for rental housing are optimal and offer a variety of choices for residents. Based on the 2010 Census data, the Citywide housing vacancy rate is 4.8 percent. The significant increase in foreclosures and the uncertain credit market have resulted in an increase in vacancy rates that have dampened the market.

### Housing Size

Chart 9 compares the percentage of renter and owner households with the percentage of appropriately sized units for renters and owners by family size. The size of units available for homeowners matches the size of households. The same is general true for renter households, with the exception of large-family households. For example, there is an abundance of studio and one-bedroom rental units, but only 30 percent of the renter households have one or two members. Moreover, 38 percent of all families who rent have five or more members, but only 22 percent of rented apartments and single-family homes available have three or more bedrooms. This translates into a shortage of 5,940 large family rental units.



**Chart 9: Access to Housing Stock by Tenure**

*Although there is a balance of ownership units, the city has an excess supply of smaller rental units and a shortage of large rental units with three or more bedrooms.*

Source: U.S. Census Bureau, 2007–2011 American Community Survey.



## HOUSING PRICES AND AFFORDABILITY

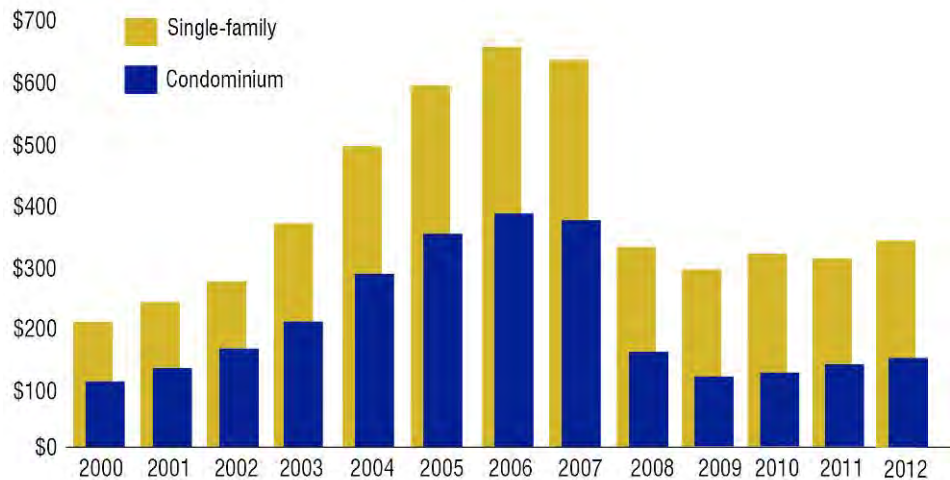
### Housing Prices and Rents

This decade has seen unparalleled increases in housing prices and rents. Fueled by historically low interest rates, overly flexible lending, and pent-up demand for housing, the prices of single-family homes soared. Between 2000 and 2007, the median sales prices increased by 300 percent; since then housing prices have fallen by about 50 percent. The recent market decline has caused prices of single-family homes to drop to \$350,000 and condominium prices to drop to \$150,000 (2012 price levels). During the next 3 years, demand is expected to be stronger.

**Chart 10: Housing Price Trends in Santa Ana**

*Prices in Thousands of Dollars*

Source: DataQuick, 2013.



Meanwhile, the market for rental apartments has remained more stable. Over the past decade, apartment rents in Santa Ana have generally risen in line with inflation, increasing by approximately 40 percent during 2000 to 2007 compared with inflationary increases of 35 percent. Since 2007 home sales prices have dropped, however, rental prices have outpaced inflation, making renting less affordable over the past decade. Although the housing market and economic downturn have created more lending barriers for new apartment construction, demand for apartments is still strong.





### Housing Affordability

With current housing prices and rents, housing affordability is a critical issue for many households. The lack of affordable housing can create undesirable situations, including overpayment and overcrowding. The following discussion assesses the ability of a four-person household to afford housing in Santa Ana. Affordability is defined as paying no more than 30 percent of gross income. This topic as it relates to overpayment is discussed in detail later in this chapter.



Because of the market downturn, the median price for an existing single-family home has been in decline since 2008. Between 2010 and 2012, however, median home prices steadily increased to \$350,000 (DataQuick), and the amount of household income needed to afford a home is \$100,450, which is affordable to a four-person above moderate income household. Condominiums offer a more affordable housing choice. With recent price reductions, the average price of an existing condominium at \$150,000 is affordable to low and moderate income households. New homes sell at prices substantially higher than existing homes.

Although the housing market downturn has resulted in lower housing prices, the majority of lower income households can only afford apartments due to income and/or down payment requirements. Similar to homeownership, rental housing affordability is typically assumed as rent payments of no more than 30 percent of gross income. Assuming a four-person household, the maximum affordable monthly rent would be \$1,066 for very low-income households, \$1,706 for low income households, and \$2,986 for moderate income households.

According to RealFacts, the median rent for an apartment ranges from \$1,115 for a studio, \$1,242 for a one-bedroom unit, \$1,661 for a two-bedroom unit, and \$1,696 for a three-bedroom unit. In comparison to these figures, extremely low and very low households could not afford the median apartment without significant overpayment. In contrast, moderate income households could afford the majority of existing apartments, except for three-bedroom units. Chart 11 illustrated the amount of income needed to afford housing in Santa Ana.



**Chart 11: Income Needed to Afford Housing in Santa Ana**

Source: DataQuick, 2013; RealFacts, 2013; and Trulia, 2013.

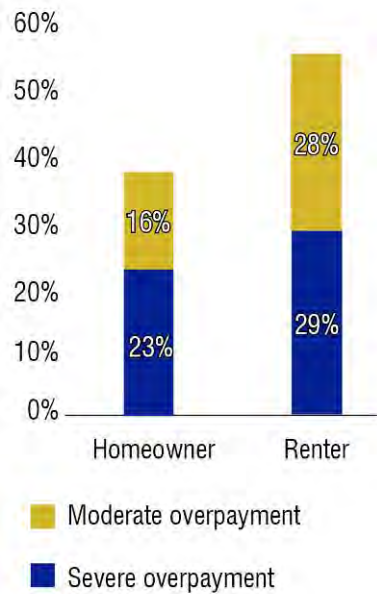


## HOUSING PROBLEMS

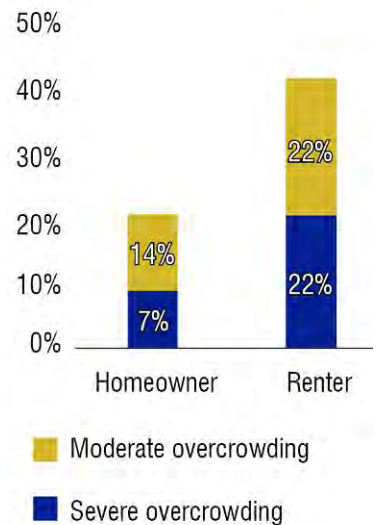
Housing problems relate to the extent of overpayment (paying too much for housing) and/or overcrowding (or doubling up) of households in one home. The conditions are related because overpayment often leads to overcrowding. These conditions also lead to a number of hardships for the households and their families, including insufficient income to afford other necessities, undue burden on families, and accelerated use and wear on housing.

The 2011 ACS reports that many Santa Ana households experience overpayment, overcrowding, or both conditions (43 percent overpay and 33 percent are overcrowded). The prevalence of housing problems is greater among renters (58.3 percent) than among homeowners (46.2 percent). Chart 12 summarizes each housing problem by tenure for residents of Santa Ana.

### Overpayment



### Overcrowding



### Overpayment

Overpayment refers to a renter household that pays more than 30 percent and owner household that pay more than 35 of gross income for housing costs. Moderate overpayment refers to payments between 30 to 50 percent of gross income; severe overpayment refers to payments exceeding 50 percent. The 2011 American Community Survey reports 31,676 households (43 percent) overpaying for housing. Of this total, 57 percent of renters (21,496 households) overpay and 39 percent of owners (14,897 households) overpay for housing. Housing overpayment is most severe among extremely low and low-income households as well as special needs groups, such as seniors.

### Overcrowding

According to California housing element guidelines, housing overcrowding refers to a household that has more members than habitable rooms in a home. Moderate overcrowding refers to a situation where a home is occupied by 1.1 to 1.5 persons per room, and severe overcrowding refers to more than 1.5 persons per room. According to the 2011 ACS, 33 percent of households in Santa Ana live in overcrowded situations. Approximately 21 percent of homeowners (8,020) live in overcrowded conditions, with many severely overcrowded. In contrast, 43 percent of renters (16,313) live in overcrowded housing. Overcrowding is most severe among lower income, large renter families.

**Chart 12: Housing Problems by Tenure**

Source: U.S. Census Bureau, 2007–2011 American Community Survey.



## SPECIAL NEEDS

Certain segments of the population are considered to have special housing needs because their circumstances may result in difficulties in finding adequate and affordable housing. Circumstances may include income, household characteristics, disability, or medical conditions. Table 3 summarizes the number of special needs groups in the City. The following discussion illustrates the needs of special needs group and the City’s response. Refer to the Appendices for additional information.

**Table 3  
Special Housing Needs**

<i>Special Needs Group</i>	<i>Households/Persons</i>	
	<i>Number</i>	<i>Percent</i>
Large households	28,034	44%
Female-headed households	11,799	23%
Disabled persons	22,301	22%
Senior households	21,911	13%
Farmworkers	1,997	<1%
People who are homeless	850	<1%

Sources: 2012 SCAG Existing Housing Needs Data Report, 2011 American Community Survey, and 2013 Orange County Homeless Count and Survey Report.

## SENIOR HOUSEHOLDS

Senior citizens are considered a special needs group because limited income, health costs, disabilities, and the need for access to transportation can make it more difficult for them to find and retain adequate and affordable housing. According to the 2010 Census, 21,911 Santa Ana residents (7 percent) are seniors. Of the 10,303 senior households in 2011, 7,212 (70 percent) own housing and 3,090 (30 percent) rent housing. According to the 2011 ACS, 33 percent of the senior population in Santa Ana lives alone. The 2010 Census reports that seniors have the following needs: 35 percent have a disability, 57 percent earn lower income, and 59 percent overpay for housing. With the aging of baby boomers, the increasing number of seniors is expected to create a demand for affordable, barrier-free housing and supportive services.



The City of Santa Ana encourages the provision of a range of housing types and support services. As described in Appendix A (page A-22), the City has approximately 944 age-restricted units; 1,114 senior-only mobile homes, based on telephone survey; and 520 beds in residential care and continuing care facilities, according to the State of California licensed care database. Senior services are provided at two senior community centers. The Orange County Office of Aging coordinates services available to seniors in the community. Programs in the Housing Framework address the provision of housing and services to address this segment of Santa Ana’s population.



## LARGE HOUSEHOLDS



Santa Ana is a family-oriented community in which the average household size is 4.4 persons—significantly higher than the county average of 3.5. The 2011 ACS reports 13,660 large owner and 14,375 large renter households in Santa Ana, representing 38 percent of all households. Generally, large households seek larger renter or ownership units with three or more bedrooms and typically experience extremely high cost burdens and overcrowding. Although there appears to be sufficient ownership opportunities, as discussed later, there is a significant shortage of rental units that are affordable and large enough to accommodate large families. As a result of this shortfall, many large families live in overcrowded units.

## FEMALE-HEADED HOUSEHOLDS



According to the 2010 Census, 26 percent (19,737) of all Santa Ana households are single-parent households with children. Of those households, 63 percent (12,555) are female headed. The Census reports that the average single-parent household spends 12–25 percent of annual income for childcare, leaving less income available to pay for housing. Housing opportunities can be improved through policies that call for the provision of affordable childcare and for the location of family housing sites close to transportation, recreational facilities, and supportive services.

The Housing Element sets forth programs to assist large families and female-headed families. Programs will continue to be implemented that preserve affordable multiple-family housing and mobile homes through acquisition, rehabilitation, and deed restrictions. The Housing Authority will also continue to issue housing vouchers to lower income residents. Several new programs are proposed to create incentives to build or rehabilitate family housing (including multiple-bedroom units) as well as address family child care needs. Numerous programs also address the redesignation of land use along corridors and other areas in the community to facilitate new family housing.

## DISABLED PERSONS

Santa Ana has many residents with physical, sensory, developmental, or other disabilities who require special living arrangements and services designed to meet their needs. For example, persons with physical and/or sensory disabilities often require barrier-free housing, which allows freedom of movement to and within the unit itself. Disabilities can also include visual, hearing, mobility, and other conditions. The 2010 Census reports that people with a physical or other Census-reported disability account for 6 percent or 20,248 people in the community. This number is anticipated to increase in Santa Ana and nationwide with the aging of the population.

The ACS collects data on people with a disability in six categories. They include difficulty with hearing, vision, a cognitive impairment, ambulatory ability, self-care, and independent living. The ACS estimates that there are 2,159 children,



10,488 adults, and 10,488 seniors with disabilities. Approximately 5 percent of adults (age 18–64) in the City are affected by a disability. The greatest challenges for disabled adults are cognitive impairment and independent living.

To accommodate people with disabilities, the City of Santa Ana has almost 2,000 beds in state-licensed care facilities. Housing vouchers are also allocated to disabled people. The Dayle McIntosh Center and Goodwill Industries provide a range of programs to improve the income and quality of life of disabled persons, such as job training, independent living skills training, and barrier-free housing referrals.

The State Department of Developmental Services provides community-based services to developmentally disabled persons through contracted regional centers. The Regional Center Orange County (RCOC) is charged by the State of California with the care of people with developmental disabilities, defined as those with severe, life-long disabilities attributable to mental and/or physical impairments. RCOC has served 2,565 people in Santa Ana with a developmental disability. Table 4 provides a breakdown by age and zip code of those helped through RCOC programs.

**Table 4**  
**Developmentally Disabled Residents by Age in Santa Ana**

<i>Zip Code</i>	<i>0–14 Years</i>	<i>15–22 Years</i>	<i>23–54 Years</i>	<i>55–64 Years</i>	<i>65+ Years</i>	<i>Total</i>
92701	197	59	75	5	0	336
92703	237	78	134	20	9	478
92704	252	93	158	19	5	527
92705	120	45	58	11	7	241
92706	123	47	93	15	5	283
92707	197	68	117	16	12	410
92708	119	60	97	11	3	290
<b>Total</b>	<b>1245</b>	<b>450</b>	<b>732</b>	<b>97</b>	<b>41</b>	<b>2,565</b>

Source: Regional Center Orange County, 2013.

## PEOPLE WHO ARE HOMELESS

The County of Orange conducts an annual homeless needs assessment and biennial point in time count. The 2011 Point in Time Survey estimated 6,939 people were homeless in Orange County. This count does not include persons at risk of becoming homeless, such as people living in transient motels, or those living in homes at risk of foreclosure, or other precarious arrangements. In 2013, the Point in Time (PIT) Survey estimated 4,251 people were homeless in Orange County.

Based on the PIT Survey, roughly 20 percent of the people counted reported Santa Ana as their last place of residence before becoming homeless. Therefore, the City estimates that approximately 850 people were homeless in Santa Ana as of 2013.



Numerous factors contribute to homelessness—difficulties in obtaining employment, mental illness, family problems, and substance abuse, to name a few. Individuals also have needs for medical care, job training, childcare assistance, mental health care, substance abuse treatment, English language education, and other services.

Based on the 2013 estimate of approximately 850 homeless people and the current stock of 318 emergency shelter beds in Santa Ana, the City has an unsheltered homeless population of approximately 532 people. This does not include 250 seasonal emergency shelter beds provided by the Winter Armory program.

The estimated homeless bed need in the 17th and Tustin Avenue County Island within the City's sphere is estimated to be approximately four beds, based on a population estimate of 306 for that area. The additional homeless need associated with this County Island could be accommodated in Santa Ana's available industrial zones, per the City's adopted Senate Bill 2 ordinance.

## EXTREMELY LOW INCOME HOUSEHOLDS/FARM WORKERS

According to the 2012 SCAG Existing Housing Needs Data Report, an estimated 11,370 households in Santa Ana earn extremely low income, comprising 15 percent of all City households. Extremely low income households are defined as those earning no more than 30 percent of the area median income. Large-family households and seniors living on a fixed income make up a large percentage of this group. As discussed in Appendix A, 1,131 Santa Ana residents are employed in the agriculture industry, and the average pay is only \$18,390 per year.

State law allows jurisdictions to estimate the future housing need for extremely low-income households at one-half of the City's very low income housing allocation. The City's very low income housing allocation for the 2014–2021 planning period is 45 units; therefore, the City's projected need for extremely low-income households is approximately 23 units. The City has a carryover of 111 very low units from the 2006 through 2014 planning period. This adds about 55 units to the City's extremely low allocation, bringing the total number to 78 units.

To address this need, the Santa Ana Housing Authority issues an estimated 2,699 housing vouchers to predominantly extremely low-income households. This is less than one-quarter of the need. The Santa Ana Housing and Neighborhood Development program in partnership with the Housing Authority also work with nonprofit and for-profit organizations to acquire apartments, rehabilitate them, reconfigure units to create large-family housing, and deed restrict the units so that the rents are affordable to low or extremely low income. The Planning and Building Agency also assists organizations to develop and deed restrict single-family homes affordable to lower income households.



## HOUSING NEEDS

### HOUSING PRODUCTION NEEDS

The Southern California Association of Governments (SCAG) prepares housing construction needs goals for each city in Southern California as part of the Regional Housing Needs Assessment (RHNA). As set forth in the California Government Code, all local governments are required to set aside sufficient land, adopt programs, and provide funding, to the extent feasible, to facilitate and encourage housing production commensurate with that need.

Santa Ana’s RHNA for the 2014–2021 planning period is 204 units with a carryover from the previous planning period of 201 lower income units, for a combined RHNA of 405 units divided into four income groups. As summarized in Table 5 and described below, total housing construction need comprises three components:

- **Population and Job Growth.** The first component of the RHNA is the number of units needed to accommodate new households and employment growth. The household growth component is determined by calculating the expected population growth that will occur from 2014–2021. SCAG projects the job base within Santa Ana will decrease by approximately 11,000 jobs through 2020, stabilizing the demand for housing in the City.
- **Housing Factors.** The RHNA housing goals incorporate additional units to encourage a certain number of vacant units. This allows for sufficient choice for consumers, maintains rents and prices at adequate levels, and encourages the desired level of housing maintenance and repair. The RHNA also includes a factor to account for housing units that will be lost due to demolition, fire, or conversion to nonresidential uses.

**Fair Share Factor.** Santa Ana’s housing need includes four affordability levels. The RHNA is a complex calculation that accounts for the fact that Santa Ana has a disproportionately higher percentage of affordable units. Thus, the City is required to produce a smaller percentage of affordable units, as compared to jurisdictions with higher income households.

**Table 5  
Regional Housing Needs Allocation 2014–2021**

	<i>Very Low (0–50% of MFI)</i>	<i>Low (51–80% of MFI)</i>	<i>Moderate (81–120% of MFI)</i>	<i>Above Moderate (120% above MFI)</i>	<b>Total</b>
2014-2021 RHNA	45	32	37	90	<b>204</b>
Carryover 2006-2014 RHNA	111	90	0	0	<b>201</b>
<b>Combined RHNA</b>	<b>156</b>	<b>122</b>	<b>37</b>	<b>90</b>	<b>405</b>

Source: SCAG, 2012.

Note: Household goals based on 2010 Census County Median Family Income (\$83,735).



## HOUSING REHABILITATION NEEDS



*This residential project was previously a motel that was converted to affordable senior housing.*



*The City funded the rehabilitation and reconfiguration of the Ross Durant Apartments, adding long-term affordability covenants.*

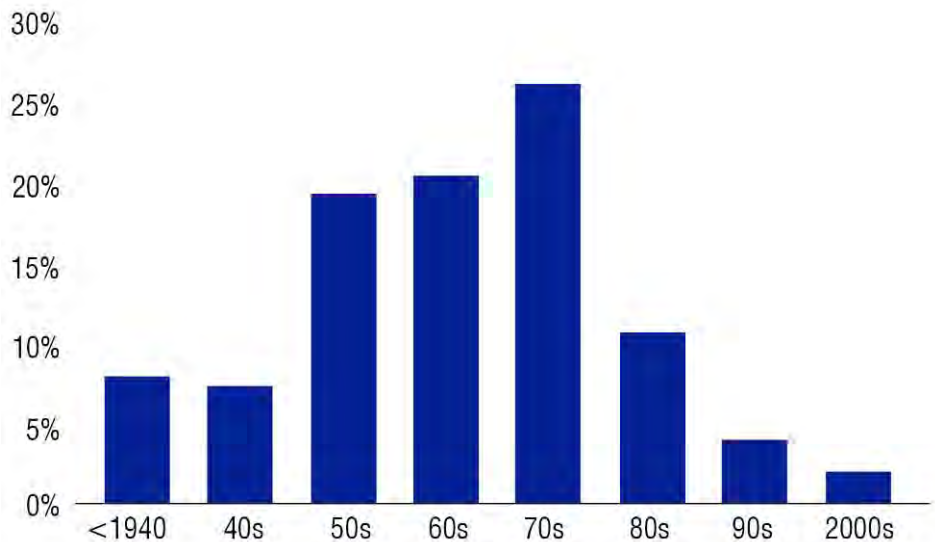
Well-maintained housing is a critical part of safe and healthy neighborhoods. Housing conditions also influence property values and the City’s image. Generally, homes built in the last 30 years are in good shape with little repair required. Homes begin to show age after 30 years and can require more significant maintenance and even extensive rehabilitation. Generally, homes built 50 or more years ago (unless well-maintained) are more likely to require substantial repairs than newer homes. Older homes may also be in need of retrofitting to meet current earthquake, energy, and fire safety standards.

Approximately 14,377 homes were built in Santa Ana during the last 30 years and are generally in better condition. Homes built after 1960 and up to 1980 may begin to require rehabilitation. Much of Santa Ana’s housing was built during this period, generally before the adoption of residential design standards. Finally, an estimated 26,766 housing units, or 35 percent, were built before 1960. Many older homes in well-maintained historic neighborhoods are in excellent condition. However, others have not been maintained and require significant repair, rehabilitation, and in some cases replacement.

### Chart 13: Year Housing Built

*As a result of the building boom in the 1950s–1970s, the majority of housing in Santa Ana was built before 1980. Homes constructed before 1960 may be in need of maintenance and rehabilitation assistance.*

Source: Census, Source: U.S. Census Bureau, 2007–2011 American Community Survey.



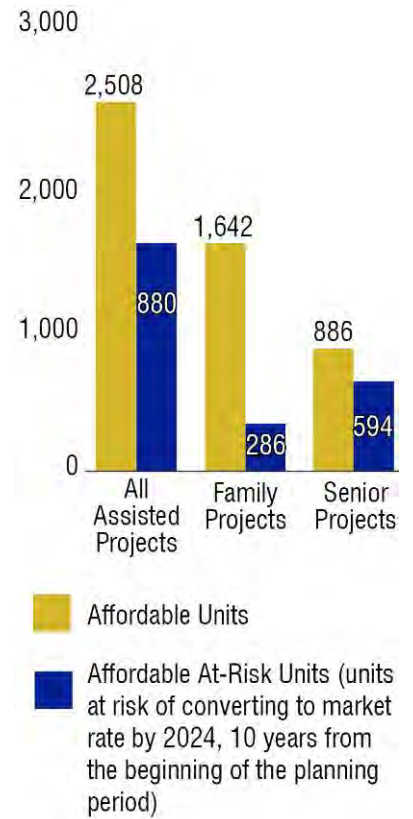


## HOUSING PRESERVATION NEEDS

Santa Ana has a significant number of affordable housing units that receive public subsidies in return for long-term affordability controls. Typically, these projects provide units affordable to extremely low, very low, and low income households, including persons with special needs. Over time, certain affordable units are eligible to change from lower income housing to market rate housing within ten years of the beginning of the planning period (2024). The reasons why publicly assisted housing might convert to market rate include expiring subsidies, mortgage prepayments, and expiration of affordability restrictions.

The City of Santa Ana has more than 2,500 affordable housing units that have been built with local, state, or federal monies and provide housing affordable to lower income families and seniors. Based on the latest available information, 880 units are technically at risk of conversion by June, 30, 2024. Chart 14 shows the number of affordable units and those at risk of conversion.

Another critical issue related to housing preservation, particularly single-family homes, is foreclosures. In the past few years, the City of Santa Ana has experienced a significant number of foreclosures that have displaced individuals and families. The roots of the foreclosure crisis are complex, related to the purchase of overvalued real estate with creative lending packages. As the market has receded and loans readjusted, many homeowners are simply unable to afford their homes.



**Chart 14: Affordable Housing Projects**

Source: City of Santa Ana.



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# Housing Resources

This chapter provides an overview of the City’s regional housing needs planning goals and the land, financial, and administrative resources available to address current and future housing needs.

## OVERVIEW

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The City’s combined RHNA is 405 units for the housing element planning period. This includes 204 units for the 2014–2021 planning period and a carryover from the previous planning period of 201 lower income units.

Within this housing production goal, the City is required to demonstrate capacity to meet four different income and affordability goals: very low, low, moderate, and above moderate. The City’s combined RHNA by affordability level is 156 units of housing affordable to very low income households, 122 housing units affordable for low income households, 37 housing units affordable for moderate income households, and 90 above moderate income units. Appendix C contains additional detail on the breakdown of the combined RHNA.

The remainder of this chapter shows how the City will accommodate the regional housing needs production goals.



3

## AVAILABLE LAND FOR HOUSING

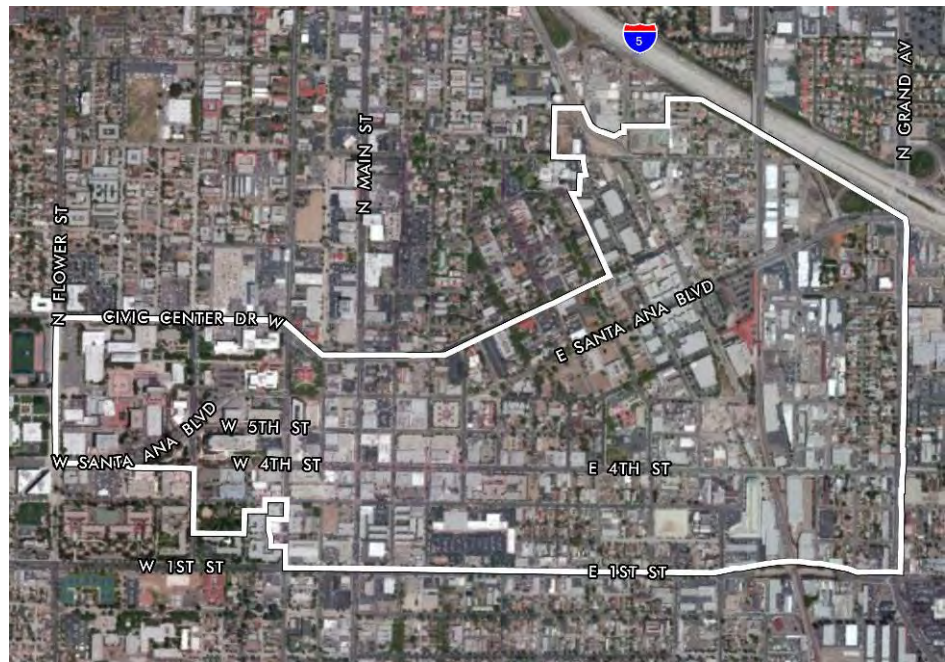
The City has identified areas for future residential and mixed uses within its District Centers and transit corridors. These areas include Transit Zoning Code, Harbor Boulevard Mixed Use Transit Corridor, Fifth Street, and First Street. The sites are specifically chosen to create distinct and vibrant activity centers linked together with a variety of transportation options.

### Transit Zoning Code

The City adopted the Transit Zoning Code (TZC) in 2010. The TZC guides development in the central urban core of Santa Ana and consists of more than 450 acres of land. The TZC is designed to foster the development of a transit-supportive environment with the addition of new transit infrastructure. It incorporates alternative transportation modes with a pedestrian-oriented framework. Preservation of the existing urban character and the pedestrian atmosphere is strengthened by the code's development and design standards. These standards also offer flexibility for the integration of new infill development and for the reuse of existing structures. The TZC puts an emphasis on providing a range of housing options, including affordable housing. Nine zones guide land use as well as urban design and building form.



Examples of housing types permitted by the Transit Zoning Code.



Transit Zoning Code

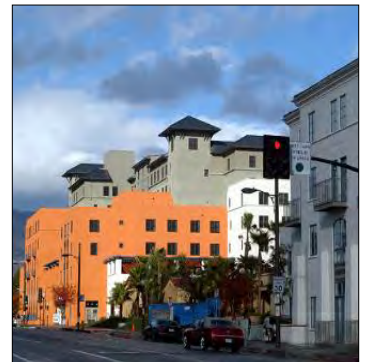


## METRO EAST OVERLAY

Santa Ana adopted the Metro East Mixed Use (MEMU) Overlay Zone in 2007, located at the intersection of the I-5 and SR-22. The MEMU is intended to be a vibrant urban village with a balance of professional office, mixed-use and live-work, commercial, recreational, and retail uses. The land uses within the MEMU are to be connected by highly amenitized pedestrian linkages within an overall vibrant and 24-hour district.

Residential and commercial development capacity within the MEMU is limited to a net increase of 963,000 square feet of commercial, 690,000 square feet of office space, and the potential for 5,550 residences. This area consists of three mixed-use districts—the Neighborhood Transitional District, Village Center District, and Active Urban District.

- **Active Urban District.** This district is intended as the location for well-designed high-rise mixed-use developments, offices, hotels, and other uses in a highly urbanized and vibrant urban village environment. The Active Urban District will include uses that are more intensive in scale and design.



*MEMU Illustrative Prototypes*



*Metro East Overlay*



- **Village Center District.** This district is intended as a focal point and central gathering place, providing shopping, dining, recreation, and entertainment. The district will provide commercial, office, and residential uses in the same building or on the same site in midrise buildings of six to ten stories, in settings that provide open spaces and areas for gatherings.
- **Neighborhood Transitional District.** This district is intended for the lowest scale and intensity of uses. Development is limited to residential, live-work, or office uses. These uses may combine office on the ground floor with residential above or in freestanding single-use buildings between two and three stories, adjacent to single-family homes to the north.

The City has identified an interim potential of 964 units that can be built on 21 acres of vacant and underutilized land during the 2006–2014 planning period. Further assessments will be done to provide a detailed analysis of the short-term development potential. The majority of area designated for residential uses is also in a redevelopment project area.

## TRANSIT CORRIDORS

Santa Ana has identified three key transportation corridors that are ripe for recycling and redesignation to allow for higher density housing. The selected corridors are consistent with the City’s Go Local vision to promote sustainable multi-modal transportation options. The three transportation corridors selected are Harbor Boulevard, Fifth Street, and First Street.

### Harbor Boulevard

The Harbor Mixed Use Transit Corridor Specific Plan (Harbor Corridor Plan) will be adopted in early 2014. The section of north Harbor Boulevard guided by this specific plan is a gateway to Santa Ana. Orange County’s first bus rapid transit service (Bravo! BRT operated by OCTA), opened Route 543 along Harbor Boulevard in June 2013, with two more BRT lines (Bristol/State College and Westminster/17th Street) expected to open in the coming years.

The combination of location, expanded transit, and availability of vacant and underutilized land in this area makes it prime for redevelopment. The Specific Plan’s development framework supports up to 4,600 residential units and 2 million square feet of commercial and employment space.



*Ground floor retail, street orientation, differentiated façade treatment for housing, and structured parking give a vibrant, pedestrian-oriented look.*





Harbor Mixed Use Transit Corridor Specific Plan (draft 2013)



### Fifth Street

The 5<sup>th</sup> Street Corridor comprises 14 acres and is located adjacent to the unused Pacific Electric right of way. The area is occupied by heavy industrial uses and fronts adjacent neighborhoods. Allowing for new residential uses in this area could provide housing options, eliminate the incompatible land uses and traffic from industrial uses, increase residential property values, and support future transit.



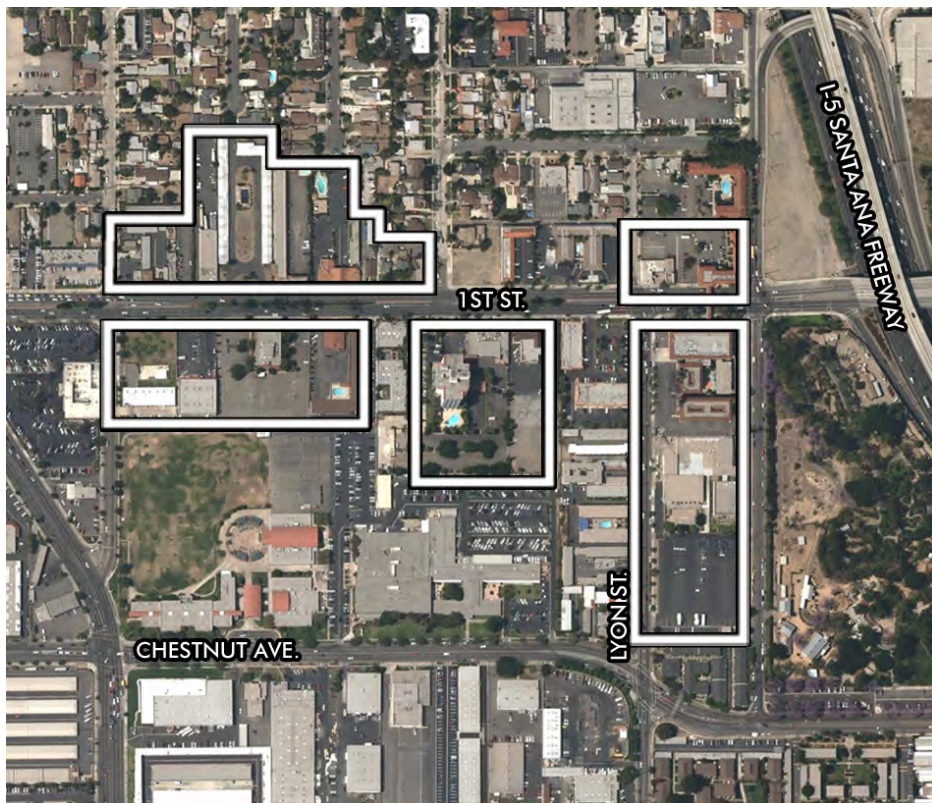
*5<sup>th</sup> Street Corridor*





## First Street

The 1<sup>st</sup> Street Corridor comprises 25 acres, located west of the I-5 and perpendicular to the Santa Ana Zoo. The street is a major gateway to the MEMU and Santa Ana Downtown. The site contains an underutilized hotel, vacant buildings, and commercial uses. The Saddleback Hotel, located across the street from Santa Ana Zoo, also needs significant rehabilitation, or even demolition.



*1<sup>st</sup> Street Corridor*

Should these three transit corridors be chosen to accommodate new housing opportunities and satisfy the City's RHNA, the City will need to create new residential general plan land use designations, zoning districts, and design guidelines (described in Chapter 5) that allow for a range of densities, perhaps from 23 units to 35 units per acre. At an average density of 30 units per acre, these corridors could accommodate approximately 2,455 new residential units.



## DEVELOPMENT POTENTIAL SUMMARY

The City of Santa Ana has identified several major areas—Metro East, the proposed Harbor Mixed Use Transit Corridor Specific Plan, other transit corridors, and the Transit Zoning Code—to address its remaining RHNA. Appendix C provides a detailed site inventory and explains how these sites can be credited toward the RHNA in conformance with the Government Code. In short, the City of Santa Ana has identified adequate sites to satisfy preconditions for facilitating affordable housing and accommodate the remaining RHNA for lower and moderate income households.

In addition to the identification of future sites for residential development, state law also requires the City of Santa Ana to set forth a housing implementation plan that contains programs to ensure the sites are adequate. These programs (described in Chapter 5) should both encourage and facilitate the production of a wide range of housing types, including affordable housing. Table 6 summarizes the sites, capacity, and program commitments. Exhibit 1 illustrates the location of identified sites and major projects built since 2006.

**Table 6  
Development Potential Summary**

	<i>Metro East</i>	<i>Harbor Blvd.</i>	<i>Fifth Street</i>	<i>First Street</i>	<i>TZC</i>	<i>Total</i>
<b>Site Capacity</b>						
Total Acres	21.35	305	14.44	25.56	450	816.35
Density Range (du/ac)	25–98	5–50	23–35	23–35	5–90	--
Density Assumed (du/ac)	45	20–30	30	30	7–45	--
Residential Units	964	500 <sup>1</sup>	428	767	500	3,159
<b>Incentives to Facilitate Housing</b>						
Zoning Code, Specific Plan or Overlay for Area	✓	✓			✓	--
CEQA Infill Exemption	✓	✓	✓	✓	✓	--
Program 16 Transit Zoning Code					✓	--
Program 19 Harbor Mixed Use Transit Corridor Specific Plan		✓				--
Program 20 General Plan Update	✓	✓	✓	✓	✓	--
Program 21 Zoning Ordinance Update			✓	✓		
Program 22 Building Design Guidelines	✓	✓	✓	✓	✓	
Program 28 Density Bonus Update	✓	✓	✓	✓	✓	--
Program 29 Housing Opportunity Ordinance	✓	✓	✓	✓	✓ <sup>2</sup>	--

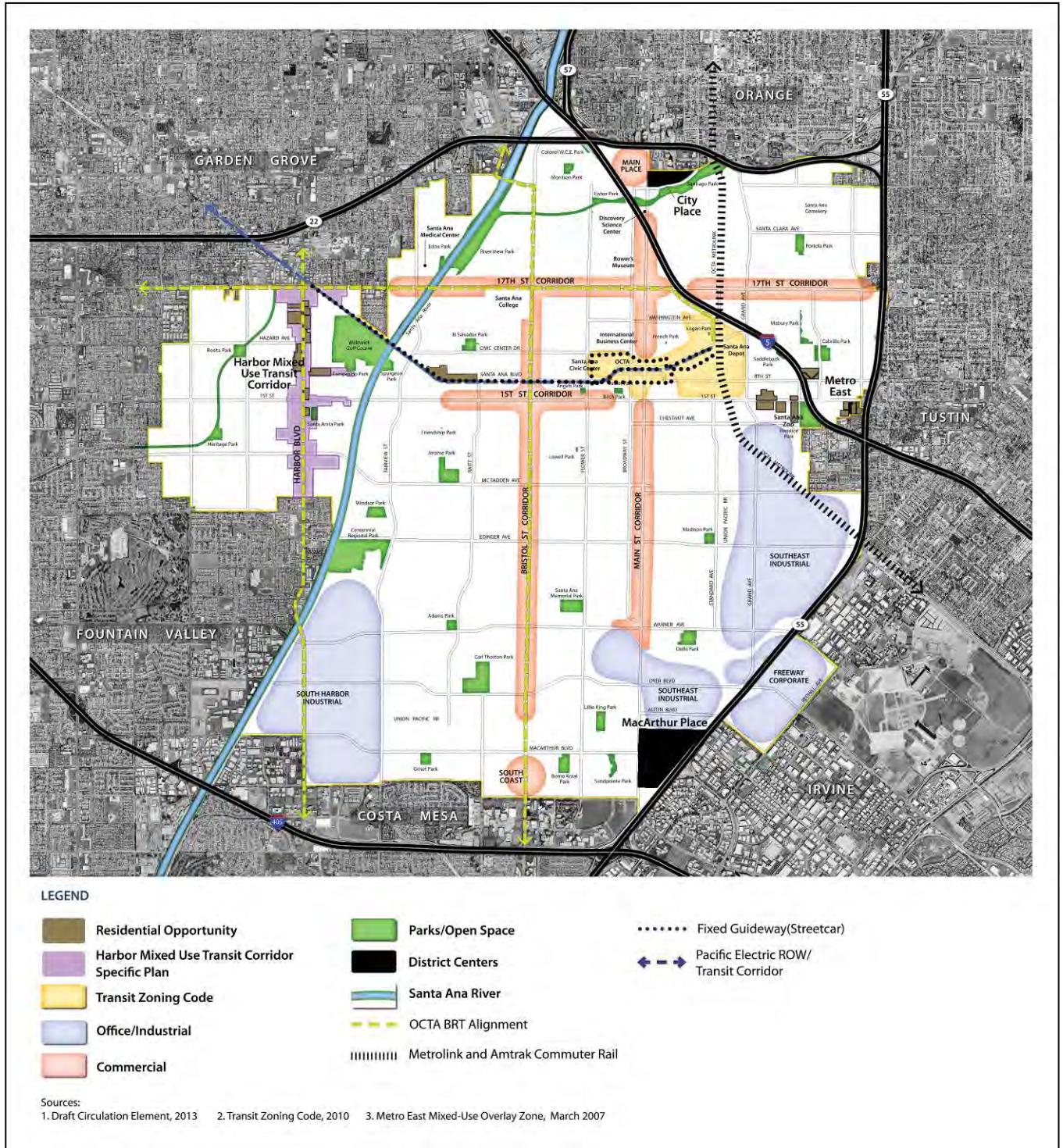
Source: City of Santa Ana, 2013.

1. Roughly 10 acres are reserved exclusively for residential development at a minimum density of 20 units per acre.

2. The Housing Opportunity Ordinance applies to the industrial properties within the TZC area designated with an overlay zone.



Exhibit 1 Potential Housing Sites in Santa Ana



## HOUSING PRESERVATION

As a built-out community, the City of Santa Ana has a large number of older apartment projects that provide affordable housing to residents. In some cases, the projects receive public subsidies and therefore are deed restricted as affordable to lower income households. In other cases, the projects provide affordable housing based on prevailing rents. Given the age of the housing stock, many of the apartment units are not appropriately sized; lack amenities, open space, or adequate parking; or experience overcrowding.

### PRESERVATION OPTIONS

Santa Ana has long recognized the benefits of rehabilitating older multiple-family housing to improve quality of life and further community and neighborhood revitalization goals. The City has a proactive program to assist nonprofit organizations to acquire, rehabilitate, and reconfigure, when feasible, multiple-family apartments and to require long-term affordability covenants to ensure the units are affordable to lower income households.

Table 7 details the City’s affordable housing inventory that is at risk of converting to market rate housing within 10 years from the beginning of the planning period (by June 30, 2024). This includes all projects that have received public subsidies and are deed restricted to be affordable to lower income households in Santa Ana.

**Table 7  
Units at Risk of Conversion by 6/30/2024**

<i><b>Project Name and Address</b></i>	<i><b>Type and Income Target</b></i>	<i><b>Type of Public Assistance</b></i>	<i><b>Total Project Units</b></i>	<i><b>Total Affordable Units</b></i>	<i><b>Date of Potential Conversion/ Status</b></i>
Rosswood Villa 100 N. Ross Street	Senior 50% AMI	Section 8	199	198	(renewing every year)
Santa Ana Towers 401 W. First Street	Senior 50% AMI	Section 8	199	198	(renewing every year)
Flower Park Plaza 901 Flower Street	Senior 50% AMI	Section 8	199	198	2014
Highland Manor 1128 W Highland Street	Family 50% AMI	LMSA 236(j)(1)	12	12	2014
Cornerstone Village 923, 924, 927, 928, 931, 932, 936, 939, 1001, 1106, & 1110 S. Minnie	Family 60% AMI	RDA 20% Set- Aside and CHFA Loan	110	110	2016
La Gema Del Barrio 638–642 E. Adams	Family 80% AMI	RDA 20% Set- Aside	6	6	2017



**Table 7**  
**Units at Risk of Conversion by 6/30/2024**

<i>Project Name and Address</i>	<i>Type and Income Target</i>	<i>Type of Public Assistance</i>	<i>Total Project Units</i>	<i>Total Affordable Units</i>	<i>Date of Potential Conversion/ Status</i>
Cornerstone Village 1009, 1113, & 1117 S. Minnie	Family 60% AMI	RDA 20% Set-Aside and CHFA Loan	30	30	2018
Cornerstone Village 1005 S. Minnie	Family 60% AMI	RDA 20% Set-Aside and CHFA Loan	10	10	2019
Cornerstone Village 940, 1013, & 1017 S. Minnie	Family 60% AMI	RDA 20% Set-Aside and CHFA Loan	30	30	2020
Civic Center Barrio 3524 W. Washington	Family 50% AMI	Sec. 8 Moderate Rehabilitation	8	6	2021
Civic Center Barrio 201 N. Raitt Street	Family 80% AMI	RDA 20% Set-Aside	6	2	2022
Cornerstone Village 1105 & 1109 S. Minnie	Family 60% AMI	RDA 20% Set-Aside and CHFA Loan	20	20	2023
Civic Center Barrio 405 S. Raitt Street	Family 60% AMI	RDA 20% Set-Aside	12	6	2023
Sullivan Manor 2508 W. 1st Street	Family 50% AMI	Section 8	54	54	2023
<b>Affordable Units at Risk from 2014–2021</b>			<b>803</b>	<b>798</b>	--
<b>Units at Risk from 2014–2024</b>			<b>895</b>	<b>880</b>	--

Source: City of Santa Ana, 2013.



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# Policy Framework

This chapter sets forth the City’s vision, goals, and the policies to facilitate and encourage a range of housing opportunities to meet current and future housing needs of Santa Ana’s residents and workforce.

## HOUSING VISION & POLICY PLAN

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Santa Ana’s vision is to be the dynamic urban center of Orange County, acclaimed for its investment in children, neighborhood pride, enriching cultural experiences, appreciation of diversity, thriving economic climate, quality governmental services, and leadership among California cities. This vision underpins the Santa Ana General Plan—the blueprint for community development—and guides decision making regarding how resources should be allocated to different priorities.

Santa Ana community and civic leaders recognize the importance and value of together creating a community that provides opportunities for residents and workforce to meet their varied needs. In 2009, the City Council adopted the following housing vision amended in 2014 to add reference to “healthy,” thereby acknowledging the importance of health in all housing policies:

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

Santa Ana is committed to this vision of a diverse community that increases housing choice and improves neighborhoods for all residents. This Housing Element is the City’s approach to achieving this vision. The following describes key topic areas for the Housing Element and provides goals and policies to provide a foundation for the Housing Plan.



4

## HOUSING AND NEIGHBORHOODS



*Vintage home in north Santa Ana*

The City of Santa Ana has a rich mosaic of neighborhoods distinguished by their history, architecture, housing types, and amenities. The City has a number of neighborhoods with historic resources, including French Park, Floral Park, Wilshire Square, West Floral Park, Washington Square, and Heninger Park. The City is also known for its original Mexican barrios, including the Logan, Lacy, Delhi, and Santa Anita neighborhoods, some of which date back to the later 1880s.

Rich in history and culture, Santa Ana’s neighborhoods are more than simply collections of housing; in fact, our neighborhoods are the fundamental building blocks of the community. They profoundly define the quality of life experienced. Neighborhoods are where residents feel safe, where friendships and social ties develop, and where people identify with their community. Ultimately, neighborhoods are home. Therefore, the design and maintenance of neighborhoods—their buildings, streets, parks, open space, trees, and infrastructure—are critical to quality of life.

Some residential neighborhoods in Santa Ana are well preserved: streets are lined with trimmed canopy trees; physical infrastructure is sufficient in size and in proper working order; and housing is well maintained. Some neighborhoods are stable, but are beginning to show signs of deterioration and could benefit from neighborhood improvement. Yet other neighborhoods require significant reinvestment in housing, infrastructure, parks/open space, and public services.

Recent research also underscores how neighborhood conditions directly influence health. Important features that improve health include, among others: 1) the availability of parks, trails, and recreational facilities; 2) the availability of affordable and healthy food options; 3) safety of residents from crime and traffic; and 4) the mitigation or removal of environmental hazards. All of these pieces are as essential as the quality of housing and are critical to promoting more complete and healthy neighborhoods.

As a City committed to fostering neighborhood pride, investing in the lives of children and families, and providing a safe and supportive environment for its residents, Santa Ana’s highest priority is creating livable neighborhoods. This will require the implementation of multifaceted strategies tailored for different neighborhoods. The City continues to direct substantial resources to achieving these objectives and has set forth the following goals and policies to guide quality and sustainable housing and neighborhoods in Santa Ana.



*Quality neighborhoods provide a safe place of children*





## Goal 1

**Livable and complete neighborhoods of quality housing conditions, ample parks and community services, well-maintained infrastructure, and public facilities that inspire neighborhood pride and ownership.**

### Policies

- HE-1.1 **Housing Conditions.** Promote the rehabilitation, repair, and improvement of single-family, multiple-family, and mobile homes and, if needed, the demolition of substandard housing that presents a health and safety hazard.
- HE-1.2 **Neighborhood Involvement.** Encourage active and informed participation in neighborhood organizations to help identify needs and implement programs aimed at the beautification, improvement, and preservation of neighborhoods.
- HE-1.3 **Complete Neighborhoods.** Improve neighborhood quality by locating or providing access to complementary services and public facilities, including the integration of community gardens and access to healthy food options in neighborhoods.
- HE-1.4 **Healthy Neighborhoods.** Create and maintain parks and open spaces; plant trees, green parkways and medians; support healthy food options, and maintain a continuous pattern of pathways that encourage an active and healthy lifestyle.
- HE-1.5 **Infrastructure and Public Services.** Provide quality community facilities, physical infrastructure, traffic management and parking control, and other public services to promote the livability, safety, and vitality of neighborhoods.
- HE-1.6 **Proactive Code Enforcement.** Rigorously enforce building and property maintenance standards by proactively conducting property inspections, educating landlords and tenants, and removing blighting or unhealthful conditions.
- HE-1.7 **Historic Preservation.** Support preservation and enhancement of residential structures, properties, street designs, lot patterns, and other visible reminders of neighborhoods that are considered local historic or cultural resources.
- HE-1.8 **Public Safety.** Support efforts to improve neighborhood safety through environmental design, housing maintenance, community-oriented policing, youth diversion activities, traffic safety, and other violence prevention measures.



*Neighborhood projects*



## HOUSING SUPPLY AND DIVERSITY

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*Santa Ana is forefront in creating attractive and unique housing options.*

Where should we live? Near work, family, or community amenities? What kind of housing can we best afford? Does this neighborhood, size of home, or quality of housing best meet our household needs? Where would be the safest or most desirable place to retire? All of us ask these housing questions at different times in our lives—when our children move out of town, as we look for the first job, as we begin to have families, as we contemplate retirement, or when other life-changing events occur.

As expressed in the City’s vision, an adequate housing supply for our children, our workforce, our families, and our parents is a critical goal. Housing products and prices must also be diverse, providing a range of choices and price points suited to the different incomes, lifestyles, and needs of residents and workforce. A broad housing stock includes single- and multiple-family housing, mobile homes, mixed/multiuse, and special needs housing. Ensuring affordable housing will help foster an inclusive community that welcomes all people of all ages and income levels.

To protect and enhance residential neighborhoods, the City is committed to growing strategically. Residential development is directed toward locations that can accommodate population growth, and that growth must support larger, community-wide goals. The Metro East Mixed-Use Overlay Zone, downtown, MacArthur Place, and other similar areas support our economy and burgeoning job centers. Infill housing is encouraged along selected transit corridors and existing neighborhoods as a means to reinvest in the community and create great neighborhoods.

Fostering imaginative housing solutions requires creative approaches. Market forces have driven up land and construction costs, increasing the cost of housing. Although necessary to guide growth, land use regulations, development standards, building codes, local fees and taxes, and permit procedures also increase costs. Environmental issues influence where housing should be located and how it is designed.

Santa Ana will encourage housing projects that withstand the test of time. Through the implementation of design guidelines, new housing will include the latest in creative designs and site planning techniques. Increasing efforts will be placed on making housing accessible and suitable to people of all abilities and ages. Housing will incorporate sustainable “green” practices in design, site planning, and construction. The City will support active housing designs that encourage wellness.

The following goal and policies guide the City’s efforts to improve supply and diversity of housing in Santa Ana.



Goal 2

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

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**Policies**

- HE-2.1 **Downtown.** Strengthen Santa Ana’s core as a vibrant mixed-use and mixed-income environment by capitalizing on the government center, arts district, historic downtown, transit-oriented housing, and diverse neighborhoods.
- HE-2.2 **District Centers.** Create high intensity, mixed-use urban villages and pedestrian-oriented experiences that support the mid- to high-rise office centers, commercial activity, and cultural activities in the varied District Centers.
- HE-2.3 **Rental Housing.** Encourage the construction of rental housing for Santa Ana’s residents and workforce, including a commitment to very low, low, and moderate income residents and moderate income Santa Ana workers.
- HE-2.4 **Diverse Housing Types.** Facilitate diverse types, prices, and sizes of housing, including single-family homes, apartments, townhomes, mixed/multiuse housing, transit-oriented housing, multigenerational housing, and live-work opportunities.
- HE-2.5 **Housing Design.** Require excellence in architectural design through the use of materials and colors, building treatments, landscaping, open space, parking, and environmentally sensitive (“green”) building and design practices.
- HE-2.6 **Affordable Component.** Pursuant to the Housing Opportunity Ordinance, require eligible rental and ownership housing projects to include at least 15 percent of the housing units as affordable for lower and moderate income households.
- HE-2.7 **Entitlement Process.** Provide flexible development review and entitlement processes that facilitate innovative and imaginative housing solutions, offer a consistent approval process, and allow for appropriate oversight.
- HE-2.8 **Housing Authority-Owned Sites.** Maximize affordable housing on Authority-owned properties that is of high quality, sustainable, and available to various income levels.



## HOUSING ASSISTANCE

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Santa Ana’s community is defined by the many people who have made their way across the country or from other parts of the world, bringing with them different cultures and traditions. Many residents are first-, second-, or third-generation citizens and residents. Despite their varied backgrounds, the importance of family and shared sense of community form a common thread connecting Santa Ana residents.

There are challenges for how to assist residents in securing and maintaining adequate and affordable housing. In recent years, increases in housing prices and rents have made it increasingly difficult for lower and moderate income households to afford housing, resulting in increasing cost burdens for residents. Rising cost burdens have contributed to significant overcrowding. The recent downturn in the housing market continues to place families at risk of foreclosure or very high cost burdens.

The City of Santa Ana also faces unprecedented pressures. The California legislature has ended redevelopment and reallocated funds to address the state budget crisis. The federal government continues to cut back funding for housing and community development activities. As a result, the City must be creative in leveraging efforts with partners to pool the resources necessary to assist households. Moreover, the City must also make deliberate decisions about how best to allocate financial resources to different housing programs given the trade-offs required.



The City’s housing vision affirms and supports a vibrant Santa Ana, comprising a socially and economically diverse community of renters and homeowners. Housing our families and children is of critical concern. Assisting households of all backgrounds, circumstances, and income levels will play an important role in achieving and maintaining homeownership, providing renters a greater range of choices in housing, and protecting vulnerable individuals and families from displacement.

### Goal 3

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**Increased opportunities for low and moderate income individuals and families to find quality housing opportunities and afford a greater choice of rental or homeownership opportunities.**

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### Policies

- HE-3.1 **Rental Assistance.** Support the provision of rental assistance for individuals and families earning extremely low, very low, and low income with funding from the federal government.
- HE-3.2 **Homeownership.** Increase and expand homeownership opportunities for low and moderate income residents and employees



working in Santa Ana through the provision of financial assistance, education, and collaborative partnerships.

- HE-3.3 **Housing Preservation.** Initiate and support collaborative partnerships, identify state and federal funding, and offer technical assistance to preserve the affordability of publicly subsidized affordable housing at risk of conversion.
- HE-3.4 **Supportive Services.** Support the provision of employment training, childcare services, rental assistance, youth services, and other community services that enable households to attain the greatest level of self-sufficiency and independence.
- HE-3.5 **Collaborative Partnerships.** Collaborate with nonprofit organizations, developers, business community, special interest groups, and government agencies to develop affordable housing opportunities for residents and our workforce.
- HE-3.6 **Homeownership Preservation.** Take a leadership role in forming partnerships, educating residents, and providing resources that enable residents to make informed decisions on their homes and prevent foreclosure.
- HE-3.7 **Workforce Housing.** Work with Orange County Business Council and major employers to explore opportunities for creating workforce housing, including for artists, veterans, and other residents working in Santa Ana.
- HE-3.8 **Affordable Housing.** Maintain affordable housing by prohibiting the conversion of apartments to condominiums until the vacancy rate in the City is 5% or greater. Support the preservation of mobile home parks as affordable housing.
- HE-3.9 **Fair Housing.** Continue to fund services and organizations that work to prohibit discrimination in the rental, sale, and occupancy of housing and provide education, support, and enforcement services to address discriminatory practices.



## SPECIAL NEEDS

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Santa Ana is unique in Orange County, containing a diversity of people of all backgrounds, family types, lifestyles, and income levels. While adding to the richness of Santa Ana, many residents have special housing needs. Some special needs are common to all, while others are more common to people of different ages and incomes. These groups include, but are not limited to, seniors, large families with children, people with disabilities, female-headed households, single-parent families, and homeless people.

Fashioning an appropriate, creative and effective response to this challenge requires a better understanding of the nature of special needs. Special needs may arise due to one's income, family characteristics, disability, health condition, or many other circumstances. This complexity requires a broad range of strategies for housing and services.

Providing housing for an aging population is one example. The retirement and aging of baby boomers have created the need for new housing options. While many seniors desire to age in place in their home, new forms of housing, such as lifecare facilities, offer a broader continuum of care. These types of facilities reduce the need for seniors to relocate multiple times to new housing. Single-family homes for the elderly are another popular option that give residents the ability to stay within their community, and are typically affordable to moderate incomes.

Equally important is the changing nature of families. A growing trend is multigenerational households, defined as those consisting of more than two generations living under the same roof. This trend is due in part to the aging of residents, economic conditions and challenges of finding affordable housing, lifestyle preferences, and the cost of senior housing. Whereas the granny flat or room addition concept is not new, developers are now building housing products for multigenerational living.

Housing for people with disabilities or who are homeless is also changing. The traditional way to address homeless people with emergency shelters, transitional housing and permanent supportive housing is being blended with a new housing-first model. This new approach focuses on placing people immediately into permanent housing, without going to a shelter. Increasing movement of persons with disabilities to community-based or in-homecare options require new models of supportive housing.

Santa Ana recognizes these changes and has set forth the following goal and policies to guide its approach to housing special needs groups.



## Goal 4

Adequate rental and ownership housing opportunities and supportive services for seniors, people with disabilities, families with children, and people needing emergency, transitional, or supportive housing.

### Policies

- HE-4.1 **Senior Housing.** Support development of affordable senior rental and ownership housing, readily accessible to support services; provide assistance for seniors to maintain and repair their homes to facilitate the maximum independent living.
- HE-4.2 **Family Housing.** Facilitate and encourage the development of larger rental and ownership units for families, including lower and moderate income families, and the provision of childcare, after-school care, and other services when feasible.
- HE-4.3 **Housing for Disabled People.** Support the development of permanent, affordable, and accessible housing that allows people with disabilities to live independent lives, and assist them in maintaining and repairing their homes.
- HE-4.4 **Service-Enriched Housing.** Support the provision of supportive services and service-enriched housing for persons with special needs, such as seniors, disabled people, homeless people, families, veterans, and people with medical conditions.
- HE-4.5 **Healthy Homes.** Support efforts to make homes more healthful by addressing health hazards associated with lead-based paint, asbestos, vermin, mold, VOC-laden materials, and prohibiting smoking in multi-family projects, among others.
- HE-4.6 **Homeless Services.** Partner with community service organizations that address the needs of homeless people, including housing linked with case management, employment, physical, mental health, substance abuse, and other services.
- HE-4.7 **Regulatory Oversight.** Exercise appropriate land use, planning, and regulatory oversight over the operation, location, and impact associated with special needs housing and facilities consistent with state and federal housing laws.
- HE-4.8 **Housing Priority.** Provide that Santa Ana residents, employees, and designated need groups receive priority for affordable housing created under the Housing Opportunity Ordinance or with City funding to the extent allowed under state law.



*Sunrise Gardens is an example of assisted living housing in Santa Ana.*

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# Housing Plan

This chapter sets forth the City housing programs that are designed to further the housing vision for Santa Ana.

## OVERVIEW

The goals and policies of the Housing Element are implemented through programs designed to encourage the maintenance, improvement, development, and conservation of housing and neighborhoods in the community. These programs are organized into functional groupings that relate to specific goals. However, in many cases a program achieves multiple goals and policies. In pursuing these goals, the City will also seek to achieve quantified objectives. These objectives are summarized for major housing activities in Table 8.

**Table 8**  
**Housing Element Quantified Objectives, 2014–2021**

	<i>Total</i>	<i>Affordability Level</i>				
		<i>Ext. Low</i>	<i>Very Low</i>	<i>Low</i>	<i>Moderate</i>	<i>Above</i>
Housing Construction	405	78	78	122	37	90
Housing Rehabilitation	80			80		
Acquisition and/or Rehabilitation	50		50			
Preservation of At-Risk Units	50			50		
Rental Assistance	2,699 <sup>1</sup>	2,699 per year				
Homeowner Assistance	80			80		
HOPWA Rental Assistance	400	400				

Sources: City of Santa Ana, 2013.

Note 1. 2,699 annually for eight years.

The remainder of this chapter describes City programs that will be implemented to achieve the objectives for the 2014–2021 planning period. Housing Programs are grouped under four categories that correspond to housing goals, although programs often achieve multiple goals.



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## HOUSING AND NEIGHBORHOODS

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### HOUSING REHABILITATION

#### 1. Single-Family Rehabilitation

Periodic repair and rehabilitation of single-family housing is critical for maintaining the quality of housing and preserving residential neighborhoods. The City of Santa Ana estimates that up to 8,000 single-family homes may require repair and rehabilitation. The City provides up to \$75,000 in low, fixed-interest loans for the repair and rehabilitation of single-family homes, including historic homes. These include one- to four-unit residential properties on a single lot that are owner-occupied units. To qualify for a home rehabilitation loan, the household must be very low or low income, and the housing unit must be owner occupied for the life of the loan. Single-family acquisition and/or rehabilitation programs are also offered through the Neighborhood Stabilization Program described later under Program 39. Paint Your Heart Out, a local nonprofit, also assists in helping Santa Ana mobile home owners with painting, repairs, and upkeep.

#### 2. Mobile Home Repair

Santa Ana has about 30 mobile home parks that provide approximately 3,976 mobile home spaces. These parks provide affordable housing options for many low, very low, and extremely low income residents. At least seven mobile home parks are age-restricted for seniors. The City historically offered loan programs for mobile home parks; however, the demise of redevelopment removed funding for those programs. The City now offers a Mobile Home Hardship program, whereby very low income seniors and people with disabilities are eligible to receive an interest-free loan of up to \$5,000 to make repairs. The City will continue to implement this program and partnerships with other nonprofits to implement the mobile home repair program.

#### 3. Rental Rehabilitation

The City of Santa Ana's rental rehabilitation program is designed to encourage the timely rehabilitation of rental apartment housing. The City offers loans up to \$75,000, at 0 percent interest, amortized for 10 years. In order to qualify for a loan, not less than 51 percent of the units must be affordable to and occupied by lower income households. Once housing improvements are completed, the units are subject to deed restrictions. Half of the rehabilitated rental units must be rent restricted as affordable to very low income households, and the remainder must be rent restricted as affordable to low income households. Priority for loan assistance is given to properties cited by the City's Code Enforcement team. Rental property acquisition and/or rehabilitation programs are also offered through the Neighborhood Stabilization Program described later under Program 39.



## NEIGHBORHOOD INITIATIVES

### 4. Neighborhood Improvement

The Neighborhood Improvement Program provides City staff support and technical assistance for neighborhood organizations to facilitate improved communication among all parties, between neighborhoods, and with the City. The City of Santa Ana has also established the Communication Linkage Forum (Com-Link) to promote leadership, civic participation, unity, and pride in all Santa Ana’s participating neighborhoods. The City also supports the Community Development Resource Network, guided by a steering committee with members from community-based organizations. The steering committee organizes and sponsors the Most Beautiful Yard Award, Neighborhood Hero Award, and Celebrate Santa Ana. The City assigns staff to work with neighborhoods to provide training and capacity building that will enable individuals to improve their neighborhoods.



*Lush trees beautify parks and neighborhoods in Santa Ana.*

### 5. Neighborhood Infrastructure

Santa Ana recognizes that neighborhood quality depends on the condition of infrastructure. To that end, the City is strategically planning to improve and maintain its infrastructure. From 2008–2012, the City implemented Project Restore, a \$100 million program to improve the appearance, function, and safety of residential streets. As part of the Capital Improvement program, the City continues to make substantial investments in storm drains, sewers, and water facilities. Neighborhoods are kept clean through waste management and street cleaning programs. Public landscaping and street tree program are also provided to beautify and improve neighborhoods. The City will continue to implement these neighborhood infrastructure projects and seek additional local, state, and federal grants to continue efforts.

### 6. Healthy Neighborhood Initiatives

The City recognizes that a healthy neighborhood requires more than housing and physical infrastructure; equally important are parks, open spaces, recreation opportunities, and other projects that improve resident health. Santa Ana has established its Santa Ana Green Program, encouraging clean fuel technologies, water conservation, and energy saving efforts. The City is a Tree City USA, implements a Community Forestry Program, and is involved in installing greenways, where feasible, and improving parks. The Parks, Recreation, and Community Services Agency has a Healthy Neighborhood Initiative to promote healthy lifestyles. Part of this effort includes establishing “Safe and Active Living United Districts” (SALUD), where members receive nutritional tips and participate in fitness activities, such as walking clubs. Another example is Active Living in Santa Ana, an initiative between the City, community-based organizations, and health care experts.



## COMMUNITY-BUILDING INITIATIVES

### 7. Santa Ana Building Healthy Community Initiative



In 2009, Central Santa Ana was selected as one of the 14 sites in California to participate in The California Endowment’s Building Healthy Communities. This \$10 million and 10-year initiative aims to improve resident health and achieve the Endowment’s healthy community outcomes by intentionally addressing social determinants of health—at the individual, housing, block, and neighborhood level. The initiative also seeks to influence and shape public policy at all levels in the community, including the City’s comprehensive general plan, safe routes to schools, business community, parks and recreation opportunities in neighborhoods, and even at home. Effecting system change will create a healthier and prosperous community for the current and future generations of residents living in Santa Ana. The City will continue to provide support to this community building initiative.

### 8. Building Community Efforts

The City of Santa Ana is committed to and actively involved in supporting programs and capital improvements that improve neighborhood livability. Recent projects include new community centers and parks (e.g., LHA “Green Hear Families” Park and Community Center, joint use facilities (e.g., Roosevelt Elementary School, Willard Intermediate School, Garfield Elementary School and new community center), community gardens projects (e.g., Grain Project), public art, and other worthy community projects. The City is active in sponsoring community efforts such as libraries and educational services, both free standing and within City-initiated housing projects, such as Cornerstone Villages. The City of Santa Ana will continue to seek additional partnering opportunities to build stronger and healthier neighborhoods through a wide variety of community building programs.



### 9. Neighborhood Safety

Safe neighborhoods are an important and indispensable part of quality of life. This goal is achieved through the efforts of multiple city departments, including planning and housing, who implement programs to improve and maintain the safety of neighborhoods. The City is active in promoting safe routes to school for children to walk and bicycle. Traffic control measures are in place to reduce speeding and reduce safety hazards from vehicular traffic. The City is active in making curb cuts and repairing its many sidewalks. The Police Department is working with community leaders to startup Neighborhood Watch groups and provide mentoring activities for youth. Finally, the City Council, through its Public Safety and Neighborhood Improvement Committee, maintains an open forum for addressing the ongoing public safety or improvement needs of each of its neighborhoods.



## CODE ENFORCEMENT

### 10. Property Maintenance Standards (Healthy Housing)

Santa Ana requires adherence to building and property maintenance standards in its municipal codes (e.g., International Property Maintenance Code and Health and Safety Standards related to substandard housing). Research has increasingly pointed toward a strong link between property maintenance, neighborhood quality, and the overall health of residents. The American Public Health Association and National Center for Healthy Housing have created a new National Healthy Housing Standard. The standard's health-based codes are designed to complement the policies and regulations already adopted and implemented by cities. Santa Ana has the opportunity to incorporate the latest in best practices for healthy homes into the City's existing building and maintenance codes used by building and code enforcement officials.

The City will collaborate with community serving organizations to educate residents regarding property health and maintenance issues. The City's Code Enforcement Department will also work cooperatively with the County Health Department to address interior infestation of insects, vermin, or rodents; and the lack of adequate garbage storage and removal facilities, as authorized by Senate Bill 488 (2013).

Many jurisdictions are exploring additional ways to enforce property maintenance standards, especially when related to health and safety conditions in interior living spaces, including Rent Escrow Account Programs (REAP). A REAP is an enforcement tool that encourages landlords to maintain their properties and to bring properties that have existing violations into compliance. When a property demonstrates substantial habitual violations and failure to conduct repairs and maintenance, tenants may be entitled to rent reductions, protection from eviction or other retaliation, and a delay of rental payment until repairs are completed.

### 11. Proactive Rental Enforcement

The Proactive Rental Enforcement Program (PREP) promotes public health and safety through systematic and proactive code enforcement. Santa Ana has many rental housing properties with deferred maintenance. PREP focuses on identifying these code violations in rental properties that threaten the occupants' safety, the structural integrity of the building, or the condition of the surrounding neighborhood. Code violations are identified through a quadrennial inspection completed every four years. Properties are charged a fee for service unless the property receives a Gold Seal for meeting standards of excellence in property maintenance. To maximize the effectiveness of this program, the City seeks to augment levels of funding and personnel where feasible.

### 12. Residential Response Team

The Residential Response Team (RRT) is a complement to the existing PREP program and focused on single-family residential units. RRT is a focused code



enforcement effort that investigates complaints alleging substandard housing conditions, property maintenance violations, and land use violations on owner-occupied or rented single-family residences. The team also handles traditional code enforcement concerns involving the lack of exterior property maintenance and illegal vending violations. The most commonly reported violations involve substandard housing, hazardous conditions, unpermitted work, illegal business in a residence, and dangerous and abandoned buildings. Property owners are given a fixed period to abate conditions before enforcement actions are taken. To maximize the effectiveness of this program, the City seeks to augment levels of funding and personnel where feasible.

## HISTORIC PRESERVATION

### 13. Historic Program and Ordinance

The City of Santa Ana recognizes the value of its heritage and has therefore established Chapter 30 of the Santa Ana Municipal Code to regulate and preserve places of historical and architectural significance. The City implements its Historic Code through the placement of properties on the Local Register of Historic Resources and through review of requests for exterior work or demolitions of historic structures; recommending policies and regulations for the protection, reuse, and rehabilitation of historical property; and encouraging public understanding and involvement in historic and architectural heritage. The City will continue to seek opportunities to implement its historic preservation program, where feasible, to preserve its important resources.

### 14. Historic Home Rehabilitation Incentive

The City of Santa Ana offers up to \$75,000 in loans for the rehabilitation and/or preservation of historic, owner-occupied single-family homes. The home loan is limited to income-qualified property owners. In addition to direct financial assistance, the City also supports the Mills Act property tax incentive program, which grants property tax relief for rehabilitation improvements as a financial incentive for owners to preserve their historic properties. The Mills Act Agreements allow for up to 50% property tax savings. However, funds are in short supply for smaller repairs. To complement its incentive programs, the City will seek new funding sources, including grants and loans that can be used or leveraged with others to focus on preventive, rather than corrective repairs.



### 15. Historic Neighborhood Preservation

Santa Ana has residential, commercial, and industrial areas that have cultural or historic significance to the community. Residential neighborhoods include, but are not limited to, French Park, Floral Park, Wilshire Square, Eastside, Washington Square, and Heninger Park residential neighborhoods. The City is also known for its historic Mexican barrios, including the Logan, Lacy, Delhi, and Santa Anita neighborhoods, which date to the late 1880s. Several of these are recognized as historical districts, while others are not. In addition to preservation strategies for individual structures, the City could explore strategies to identify



and preserve neighborhoods or elements thereof that are locally considered worthy of preservation efforts, but not necessarily individually eligible for a formal state or national historic designation.

## HOUSING SUPPLY AND DIVERSITY

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### HOUSING SUPPLY

#### 16. Transit Zoning Code

Santa Ana continues to pursue efforts to revitalize its historic core. In 2010, the City adopted the Transit Zoning Code to encourage residential/mixed-use housing opportunities and support transit goals. The Transit Zoning Code applies to properties adjacent to and near Santa Ana Boulevard, Santa Ana Regional Transportation Center, the Downtown, Civic Center area, and the Logan and Lacy neighborhoods. The Transit Zoning Code has provisions that will strengthen existing neighborhoods and allow for development that creates a walkable, transit-supportive environment. The Housing Authority continues to work with developers to build quality infill housing in downtown.

#### 17. Metro East Mixed-Use Overlay

Approved in 2007, the MEMU Overlay Zone is intended to introduce new development forms and land uses that will provide for the creation of a high-intensity, mixed-use urban village within a previously developed mid- to high-rise office environment near the intersection of the I-5 and SR-55. The plan provides a framework for the development of three mixed-use districts—Neighborhood Transitional, Village Center, and Active Urban. Within the MEMU Overlay Zone, up to 5,500 multiple-family residential and live-work units are allowed. To facilitate development, residential land uses are permitted by right in the three districts subject to a Site Plan approval by the Planning Commission. The MEMU will be a primary location for new housing, mixed use, and commerce in Santa Ana.

#### 18. District Centers

Santa Ana District Centers at MacArthur Place, Metro East, City Place, and other areas are intended to accommodate high-rise office, commercial, residential, and mixed-uses. Residential uses in most District Centers allow up to 90 units per acre when developed as an integral component of a master-planned, mixed-use project. The Specific Development District (SD) is a key planning and zoning tool that is used to facilitate creative residential and mixed/multiuse developments in District Centers as well as other locations. Residential/mixed-use development standards are individually tailored to specific project needs. Santa Ana will continue to direct multiple-family, mixed-use housing, and commercial projects into select District Centers that further the City's housing, economic development, and other general plan objectives.



### 19. Harbor Mixed Use Transit Corridor Specific Plan

Harbor Boulevard spans Santa Ana and links key commercial, employment, and residential districts. Santa Ana has made considerable capital investments in Harbor Corridor to reestablish this corridor as a major north-south spine linked to the City's future fixed guideway system. The City is updating the specific plan to create a vibrant corridor that supports mixed residential uses, business and employment opportunities, access to multimodal transportation options, and environment supporting health and wellness. The specific plan will create a zoning framework to allow for new compact transit-supportive housing combined with nonresidential uses along Harbor Boulevard. This corridor will be zoned to accommodate part of the City's share of the regional housing needs targets with a mix of high quality, transit-supportive housing.

### 20. Comprehensive General Plan Update

The City of Santa Ana will begin a process to study best practices in updating the General Plan, with the long-term goal of providing for a comprehensive update. The General Plan update will cover a wide variety of topics, including employment and economic vitality, community health and wellness, strong neighborhoods, multimodal transportation system, public safety, education, and parks and recreation among other topics. Another key focus will be the role of First Street, Fifth Street, and other key transportation corridors to further housing opportunities, economic development, mobility options, and parks and recreational opportunities. Concurrent will be a comprehensive update to the Zoning Ordinance (Program 21). These efforts are anticipated to commence in 2014/2015.

### 21. Zoning Ordinance Update

The comprehensive update of the general plan will create a need to review the Zoning Ordinance for consistency and for additional direction to implement the vision, goals, and policies of the general plan. To that end, the Zoning Ordinance update will include a revision to development standards that will align the zoning ordinance with the General Plan. To the extent determined, the effort will include provisions that address parking, height, setbacks, and open space requirements to facilitate sustainable, quality housing and mitigate potential constraints to housing. The City may also explore the feasibility of adapting non-residential zones to accommodate artist live-work needs.

Finally, the Zoning Ordinance update will also explore and include provisions of a Healthy Design Ordinance or development concepts that encourage development types that foster active living, health and wellness. The final scope of work will be determined during the general plan update stage and the result of input from the community and civic leaders.





## BUILDING DESIGN

### 22. Building Design Guidelines

Building design is a key component of the City’s overall housing strategy. Poor quality housing design, in the long term, leads to premature deterioration, adverse impacts to quality of life, poor resident health, and public opposition to new housing. Santa Ana’s Citywide Design Guidelines provide specific guidance about preferred and discouraged methods of planning, neighborhood design, and construction. In recent years, however, planners have become increasingly aware of the need to integrate emerging concepts of sustainability, health, and wellness into how buildings are designed, built, and operated. One such effort is the Active Design Guidelines. As the City encourages new forms of housing that further health, wellness, and sustainability, new evidenced-based research offers an opportunity to amend design standards to foster sustainability, health, and wellness.



### 23. Green Building

Recent advances in technology and environmental awareness have led to a greater understanding of how the design, construction, and operation of buildings have profound implications for energy use and global warming. Green building is the practice of creating structures and using processes that are environmentally responsible and resource efficient throughout a building's life cycle: from siting to design, construction, operation, maintenance, renovation, and demolition. Although CalGreen Code is now state law, the City is committed to developing a Green Building policy that incorporates sustainable concepts for housing, supports the renovation of housing with resource-efficient equipment, considers incentives for Green practices, works with developers to create demonstration projects, and provides recognition for best practices.

### 24. Development Review

Santa Ana’s urbanization has raised the awareness of the individual and cumulative impacts of land use decisions on community quality of life. Consistent with state law requirements and city policy, the City of Santa Ana requires Site Plan Review, Design Review, and Environmental Review of proposed residential projects. City staff review projects for compliance with City development standards and operating standards, building and site design standards, and potential environmental impacts. In an effort to continue to improve and protect the community’s quality of life and implement healthy community best practices, the City will continue to ensure appropriate review with existing requirements and development a simplified healthy design checklist for use by planners.



## INCENTIVES

### 25. Affordable Housing Financial Incentives

The City actively incentivizes the provision of quality, affordable housing. These may include land assembly and writedowns, direct financial assistance with HOME and set-aside funds, issuance of tax-exempt bonds, and technical assistance. The amount of financial assistance depends on the availability of local, state, and federal funds. The City also adopted an ordinance that defers payment of development fees to just before final occupancy. The City of Santa Ana will continue these incentives and facilitate their application to each planning area as appropriate; in some areas, a development incentive may be more appropriate and, in other areas, direct financial assistance may be more appropriate.

### 26. Extremely Low Income Housing

Housing Element law has been recently expanded to include a focus on the housing needs of extremely low income households. According to 2012 Southern California Association of Governments Existing Housing Needs Data Report (using 2005-2009 ACS), the City has 11,370 extremely low income the majority of which are renter households. The Housing Authority issues 2,699 housing choice vouchers to low income households each year. Of all housing choice vouchers, 75% of them will be extremely low income households. The City of Santa Ana will continue to seek opportunities to support grant applications, work with nonprofits, and provide other incentives as feasible to support the production of affordable housing for extremely low income households.

### 27. Successor Housing Agency

Historically, the Santa Ana Redevelopment Agency (RDA) has played a key role in facilitating and encouraging the production, rehabilitation, and preservation of housing. Santa Ana also allocated tax increment funds generated from redevelopment project areas to increase, preserve, and improve the supply of low and moderate income housing as well as support housing, economic, and community development activities. With the demise of redevelopment agencies across California and reallocation of funds to the State of California, the City no longer has an RDA. A successor agency, the Santa Ana Housing Authority, is responsible for completing all remaining enforceable obligations. The City is seeking to retain a portion of its tax increment funds, including Boomerang and Supplemental Educational Revenue Augmentation Funds (SERAF), to allow the completion and administration of enforceable obligations over the long term.

### 28. Density Bonus Ordinance Update

The City's density bonus ordinance, Section 41-1600, incorporates state density bonus law. The City will revise its density bonus ordinance to reflect recent changes in state law. In summary, applicants of multiple-family residential and mixed-use projects of five or more units will be entitled to a density bonus under one of four conditions: 1) at least 5% are very low income units, 2) at least 10% are lower income units, 3) at least 10% are moderate income for-sale units, and/or



4) at least 35% of units are for persons aged 55 and older. The density bonus ranges from 20 to 35% according to how much affordable housing is provided above the minimum percentage in state law. Eligible projects may also receive one to three concessions or other development incentives, depending on the proportion of affordable units and level of income that is targeted.

## 29. Housing Opportunity Ordinance

In 2011, Santa Ana adopted a Housing Opportunity Ordinance. For eligible ownership projects, at least 15% of the units must be set aside as affordable to moderate income households for at least 45 years. For eligible rental projects, at least 15% must be affordable to very low or lower income households for at least 55 years. These requirements may be reduced at the discretion of the Executive Director if a greater level of affordability is provided. Provisions allow for the payment of in-lieu fees rather than building units, or building the units on- or off-site with City Council approval. The inclusionary requirement is triggered by: a request to increase the permitted density above that permitted in the zone, conversion of commercial or industrial land to residential uses, conversion of rental units to condominiums, and various other conditions. The City will develop policies and procedures for occupancy of units created under the Housing Opportunity Ordinance.

## 30. Adaptive Reuse

Santa Ana contains a variety of buildings not originally constructed for residential uses, that are vacant or underutilized, and which may be candidates for reuse as new housing. Santa Ana's Design Guidelines provides guidance on the adaptive reuse of historic structures in the downtown. The Grand Central Art Center is an adaptive reuse project of a historic building that creates a mixed-use live/study/work center, accommodates university programs in visual arts, and provides a day and night public focal point for Santa Ana's "Artist Village." The City is exploring options for the adaptive reuse of historic and/or underutilized buildings to create a diversity of housing opportunities and stimulate new investment.

## REGULATORY INCENTIVES

### 31. Specific Development District

The City uses a Specific Development (SD) District to facilitate creative residential and mixed/multiuse developments where otherwise strict application of the Zoning Ordinance would make the project infeasible. Under a SD zone, the City may permit attached and detached single-family residences, town homes, patio homes, zero lot lines and any other housing types permitted by the regulations of the underlying zone. Residential/mixed- use development standards are individually tailored to specific project needs. This tool is especially useful when dealing with small in-fill sites, allowing for the development of new housing. The approval process is similar to any zone change process. The City will continue to implement the Specific Development District for projects.



### 32. Variety in Household Sizes

Santa Ana is committed to providing housing appropriate for residents. Although Santa Ana has historically had a high demand for large family units, the 2010 Census also shows a more diverse trend in household size. This requires that the City’s housing stock provide units large enough to accommodate larger families, while also providing smaller housing units for newly forming households. Policy HE-4.2 states the City will facilitate and encourage the development of larger rental and ownership units for families with children, including lower and moderate income families. These types of units are being built within the Transit Zoning Code. However, there is a higher demand for smaller units in other locales. In response, the City will monitor applications for residential projects to ensure they match existing and future housing demand in Santa Ana and propose ordinance changes if needed to align products with needs.

### 33. Parking Study

The City will perform a study to evaluate parking standards for residential development, with a focus on multifamily development. The study will compare development costs of current parking standards, their effect on project density, and the costs and benefits of a parking in-lieu fee option. The study will consider reducing residential parking standards in areas where parking demands are less, or other parking options are available. Should the parking study reveal that current parking requirements are an undue constraint to the development of multiple-family housing, City staff will propose a program to City Council to mitigate the constraint. Because of the relationship of parking to other residential development standards (e.g., open space, height, lot coverage, etc.), this effort may be completed in conjunction with the update to the Zoning Ordinance.

## HOUSING ASSISTANCE

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### RENTAL ASSISTANCE

#### 34. Housing Choice Voucher Program

The City of Santa Ana Housing Authority administers the Department of Housing and Urban Development’s Housing Choice Voucher Program. Funded by the federal government, the program provides rental subsidies to very low and extremely low income households. The rent subsidy equals the difference between the contract rent and what the tenant can afford to pay, which is generally defined as about 30% of monthly income. As of 2013, the Housing Authority serves 2,699 households under this program, of which the majority are extremely low income. Vouchers are also used for the Family Self-Sufficiency, and Non-Elderly Disabled programs.

#### 35. Family Self-Sufficiency Program

The Family Self-Sufficiency (FSS) Program is available to Section 8 recipients who seek to overcome barriers to their employment and self-sufficiency. Those



*The City worked with for-profit and nonprofit organizations to rehabilitate and preserve over 500 units of affordable housing at Cornerstone Village.*



voluntarily entering the program sign a contract and work with case managers to pursue education or training that will allow them to secure employment. The Housing Authority serves 66 households. During the program, the participant continues to receive Section 8 assistance, although their contribution may increase as their earned income increases. As a component of this program, the Housing Authority establishes an interest-bearing savings account, with payments equivalent to the extra rent paid toward housing, as the participant improves their economic status. Upon successful completion of the contract, the participant receives the funds in the escrow account.

### 36. HOPWA Tenant-Based Rental Assistance

The Santa Ana Housing Authority operates the Housing Opportunities for Persons with AIDS (HOPWA) Tenant-Based Rental Assistance Program as a countywide program. This program provides rental assistance to disabled residents who have been diagnosed HIV-positive. This program maintains HIV-positive people in stable housing and thereby reduces their health risks and prevents homelessness. Through case management linkages, program participants also receive referrals to available social services. Several local social welfare organizations and nonprofit housing organizations also assist the City of Santa Ana in program implementation. The program is intended to mirror the Housing Choice Voucher Program, where the tenant must be very low income. The Housing Authority serves 50 households under this program.

## HOUSING PRESERVATION

### 37. Preservation of At-Risk Housing

Santa Ana has been partners in projects providing more than 2,500 units of rental housing affordable to lower income households. Of that total, about one-third of the units are at risk of losing affordability controls and reverting to market rents by 2014. The Housing Authority recently issued a bond to preserve the 200-unit Wycliffe Towers senior project. Given the importance of assisted affordable projects, however, a more strategic program is needed. The City will establish a program that consists of regular outreach to owners of assisted projects to understand their intentions for converting projects, refinement of the affordable housing database, provision of assistance in structuring financing, and seeking funding to preserve at-risk housing. Where feasible, the City would ensure agreements meet affordability levels, occupancy restrictions, and other requirements of state law needed to secure credit toward the RHNA.

### 38. Multiple-Family Acquisition and Rehabilitation

Santa Ana has many deteriorated apartment projects characterized by lesser quality construction, overcrowding, and absentee ownership. Left unattended, deteriorated apartments depress the values of surrounding properties and negatively influence the quality of life in neighborhoods. To stabilize neighborhoods and provide affordable housing, the City implements an acquisition and rehabilitation program for multiple-family residential projects.



The City financially supports nonprofit and for-profit organizations to acquire and rehabilitate projects and extend long-term affordability controls. When feasible, housing units are reconfigured to meet the housing needs of families. This program will continue to be used to preserve multiple-family housing, encourage size-appropriate units, extend affordability controls, and improve residential neighborhoods.

### 39. Neighborhood Stabilization

The Neighborhood Stabilization Program provides funding to cities hit hard by dramatic increases in the numbers of abandoned and foreclosed residential properties. The program permits cities to buy foreclosed homes at a discount and rehabilitate or redevelop them. Since 2009, the City has successfully applied for and received more than \$17 million in federal NSP dollars to preserve neighborhoods and eliminate blight associated with foreclosures and abandonment of residential properties. The City adopted a strategic plan and selected an intermediary to assist in implementing the program. To date, NSP funds have been used to acquire, rehabilitate, resell, and plan for nearly 150 housing units. The City will continue to implement this program per the guidelines.

## HOMEOWNERSHIP ASSISTANCE

### 40. Down Payment Assistance Program

The City of Santa Ana offers a down payment assistance loan to help lower income households buy their first home. Under the program, the City will offer a loan of up to \$40,000 toward the purchase price for no interest and no payments for 45 years. To qualify, a prospective buyer must attend prepurchase and postpurchase counseling programs, choose a home in Santa Ana that meets maximum home values, and make a down payment of at least 3 percent. In recent years, the dramatic escalation in the prices of single-family homes has required deep subsidies that have been cost prohibitive. The high level of subsidy required for a single homeowner must be balanced with the need to provide suitable assistance to a greater number of rental households. Although the program has been curtailed in recent years with the demise of redevelopment, the City will investigate new funding opportunities to restart the program.

### 41. Homeownership Partners

In today's economic climate, public/private/nonprofit partnerships are a prerequisite to financing, building, and operating new affordable housing. Few cities have the financial and administrative resources to do it alone. The City of Santa Ana has a track record of working with nonprofit organizations to build affordable housing. The City has worked with RSI Development, Habitat for Humanity, and the Orange County Community Housing Corporation to facilitate the construction of infill housing in residential neighborhoods. Some entities provide homeownership counseling, and others help provide access to other state and local funding sources. The City will continue to seek to expand



the number of well-qualified partners to aid in achievement of homeownership goals.

#### 42. Homeownership Preservation Assistance

During the early 2000s Santa Ana experienced significant increases in foreclosures due to the housing recession and adjustable rate mortgages. To help stem the tide, the City led a statewide effort to preserve homeownership for families and the City Council passed a resolution declaring their support to address the preservation of homeownership. The City of Santa Ana was also a founding partner of the Orange County Home Preservation Collaborative. This partnership focuses on reaching out to homeowners, improving the availability of counseling for those at risk of losing their home, securing financing options and other solutions, and fundraising to broaden outreach efforts. Though the foreclosure crisis is subsiding, partnerships are in place to provide appropriate services.

### SPECIAL NEEDS HOUSING

#### 43. Care Facilities

Santa Ana has received numerous requests to establish care facilities. Care facilities typically come in two forms: 1) facilities licensed by the State of California for mentally, physically, or developmentally disabled children and adults who require supervised care, and 2) care facilities outside the regulatory control of the Community Care Facilities Act. Whereas state law preempts enacting local regulations on the former, the City can impose reasonable regulatory measures on the latter to ensure that such facilities are compatible with and do not detract from the residential character of neighborhoods. To further housing opportunities for people with disabilities, the Municipal Code will be reviewed and amended for changes in state law with respect to these facilities. This action may be incorporated into the Zoning Ordinance update.



*Residential care homes allow people with disabilities to live in neighborhoods.*

#### 44. Developmental Disabilities

The City works with partners to address the housing and service needs of people with disabilities, including developmental disabilities. In 2013, the City worked with A Community of Friends to develop the 41-unit Vista del Rio project, which provides developmentally and physically disabled adults with affordable housing with on-site services and amenities. The City also funds organizations serving the needs of disabled people. The City will continue to work with affordable housing developers and the Regional Center of Orange County to expand independent living options for the developmentally and physically disabled. This may include reviewing or endorsing grant opportunities, soliciting applications for projects, reviewing and facilitating new projects, or other actions to facilitate the rehabilitation of housing for persons with disabilities.



#### 45. Housing Accessible to People with Disabilities

The aging of our nation, changing demographics, and desire to house people of all abilities into residential neighborhoods has led to innovative concepts such as aging-in-place. This refers to the ability to live in one's home and community safely, independently, and comfortably, regardless of age, income, or ability level. To further this goal, city planners and housing professionals are exploring new models of housing, such as visitability, universal design, or barrier free housing. As this concept supports Santa Ana's inclusive, multigenerational housing vision, the City will explore offering incentives to developers who incorporate accessibility components in the construction or rehabilitation of housing. For existing homes, the City will implement its reasonable accommodation ordinance.

### HOUSING FOR PEOPLE WHO ARE HOMELESS

#### 46. Emergency Shelters and Transitional Housing

Santa Ana has historically supported a continuum of care program of shelters, transitional housing, and supportive services to help homeless individuals and families move into stable and permanent housing. An effective network of service agencies has emerged to address these needs through the guiding efforts of the Orange County Partnership to End Homelessness. The City continues to fund this network to support and offset the cost for providing emergency shelter, transitional housing, and support services. The City also adopted its emergency shelter ordinance in 2013. Emergency shelters with up to 30 beds are permitted by right in the M1, M2, and SD zones. This ordinance also permits one Multiservice Center with 150 to 200 beds in the City. The City will establish an Emergency Shelter Overlay zone in the industrial zoned areas identified as best suited for emergency shelters. To comply with state law, the City will revise the separation criteria standards of the Emergency Shelter Ordinance.



*San Miguel Residence*

#### 47. Rapid Rehousing/Transition to Permanent Housing

Access to decent, safe, and affordable permanent housing is the ultimate goal of Santa Ana's comprehensive system of care for homeless people. As a complement to its current services model, the City is striving to place homeless people immediately into permanent housing with supportive services, bypassing the need for stays in shelter or transitional housing. This approach is called a Rapid-Rehousing Approach. Santa Ana's Housing Authority continues to provide funds, where available, to assist in the acquisition/rehabilitation of homes for permanent supportive housing or provide rental vouchers for persons leaving homeless programs. The City will continue to support this model and encourage service providers to make every effort to rapidly rehouse homeless people.

#### 48. Supportive Services

Santa Ana's homeless strategy calls for the provision of outreach and support services to assist individuals and families who are homeless or at risk of becoming homeless. In addition, a key part of this strategy is to prevent, to the extent feasible, individuals and families from slipping into homelessness. To that end,





the City supports a food bank, employment training, substance abuse recovery, referral services, and a wide variety of other services to enable people who are homeless to transition into society and live full and productive lives. Funds are provided through the Emergency Solutions Grant (ESG) and Community Development Block Grant funds. The City will continue to provide funding and technical assistance, as available, to support and encourage the continued provision of a range of prevention, outreach, and supportive services.

## HOUSING FOR SENIORS

### 49. HOUSING FACILITIES

Approximately 900 subsidized senior housing units are located in Santa Ana, and the City is monitoring them to help preserve their affordability. The Santa Ana Housing Authority allocates approximately 450 vouchers annually to seniors, and more than 2,200 seniors are on the waiting list. The Santa Ana Housing Authority is also actively involved in the preservation of the 200-unit Wycliffe Towers senior complex through the issuance of a \$30 million bond. Senior housing is also permitted in several districts, and regulatory incentives (e.g., parking reductions and density bonus) are available to facilitate the construction of new projects. As opportunities become available, the City continues to facilitate new senior housing, increase housing vouchers for seniors, and/or preserve deed restricted affordable senior housing in the community.



*Sunrise Gardens and many other facilities provide a range of senior housing options.*

### 50. Senior Life Care Facilities

As the needs of an aging population change, Santa Ana seniors need a wider choice of housing options that would allow them to age in place. “Aging in place” refers to idea that seniors should have suitable housing that allows them to stay in their own home, neighborhood or community. This includes three approaches. The City’s reasonable accommodation ordinance allows for modifications to make structures more accessible so seniors can continue to live in them. For those wishing to stay in the city but desire a more supportive environment, life-care facilities are being proposed that allow for independent, semi-independent, or assisted-living. And, in other cases, residential care facilities for the elderly are important. To that end, Santa Ana will continue working to facilitate the most appropriate type of housing for seniors living in the community.

### 51. Senior Services

Senior citizens in Santa Ana can benefit from a broad range of supportive services that enable them to live in their homes as independently as possible. Through federal and state funding, the City funds a broad range of organizations that provide meal and nutrition, recreation, health care, and service programs. Many of the senior programs operate from the Santa Ana Senior Center and the Southwest Senior Center. Programs such as delivering meals to homebound seniors and referral services currently serve approximately 1,500 Santa Ana seniors, including homebound seniors. Subsidized public transit is also available through transit providers. The Orange County Council on Aging also serves as



the lead advocate for seniors throughout the county. The City works with various agencies to address the housing needs of seniors.

## HOUSING FOR FAMILIES

### 52. Family Housing

The City has a multifaceted program for increasing and maintaining the supply of family housing. The Housing Authority allocates approximately 900 housing choice vouchers to lower income families in Santa Ana, and the City's homeownership programs are targeted to low income households. The City continues to acquire, rehabilitate, and reconfigure apartment projects to create affordable housing. Over the past five years, the City and Agency have funded projects with nonprofit organizations that reconfigured smaller studio and one-bedroom apartments into two-, three-, and four-bedroom units. The City will continue seeking opportunities to rehabilitate, reconfigure, and build family housing and alleviate overcrowding. This program will work in tandem with the Variety in Household Sizes Program.

### 53. Child Care Options

The availability of affordable, conveniently located, quality childcare is one of the most pressing concerns of contemporary family life, particularly for families with single parents or two working parents. Santa Ana complies with state regulations allowing childcare facilities and offers density bonuses for qualified childcare facilities per state law. Recognizing the shortage of quality and affordable childcare facilities, the City will: 1) review the Zoning Code to ensure that day care and childcare provisions are consistent with state law; 2) consider incentives for co-locating childcare facilities in affordable housing; 3) give funding priority for projects that include family support and childcare facilities; and 4) continue funding organizations that serve Santa Ana's children.

### 54. Multi-Generational Housing

According to Generations United, one in six Americans lives in a multigenerational household, defined as those consisting of more than two generations living under the same roof or a household with a grandparent and at least one other generation. This topic is particularly relevant in recent years given the increasing number of seniors, individuals leaving home at a later age, cost of health care, and lifestyle preferences. Whereas the granny flat or room addition concept has been around for decades, builders are beginning to respond with innovative products. This includes housing models from shared living spaces to housing that caters to different lifestyles all situated in the same or adjacent buildings. As part of the Zoning Ordinance update, City staff will explore and review residential development concepts that offer appropriate opportunities for multi-generational housing that fits neighborhoods in Santa Ana.



## FAIR HOUSING SERVICES

### 55. Fair Housing

The City of Santa Ana contracts for a variety of fair housing services. Under this contract, the fair housing service provider conducts Department of Housing and Urban Development counseling, landlord/tenant services, mediation, and legal enforcement where necessary to address discrimination. The City also participates in a multijurisdictional Analysis of Impediments to Fair Housing Choice . The City continues to provide opportunities to educate the public regarding fair housing issues. Through education, mediation, and enforcement, the City is committed to furthering fair housing opportunities.

### 56. Reducing Second-Hand Smoke in Multifamily Housing

Exposure to smoke, whether direct or secondhand, causes adverse health outcomes such as asthma and other respiratory illnesses, cardiovascular disease, and cancer. This public health threat is particularly important for children, the elderly, and those with preexisting health concerns. With growing concern over the effects of second hand smoke, the private housing industry has become increasingly aware of the impact of second-hand smoke. More than 16 multifamily unit complexes in Santa Ana already have adopted voluntary bans on smoking, including several nonprofit affordable housing developers. Over the past few years, the Department of Housing and Urban Development has also been encouraging property owners to limit exposure to second hand smoke in multifamily housing projects. As the City of Santa Ana is committed to creating healthful environments for its residents, the City will explore opportunities for implementing smoke free ordinances at multifamily housing in Santa Ana in partnership with nonprofit organizations, the Orange County Health Care Agency, and other community stakeholders. This may include crafting an ordinance, educating property managers and owners, and building community consensus around this important health consideration.



**Table 9  
Housing Implementation Summary**

<i>Housing Program</i>	<i>Objective</i>	<i>Responsible Agency</i>	<i>Funding</i>	<i>Timeframe</i>
<b>HOUSING AND LIVABLE NEIGHBORHOODS</b>				
<b>Housing Rehabilitation</b>				
1. Single-Family Home Rehabilitation	<ul style="list-style-type: none"> <li>Provide low-interest loans to facilitate the rehabilitation of single-family homes for lower income homeowners</li> <li>Seek to augment funding and program reach by tracking and applying for grants as opportunities arise</li> </ul>	CDA, Housing Division	CDBG HOME	Ongoing
2. Mobile Home Repair	<ul style="list-style-type: none"> <li>Provide low- or no-interest loans to repair mobile homes annually for lower income households and seniors throughout the community</li> <li>Seek to augment funding and program reach by tracking and applying for grants as opportunities arise</li> </ul>	CDA, Housing Division	CDBG HOME	Ongoing
3. Rental Rehabilitation	<ul style="list-style-type: none"> <li>Provide low-interest loans to assist in the rehabilitation of rental properties occupied by lower income and family households</li> <li>Seek to augment funding and program reach by tracking and applying for grants as opportunities arise</li> </ul>	CDA, Housing Division	CDBG HOME	Ongoing
<b>Neighborhood Initiatives</b>				
4. Neighborhood Improvement	<ul style="list-style-type: none"> <li>Continue to assist, create, and support neighborhood associations to collaborate on projects and sponsor and hold annual events</li> <li>Continue to support the Communication Linkage Forum and the Community Development Resource Network to train and equip residents to be leaders in their neighborhoods</li> </ul>	CDA, Housing Division	CDBG	Ongoing
5. Neighborhood Infrastructure	<ul style="list-style-type: none"> <li>Continue to complete infrastructure improvements in residential neighborhoods consistent with the City Capital Improvement Plan</li> <li>Continue to seek additional funds to improve infrastructure, including state and federal grants for improvements for health and wellness</li> </ul>	PWA PWA	M2 SR2S Prop 84	Ongoing Annual
6. Healthy Neighborhood Initiatives	<ul style="list-style-type: none"> <li>Continue to implement Santa Ana Green program, including tree planting, corridor greenways, build green initiatives, and energy conservation</li> <li>Collaborate with neighborhoods and community organizations to promote Healthy Neighborhood Initiative and safe and active environments</li> </ul>	PWA PRCSA	GF Grants	Ongoing Ongoing
<b>Community Building</b>				
7. Santa Ana Building Healthy Communities	<ul style="list-style-type: none"> <li>Continue to support the SABHC Initiative by attending meetings and working to achieve mutual goals</li> <li>Work with SABHC leaders and other stakeholders to forge a comprehensive health agenda for the General Plan update</li> </ul>	PBA, Planning Division	GF	Ongoing



**Table 9  
Housing Implementation Summary**

<i>Housing Program</i>	<i>Objective</i>	<i>Responsible Agency</i>	<i>Funding</i>	<i>Timeframe</i>
8. Building Community Efforts	<ul style="list-style-type: none"> <li>Seek grants and partnership opportunities from local, state, federal, and nonprofit partners to continue and expand strategic investments that build community</li> <li>Continue to make strategic investments in parks, recreation, access to healthy food, safe routes to school, and other capital improvements to improve resident health</li> </ul>	PBA, Planning Division PWA	GF	Annually
			CIP	Ongoing
9. Neighborhood Safety	<ul style="list-style-type: none"> <li>Continue to coordinate and support interdepartmental efforts to improve and maintain the health and safety of residential neighborhoods</li> <li>Apply the principles of Crime Prevention Through Environmental Design (CPTED) to enhance safety and security within multi-family residential developments.</li> </ul>	PBA Planning Division	GF	Ongoing
<b>Code Enforcement</b>				
10. Property Maintenance Standards	<ul style="list-style-type: none"> <li>Evaluate the appropriateness of the new Healthy Housing Standards for applicability to Santa Ana Municipal Codes</li> <li>Incorporate relevant portions into the Municipal Codes to assist City staff in inspecting and enforcing city codes</li> <li>Coordinate with Orange County Health Department on how to collaborate on efforts as authorized by Senate Bill 488, including training opportunities for City staff</li> <li>Research industry best practices (i.e. Rent Escrow Account Programs) to identify Code Enforcement Tools to remedy and expedite compliance with property violations</li> <li>Prepare an annual report for City Council summarizing PREP Program activities and accomplishments</li> <li>Coordinate PREP Program inspections and City Housing Rehabilitation Loan Program to facilitate health and safety improvements</li> </ul>	PBA, Code Enforcement Department  CDA Housing Division	CDBG GF  CDBG	2014-2015
11. Proactive Rental Enforcement (PREP)	<ul style="list-style-type: none"> <li>Inspect housing units and bring into compliance with City codes and standards at least 1,600 rental units annually</li> <li>Work with the County Health Department to identify infestation code violations and streamline resolution of violations</li> </ul>	PBA, Planning Division	Rental Fee	Ongoing
12. Residential Response Team (RRT)	<ul style="list-style-type: none"> <li>Inspect housing units and bring into compliance with City codes and standards at least 2,000 units annually</li> <li>Work with the County Health Department to identify infestation code violations and streamline resolution of violations</li> </ul>	PBA, Planning Division	CDBG GF	Ongoing
<b>Historic Preservation</b>				
13. Historic Program and Ordinance	<ul style="list-style-type: none"> <li>Continue the implementation of historic preservation program and associated ordinances and incentives, including Mills Act, design review, etc.</li> <li>Continue to identify and list eligible historic residential properties on a voluntary basis and seek opportunities for preservation or adaptive reuse</li> </ul>	PBA, Planning Division	CDBG Grants	Ongoing



**Table 9  
Housing Implementation Summary**

<i>Housing Program</i>	<i>Objective</i>	<i>Responsible Agency</i>	<i>Funding</i>	<i>Timeframe</i>
14. Historic Home Rehabilitation Incentive	<ul style="list-style-type: none"> <li>Seek flexible funding sources and other incentives to encourage repair and maintenance of historic homes and complement the Mills Act program</li> <li>Provide low-interest home loans to assist in the rehabilitation of up to 5 properties occupied by lower income and family households</li> </ul>	PBA, Planning Division CDA, Housing Division	Grants	Ongoing
			CDBG HOME	Ongoing
15. Historic Neighborhood Preservation	<ul style="list-style-type: none"> <li>Explore innovative strategies to preserve residential districts and neighborhoods that have historic value.</li> <li>Create guidelines identifying the process for neighborhoods to pursue becoming a type of historic district</li> </ul>	PBA, Planning Division	GF	Ongoing  2017

**HOUSING SUPPLY AND DIVERSITY**

<b>Housing Supply</b>				
17. Metro East Mixed Use Overlay Zone	<ul style="list-style-type: none"> <li>Continue to implement MEMU Overlay Zone policies to facilitate and encourage the development of new housing and the long-term transition of the area</li> </ul>	PBA, Planning Division	GF	Ongoing
16. Transit Zoning Code	<ul style="list-style-type: none"> <li>Continue to implement the Transit Zoning Code for eligible properties in downtown Santa Ana</li> <li>Facilitate and encourage the development of varied housing types at a mix of affordability levels, including for lower income households using appropriate incentives</li> <li>Manage the development of Housing Authority–owned property with quality sustainable housing, including affordable housing consistent with City goals</li> </ul>	PBA, Planning Division  CDA, Housing Division	GF CDBG	Ongoing
			CDBG; HOME	Ongoing
18. District Centers	<ul style="list-style-type: none"> <li>Continue to facilitate and encourage the development of mixed-use housing in the various District Centers through the Specific Development Zone or MEMU Overlay</li> <li>Consider the amendment of District Center boundaries to allow for new residential products that meet City housing goals and policies</li> </ul>	PBA, Planning Division	GF	Ongoing
19. Harbor Mixed Use Transit Corridor	<ul style="list-style-type: none"> <li>Adopt the Harbor Mixed Use Transit Corridor Specific Plan (total residential capacity of approximately 4,600 units)</li> <li>Rezone land for residential/mixed uses to encompass the 201 units of unmet housing need of the RHNA</li> <li>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</li> <li>Apply the incentives available in the residential/mixed-use zone to facilitate quality housing opportunities</li> </ul>	PBA, Planning Division	GF	To be completed by October 15, 2014          Ongoing



**Table 9  
Housing Implementation Summary**

<i>Housing Program</i>	<i>Objective</i>	<i>Responsible Agency</i>	<i>Funding</i>	<i>Timeframe</i>
20. Comprehensive General Plan Update	<ul style="list-style-type: none"> <li>• Begin outreach to the public, development community, and stakeholders to develop the vision and guiding principles for the general plan</li> <li>• Explore best practices for general plan updates and innovative community engagement</li> <li>• Issue a request for proposal and/or request for qualifications and select a consultant to conduct a comprehensive General Plan update</li> </ul>	PBA, Planning Division	GF	2014
21. Zoning Ordinance Update	<ul style="list-style-type: none"> <li>• Issue a request for proposal and/or request for qualifications and select a consultant to conduct a development code update</li> <li>• Coordinate outreach to the public, development community, and stakeholders regarding design and development standards</li> <li>• 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</li> </ul>	PBA, Planning Division	GF	2015
<b>Building Design</b>				
22. Building Design Guidelines	<ul style="list-style-type: none"> <li>• Create comprehensive design guidelines that are intended to address the unique needs of residential/mixed-use products along major transportation corridors</li> <li>• Create new Active Design Guidelines and accompanying incentives to encourage and foster housing designs that improve health and wellness</li> </ul>	PBA, Planning Division	GF	Ongoing
		PBA, Planning Division	GF	2016
23. Green Building	<ul style="list-style-type: none"> <li>• Create a Green building policy that incorporates sustainable concepts into residential and nonresidential uses; support demonstration projects and best practices</li> <li>• Continue to seek partnerships with nonprofit and for-profit organizations and developers that are committed to building green residential projects</li> <li>• Continue to implement provisions of CalGreen to encourage sustainable practices in the development, renovation, and maintenance of structures</li> </ul>	PBA, Planning Division	GF	Ongoing
24. Development Review	<ul style="list-style-type: none"> <li>• Continue to provide appropriate residential and mixed use project review through site plan review, environmental clearance, and mitigation monitoring</li> <li>• Create a checklist of healthy design components based on the adopted Active Design Guidelines to allow implementation healthy community components into new projects.</li> </ul>	PBA, Planning Division	GF	Ongoing
		PBA, Planning Division	GF	2016



**Table 9  
Housing Implementation Summary**

<i>Housing Program</i>	<i>Objective</i>	<i>Responsible Agency</i>	<i>Funding</i>	<i>Timeframe</i>
<b>Housing Incentive</b>				
25. Affordable Housing Incentives	<ul style="list-style-type: none"> <li>• Provide financial assistance and issue bonds, where feasible, to support the production and/or rehabilitation of affordable housing for lower and moderate income households</li> <li>• Support state and federal grant applications that providing funding for the production of affordable housing, including housing affordable to extremely low income households</li> <li>• Continue to work with nonprofit and for-profit organizations that provide affordable housing to households earning extremely low, very low, and low income households</li> </ul>	PBA, Planning Division CDA, Housing Division PBA, Planning Division	GF  HOME  GF	Annually & Ongoing  Annually & Ongoing  Annually & Ongoing
26. Extremely Low Income Housing	<ul style="list-style-type: none"> <li>• Target funding and housing incentive programs (25–33), as feasible, to facilitate and encourage the development of lower and moderate income housing</li> <li>• Work with nonprofit organizations that provide affordable housing to households earning extremely low income</li> <li>• 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</li> </ul>	PBA, Planning Division CDA, Housing Division	GF Federal, state, and local funds	Annually & Ongoing  Annually & Ongoing
27. Successor Housing Agency	<ul style="list-style-type: none"> <li>• Continue to provide and/or leverage City funds with other sources to support the production, preservation, and/or rehabilitation of housing and economic development</li> </ul>	CDA, Housing Division	SERAF and Boomerang funds	Evaluate availability annually
28. Density Bonus Ordinance Update	<ul style="list-style-type: none"> <li>• 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</li> </ul>	PBA, Planning Division	GF	2014
29. Housing Opportunity Ordinance	<ul style="list-style-type: none"> <li>• Require eligible housing development projects of 5 or more units to include at least 15% of the units as affordable to lower income households (rental) and at least 15% as affordable to moderate income households (ownership)</li> <li>• Develop policies and procedures for occupancy of units created under the Housing Opportunity Ordinance</li> <li>• Incorporate affordable housing opportunity requirements within City initiated zone changes or adaptive reuse projects</li> </ul>	PBA, Planning Division	GF	Ongoing
30. Adaptive Reuse	<ul style="list-style-type: none"> <li>• Seek opportunities for adaptive reuse of structures with historic merit or otherwise suitable to be converted to quality residential and mixed use projects</li> </ul>	PBA, Planning Division	CDBG Grants	Ongoing
31. Specific Development District	<ul style="list-style-type: none"> <li>• Continue to facilitate quality development in District Centers and other locales through the implementation of the Specific Development District</li> </ul>	PBA, Planning Division	GF	Ongoing
32. Variety in Household Sizes Program	<ul style="list-style-type: none"> <li>• Implement programs to increase opportunities to build new family rental housing (see Program 25), including rental housing for large families</li> <li>• Monitor applications for new residential development to track type of products proposed and balance of unit sizes and bedrooms proposed</li> </ul>	PBA, Planning Division	GF	Ongoing





**Table 9  
Housing Implementation Summary**

<i>Housing Program</i>	<i>Objective</i>	<i>Responsible Agency</i>	<i>Funding</i>	<i>Timeframe</i>
33. Parking Study	<ul style="list-style-type: none"> <li>Conduct parking study and, depending on findings, the City will propose a program to mitigate parking constraints along with residential/mixed-use standards</li> </ul>	PBA, Planning Division	GF	2016
<b>HOUSING ASSISTANCE</b>				
<b>Rental Assistance</b>				
34. Housing Choice Voucher	<ul style="list-style-type: none"> <li>Continue to implement and seek new housing choice vouchers for extremely low and very low income households</li> </ul>	SAHA	Federal Funds	Ongoing
35. Family Self-Sufficiency	<ul style="list-style-type: none"> <li>Continue to implement and seek participants for the Family Self-Sufficiency program; serve 66 clients annually</li> </ul>	SAHA	Federal Funds	Ongoing
36. HOPWA Tenant Based Rental Assistance	<ul style="list-style-type: none"> <li>Continue to implement and seek participants for the HOPWA Tenant-Based Rental Assistance; serve 50 clients annually</li> </ul>	SAHA	HOPWA	Ongoing
<b>Housing Preservation</b>				
37. Preservation of At-Risk Housing	<ul style="list-style-type: none"> <li>Provide outreach to property owners to keep up to date with status of properties</li> <li>Seek funding and financing mechanisms to preserve existing affordability covenants</li> <li>Advocate for state legislative action to allow greater flexibility to satisfy the regional housing needs goals</li> <li>Assist in preserving the Wycliffe Towers senior apartment project by issuing bond</li> </ul>	CDA, Housing Division		Ongoing
38. Multiple-Family Housing Acquisition and Rehabilitation	<ul style="list-style-type: none"> <li>Work with supporting nonprofit partners to acquire, rehabilitate, and deed restrict apartment projects as funding and partners are available.</li> </ul>	CDA, Housing Division	HOME; LIHTC; Bonds	Ongoing
39. Neighborhood Stabilization	<ul style="list-style-type: none"> <li>Implement the Neighborhood Stabilization Program and work with intermediary to provide services to implement the NSP 1, 2, and 3 grants.</li> </ul>	CDA, Housing Division	NSP	2015
<b>Homeownership Assistance</b>				
40. Down Payment Assistance	<ul style="list-style-type: none"> <li>Evaluate options to restructure the homeownership program as the market and prices stabilize</li> <li>Assist low and moderate income households with down payment assistance through loans up to \$40,000</li> </ul>	CDA, Housing Division	HOME NSP	Ongoing
41. Homeownership Partners	<ul style="list-style-type: none"> <li>Support nonprofit and for-profit organizations to educate homeowners, administer programs, and expand homeownership opportunities</li> <li>Work with nonprofit organizations to provide homeownership opportunities for families</li> </ul>	CDA, Housing Division	HOME	Ongoing
42. Homeownership Preservation Assistance	<ul style="list-style-type: none"> <li>Participate in the Orange County Collaboratives to prevent or lessen the impact of foreclosures</li> <li>Advocate for state and federal legislation to address the foreclosure and lending crisis</li> </ul>	CDA, Housing Division	GF	Ongoing



**Table 9  
Housing Implementation Summary**

<i>Housing Program</i>	<i>Objective</i>	<i>Responsible Agency</i>	<i>Funding</i>	<i>Timeframe</i>
<b>SPECIAL NEEDS</b>				
<b>People with Disabilities</b>				
43. Care Facilities	<ul style="list-style-type: none"> <li>Amend Municipal Code to define community care facilities, permitting process, and standards, and make changes to ensure consistency with state law</li> <li>Amend Municipal Code to define facilities not regulated under the Community Care Facilities Act and specify permit process consistent with state law</li> </ul>	PBA, Planning Division	GF	2014-2015
44. Housing for People with Disabilities, including Developmental	<ul style="list-style-type: none"> <li>Work with service providers to support the development or provision of housing suitable for people with disabilities, including developmental disabilities</li> <li>Seek and/or support grants, where feasible, to facilitate the production of new housing or appropriate services for disabled people</li> </ul>	PBA, Planning Division CDA, Housing Division	GF Federal, state, and other local funds	2014  Annual basis
45. Accessible Housing	<ul style="list-style-type: none"> <li>Investigate opportunities for providing incentives or amending codes to encourage the accessibility components in the development of new housing</li> <li>Implement the reasonable accommodation ordinance to allow for modifications in land use, building, zoning, and other codes to facilitate access to existing housing</li> </ul>	PBA, Planning Division	GF	2015  Ongoing
<b>People Who Are Homeless</b>				
46. Emergency Shelters and Transitional Housing	<ul style="list-style-type: none"> <li>Continue to provide funding for providers of emergency shelter, transitional housing, and permanent supportive housing for people who are homeless</li> <li>Collaborate with the Salvation Army and other Orange County jurisdictions to create a model emergency shelter management and operational plan based on best practices</li> <li>Establish Emergency Shelter Overlay Zone to accommodate the City's estimated unsheltered homeless population.</li> <li>Amend Municipal Code to revise separation criteria to comply with state law</li> </ul>	CDA, Housing Division PBA, Planning Division	CDBG ESG HOPWA GF	Ongoing  Ongoing  2015  2015
47. Rapid Rehousing	<ul style="list-style-type: none"> <li>Continue to provide funding and technical assistance to support the provision of prevention, outreach, and supportive services aligned with the 10 Year Plan to End Homelessness</li> </ul>	CDA, Housing Division	CDBG ESG HOPWA	Ongoing
48. Supportive Services	<ul style="list-style-type: none"> <li>Assist and work with service organizations to provide supportive services for current and formerly homeless people</li> <li>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</li> </ul>	CDA, Housing Division	CDBG ESG HOPWA	Ongoing
<b>Senior Housing</b>				
49. Housing Facilities	<ul style="list-style-type: none"> <li>Continue to offer development incentives and density bonuses to incentivize senior housing</li> <li>Work with nonprofit and for-profit agencies that propose the construction of senior housing</li> </ul>	PBA, Planning Division	GF	Ongoing



**Table 9  
Housing Implementation Summary**

<i>Housing Program</i>	<i>Objective</i>	<i>Responsible Agency</i>	<i>Funding</i>	<i>Timeframe</i>
50. Senior Life Care Facilities	<ul style="list-style-type: none"> <li>Continue to offer development incentives and density bonuses to incentivize life care facilities</li> <li>Work with nonprofit and for-profit agencies that propose the construction of senior housing</li> </ul>	PBA, Planning Division	GF	Ongoing
51. Senior Services	<ul style="list-style-type: none"> <li>Support food distribution programs and similar senior services</li> <li>Support private and nonprofit entities to match seniors in house sharing arrangements</li> </ul>	PRCSA CDA, Admin	CDBG	Ongoing
<b>Housing for Families</b>				
52. Family Housing	<ul style="list-style-type: none"> <li>Continue to allocate Section 8 Housing Choice Vouchers to very low income families</li> <li>Continue to offer homeownership assistance for qualified lower and moderate income families</li> <li>Acquire, rehabilitate, and reconfigure apartments to support low income family households</li> </ul>	SAHA CDA, Housing Division	Local, state, federal funds	Ongoing
53. Child Care Options	<ul style="list-style-type: none"> <li>Review Zoning Code to ensure day/childcare provisions are consistent with state laws; consider incentives for co-locating childcare facilities in affordable housing projects</li> <li>Continue funding organizations that help address and meet the supportive service needs of Santa Ana's children</li> </ul>	PBA, Planning Division CDA, Admin	GF	2014
			CDBG	Ongoing
54. Multi-Generational Housing	<ul style="list-style-type: none"> <li>Explore crafting development standards and site designs, offering incentives, or including additional flexibility to promote innovative models of multigenerational housing</li> </ul>	PBA, Planning Division	GF	2016
<b>Fair Housing Services</b>				
55. Fair Housing	<ul style="list-style-type: none"> <li>Continue to fund a fair housing organization to discourage unlawful practices, resolve tenant/ landlord disputes, provide education, and further equal housing opportunities</li> <li>Periodically prepare the Analysis of Impediments to Fair Housing Choice to identify, remove and/or mitigate potential impediments to fair housing in Santa Ana.</li> </ul>	CDA, Admin. Services	CDBG	Ongoing
56. Reducing Second-Hand Smoke	<ul style="list-style-type: none"> <li>Conduct education effort in concert with stakeholders in the community.</li> <li>Pursue preparation of a smoke free ordinance in multifamily unit housing in Santa Ana.</li> </ul>	City of Santa Ana PBA and SAHA	GF	With the General Plan and/or Zoning Ordinance Update

Source: City of Santa Ana, 2013.

**Funding:**

GF: General Fund  
 CDBG: Community Development Block Grant  
 HOME: HOME Partnership Funding  
 LIHTC: Low Income Housing Tax Credits  
 ESG: Emergency Solutions Grant  
 HOPWA: Housing Opportunities for Persons with AIDS  
 NSP: Neighborhood Stabilization Funds

**Agency:**

CDA: Community Development Agency  
 PBA: Planning and Building Agency  
 SAHA: Santa Ana Housing Authority  
 PWA: Public Works Agency  
 PRCSA: Parks, Recreation, and Community Services Agency  
 TCE: The California Endowment

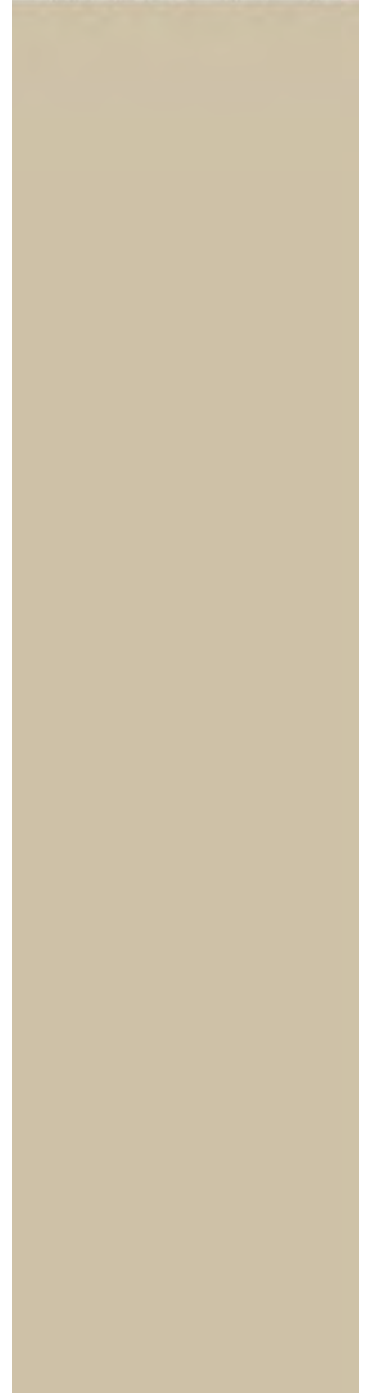


HOUSING PLAN

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# Appendices





# Housing Needs

This chapter analyzes demographic, economic, housing, and special needs groups in Santa Ana to understand housing needs in the community and provide a foundation for the development of responsive housing goals, policies, and implementation programs to address that need.

## OVERVIEW

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Over the past decade, Santa Ana has seen significant challenges to housing its population and workforce. Population increase, changes to the economy, the housing market boom and downturn, and other factors affect Santa Ana's ability to address its housing challenges. This Housing Needs Assessment is designed to explore many of these factors that influence the City's housing needs today and define the challenges to addressing these needs.

The Housing Needs Assessment is divided into five sections, each providing information and analysis that augments discussion provided in the Framework.

- **Demographic Characteristics.** Demographic characteristics, including population growth and change, race and ethnicity, age characteristics, and household composition and type.
- **Economic Characteristics.** Employment trends, occupations of residents, household income and distribution, and other factors that affect the demand for housing and the ability to afford housing.
- **Neighborhood and Housing Profile.** Inventory of housing, including its supply, characteristics, vacancy and tenure, housing prices, and affordability to residents of different income levels.
- **Special Needs.** Special needs in the City, including seniors, people with disabilities, large families, single-parent families, people who are homeless, and other special needs groups.
- **Housing Needs.** An assessment of housing production needs, housing rehabilitation, and the preservation of housing.



A

## DEMOGRAPHIC CHARACTERISTICS

This section analyzes the primary demographic characteristics of Santa Ana residents, including population growth, race and ethnicity, age characteristics, and household characteristics to identify housing needs in Santa Ana.

### POPULATION GROWTH

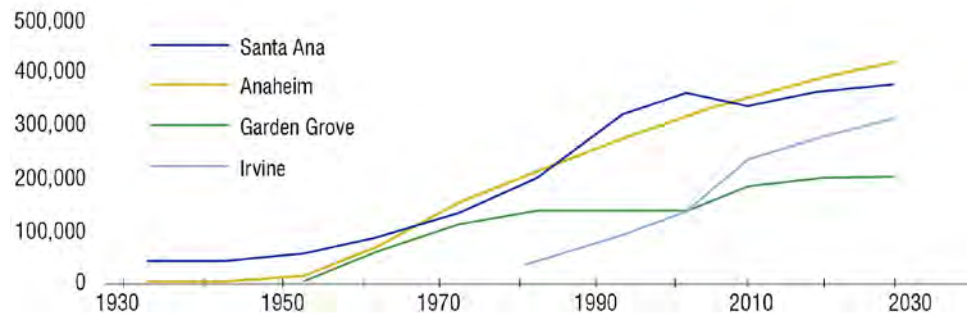
Santa Ana is the 2nd largest of 34 cities in Orange County. The county experienced rapid growth in the 1980s and 1990s, with the majority of growth occurring in new communities in southern Orange County and unincorporated areas. From 1980 to 1990, the county’s population increased 25 percent, followed by an 18 percent increase between 1990 and 2000, and a 6 percent increase between 2000 and 2010. Santa Ana also experienced a rapid increase of residents between 1980 and 1990 (44 percent), primarily due to in-migration of residents from other countries or areas outside of the City.

Unlike surrounding communities and the county as a whole, during this period the City of Santa Ana did not experience a residential construction boom. Rather, the City experienced an increase in household size due in part to immigration from other countries and natural increase. During the 1990s the City experienced significantly slower population growth (15 percent). Slowing population growth is reflective of the built-out nature of the City’s residential areas and low vacancy rates. Between 2000 and 2010 the City’s population decreased by about 4 percent.

#### Chart A-1: Population Growth Trends

*After a sharp growth in the early 1980s and 1990s, Santa Ana is projected to grow more slowly as it approaches buildout. Santa Ana is projected to remain one of the top two most populous cities in Orange County.*

Source: Center for Demographic Research, Cal State Fullerton, Orange County Projections, 2010.



In 2010, the City of Santa Ana’s estimated population of 324,528 represented approximately 11 percent of the county’s total population, ranking Santa Ana as the second most populated city in the county behind Anaheim. According to the Center for Demographic Research at California State University, Fullerton, Santa Ana’s population is projected to increase, but at a slower rate than in nearby cities (Chart A-1). Santa Ana’s population is expected to decrease by 4 percent through the planning period, and is expected to downtrend through 2035.





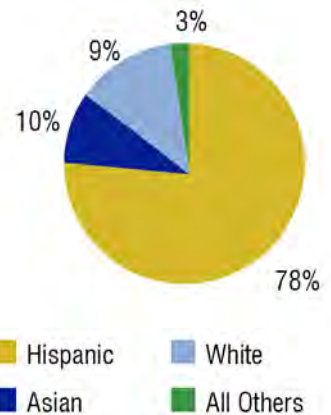
## RACE AND ETHNICITY

Santa Ana is known for its international population. As the county seat and one of the oldest cities in Orange County, Santa Ana is a major gateway for newcomers from all over the world, particularly Latin America, Southeast Asia, and the Philippines. The various ethnic groups that constitute Santa Ana's population have helped create a rich pattern of cultural experiences and diversity. Although 78 percent of the City's population is Hispanic, Santa Ana also has one of the larger Vietnamese-American populations in the county. The Vietnamese population represents 7 percent of the City's total population and experienced a 20 percent increase between 2000 and 2010

Santa Ana experienced slight demographic changes in the early 2000s. Between 2000 and 2010, the Hispanic population increased its share of the total population by 3 percent, while the non-Hispanic White population declined by 29 percent. The Asian population had the most significant gain, increasing by 15 percent, while all others (e.g., African Americans, Native Americans, multiple races) decreased by an average of 17 percent (Chart A-3). According to the 2010 Census, the City of Santa Ana has the highest percentage of Hispanics of any other Orange County city.

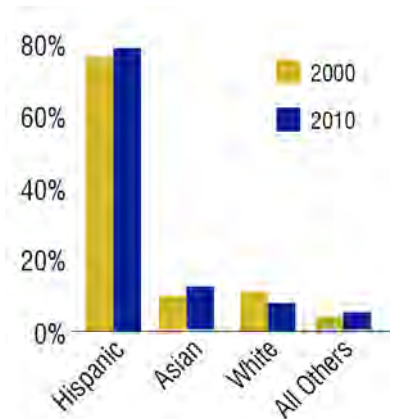
Santa Ana has a large population of foreign-born residents: 48 percent of the City's population is foreign born compared to 31 percent countywide. During the 1990s, one in every four new immigrants to Orange County moved to Santa Ana. Significant research has been published regarding the changing economic status, household characteristics, and housing needs of this group (see Population Dynamics Group at the University of Southern California, Center for Demographic Research at California State University of Fullerton (CDR), and the Federal Department of Housing and Urban Development).

Although no single study describes the characteristics of foreign-born residents, the research collectively yields useful insights about demographic trends that may affect housing needs. Research shows that many immigrant households, particularly those with limited English skills, earn lower incomes than later generations. This increases the difficulty of finding adequate and affordable housing. With slowing immigration patterns, housing needs could likely be more influenced by second and third generations of immigrant families. Santa Ana's future households may tend to be more affluent than previous generations and prefer smaller family sizes and homeownership opportunities. Research continues to examine the extent to which the housing market can best serve this growing segment of the population in California.



**Chart A-2: Race and Ethnicity**

Source: U.S. Census Bureau, 2010.



**Chart A-3: Changes in Race and Ethnicity**

*The Hispanic population increased its share of the total population by 3 percent between 2000 and 2010, while the non-Hispanic White population declined by 29 percent. Asian residents increased by 15 percent and all others decreased by 17 percent.*

Source: U.S. Census Bureau, 2010.



## AGE CHARACTERISTICS

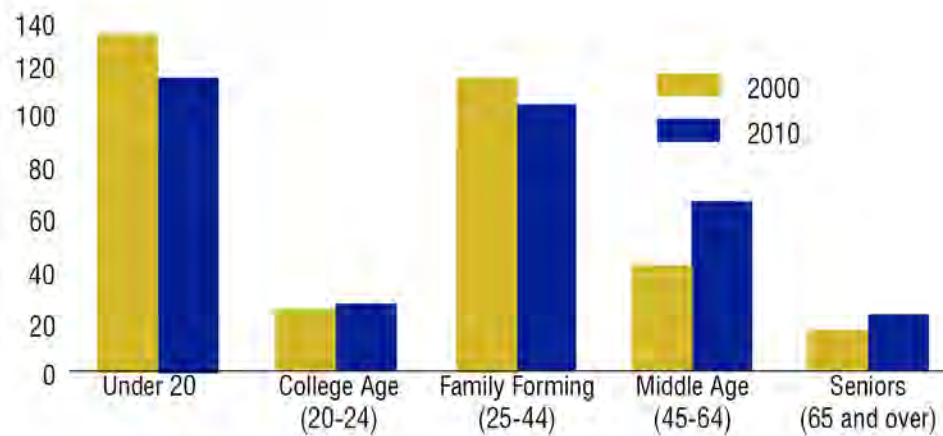
Age characteristics profoundly influence housing needs. Typically, younger households look for more affordable rental opportunities as they begin their careers and accumulate wealth. As adults begin to form families, the demand increases for larger rentals or more affordable single-family homes that can accommodate children. Demand for move-up housing is strongest as residents approach the peak earning years of 45–64. As retirement approaches, seniors may wish to downsize into smaller units that are more easily maintained.

**Chart A-4: Changes in Age Distribution**

*Population in Thousands*

*Santa Ana's middle age adults and seniors are aging in place.*

Source: U.S. Census Bureau, 2010.



As a result of population decrease, Santa Ana experienced a decline in its child, college age, and family-forming population subgroups between 2000 and 2010. In 2010, children under age 20 and family-forming adults (25 to 44) each comprised about 33 percent of the City’s residents. The college age subgroup represented 9 percent of the population. The number of children and youth under age 20 decreased by 13 percent, and the college and family-forming population each decreased by 11 percent in that period.

Both the middle age and senior populations grew between 2000 and 2010. Growth in both of these subgroups coincides with the nationwide aging baby boomer generation. These changes, shown in Chart A-4, indicate that residents in Santa Ana are aging in place, which may create additional demand for affordable housing opportunities as these subgroups become dependent on fixed incomes. New housing types such as multigenerational and cohousing could also be viable options for this segment of the City’s population.

With the aging of the baby boom population, Santa Ana can expect to see a modest increase in demand for senior housing. However, since Santa Ana has a lower percentage of middle-aged adults compared to other cities in Orange County, the impact may be less than expected. These demographic trends shape housing demand and provide an opportunity to institute responsive policies and programs.



## HOUSEHOLD CHARACTERISTICS

Household characteristics are equally important in determining housing need in Santa Ana. According to the 2010 Census, the City of Santa Ana has 73,174 households, an increase of 174 households since the 2000 Census. Typical of a city near buildout, the composition and corresponding needs have not significantly changed over the past decade.

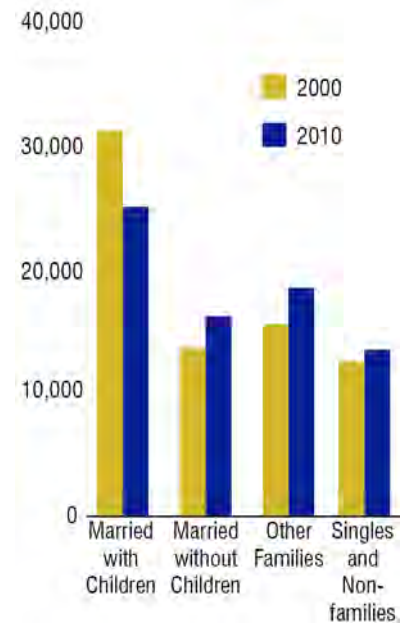
### Household Type

Summarized in Chart A-5, the City of Santa Ana has seen a decrease in the number of married families with children. However, the number of married families without children has increased, while the number in the “other families” category has slightly increased. Single persons and other nonfamilies have seen the greatest decline during the early 2000s. Today, the City household composition is 81 percent families, which is 15 percent higher than the national average (66 percent). This trend suggests a continued need for larger family housing than other communities.

### Household Size

The City’s household characteristics and trends have resulted in an average household of 4.4 persons. According to the 2013 Orange County Community Indicators Report, Santa Ana has the largest household size in Orange County (Chart A-6) and the 10<sup>th</sup> highest in the nation. During the early 2000s, the number of single persons and small families with two to four family members increased in number, while the number of large families with five, six, and seven members decreased. Part of this is due to the economic downturn, which helped to balance rental prices, potentially reducing the number of shared residences by multiple families. Although family sizes are becoming smaller; the 2010 Census shows Hispanics in Santa Ana have the largest average family size, with an average of 5.2 persons per household.

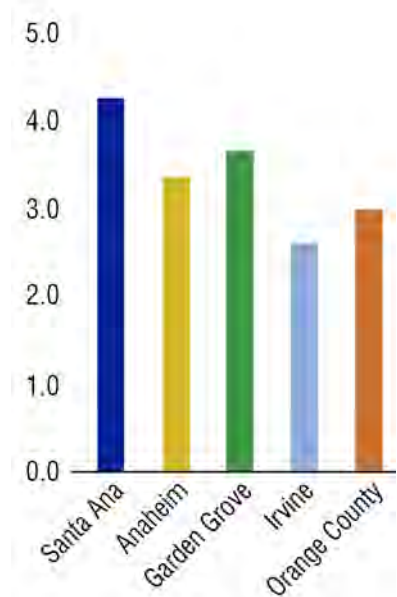
Changes in household type and size together significantly affect the need for different types of housing. Preserving and rehabilitating the existing supply of housing may provide opportunities and help alleviate some of the overcrowding pressures in the City. At the same time, providing more housing opportunities for the aging baby boomers will allow seniors a greater opportunity to stay in the community.



**Chart A-5: Household Composition**

*Households in Thousands*

Source: U.S. Census Bureau, 2010.



**Chart A-6: Average Household Size**

Source: U.S. Census Bureau, 2010.



## ECONOMIC CHARACTERISTICS

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*As the County seat, Santa Ana has a thriving public sector job center for local, state, and federal government.*

The economy plays a fundamental role in defining housing needs by creating a demand for housing, determining the wages paid to employees, and ultimately influencing the ability to afford housing. This section explores some of the more fundamental economic forces shaping housing needs in Santa Ana.

### SANTA ANA JOB MARKET

Santa Ana has a lot to offer the business community. With lower lease and sales prices than in adjacent communities, its central location in Orange County, proximity to transportation hubs (e.g., John Wayne Airport and major freeways, a major railroad line, and the Santa Ana Regional Transportation Center), Santa Ana is a competitive place for locating business. The California Employment Development Department provides the following composition of industries in Santa Ana.

**Government and Education.** As the county seat, Santa Ana is a public sector job center. The County of Orange is the City's largest employer, providing over 12,000 jobs in 2012. Taking into account Santa Ana Unified School District, Rancho Santiago Community College District, City of Santa Ana, and the US Postal Service, the public sector provides nearly 20,000 jobs. At least one in every ten jobs in Santa Ana takes place in a government or educational institution.

- **Professional Workforce.** Santa Ana employs a large number of professionals involved in the information, banking, real estate, management, and technical sectors. Excluding professionals employed in the government and education industries, one in five jobs in Santa Ana is in a professional field. Ingram Micro, for example, a Fortune 100 company, is headquartered in the City of Santa Ana and employs more than 4,000 people.
- **Administrative Support.** More than 15,000 administrative support occupations work in many of the same locations as those in the government and education sector. This sector encompasses industries that support business activity and includes temp agencies and janitorial and landscaping services. While companies in this sector tend to be smaller, DMS Services and Ponderosa Builders are two of the City's largest employers in this sector.
- **Manufacturing Sector.** The City's established manufacturing base provides 14 percent of jobs in Santa Ana. The top three manufacturers are TTM Technologies, Aluminum Products Inc., and Brasstech.



## Resident Occupations

The ability to afford housing depends on household income, which is influenced by employment status and occupation. The California Employment Development Department provides annual and monthly estimates of labor force participation, employment levels, and unemployment rates in cities. The number of employed residents in Santa Ana increased 7 percent, from 136,400 in 2000 to 146,300 in July 2013. With the downturn in the regional economy since 2008, Santa Ana’s unemployment rate has risen considerably over the past decade, from 5.7 percent in 2000 to 8.5 percent in 2008 and hitting its peak at 14.9 percent in 2010. The job market has started to recover, and unemployment was down to 10.4 percent in July of 2013. Santa Ana’s unemployment rate has been consistently higher than the county’s which also reached its peak in 2010 at 9.5 percent. The county’s rate for July 2013 was 6.5 percent.

Chart A-7 shows the industries that employ Santa Ana residents according to the US Census Bureau’s 2010 Longitudinal Employer-Household Dynamics. Nearly one in five employed Santa Ana residents (18 percent) works in manufacturing, and another 11 percent work in retail trade. The administrative support, waste management, and remediation sector also employs 14 percent of Santa Ana residents. This sector encompasses service industries that support business activity, including temporary agencies, janitorial and landscaping services, and others.

As shown in Table A-1, the Census reports that 16 percent of Santa Ana residents work in management and professional jobs, 27 percent in services, 23 percent in sales, 13 percent in construction, extraction/maintenance occupations, and 21 percent in production/transportation/material-moving jobs. The 2012 National Compensation Survey shows that managerial and professional occupations pay an average salary of more than \$90,000. However, most jobs held by Santa Ana residents pay average wages below \$53,000 annually.



**Chart A-7: Employment Sectors for Santa Ana Residents**

Percent of Total Jobs

*Admin/Waste Management = Administrative Support, Waste Management and Remediation.*

Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics 2010.

**Table A-1  
Average Wage Levels by Occupational Group**

Occupation	Percent of Job Base Residents		Average Salary
	Residents	Percent	
Management, business, science, and arts	23,188	16%	\$ 93,970
Service occupations	38,735	27%	\$ 22,880
Sales and office	34,028	23%	\$ 41,440
Construction, extraction, and maintenance	18,755	13%	\$ 53,490
Production, transportation, and material moving	30,945	21%	\$ 32,200

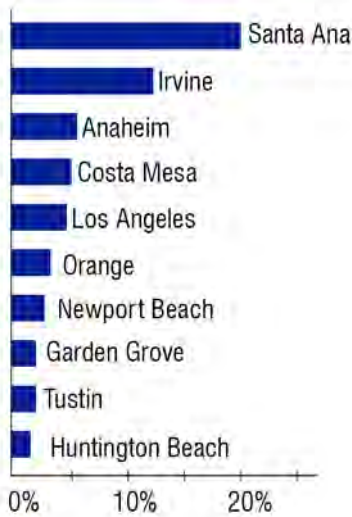
Sources: US Bureau of the Census American Community Survey, 2011; National Compensation Survey, 2012 for the Santa Ana-Anaheim-Irvine Metropolitan Division



## COMMUTE PATTERNS

An important consideration in addressing housing needs is the commute patterns of residents and the workforce and the extent to which a balance in jobs and housing is desired. In a large metropolitan area where employment centers cross municipal boundaries, a jobs/housing balance is more often achieved at a regional level, as opposed to a city level. However, to the extent that minimizing commutes and improving air quality are important objectives, striving to achieve an acceptable jobs/housing balance is worthwhile.

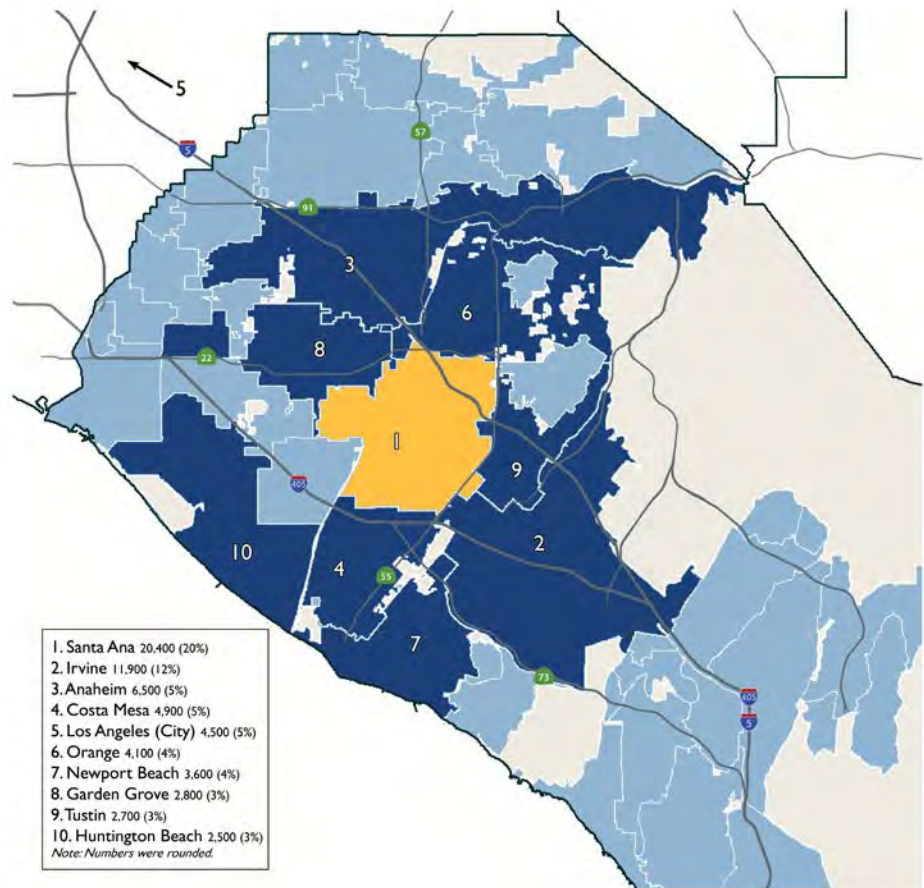
Illustrated in the map below and in Chart A-8, the majority of Santa Ana’s working residents—approximately 72 percent—are employed within Orange County. While the majority of employed Santa Ana residents work outside of the City, approximately 20 percent work within the City. The top six places where Santa Ana residents work are in Santa Ana, Irvine, Anaheim, Costa Mesa, the City of Los Angeles, and Orange, according to the 2010 US Census.



**Chart A-8: Place of Work, 2010**

Approximately one in five employed Santa Ana residents work in the City of Santa Ana. The next top five places of work include Irvine, Anaheim, Costa Mesa, the City of Los Angeles, and Orange.

Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics 2010.



Source: Longitudinal Employer-Household Dynamics based on the 2010 Census



## HOUSEHOLD AND FAMILY INCOME

### Household Income

Except for housing costs, household income is the most critical factor affecting the ability to afford housing. According to the 2011 ACS, Santa Ana’s median household income was \$54,399, compared to \$75,762 for Orange County. Santa Ana’s household income is one of the lowest among Orange County cities;—the City of Stanton and the retirement communities of Laguna Woods and Seal Beach are the three lowest. The following describes and analyzes the differences in household income by family type (married families, married families with children, non-families, etc.) and distribution.

Like most cities, household income also varies significantly by householder age. For households under age 25, the median income was \$43,994 and increased to \$54,389 for householders between the ages of 35 and 44 as of the year 2011. The median household income progressively increased to \$63,070 for householders 45–64 years of age, the prime working years. Following retirement, however, the median income drops to \$36,658, slightly higher than the youngest age group. The fact that Santa Ana’s population is the youngest in Orange County is another reason for the City’s low median household income.

### Income by Family Type

The Census defines a family as two or more people related by birth, marriage, or adoption residing in the same housing unit. The median family income of Santa Ana residents varies significantly among different types of families, shown in Chart A-9. As shown, married couples without children, which comprise 22 percent of all households, earn the highest median income at \$63,408. Married couples with children under 18 years of age comprise 34 percent of all households and earn the second highest median income of \$46,986. Other family and nonfamily households, collectively comprising 43 percent of all households, earn in the lower \$40,000s.

Other household characteristics are associated with differences in the median household income of Santa Ana households. According to the 2011 ACS, household income varies between foreign (non-citizen) and native residents. The median income for foreign-born, non-U.S. citizen households in Santa Ana was \$47,493 versus \$59,876 for native residents (Chart A-10). These differences do not reflect patterns or trends associated with education, occupation, country of origin, or other factors.

The ACS tracks the median income household of foreign-born residents and their progression in housing ownership and attainment. Forty five percent of foreign born residents own a home with an average household size of 5.3 persons. Renters on the other hand have a lower household size with an average of 4.9 persons. Recent literature from the Population Dynamics Center at the University of Southern California suggests that median household incomes and housing



**Chart A-9: Median Family Income by Family Type**

Source: U.S. Census Bureau, 2007–2011 American Community Survey.



**Chart A-10: Median Income by Nativity**

Source: U.S. Census Bureau, 2007–2011 American Community Survey.



opportunities gradually improve as immigrants become more educated, learn English skills, assimilate into the country, and gain more productive and higher paying jobs. A key challenge facing Santa Ana for years to come will be how to facilitate greater housing opportunities and move-up options for its population.

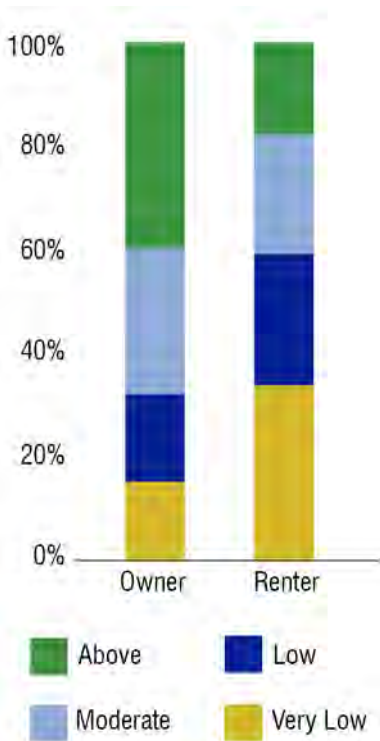
### Income Distribution

On an annual basis, the Department of Housing and Urban Development conducts household income surveys of each county in the nation. The State Department of Housing and Community Development uses these household income surveys to identify the need for housing assistance in communities. As summarized below, there are five primary income categories based on Area Median Income (AMI) and adjusted for household size:

- Extremely low: households earning 30 percent or less of AMI
- Very low: households earning 31 to 50 percent of AMI
- Low: households earning 51 to 80 percent of AMI
- Moderate: households earning 81 to 120 percent of
- Above Moderate: households earning above 120 percent of AMI

State housing program guidelines also often combine extremely low and very low income into one category, called very low income. The extremely low, very low, and low income categories are also often considered “lower” income. These terms are used throughout the Housing Element.

Table A-2 shows the household income distribution in Santa Ana according to the 2012 SCAG Existing Housing Needs Data Report (based on 2005–2009 ACS). Approximately 54 percent of households earn lower incomes, 21 percent earn moderate incomes, and 25 percent earn above moderate incomes. Renters typically have the highest percentage of very low income households, and homeowners have the higher percentages of moderate and above moderate income households. However, both renters and homeowner groups have an equal percentage of low income households (Chart A-11).



**Chart A-11: Household Income by Tenure**

Source: U.S. Census Bureau, 2007–2011 American Community Survey.

**Table A-2  
Santa Ana Households by Income Category**

Income Category	Percent of Area Median Income (AMI)	Median Income in 2010 (4-person household) <sup>1</sup>	Households	
			Number	Percent
Extremely low	0 to 30% MFI	\$27,850	11,370	15%
Very low	31% to 50% MFI	\$46,450	12,486	17%
Low	51% to 80% MFI	\$74,300	16,919	22%
Moderate	81% to 120% MFI	\$104,650	15,657	21%
Above moderate	121% + MFI	Above \$104,350	18,827	25%
<b>Total</b>			<b>75,259</b>	<b>100%</b>

Source: SCAG Existing Housing Needs Data Report using 2005-2009 ACS.  
Note: 1.CA HCD, 2010, AMI for Orange County was \$87,200.





## NEIGHBORHOOD AND HOUSING PROFILE

Neighborhood and housing characteristics define the nature of housing needs in Santa Ana. This section analyzes housing growth patterns, housing characteristics, tenure and vacancy trends, housing prices, and affordability.

### NEIGHBORHOOD CHARACTERISTICS

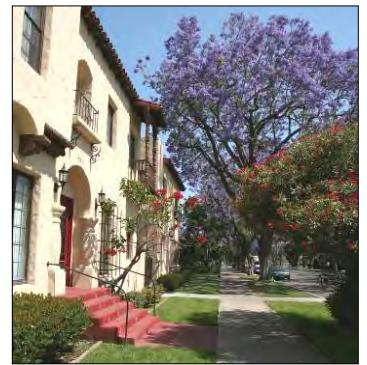
Santa Ana has a rich mosaic of neighborhoods, each distinguished by its history, architecture, housing types, and amenities. Sixty-four neighborhood associations have been formed to address neighborhood issues. Approximately 70 percent of all residential areas in the City are single-family neighborhoods. To preserve neighborhoods, the 1998 Land Use Element redesignated some areas of the community for single-family housing. Many of these neighborhoods are established, well maintained, and contain historic resources.

Santa Ana has many neighborhoods made up of a variety of residential uses: a mixture of single-family, townhouses, apartments, and a combination of industrial and residential uses. The diversity of these neighborhoods is great, and each neighborhood varies widely in condition. The diverse urban and suburban fabric of many of these neighborhoods has been woven over time and reflects the complexity of land use policies implemented over the long history of Santa Ana. The City has undertaken extensive efforts to stabilize neighborhoods through appropriate land use direction and housing programs. The City has also introduced live-work opportunities in some areas.

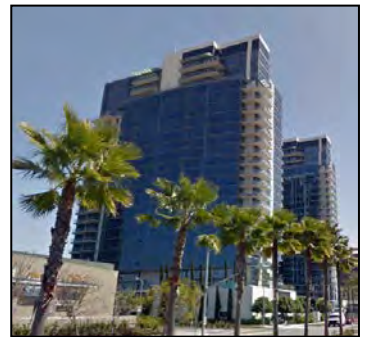
To protect and stabilize residential neighborhoods, support the City's economic base, and provide housing for the local workforce, Santa Ana is developing new residential neighborhoods close to employment centers. These district centers include the Metro East, MacArthur Place, Downtown, City Place, and similar locations. Reflective of modern employment centers, Santa Ana's district centers are defined by eclectic skylines of high-rise residential projects, townhouses and apartments, and mixed-use residential/commercial projects. These residential neighborhoods are intensely urbanized, transit oriented, and explicitly designed to support the future economic development of Santa Ana.



*Vintage Home in Santa Ana*



*Rowhouses in Santa Ana.*



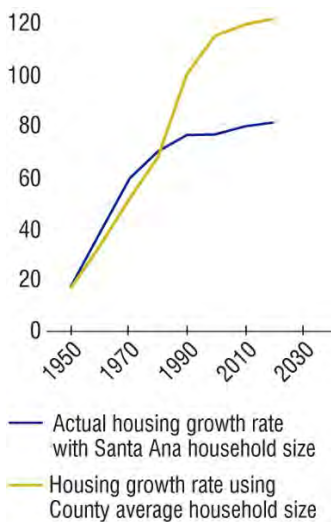
*High-rise and mixed-uses define Santa Ana's District Centers.*



## HOUSING GROWTH



Like many Southern California cities, the City of Santa Ana experienced a post–World War II residential construction boom. During the 1940s three military facilities were opened adjacent to the City, providing thousands of jobs and a need for additional housing opportunities in the area. Santa Ana’s housing construction boom spanned three decades; two-thirds of the City’s housing was built between 1950 and 1979. In addition, significant housing construction continued during the 1980s, though to a much lesser degree.



**Chart A-12: Household Growth Trend, 1950–2015**  
*Number of Housing Units in Thousands*

*Approximately 67 percent of the City’s housing was built between 1950 and 1979. During this time, housing growth kept pace with population growth. Rezoning in the 1990s and a soft housing market decreased the City’s residential activity. Population growth outpaced housing growth from the 1990s to early 2000s. From 2000 to 2010 population growth and housing production slowed; this downtrend is expected to continue through 2030.*

Source: Census, 1990, 2000, and 2010; Orange County Projections 2010.

By the late 1980s, however, the City of Santa Ana faced a number of challenges regarding its housing, particularly apartments. Recently constructed multiple-family structures had a lack of adequate open space, low quality architectural designs, and poor use of quality materials. The City was also impacted by crime, overcrowding, and need for community services in these areas. Coupled with poor maintenance practices, these properties generated a poor image for higher density residential development. Further, many of these apartment structures were built in stable single-family neighborhoods.

In response to these challenges, the City developed strategies to stabilize residential neighborhoods and control the quality of development. This included design guidelines, traffic management plans, and neighborhood revitalization programs. In the interim, the City reevaluated the general plan land use designation for many areas in 1991. The demolition of dilapidated units, construction of lower density projects, and market slowdown resulted in the addition of less than 900 new units from 2008–2012 (DataQuick). Additionally, the population decreased by about 43,000 people, reducing the demand for housing.

With the City’s adoption of the 1998 General Plan Land Use Element, preparation of residential design standards, and implementation of the various Specific Plan and Specific Development Zone process, the City has put in place the necessary regulatory tools to ensure quality residential development. These tools will benefit the City and residents by helping to provide dignified housing opportunities, improve neighborhoods, and contribute to long-term economic goals of the community. The Framework sets forth land use strategies to increase housing production in a manner that achieves larger Citywide goals.



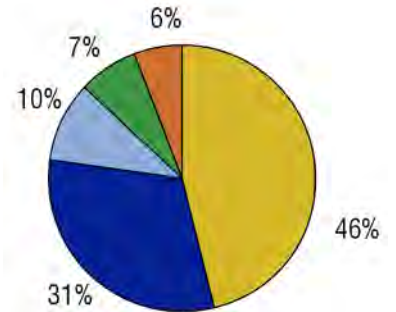
## HOUSING TYPE

As the county seat and most diverse population in the county, Santa Ana has a broad range of housing needs. It is thus important for the City of Santa Ana to maintain an equal diversity of housing types and prices that can accommodate the varied lifestyles and housing needs of people of all walks of life.

The City of Santa Ana has 76,896 housing units as of the 2010 Census. Shown in Chart A-13, these homes predominantly consist of single-family detached homes (46 percent), and 7 percent are townhomes. Multiple-family housing comprises 41 percent of all housing, of which 10 percent are duplexes, triplexes, and fourplexes. Mobile home units make up the remaining 6 percent of all housing in the City. In addition, a small percentage of the existing single-family and multiple-family units are reserved for group quarter purposes.

As Santa Ana’s population has diversified and housing needs have become more differentiated, the City has experienced significant levels of construction in innovative housing types other than single-family homes and apartments. High-rise and mixed-use condominiums are under construction near major employment centers. Mixed-use and live-work units are sensitively integrated into industrial/residential neighborhoods and near employment centers. Artist’s lofts have added vibrancy to special districts.

Housing for people with special needs is located in commercial corridors and residential neighborhoods. Many of these homes are standard single-family and multiple-family housing, but are used for group quarters and shared by residents. A number of specialized facilities, including residential care facilities (serving six or fewer persons), senior housing, emergency and transitional housing, and other special needs housing are also in Santa Ana.



- Single Family Detached
- Multiple Family (5+ units)
- Duplex/Triplex/Quad
- Townhomes
- Mobile Homes

**Chart A-13: Housing Stock Composition**

Source: U.S. Census Bureau, 2007–2011 American Community Survey.



*Mixed-Use Prototypes*



*Residential Care Facility*



## HOUSING TENURE



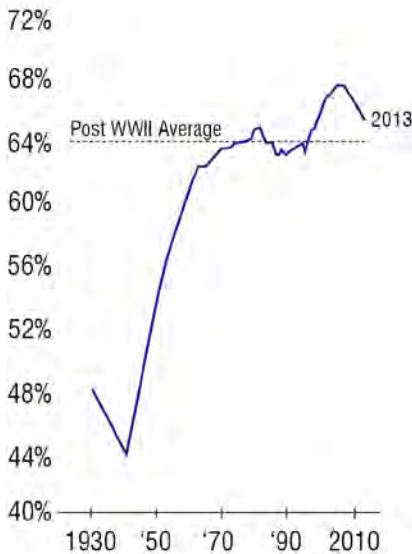
*Apartment Project in Santa Ana Residential Care Facility*

The American dream is often represented by homeownership, as this can provide financial independence, economic stability, and personal safety. Home investment, pride in homeownership, and the physical presence of homeowners are perceived to contribute to neighborhood quality and stability. The 2010 Census reported 73,174 occupied housing units, of which 47 percent (34,756) were owner occupied. This is a lower homeownership rate than for the county at large (59 percent).

Homeownership is a long-term financial and personal investment. Historically, homeownership was reserved for those who accrued sufficient wealth to meet large down payment requirements and obtain long-term mortgage loans. Federal housing and banking policies in the 1950s expanded homeownership opportunities to a much larger portion of society—particularly the working and middle class. The national homeownership rate surpassed 60 percent by 1960 and has remained between 64 and 68 percent since (see Chart A-14).

In the 1990s, a deregulated lending environment improved access to homeownership by allowing less qualification and down payment requirements. Creative loans, such as short-term adjustable rate mortgages (ARMs), became the norm and allowed previously unqualified buyers to buy a home. However, the economy receded in 2008 and housing prices fell dramatically. As ARMs readjusted, many homeowners found themselves unable to afford their higher payments and could only sell their home at a significantly lower price. As a result, many homeowners face the possibility of foreclosure.

A recovering economy and stringent mortgage lending standards from 2007 to 2010 have led to an increased preference for renting. The 2010 Census reported that 53 percent of occupied housing units (38,418 households) were rented in Santa Ana. Growth in renter households in 2010 outpaced both the construction of rental units and the conversion of single-family homes to rental units. The City recognizes the importance of a range of rental opportunities to meet the varied lifestyles of individuals and families in the community and propose policies to support increasing the supply of quality rental housing opportunities in the City.



**Chart A-14: Homeownership Trend**

*Homeownership rates boomed after the end of WWI, passing 60 percent by 1960. While the rate peaked at 69 percent in 2004, the recent subprime lending crisis has decrease national homeownership rates to a historical average of 65 percent.*

Source: U.S. Census Bureau, 2013



## HOUSING SUPPLY

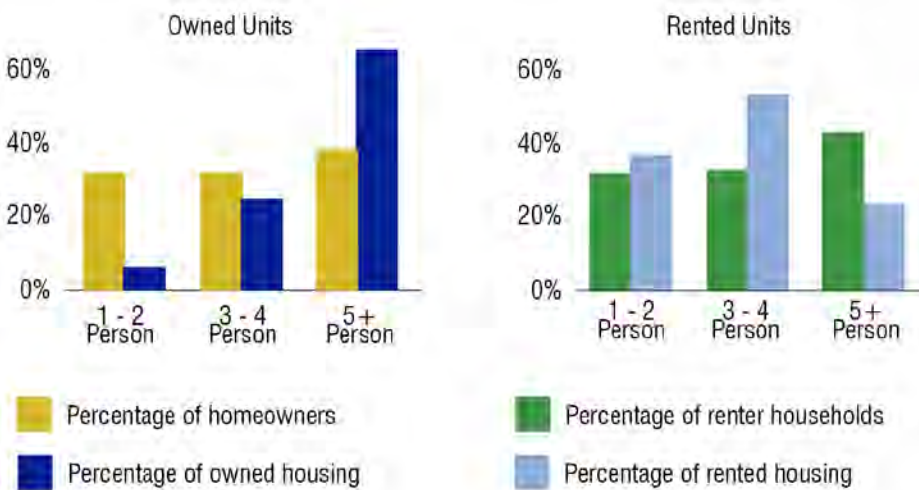
### Housing Vacancy

An adequate supply of housing is essential to maintaining adequate choices for residents, moderating housing prices, and encouraging the normal maintenance of properties. This is a delicate balance that must be maintained. Low vacancy rates result in price and rent escalation, while excess vacancy rates result in price depreciation, rent declines, and deferred maintenance. Although market forces are beyond the control of any one city, maintaining an optimal balance of housing supply and demand is a desirable goal.

The building industry assumes that a housing vacancy rate of 1.5–2.0 percent for ownership units and 5–6 percent for rental units are optimal and offer a variety of choices for residents. In 2000, the vacancy rate was 2.2 percent for renters and 0.9 percent for owners. In 2010, the vacancy rate saw a significant increase at 4.9 percent for rental units and 1.9 percent for homeowners. The 2010 Census estimates the Citywide housing vacancy rate at 4.8 percent, which was lower than the county rate of 5.4 percent.

### Housing Size

Chart A-15 compares the percentage of renter and owner households with the percentage of appropriately sized units for renters and owners by family size. Shown below, the size of units available for homeowners generally matches the size of households. The same is true for renter households with the exception of large-family households. According to the 2011 ACS, 38 percent of all families who rent have five or more members, but only 22 percent of the rental units available (apartments and single-family homes) are adequately sized with three or more bedrooms. This translates into a shortage of about 5,940 large-family rental units.



**Chart A-15: Access to Housing Stock by Tenure**

*Although there is a balance of ownership units, the city has an excess supply of smaller rental units and a shortage of large rental units with three or more bedrooms.*

Source: U.S. Census Bureau, 2007–2011 American Community Survey.



## HOUSING PRICES AND AFFORDABILITY

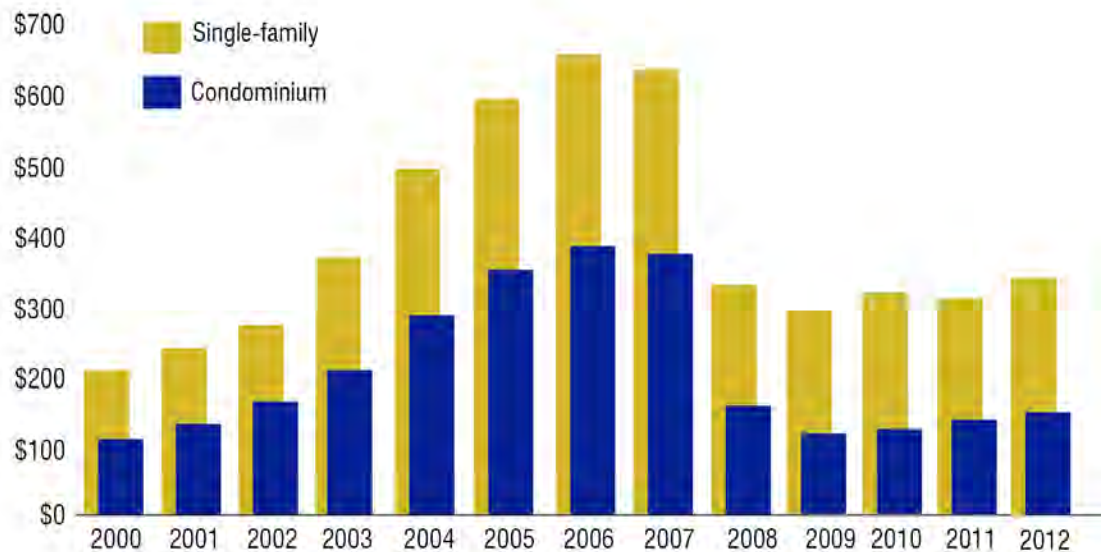
### Housing Prices

This decade has seen unparalleled changes in the housing market. Fueled by historically low interest rates, overly flexible lending, and pent-up demand for housing, the prices of single-family homes soared. Between 2000 and 2007, the median sales prices increased 300 percent; since then housing prices have fallen by about 50 percent. Shown in Chart A-16, the recent market decline has caused prices of single-family homes to drop to \$350,000 and condominium prices to drop to \$150,000 (2012 price levels).

**Chart A-16: Housing Price Trends in Santa Ana**

*Prices in Thousands of Dollars*

Source: DataQuick, 2013.



### Housing Affordability

The Santa Ana housing market has plateaued since the 2007–2008 decline. Of the seven largest Orange County cities, Santa Ana has consistently had the lowest median home price during the early 2000s. Single-family home prices in Santa Ana are mostly affordable to moderate and above moderate income households. Shown in Chart A-17, in 2012 the average price for a single-family detached home is affordable to households earning \$100,450 or more annually. However, newer single-family homes or those within certain neighborhoods of Santa Ana (e.g., north Santa Ana) will cost substantially more and require an even higher income.

Condominiums provide low income households, moderate income households, seniors, and first-time homebuyers with a more affordable and lower maintenance opportunity than single-family detached homes. In 2012 condominiums were affordable to households earning about \$48,900. The price range of affordability depends on the size of the down payment and the cost burden assumed. New condominiums are typically priced at levels affordable only to moderate and above moderate income households.

Despite increased affordability, homeownership is beyond many households. The average annual income in the Santa Ana/Anaheim/Irvine metropolitan area is \$28,820 for a manufacturing assembler, \$27,900 for a retail salesperson, \$31,650 for an office clerk, \$68,620 for an elementary school teacher, \$70,010 for a firefighter, and \$52,510 for a postal service clerk. Even with two wage earners in one household, the annual income needed to purchase a condominium may be beyond the income earned by many Santa Ana residents.

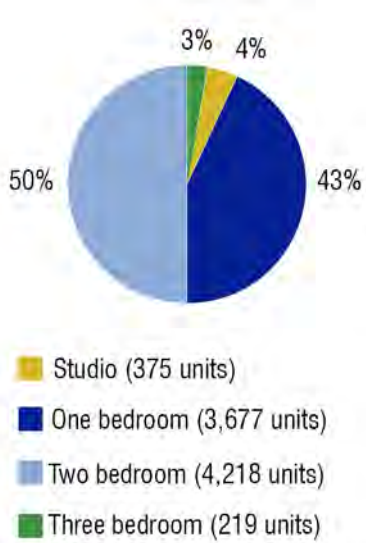


**Chart A-17: Income Needed to Afford Housing in Santa Ana**

Source: DataQuick, 2013; RealFacts, 2013; and Trulia, 2013.



## HOUSING RENTS AND AFFORDABILITY



**Chart A-18: Apartment Stock Characteristics**

Only 3 percent of the apartments surveyed in Santa Ana contain more than two bedrooms. In a city with an average household size of 4.4, the lack of three-bedroom units contributes to overcrowded conditions and increased deterioration of the existing housing stock.

Source: RealFacts, 2013

Apartments and rental single-family homes provide an important housing option for young adults, families, and seniors. The majority of Santa Ana’s apartments were constructed prior to 1980. These apartments therefore generally do not support the demographics of the City’s current renter households. Whereas 23 percent of Santa Ana’s households consist of six or more people, a survey of over 8,500 units in multi-family apartment complexes in Santa Ana revealed that only approximately 3 percent offer three or more bedrooms (see Chart A-18).

RealFacts reports that out of the City’s 38 apartment complexes there is only one Class A apartment property in Santa Ana. A Class A apartment is one in a favorable location with high quality in-unit features, on-site amenities, and good accessibility. There is also only one Class B property; typically this class of property is older than Class A and in less favorable locations but has a lower rent. The majority of the apartment properties (roughly 90 percent) are categorized as Class C, older units with deferred maintenance that are often in lower income areas of the City.

According to RealFacts, the average Santa Ana apartment rent in 2007 was \$1,363 (equal to \$1,535 in 2013 inflation adjusted dollars). Although home sales prices have dropped rental prices have not kept pace with inflation. The average apartment rent in Santa Ana was \$1,497 in July of 2013, a 13 percent increase over 4 years. Santa Ana is not the only Orange County city to experience rising rental costs—rents throughout the county have reached an all-time high. Although rents have increased over the decade while the median income of Santa Ana’s renter households has remained relatively flat, on average the units surveyed remained affordable to low and moderate income households, as shown in Table A-3. The benefit of an older apartment stock is that it largely stays more affordable as newer housing is constructed.

**Table A-3  
Existing Rental Survey and Affordability, 2013**

Unit Size	Number of Units	Average Rent	Combined Household Income		Household Size	Income Group
			Annual	Hourly		
Studio	375	\$1,098	\$39,541	\$19.01	2	Low
1 bedroom	3,677	\$1,242	\$44,704	\$21.49	2	Low/ Moderate
2 bedrooms	4,218	\$1,661	\$59,809	\$28.75	4	Low/ Moderate
3 bedrooms	219	\$1,696	\$61,039	\$29.35	5	Low/ Moderate

Source: RealFacts, 2013.





While Class B and C apartments provide a valuable source of affordable housing, they do not provide opportunities for Orange County’s growing executive class. Without additional Class A apartments the City cannot attract above moderate income renters. The nearby cities of Costa Mesa and Irvine offer several executive rental opportunities for professionals who would potentially choose to live in Santa Ana should the proper location, amenities, and price be offered in Class A housing. New housing development will provide additional Class A rental housing in Santa Ana. The City’s District Centers including MacArthur Place to the south and CityPlace to the north will offer amenities attractive to above moderate income renters to professionals.

### Housing Problems

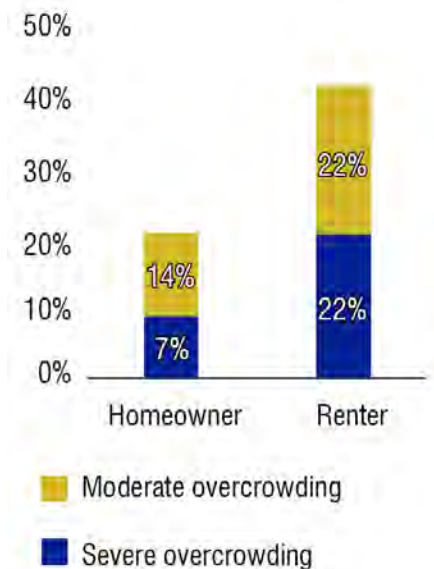
The federal government considers housing overcrowding or housing overpayment to be evidence of a housing problem. These conditions also lead to a number of hardships for households, including insufficient income to afford other necessities, undue burden on families, and accelerated wear on a home. In some cases, the inability to afford housing can lead to foreclosures or otherwise loss of housing. The following defines and describes the prevalence of overcrowding and overpayment in Santa Ana.

#### Overcrowding

Overcrowding is a critical issue for many communities. In recent years, considerable public concern has been voiced regarding the level of overcrowding in Santa Ana and its impact on available parks and recreation services, facilities for students, parking and traffic management, and overall condition of infrastructure and its ability to support residents. In order to understand the issue, two working definitions for overcrowding are cited.

- **State Standard.** The State of California has occupancy standards governing the number of people who may legally reside in a habitable space, based on regulations in the Uniform Housing Code. Under California’s Maximum Occupancy Standard, 10 persons would be allowed to reside in a one-bedroom apartment of no more than 454 square feet. In contrast, the federal standard indicates that if more than 2 persons occupied the same sized unit, the household would be considered as living in overcrowded conditions.
- **Federal Standard.** According to the Department of Housing and Urban Development (24 CFR 791.402[b]), housing overcrowding refers to a household that has more members than habitable rooms in a home. Moderate overcrowding refers to 1.0 to 1.5 persons per room and severe overcrowding refers to more than 1.5 persons per room. In keeping with the ACS 2011 data (Chart A-19), this standard is used as a reference guide in this housing element.

According to the 2011 ACS, approximately 24,281 households in Santa Ana (33 percent) are overcrowded. Approximately 18 percent of the City’s occupied housing units are moderately overcrowded, and 15 percent are severely overcrowded. The ACS acknowledges error rates of 25 to 50 percent (based on



**Chart A-19: Housing Overcrowding in Santa Ana**

Source: U.S. Census Bureau, 2007–2011 American Community Survey.



sampling methodology), so these figures may not reflect current housing problems.

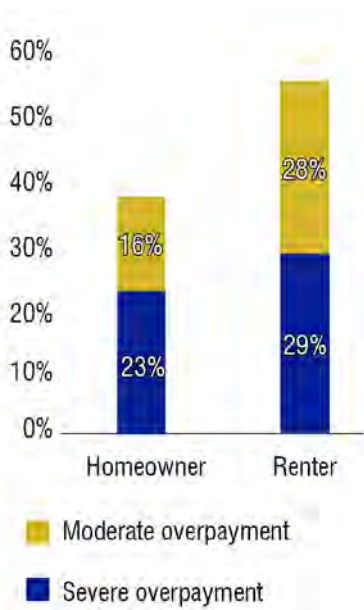
Housing overcrowding is most severe among lower income households and lower income, large, renter families. Based on recent demographic and housing trends, it is unclear whether this level of housing overcrowding will decline.

According to the 2011 ACS, approximately 21 percent of home owners (8,020) live in overcrowded conditions, with many severely overcrowded. In contrast, 43 percent of renters (16,311) live in overcrowded housing. Forty-five percent of the foreign born population in Santa Ana live in overcrowded conditions, while it is estimated that only 9 percent of native residents live in overcrowded situations. The non-citizen, foreign born residents experience a lower income and have a larger household size (6.2) than family size (5.3), indicating that these households are comprised of families and unrelated people living under the same roof.

### Housing Overpayment

Housing overpayment is also a significant problem in Santa Ana. The state-recognized definition of overpayment is spending 30 percent or more for a renter and 35 percent or more for a homeowner of one’s income on housing. Housing overpayment is a critical issue in that households spending too much for housing must often forego other necessities, including health insurance and adequately-sized housing. In recent years, the housing boom artificially pushed up unprecedented increases in sales prices. Many low and moderate income households purchased homes in the past decade with adjustable rate mortgages and are now incurring high cost burdens.

Overpayment occurs at two levels. Moderate overpayment refers to housing costs between 30 to 50 percent of gross income; severe overpayment refers to housing costs in excess of 50 percent of gross income. The 2011 ACS reports 31,676 households (43 percent) overpaid for housing. Of this total, 57 percent were renters (21,496 households) and 39 percent were owners (13,867 households). Housing overpayment is most severe among extremely low and low income households and special needs groups. Of the 40,775 lower income households in the City, 17,534 (43 percent) overpaid for housing. Approximately 64 percent of lower income renters and roughly 73 percent of lower income owners allocate more than 30 percent of their income for housing costs. The ACS acknowledges error rates of 25 to 50 percent (based on sampling methodology), so these figures may be exaggerated. Nevertheless, it is safe to assume that a majority of lower income households currently pay more than 30 percent of their income in housing costs.



**Chart A-20: Housing Overpayment in Santa Ana**

Source: U.S. Census Bureau, 2007–2011 American Community Survey.



## SPECIAL HOUSING NEEDS

Certain segments of the population have special housing needs because of a special difficulty in finding adequate and affordable housing. Circumstances may include income, household characteristics, disability, or medical conditions. Within the City of Santa Ana, special needs groups may include seniors, disabled persons, large families, single-parent households, extremely low income households, farm workers, and homeless persons.

### SENIORS

Many seniors with fixed incomes have limited income for housing expenses. Seniors may also be less mobile due to disabilities and require building features to allow greater mobility and provide a safer living environment. Seniors with limited vision or mobility may need transportation assistance to meet primary needs such as grocery shopping and medical care. All of these issues can make it difficult for seniors to find suitable and affordable housing.

According to the 2010 Census, 21,911 Santa Ana residents are 65 years of age and older, accounting for approximately 7 percent of the City's total population. Seniors account for 20 percent of owner-unit householders, and 8 percent of rental-unit householders. The ACS reports that of the 10,303 total senior households in 2011, 7,212 (70 percent) were owner households and 3,090 (30 percent) were renter households. As the baby boom generation ages, the City will experience a continued increase in its senior population, potentially creating demand for lower-income housing, barrier-free housing, and supportive services that target seniors.

Since many seniors live on fixed incomes, overpaying for housing is a major concern. The median income of a senior household in Santa Ana is \$36,658, which is considered lower income. Lower income senior households overpaying for housing have less income to spend on food, health care, and transportation. Of the City's senior households, approximately 33 percent of owner households and 59 percent of renter households overpay for housing.

Santa Ana's senior population is diverse in age, income, and housing needs. Between 2000 and 2010 the senior population increased by 21 percent; seniors age 80 years and older had the largest increase at 69 percent. Each of these groups has different health, transportation, and housing needs. The magnitude and complexity of senior housing needs in Orange County recently led to the Orange County Grand Jury encouraging jurisdictions to provide greater policy and program guidance to meet the housing needs of this fast-growing group. The Framework sets forth appropriate senior programs.



### Housing and Services



The City of Santa Ana permits a wide range of senior housing to allow residents to stay within the community. These include age-restricted apartments, mobile homes, and continuing care facilities:

- **Age-Restricted Apartments.** As shown in Chapter 4, the City of Santa Ana has publicly subsidized affordable apartment projects, providing approximately 944 units of housing for lower income seniors.
- **Residential Care Facilities.** These Residential Elderly State licensed facilities provide care, supervision, and assistance with activities of daily living for persons 60 years of age and over. The City has 356 beds in facilities that are often called assisted living facilities, retirement homes, and board-and-care homes.
- **Senior-Only Mobile homes.** An internet survey of mobile home parks in Santa Ana and phone call survey revealed that seven parks were age-restricted to person over 55 years. These parks provide 1,114 units restricted for seniors.
- **Continuing Care Facilities.** The City is home to a large continuing care facility, Town and Country Manor, which provides 240 beds in a variety of settings. They are proposing the addition of independent apartments.

Whereas the focus is often on providing housing, support services are essential to help seniors live as independently as possible without having to move. Services can include transportation, health care, home maintenance assistance, low-cost loans or grants to rehabilitate homes, referral services, and many other services that can improve the lives of our seniors. Orange County’s Office on Aging is the lead advocate for addressing the needs of seniors in the county.

Santa Ana operates two community centers exclusively for seniors, out of which recreational, social, health, education, and other programs are administered. Seniors also have access to low-cost public transportation and services. These are just some of the many services provided by the City and other public agencies. Table A-4 summarizes senior housing options in Santa Ana.

**Table A-4  
Santa Ana Senior Housing Options**

<i>Type of Housing</i>	<i>Number of Facilities</i>	<i>Capacity (beds or units)</i>
Senior Apartments	6	944 units
Senior Mobile Homes	7	1,114 units
Continuing Care Facility	1	184 beds
Residential Care Facility for the Elderly	15	356 beds
<b>Total</b>	<b>29</b>	<b>2,58units 540 beds</b>

Source: California Department of Social Services, 2013; City of Santa Ana 2010–2015 Consolidated Plan.

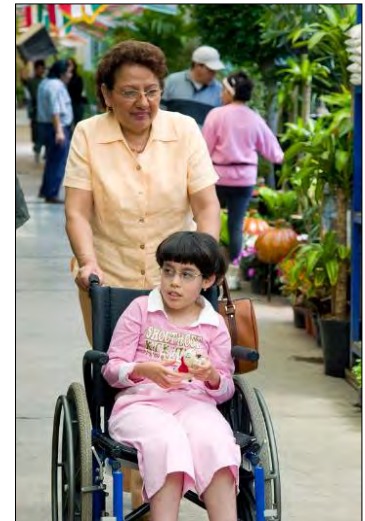


## PEOPLE WITH DISABILITIES

As a large urban area, Santa Ana has a significant population of people with physical, mental, developmental, or other disabilities. People with disabilities, including the developmentally disabled, have special needs in that many earn very low incomes, have higher health costs, and are often dependent on supportive services. People with disabilities also may face discrimination in the housing market, because landlords may be concerned about how a disability is perceived by other tenants or the disabled person’s ability to afford a unit.

Disabilities fall within several categories:

- **Developmental.** The Regional Center of Orange County (RCOC) is contracted by the State Department of Developmental Services to provide community-based services to developmentally disabled persons. RCOC estimates that they served 2,565 residents in Santa Ana in 2012. Table A-5 summarizes the number of developmentally disabled residents in Santa Ana.
- **Physical.** According to the 2010 Census, the City of Santa Ana has approximately 20,248 people in the community with a physical or other Census-reported disability who live in a non-institutional setting.
- **Mental.** The 2010–2015 Consolidated Plan reports that approximately 3,438 residents who suffer from some form of severe mental illness need housing assistance, based on national prevalence estimates that are extrapolated to Santa Ana.
- **Substance Abuse.** The 2010–2015 Consolidated Plan reports that 8 percent of Santa Ana residents over age 12 are substance dependent or substance abusers, based on national prevalence estimates that are extrapolated to Santa Ana.



*Residential Care Facility*

**Table A-5  
Developmentally Disabled Residents by Age in Santa Ana**

<i>Zip Code</i>	<i>0–14 Years</i>	<i>15–22 Years</i>	<i>23–54 Years</i>	<i>55–64 Years</i>	<i>65+ Years</i>	<i>Total</i>
92701	197	59	75	5	0	336
92703	237	78	134	20	9	478
92704	252	93	158	19	5	527
92705	120	45	58	11	7	241
92706	123	47	93	15	5	283
92707	197	68	117	16	12	410
92708	119	60	97	11	3	290
<b>Total</b>	<b>1245</b>	<b>450</b>	<b>732</b>	<b>97</b>	<b>41</b>	<b>2,565</b>

Note: "Developmental disability" means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual. Developmental disabilities can include mental retardation, cerebral palsy, epilepsy, and autism.

Source: Regional Center Orange County, 2013



## Housing and Services

Meeting the complexity of housing and service needs of people with disabilities in Santa Ana requires a comprehensive housing strategy. The strategy should include facilitating independent living through in-home modifications, providing suitable housing opportunities, allowing for supportive services, and implementing existing state and federal law. In other cases, the preferred strategy is to provide, through land use planning and zoning, appropriate locations where supportive housing can be provided.

For people with physical or mobility limitations, the California Administrative Code Title 24 sets forth access and adaptability requirements that apply to public buildings, employee housing, manufactured housing, and privately funded and newly constructed apartment houses. For federally assisted new construction, federal law requires that at least 5 percent of dwelling units must be accessible to persons with mobility disabilities, and an additional 2 percent of units must be accessible to persons with hearing or visual disabilities.

Although home modifications can improve the ability of people to live in independent housing, many individuals may require more extensive care. Table A-6 and the discussion below summarize the various licensed care housing options for people with disabilities in Santa Ana.

- **Adult Residential Care** . These facilities provide 24-hour nonmedical care for adults ages 18–59 who are unable to provide for their own daily needs. Adults may be physically, developmentally, and/or mentally disabled.
- **Group Homes**. Group homes are facilities that provide 24-hour nonmedical care and supervision to children in a structured environment. Group homes provide social, psychological, and behavioral programs for troubled youths.
- **Alcohol and Drug Rehabilitation**. These are facilities licensed by the Department of Alcohol and Drug Programs for 24-hour residential nonmedical alcoholism or drug abuse recovery or treatment serving adults.
- **Skilled Nursing**. These facilities are institutions that are primarily engaged in providing skilled nursing care and related services for residents who require medical or nursing care, or rehabilitation services.
- **Immediate Care Facility**. A facility for individuals ages 0–59 with developmental disabilities who require higher level assistance in meeting daily living needs. The facility’s focus is to provide care to residents ranging from 24 hour personal care to supportive health services.

Several agencies provide services to people with disabilities. The Dayle McIntosh Center and Goodwill Industries provide programs to improve the income and quality of life of disabled persons, such as job training, independent living skills training, and barrier-free housing referrals. Goodwill Industries also operates a fitness center in Santa Ana designed for people with disabilities. Their specialized equipment, classes, and staff fill the gap between conventional fitness centers and the needs of the disabled.



The Orange County Regional Center also provides services for developmentally disabled residents they have partnerships with several other community based groups including Orange County STEP, a behavior management day service for adults with developmental disabilities. Santa Ana College, Work Creation Program, and the Adaptive Behavior Center all offer a variety of classes to promote independent living and job training. Several of these providers also offer day programs, group homes, and community living facilities.

**Table A-6  
State-Licensed Facilities for People with Disabilities**

<i>Type of Housing</i>	<i>Facilities</i>	<i>Capacity (beds or units)</i>
Adult Residential Care <sup>1</sup>	33	243 beds
Group Homes (for children) <sup>1</sup>	3	62 beds
Alcohol and Drug Rehabilitation <sup>2</sup>	17	265 beds
Skilled Nursing Facilities <sup>3</sup>	7	1,114 beds
Intermediate Care Facilities <sup>3</sup>	2	12 beds
<b>Total</b>	<b>62</b>	<b>1,696 beds</b>

Sources:

1. California Department of Social Services, 2013.
2. Department of Health Care Services, 2013.
3. Office of Statewide Health Planning and Development, 2013.



## FAMILIES



State law specifies that large families and female-headed households are a special need group. Cities are also allowed to consider other groups as having special needs. Because 82 percent of the City’s households are families, the average family size is 4.4 persons, and the large number of single-parent households, many of whom are female-headed, this section takes a broader perspective on special needs. Given the shortage of affordable and adequately sized housing (particularly large rental units) and service needs, many families have special needs.

### Large Households

Large households consist of five or more persons. Approximately 28,034 households in Santa Ana (38 percent) are large, of which 13,660 are owners and 14,374 are renters. These households often have difficulty in finding and affording adequately sized housing. As of 2010, 22 percent of rental units contain three or more bedrooms, whereas 38 percent of renter households are large households. The City has 8,433 occupied rental units with three or more bedrooms for its 14,374 large renter families, yielding a shortfall of 5,940 units.

### Single Parents

According to the 2010 Census, 12 percent (8,853) of Santa Ana households are single parents with children, of which 67 percent (5,934) are female headed. The 2010 Census reports that the median income of single-parent households ranged from \$35,770 (female-headed family) to \$43,593 (male-headed family) versus a median of \$61,228 for married couples with children. Additionally, 30 percent of all female single-parent households earned incomes below the poverty level compared to a rate of 17 percent for the Citywide population. The availability and accessibility of affordable child care (including before-school, after-school, and day care) is thus essential for single parents. These basic services are an important factor that limits the opportunity to find suitable housing. Without them, single-parent families are at risk of overcrowding, overpayment, and simply being unable to adequately provide for basic family needs.





## Housing and Services

As noted by the Anne Casey Foundation, the shortage of affordable family housing continues to create its own crisis in family well-being, education, and health. Unsafe and overcrowded housing makes parenting difficult and places enormous stress on parent-child relationships. Living in substandard housing can lead to health problems in children, particularly lead exposure and respiratory diseases. Living in poor quality housing may also result in frequent moves by a family, leading to poorer school performance among children. The following ideas can address the needs of families.

### *Create Affordable Rental Housing*

Homeownership opportunities are not immediately feasible or affordable for many large families or families earning low and moderate incomes. The City provides more than 1,500 units of family housing affordable to very low and low income residents through Section 8 vouchers. While publicly subsidized housing can meet a portion of the extremely low income need, the resources are too limited to address existing unmet need. The creation of affordable family rental housing, including large units with three or more bedrooms, continues to be a priority to assist the large number of families who are overpaying for housing and live in overcrowded conditions.

In addition, the City's Housing Opportunity Ordinance was designed to support the production of affordable housing. Passed in 2011, the Ordinance requires eligible ownership projects to set aside at least 15 percent of the units as affordable to moderate income households for at least 45 years. Eligible rental projects are required to set aside at least 15 percent of the units as affordable to lower income households for at least 55 years. Programs 25–29 of the Framework provide financial and technical assistance for those in need of lower income rental housing.

### *Improve Housing Conditions*

The City of Santa Ana has a large number of multiple-family housing projects that were built before the City instituted modern residential design guidelines. Although safeguards are in place to ensure that new apartments are built to modern standards, many older apartment projects need rehabilitation. Poor housing conditions include the physical condition of the unit, the lack of or condition of utilities, the lack of open space and recreational amenities, and insufficiently sized units that are unhealthy for parents and their children. Programs 7 and 8 of the Framework constitute the City's Community Building Initiatives providing guidance for building both healthy communities and supporting collaborative projects to improve neighborhood livability.

Santa Ana is actively involved in the acquisition and rehabilitation of multiple-family housing as a means to improve the living conditions of residents and provide a long-term or permanent source of affordable housing. Although state law focuses on increasing the supply of housing as a key driver of long-term affordability, simply increasing the supply will not address the need to maintain



and improve the existing housing stock. The Framework contains programs to encourage and facilitate the preservation and rehabilitation of housing.

**Promote Homeownership**

Homeownership is one of the key ways to accumulate wealth. It can provide physical, emotional, and financial security to low income families and can assist in strengthening neighborhoods. But for many lower income families homeownership is largely unattainable without financial assistance. Santa Ana has the opportunity to promote homeownership in several ways. With the market adjustments, current condominium prices are such that the gap between the sales price and what low and moderate income families can afford is not as large as prior years. The Housing Plan states that the City will investigate the feasibility of reconstituting its homeownership program to allow residents to afford housing. In addition, the City can continue to advocate and lobby Congress to address the causes of the foreclosure crisis and provide assistance to families in need. Programs 40–42 are designed to support existing and prospective homeowners.



*The Redevelopment Agency funded the rehabilitation and reconfiguration of the Ross Durant Apartments, adding long-term affordability covenants.*

**Promote Mixed Income Housing**

Many affordable multiple-family residential projects were built as stand-alone affordable projects, and state and federal funding sources still encourage and facilitate these types of development. While these affordable projects tend to compete well for limited government funding, many now believe that the most vibrant neighborhoods are ones with a mixture of affordable and market-rate housing. This approach allows lower and moderate income households, many of which are younger, newly forming families and seniors, the opportunity to live in the same neighborhood.

In recent years, the City of Santa Ana has supported the production of multiple-family housing consisting of a range of unit sizes and affordability levels. Table A-7 shows projects built or approved during the housing element planning period that provide a broad mix of housing types and sizes.

**Table A-7  
Sample of Multiple-Family Residential Projects Built or Approved Since 2008**

Project	Residential Type	Bedrooms		
		Zero-One	Two	Three+
City Place	Market Rate Live Work	87	28	70
Skyline	Market Rate Condos	66	283	0
Avenue E	Market Rate Townhomes	0	14	30
17th Street Senior	Affordable Senior Apts.	83	6	0
The Marke	Market Rate Condos/Rental	0	14	30
The MET	Market Rate Condos/Rental	0	14	30
The 301	Market Rate Apartments	0	14	30
Town and Country	Sr Apartments for Continuum Care	73	99	2
Lyon Communities	Market Rate Apts/Townhomes	131	122	11
Vista del Rio	Affordable Special Needs	36	5	0

Source: City of Santa Ana, 2013.



***Provide the Service Network***

Many families depend on a network of services to meet their needs. This includes the provision of childcare services near where they work or live to allow parents the opportunity to be close to their children. The availability of adequate parks, open space, and recreational amenities near homes is also a critical need for children. Even income support services and rental assistance, such as the vouchers available from the Housing Authority, are important ways to support families. The City has made it a priority to include these types of services in its apartment projects selected for acquisition, major rehabilitation, and reconfiguration. Programs 52–54 of the Framework detail the City resources and actions toward helping families in Santa Ana.

**EXTREMELY LOW INCOME HOUSEHOLDS**

Extremely low income households are those earning annual incomes that are 30 percent or less of the area median income. Based on state income limits for 2013, a four-person, extremely low income household earns no more than \$28,900, and can afford approximately \$585 per month for rent. Homeownership opportunities for extremely low income households are generally considered financially infeasible throughout much of California, including Santa Ana, due to the levels of subsidies required for a single unit.

According to the 2012 SCAG Existing Housing Needs Report, 11,370 households (15 percent) in Santa Ana earn extremely low income. This is the average income in service occupations. Extremely low income households experience a broader range and severity of housing problems than other households.

According to the Southern California Association of Governments, the City of Santa Ana has a construction goal of 45 very low income units from 2014 through 2021. Of that total, the City estimates that the construction need for extremely low income units is 50 percent of that total, or 23 units. The City has a carryover of 111 very low units from the 2006 through 2014 planning period. This adds about 55 units to the City's extremely low allocation, bringing the total number to 78 units. This is based on a methodology approved by the Department of Housing and Community Development for estimating the need for extremely low income housing. Meeting the goal of providing housing affordable to extremely low income housing is challenging due to the present fiscal and economic climate and the financial subsidies required to make these projects financially feasible.

The following are ways that the City is addressing the need for extremely low income households to secure housing in Santa Ana.



## Housing and Services

The City of Santa Ana's housing strategy for extremely low income households is focused on rental assistance, housing rehabilitation and preservation, and new construction to meet the needs of extremely low income households.

### *Rental Assistance*

The Santa Ana Housing Authority issues an estimated 2,699 housing vouchers to Santa Ana residents, predominantly those with extremely low incomes. Given the magnitude of need, vouchers serve less than one-quarter of the need. As of September 2013, 31 percent of the housing vouchers issued were for families. The Housing Element proposes that the Santa Ana Housing Authority seek additional vouchers, where feasible, to serve extremely low income households.

### *Housing Rehabilitation*

The City of Santa Ana is acquiring multiple-family apartments, rehabilitating them, reconfiguring units to create large-family housing, and deed restricting the units as affordable to low/extremely low income.

### *New Construction*

The City of Santa Ana is also encouraging new multiple family units that would be deed restricted as affordable to the extremely low income through implementation of the City's Housing Opportunity ordinance and community partnerships.

## FARM WORKERS

Farm workers are a special needs group because their limited income, coupled with the lack of affordable housing, places them in a precarious situation. Although the community has an agricultural past, Santa Ana is now completely urbanized, with only one active farming operation. The 2010 Census reported that 1,131 Santa Ana residents, or 1.1 percent of the employed population, held farming, fishing, and forestry occupations. The average annual wage of Santa Ana farm workers was \$18,390, which is very low income. Therefore, based on the seasonal nature of the work, not just income, the primary housing need for this group is permanent affordable housing.



## PEOPLE WHO ARE HOMELESS

As the primary health and welfare service center in Orange County, Santa Ana has a significant number of individuals and families who are homeless. The County of Orange conducts an annual homeless needs assessment and biennial point in time count. The 2011 Point in Time Survey estimated 6,939 people were homeless in Orange County. This count does not include persons at risk of becoming homeless, such as people living in transient motels, or those living in homes at risk of foreclosure, or other precarious arrangements. In 2013, the Point in Time (PIT) Survey estimated 4,251 people were homeless in Orange County.

Based on the PIT Survey, roughly 20 percent of the people counted reported Santa Ana as their last place of residence before becoming homeless. Therefore, the City estimates that approximately 850 people were homeless in Santa Ana as of 2013.

Numerous factors contribute to homelessness, such as unemployment, mental illness, family problems, and substance abuse. Homeless people also have a variety of unmet needs: medical care, job training, childcare, mental health care, credit counseling, substance abuse treatment, and/or English language education. The City's homeless population is especially vulnerable and at risk of premature loss of life due to untreated medical conditions, substance abuse, crime and violence, and exposure to the elements.

The 2013 PIT Survey revealed the following characteristics of the homeless population countywide, as summarized in Table A-8.

**Table A-8**  
**2013 Point in Time Survey Homeless Subpopulations**

<i>Survey Findings</i>	<i>Percent</i>	<i>Survey Findings</i>	<i>Percent</i>
Chronic Homeless Individuals	28%	Severely Mentally Ill	17%
Chronically Homeless Families	0.4%	Chronic Substance Abuse	34%
Persons of Chronically Homeless Families	1%	Persons with HIV/AIDS	3%
Veterans	16%	Female Veterans	1%

Source: County of Orange Point in Time Survey, 2013



### Housing and Services

Santa Ana’s comprehensive continuum of care approach is predicated on the understanding that homelessness is caused by underlying physical, economic, and social needs. People who are homeless require a range of services to reenter the mainstream. Beyond bringing persons into the system through outreach, the Continuum of Care Program is based on the provision of:

- **Prevention.** Santa Ana and nonprofit agencies provide monetary assistance and counseling/support services to households at risk of becoming homeless.
- **Emergency Shelter.** Short-term facilities, detoxification programs, and vouchers. This includes transitional shelter and case management services to prepare residents to obtain and maintain housing and live self-sufficiently. The City has also amended its Zoning Code in compliance with SB2 to allow emergency shelters in industrial zones.
- **Residential Rehabilitation/Substance Abuse.** A residence that provides housing for up to six months and provides specialized treatment and active rehabilitation for alcoholism and other drug-related issues on-site.
- **Transitional Housing.** A residence that provides a stay of up to two years, during which residents are provided case management services that prepare them to obtain and maintain housing and live self-sufficiently.
- **Permanent Supportive Housing.** A residence that provides permanent affordable housing for formerly homeless individuals and families that is linked with ongoing support services.

Based on the 2013 estimate of approximately 850 homeless people and the current stock of 318 emergency shelter beds in Santa Ana, the City has an unsheltered homeless population of approximately 532 people (see Table A-9).

**Table A-9  
Santa Ana Homeless Housing Gap Analysis**

<i>Jurisdiction</i>	<i>Point in Time 2011</i>	<i>Point in Time 2013</i>
Orange County	6,939	4,251
Santa Ana (20% of Orange County)	1,388	850
Emergency Shelter Beds in Santa Ana	318	318
Unsheltered Homeless Need in Santa Ana	1,070	532

Source: City of Santa Ana Planning and Building Agency, 2013.

Note: Table does not include seasonal emergency shelter beds provided by the Winter Armory program.

The estimated homeless bed need in the 17th and Tustin Avenue County Island within the City’s sphere is approximately four beds, based on a population estimate of 306 for that area. The additional homeless need associated with this County Island could be accommodated in Santa Ana’s available industrial zones, per the City’s adopted Senate Bill 2 ordinance.



*The City supported establishment of the Mercy House Service Center in 1999, a walk-in outreach program. In 2001, Mercy House opened Emmanuel House, a 21-bedroom facility that houses adult men and women living with HIV/AIDS and in 2005, opened its San Miguel Residence.*



## HOUSING NEEDS

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The City of Santa Ana has a wide range of housing needs related to the production of new housing, rehabilitation, and preservation of housing. This section provides a summary of these needs in Santa Ana.

### HOUSING PRODUCTION NEEDS

State law requires cities to plan to accommodate population and employment growth through implementing housing programs. The Southern California Association of Governments (SCAG) prepares housing construction needs goals for each city in Southern California as part of the Regional Housing Needs Assessment (RHNA). All local governments are required to set aside sufficient land, adopt programs, and provide funding, to the extent feasible, to facilitate and encourage housing production commensurate with that need.

Santa Ana's RHNA for the 2014–2021 planning period is 204 new housing units divided into four household income/affordability groups (Table A-10).

#### 2006–2014 RHNA

In accordance with state law, this housing element also addresses the RHNA that was not accommodated through rezoning in the previous planning period (January 1, 2006, to June 30, 2014). The City has a remaining RHNA balance of 201 lower income units (111 very low and 90 low based on the 2006–2014 distribution ratio). These 201 units must be accommodated through land rezoned exclusively for residential development. A discussion of the carryover RHNA is provided in Appendix C, Housing Resources. The City's carryover and combined RHNA is also provided in Table A-11.

#### Population and Job Growth

The first component of the RHNA is the number of units needed to accommodate projected growth in both households and employment levels. The household growth component is determined by calculating the expected population growth that will occur during the planning period. According to the 2010 Orange County Projections, the City of Santa Ana is expected to increase in population by approximately 13,000 residents from 2010 to 2020 but then decrease in population by 900 residents between 2020 and 2035. Areas in Santa Ana that will accommodate new housing include the Harbor Mixed Use Transit Corridor Specific Plan area, Metro East, City Place, and other infill sites.

Santa Ana's employment opportunities have been declining; the 2010 Orange County Projections estimate that the City will lose about 2,000 jobs between 2010 and 2020. However, the local employment base is expected to begin growing again toward the end of the decade. Employment opportunities are expected to increase by about 3,400 jobs from 2020 to 2035.



### Housing Factors

Whereas population and job growth are key influences in housing demand, the RHNA also includes factors to address the supply of new housing. The RHNA is adjusted to accommodate a certain number of vacant units to allow for sufficient choice for consumers, maintain rents and prices at adequate levels, and create an environment conducive to housing maintenance and repair. In built-out cities such as Santa Ana, new residential development requires the demolition or removal of existing uses. SCAG adjusts the City’s housing planning goals for the RHNA by a standard “replacement factor” based on the historical rate of units lost to demolition. However, for the upcoming planning period, residential growth is proposed in underutilized commercial areas (in the case of Harbor Boulevard and Metro East), though additional replacement of housing is likely in areas such as Downtown and other district centers.

### Fair Share Factor

Santa Ana’s housing construction need represents the total construction need to accommodate expected population and employment growth, while accommodating a normal amount of vacancies and replacement units. This need is furthered divided into four household income categories defined by state law. As illustrated earlier in this appendix, these categories are based on the 2010 Census County Median Family Income and include four different income categories that are summarized in Table A-11.

California law states that the RHNA is required to avoid or mitigate the overconcentration of income groups to achieve its objective of increasing supply and mix of housing types, tenure, and affordability in an equitable manner. The idea is to require cities with a smaller proportion of lower income units to provide a larger share of those units as part of their construction need to compensate for cities that accommodate more than their fair share. Targets are set to encourage cities to house their fair share of all economic groups.

Table A-10 sets forth the City’s housing planning goals for the 2014–2021 planning period covered by the Housing Element.

**Table A-10  
Regional Housing Needs Allocation 2014–2021**

	<i>Very Low (0–50% of MFI)</i>	<i>Low (51–80% of MFI)</i>	<i>Moderate (81–120% of MFI)</i>	<i>Above Moderate (120% above MFI)</i>	<b>Total</b>
2014-2021 RHNA	45	32	37	90	<b>204</b>
Carryover 2006-2014 RHNA	111	90	0	0	<b>201</b>
<b>Combined RHNA</b>	<b>156</b>	<b>122</b>	<b>37</b>	<b>90</b>	<b>405</b>

Source: SCAG, 2012

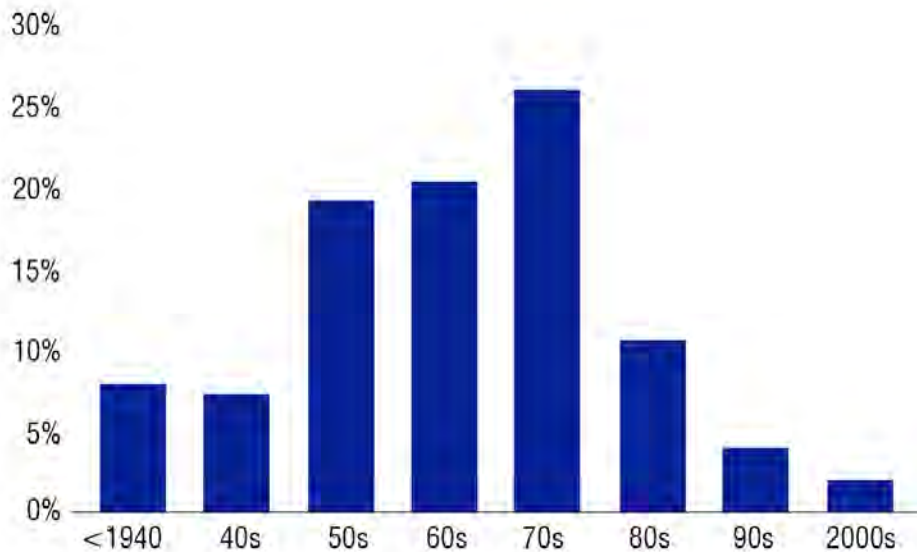
Note: Household goals based on 2010 Census County Median Family Income (\$83,735).





## HOUSING REHABILITATION NEEDS

Well-maintained housing is a critical part of safe and healthy neighborhoods. Housing conditions also influence property values and the City’s image. In the absence of a comprehensive survey, the age of a home is often used to identify housing repair needs. Generally, homes less than 30 years old are in good condition and begin to require rehabilitation after that. Generally, homes built 50 or more years ago (unless well maintained) are more likely to require substantial repairs than newer homes.



**Chart A-21: Year Housing Built**

*As a result of the building boom in the 1950s–1970s, the majority of housing in Santa Ana was built before 1980. Homes constructed before 1960 may be in need of maintenance and rehabilitation assistance.*

Source: Census, Source: U.S. Census Bureau, 2007–2011 American Community Survey.

While the 14,377 homes built in the last 30 years are presumed in good condition, Santa Ana homes built between 1960 and 1980 may begin to require rehabilitation. Much of Santa Ana’s housing was built during this period, before the development of the latest in residential design standards. Typically, these homes require reroofing, repainting, and other exterior work. In other cases, more significant repairs may be needed, depending on the use.

Homes more than 50 years old are typically most in need of rehabilitation. An estimated 26,766 housing units, or 35 percent of the housing stock, were built before 1960. Unless periodically repaired, many of these housing units will require significant repair, rehabilitation, and in some cases replacement. Typical rehabilitation needs include the replacement of major subsystems, such as the electrical, plumbing, and other systems.

Different definitions of substandard housing exist, depending on the source of information used. Substandard housing conditions may refer to structural deficiencies, such as leaking roofs, holes in the floor or walls, sloping walls, or crumbling foundations. Substandard housing can refer to a lack of adequate facilities: for example, frequent lack of hot water or heating systems that emit unsafe fumes or frequently break down. These and other considerations are important to note when discussing housing conditions.



The 2010 Census, 2011 American Housing Survey, and City surveys provide an indication of housing repair and rehabilitation needs in Santa Ana. Because of the different methodologies used, differences in data cannot be reconciled. The point here is to provide the best available information, understanding limitations in data sources, so as to inform the development of housing policy. The latest information references three substandard housing conditions:

- **Deficient Utilities.** The 2011 ACS reported that 765 units lack complete kitchen facilities, of which 589 are renter occupied and 176 are owner occupied. The 2011 ACS also reported that 395 units lack complete plumbing facilities. Approximately 65 percent of these units are renter occupied.
- **Structural Inadequacies.** Structural inadequacies include leaks, holes in the floor or walls, loose or missing steps, sloping exterior walls, sagging roofs, crumbling foundations, and other conditions. According to the 2011 American Housing Survey for the Anaheim/Santa Ana Metropolitan Area, approximately 5,600 homes have holes in their roofs, 7,500 are missing outside wall material, 12,700 have broken windows, and 36,700 have crumbling foundations or foundations with large cracks or holes.
- **Lead-Based Paint.** Lead paint hazards are typically found in buildings constructed prior to 1978. HUD estimates that 74 percent of dwellings built prior to 1980 have some level of lead-based paint. Lead poisoning can affect nearly every system in the body, leading to learning disabilities, behavioral problems, and medical conditions. According to the Consolidated Plan, approximately 10,640 housing units may have lead-based paint hazards. According to the County of Orange Health Care Agency, the number of children diagnosed with elevated blood levels of lead has averaged approximately 100 annually.

The 2010–2015 Consolidated Plan cites local surveys and estimates that define substandard housing in the context of housing units with serious building code violations that require multiple inspections and aggressive corrective action. The definition does not include housing units with minor code violations that are easily correctable or do not require repeated enforcement (e.g., removal of debris, proper installation of water heaters, broken windows).

The 2010–2015 Consolidated Plan cites that there are approximately 15,400 housing units in Santa Ana that are substantially substandard according to input by the City's Community Preservation Division. Code enforcement staff estimates that approximately 8,000 multiple-family units are substandard and an additional 7,442 single-family units are considered substandard.



## HOUSING PRESERVATION

With the downturn in the California economy and collapse of the housing market, foreclosures have become a critical policy issue. Volumes of research have documented the extensive causes of the foreclosure crisis, including the proliferation of adjustable rate mortgages in the 2000s, the reduction in income and down payment required by financial institutions, subprime lending issues, and historically low interest rates that artificially increased housing prices. Table A-11 summarizes foreclosures in Santa Ana for 2008 through 2012.

The City of Santa Ana had nearly 5,661 foreclosures over the past five years. The number of foreclosures has decreased and is expected to remain low over the next several years.

**Table A-11**  
**Foreclosures in Santa Ana, 2008–2012**

	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>
Condos	832	505	388	311	176
Single Family Residential	1,377	797	537	463	275
<b>Total</b>	<b>2,209</b>	<b>1,302</b>	<b>925</b>	<b>774</b>	<b>451</b>

Source: DataQuick, 2013.

The City Council passed a resolution in 2007 declaring their commitment to proactively seek ways to preserve homeownership. To facilitate that effort, Santa Ana helped form the Orange County Home Preservation Collaborative to reach out to homeowners, improve the availability of counseling for those at risk of losing their homes, secure financing options, and pursue other solutions. In 2008, the City also applied for and received a \$5.8 million grant from the federal government to address the impacts of the foreclosures in Santa Ana. Other efforts are underway to further stem the tide of foreclosures anticipated to affect Santa Ana as additional adjustable rate mortgages reset in 2010–2011.



HOUSING NEEDS

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# Housing Constraints

This chapter provides the requisite analysis of potential and actual market, governmental, and environmental constraints to the production, maintenance, and improvement of housing pursuant to state law.

## OVERVIEW

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Various factors influence the City’s ability to meet its housing goals. These include governmental constraints, such as land use regulations, and nongovernmental constraints, such as market and environmental factors. State law requires the housing element to analyze potential and actual constraints to the production, maintenance, and improvement of housing for persons of all income levels and persons with disabilities.

This chapter analyzes three potential constraints:

- **Market factors:** such as land costs, construction and rehabilitation costs, the availability of financing, and recent trends in foreclosures.
- **Governmental factors:** such as land use regulations, development standards, building codes, permit procedures, and other local policies.
- **Environmental factors:** such as the adequacy of infrastructure, public services, and water supply to support new development.

The constraints analysis must also describe the City’s efforts to address and, where appropriate and legally possible, to remove governmental constraints when they prevent achievement of state and local housing production goals with respect to the maintenance, improvement, and development of housing. State law does not require cities to remove market constraints to achieving its housing goals, but cities can influence and offset potential impacts.

To that end, this chapter reviews the City’s General Plan, Zoning Code, Consolidated Plan, Analysis of Impediments to Fair Housing, Housing Authority Plans, and other planning documents to analyze policies and governmental regulations that may limit housing opportunities in Santa Ana. Actions required to remove existing constraints are also detailed in this section.



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## MARKET FACTORS

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The feasibility of building new housing, including affordable housing, is influenced by a variety of market factors, including the cost of land, construction and rehabilitation costs, and financing issues. The housing market and achievable rents and sales prices for builders also play key roles. This section details market factors and their general impact on housing costs.

### LAND COSTS

Land costs and the cost of assembling parcels are among the largest components of the total cost of building new housing. Since Santa Ana is a 99 percent built-out community, very few vacant parcels remain. Thus, in most cases residential developers must buy the land and any existing structure on it. Land costs also depend on the zoning for the site and the proposed use of the property. The following land prices were obtained from on-line real estate database tools.

- **Single-family residential land.** The average cost of vacant land ranges from approximately \$30 to \$50 per square foot, based on Trulia Real Estate search and land value estimated at 75 percent of the sales price (2013). With home sales increasing in the market, the price of residential land for single-family homes is expected to slowly increase throughout the city.
- **Mixed-use residential land.** In prior years, the City surveyed properties zoned for mixed uses in the Metro East Overlay Zone and determined that land values range from \$20 to \$45 per square foot for unimproved land. According to LoopNet Real Estate search (2013), the price per square foot for properties along Harbor Boulevard that are zoned for commercial uses ranges from \$35 to \$55. Prices for underutilized land along First Street and Grand Street are listed at \$50 per square foot.
- **Multiple-family residential land.** For multiple-family properties within existing residential zones, City appraisals derived an estimate of \$30 to \$45 per square foot for land in older residential neighborhoods, such as the Transit Zoning District area and other infill locations. The value of residential land in District Centers is included in the estimates for mixed-use opportunities. Prices will vary significantly by location.

Changes in the housing market will continue to affect the achievable rents and sales prices of housing. However, declining land values may have benefits in that they reduce the total development cost of building affordable housing. In effect, the recent housing market downturn has reduced the potential constraint of land costs.



## CONSTRUCTION AND REHABILITATION COSTS

Construction costs are the largest component of costs associated with new and rehabilitated housing. Construction costs include labor, materials, site improvements, and developer profit. The cost will vary by project type, quality of materials, location, height, and whether underground parking is required. The following provides a range of estimates that can be used to estimate costs.

### Construction Costs

Various construction cost-estimating firms provide developers and jurisdictions in the Southern California region with cost projections for residential development. For example, R.S. Means provides construction cost manuals for calculating the average cost per square foot of residential construction throughout the Southern California region. Region wide numbers, however, tend to be diluted by lower cost areas and may not accurately reflect the higher costs of building in Orange County.

According to R.S. Means multiple-family housing ranges from \$124 to \$173 per square foot, which translates to approximately \$136,400 to \$190,300 for an 1,100 square-foot unit. Residential development with limited ground preparation, simplified architectural features, and standard quality of interior materials would be in the lower range of these estimates. However, construction costs would be higher for more luxurious buildings and projects with underground parking.

### Rehabilitation Costs

The City was actively involved in funding the acquisition and rehabilitation of multiple-family projects during the prior housing element planning period. Based on a sample of 2009 projects in Santa Ana, the rehabilitation cost ranges from \$55,000 to \$85,000 per unit. However, projects involving acquisition, rehabilitation, and reconfiguration (to remove or combine smaller units to create larger units) can cost from \$75,000 to \$120,000 per unit. Other indirect and direct costs associated with rehabilitating housing (e.g., relocation, replacement of units, removal of asbestos or lead-based paint, etc.) can add substantial costs.

In other cases, private property owners may initiate rehabilitation projects. To assist property owners in improving housing, the City offers below-market-rate loans to qualified applicants for up to \$75,000 per single-family or multiple-family unit. Mobile home owners can receive \$5,000 to \$10,000 per unit for rehabilitation. The Housing Framework describes these programs in greater detail.



## FINANCING COSTS

Financing affects the feasibility of developing new housing and housing affordability. This includes the ability to secure a construction loan, homeownership assistance, and the recent issue of foreclosures.

### Construction Loans

Construction financing costs also affect the feasibility of building new housing. The restrictive lending cycle has repeated itself with the housing market boom of the early 2000s. Relaxed lending rules allowed developers to secure a loan with only a 10 percent equity contribution (Apartment Finance Today, 2009). With the 2008 downturn, however, housing prices significantly declined and apartment rents also showing a decline, according to RealFacts. Loan underwriting has grown more conservative, with maximum leveraging topping out at 75 percent. In 2013 construction loans have begun to cycle back becoming easier to qualify for and new residential development is underway throughout the City.

Although there is no hard threshold for how much equity is too much before a project would be deemed infeasible, the higher the proportion of equity required, the more unlikely a developer would proceed with the project. Not only would it require more up-front cash, but also higher equity contribution means a project must be able to achieve an even higher value at completion in order to generate the net cash flow needed to meet the minimum acceptable cash-on-cash return threshold. These types of trends underscore the condition of the housing market facing communities in southern California today.

### Homeowner Assistance

In recent years, the rising price of housing made it financially infeasible for many communities to offer homebuyer assistance to residents. In some cases, the public subsidies necessary to provide homeownership assistance were too high, and renter assistance served a greater number of residents. In other cases, rising market prices made it infeasible for local governments to offer subsidized loans, because the median home price well exceeds the maximum price allowed under the loan. Both of these factors have significantly reduced the feasibility of Santa Ana's homeownership programs. With changes in market prices as of 2013, homeowner assistance may once again be a feasible option.





Market changes have also affected residents wishing to purchase a home. Interest rates for loans have varied from 5 to 7 percent, down payment requirements have ranged from zero to 10 percent, allowable income-debt ratios have significantly varied. Recent changes in lending policy will have an impact on the housing market in southern California. The U.S. government stopped guaranteeing big loans in expensive cities. The new policy caps guaranteed loans at \$625,000, which restricts lending and means that potential borrowers may not qualify for a loan or will pay a higher interest rate.

### Foreclosures

In recent years, the sizeable number of home foreclosures throughout southern California dampened the housing market. The crisis originated in the early 2000s with subprime lending, loosening of credit terms offered by financial institutions, overproduction of housing, and declines in the economy. According to Data Quick, the City had 5,661 foreclosures over the past five years. The number of foreclosures has decreased and is expected to remain low over the next several years.

As in other metropolitan areas, the availability of foreclosed units and the associated lending crisis in Orange County and in Santa Ana make up a market constraint on the production of housing. Financial institutions have increased equity requirements for developers, requiring greater equity contributions than in recent years. For the consumer, home loans are also more difficult to qualify for and obtain.

### Summary

State law does not require jurisdictions to mitigate market constraints, as economic conditions are beyond the control of any one city. Nonetheless, Santa Ana is implementing programs to lessen the impact. The City competitively applied for and received Neighborhood Stabilization Program funds to purchase foreclosure properties and have them reoccupied. The Program was actively involved in facilitating the production and rehabilitation of housing. Other housing incentives programs add more flexibility and clarity to development standards to facilitate housing production. These three programs are some of the ways the City is addressing market constraints.



## GOVERNMENTAL FACTORS

This section reviews potential governmental constraints, including land use regulations, housing opportunities, development regulations, building codes and their enforcement, permit processing, development fees and exactions, and housing opportunities for people with disabilities.

## LAND USE REGULATIONS

The General Plan Land Use Element sets forth land use designations to guide the location, type, and intensity or density of permitted uses of land. The Zoning Code implements the General Plan by providing specific direction and development standards within each of the general land use categories. The General Plan sets forth six goals for future land described below.

- 1) Promote a balance of land uses to address basic community needs
- 2) Promote land uses that enhance the City’s economic and fiscal viability
- 3) Preserve and improve the character and integrity of neighborhoods
- 4) Protect and enhance development sites and districts which are unique community assets that enhance the quality of life
- 5) Ensure that impacts of development are mitigated
- 6) Reduce residential overcrowding to promote public health and safety

To help meet these goals, the City of Santa Ana has 11 land use designations, Table B-1 shows the five residential land uses, corresponding zoning districts, and permitted densities allowed for residential development.

**Table B-1  
General Plan Designations Allowing Housing**

<i>Designation</i>	<i>Description</i>	<i>Corresponding Zones</i>	<i>Maximum Density</i>
Low Density Residential	Primarily single-family homes in established residential neighborhoods	A1 – General Agriculture RE – Residential-Estate R1 – Single-Family Residence	7 units per acre
Low Medium Residential	Mobile homes, mix of small multiple-family units, and small lot subdivisions	R1– Single-Family Residence	11 units per acre
Medium Density Residential	Multiple-family uses, such as duplexes, apartments, or a combination of both uses	R2 – Two-Family Residence	15 units per acre
District Centers	Major activity centers that allow high-rise office and commercial uses in a mixed-use setting	SD – Specific Development Zone	90 units per acre
Urban Neighborhood	Primarily a mix of residential uses with pedestrian oriented commercial, schools and small parks	SD-Specific Development Zone	0.5 to 1.5 FAR 5 to 30 units per acre

Source: City of Santa Ana, General Plan Land Use Element, 2008



## District Centers

The City of Santa Ana's Land Use Element guides the long-range vision for land use and development in specific areas of the community. Areas designated District Centers are intended to serve as anchors and to be developed with a mixture of high-rise office, commercial, and residential uses. These areas provide a range of shopping, business, cultural, educational, recreational, entertainment, and housing opportunities. Residential development in District Centers is guided through the implementation of specific plans, overlay zones, and the Specific Development (SD) Zone. District Centers where development interest is strong include City Place, MacArthur Place, Transit Zoning Code area, and Metro East.

City Place is adjacent to MainPlace regional mall, and includes a planned office complex and additional high intensity mixed-use development, such as the mid-rise City Place The 301 Apartments. MacArthur Place, near I-405 and SR-55, includes an existing office complex, a supportive service uses, and recent high and mid-rise multi-family housing projects. Metro East, near I-5 and SR-22, is envisioned as a vibrant urban village with a balance of office, mixed-use and live-work units, and commercial and retail land uses connected by pedestrian and transportation linkages. Finally, the Downtown is one of the county's major employment centers, with the potential for a vibrant mixed-use and mixed-income environment benefitting from transit-oriented development at the Santa Ana Regional Transportation Center.

## High Density General Plan Designation

The General Plan Land Use Element was amended in the late 1990s to eliminate the high density residential (HR) land use designation that supported the R-3 and R-4 zoning districts. Both these zones encompassed approximately 1,175 acres throughout the city. This action was taken to allow the City to address long-term neighborhood stabilization goals. Since that time, the City has created comprehensive design and development standards, developed programs to improve public infrastructure and traffic control, and undertaken other planning efforts to improve and rehabilitate housing.

The absence of the HR land use designation does not constrain the City's ability to achieve its RHNA, nor does it constrain the production of housing. More than 80 percent of the R-3 and R-4 zones have multiple-family projects with five or more units. Although a small portion of sites are underutilized, the City has been directing more than 1,000 new multiple-family units to its SD Zone in District Centers. The Housing Element will also redesignate land for residential/mixed use along transit corridors. The Transit Zoning Code and Metro East areas will also provide additional housing opportunities.



## PERMITTED HOUSING OPPORTUNITIES

The City’s Zoning Districts specify the types of housing allowed, specific lot coverage and development standards, and the permitting process for each use. Table B-2 summarizes the housing types allowed in each zoning district and whether the housing is permitted by right (denoted as “P” in the table) or conditionally permitted (denoted as “C”). The Zoning Code is silent in areas where state law preempts local land use regulations and the City’s practice is to comply with state law. These residential uses are denoted with the letter a.

**Table B-2  
Permitted Housing Types in Santa Ana**

<i>Permitted Housing</i>	<i>Zoning Districts</i>								
	<i>A1</i>	<i>RE</i>	<i>R1</i>	<i>R2</i>	<i>R3</i>	<i>R4</i>	<i>M1/M2</i>	<i>CR</i>	<i>SD</i>
Single-Family Residence	P	P	P	P	P			P	P
Two-Family Residence			P	P	P			P	P
Townhouses				P	P				P
Multiple-Family Residence					P	P		P	P
Manufactured Housing <sup>a</sup>	P	P	P	P	P	P		P	P
Mobile Homes					P				
Second Units	P	P	P	P	P	P		P	P
Transitional Housing	P	P	P	P	P	P		P	P
Emergency Shelters							P		
Employee Quarters <sup>a</sup>	P	P	P	P	P	P			
Mixed Uses									P/C
Live-Work Community									P/C
Care Homes									
+ six or fewer clients <sup>a</sup>	P	P	P	P	P	P		P	P
+ seven or more clients					C	C		C	

Source: City of Santa Ana Municipal Code, 2013

a = Administered pursuant to State law that preempts local land use regulations

P = Permitted by Right

C = Conditionally Permitted

### Single-, Two-, Townhouses, and Multiple-Family Residences

The Santa Ana Zoning Code permits single-family residences as a by-right use in the A1, RE, R1, R2, and R3 residential zones. In 2006, the City amended the Zoning Code to continue to allow single-family residences with six or fewer bedrooms as a by right use, but require single-family residences with seven or more bedrooms to secure a conditional use permit. This was due to a number of factors, including mansionization concerns, parking constraints in neighborhoods, and the desire to preserve neighborhood character.

Two-family residences are permitted by right in the R1 and R2 zoning districts. Townhouses are permitted in the R2 and R3 zoning districts. Multiple-family residences (three or more units per structure) are permitted by right in the R3 and R4 zones. The current General Plan Land Use Element does not have a corresponding land use designation for the R3 and R4 residential zones, but



rather actively directs and encourages multiple-family residences in many District Centers and Urban Neighborhood areas, either as a by-right use or pursuant to a SD Zone.

## Manufactured Housing

Manufactured housing and mobile homes can provide opportunities for below market rate housing that is affordable to households earning lower and moderate incomes. The Housing Element is required to encourage the production of a variety of housing types, including manufactured housing and mobile homes; identify adequate sites for manufactured housing and mobile homes; and permit such uses in conformance with existing state law. The following explains how such uses are permitted in Santa Ana.

The Government Code, Sections 65852.3 and 65852.4, specifies that permanently sited manufactured homes may generally not be excluded from lots zoned for single-family dwellings. These Government Code sections also require that local governments treat such uses like other single-family homes permitted in the same zone. The City's Zoning Code defines manufactured housing consistent with state law, allows such uses by right in all residential zones, and treats such uses in the same manner as other conventional single-family homes located in the same zone, in conformance with state law.

Housing Element law also requires all local governments to encourage and facilitate a variety of housing types, including opportunities for mobile homes. The City's Zoning Code defines mobile homes consistent with state law and allows mobile home parks in the R3 zone. The City has approximately 3,000 mobile homes in the community. Telephone surveys show that at least seven parks are restricted to people age 55 years of older. The City also supports four rehabilitation loan packages designed to preserve existing mobile homes.

## Second Units

Second units are attached or detached dwelling units that provide for complete independent living facilities and include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family dwelling. In 2002, the Government Code (Section 65852.2) was amended to require that second units be allowed in every residential zone as a by-right use. The Government Code also specifies various development standards and permitting processes that apply for second units.

The City of Santa Ana permits second units in the A1, RE, R1, R2, R3, R4, and CR zoning districts, or on a parcel within any specific plan or Specific Development zoning district in which residential uses are permitted. Second units must be a minimum of 300 square feet in size and cannot exceed 750 square feet or 30 percent of the primary dwelling unit size, whichever is less. One parking space per unit is required at a minimum. The City's Second Unit Ordinance establishes criteria for design, yard, setback, and height.



*The City permits manufactured housing in all lots zoned for single-family dwellings.*



The Zoning Code does not allow second units as a by-right use in areas designated as deficient in public open space, as shown on the map entitled "Areas of Open Space Deficiency" on file with the clerk of the council. In park-deficient areas, the property owner may secure a second unit permit by applying for a minor exception. Three exceptions have been processed in recent years for second units in an Area of Open Space Deficiency. Since 2009, ten second units have been built in Santa Ana, thus adding incrementally to the number of affordable housing units in the city.

### Farmworkers

The Health and Safety Code (Section 17021.6) declares that it is the policy of the state that each city permit and encourage the development and use of sufficient numbers and types of employee housing facilities as are commensurate with local needs. Section 17021.5 requires that employee housing providing accommodations for six or fewer employees shall be deemed a single-family structure with a residential land use designation, treated as a residential use of property, and that the use not be subject to any regulations or fees not otherwise required of a single-family residence within the same zone.

The City's A1 (General Agricultural) Zone allows one single-family dwelling, a detached guest home, and employees' quarters, all of a permanent character in this zone. The density is limited to one dwelling unit for each 6,000 square feet of lot area, provided the lot has an area of one-half acre or less. Despite the limited number of farmworkers in the community and the built-out nature of the A1 zone, the City allows employee housing (for farmworkers) consistent with Health and Safety Code Sections 17021.5 and 17021.6.

### Mixed Use

As a major employment and transit center in Orange County, the City of Santa Ana recognizes the importance of providing a broad range of housing, such as mixed use and live-work. Santa Ana General Plan allow areas like the Transit Zoning Code Industrial Overlay to accommodate industrial and residential uses to coexist and transition in the Lacy and Logan neighborhoods. Live-work lofts were also built in an industrial area near the Santa Ana Regional Transportation Center. These opportunities are also offered through District Centers.

The General Plan facilitates a variety of mixed-use housing opportunities in District Center. In these areas, residential development is permitted at up to 90 units per acre when it is a component of a mixed-use, master planned project, and located near a major transit corridor. The allowable floor area ratio (FAR) for District Centers ranges from 1.0 to 5.0 FAR. Additionally, the Urban Neighborhood General Plan designation allows primarily a mixture of residential uses (7 to 30 du/acre) with pedestrian oriented commercial uses. The SD zone is one implementing tool that allows flexible standards that facilitate these uses. Some examples of these types of mixed-use development opportunities are: MacArthur Place, City Place, Metro East, and other focused areas. The Transit Zoning Code district also provides additional opportunities for mixed-uses.



A unique aspect of the Santa Ana Municipal Code is a live-work community, defined as a building, or portion thereof, used for units that are each a combination of a studio/workshop and a living quarters, and may be either a building, or portion thereof, originally designed for nonresidential purposes and converted to such use, or a new building initially designed for such use. Live-work communities are allowed by right and conditionally permitted within the Transit Zoning Code districts. The City has facilitated 86 new live-work lofts in the heart of the Artists Village, in District Centers, and other locations in Santa Ana.

### Care Homes

The Welfare and Institutions Code (Lanterman-Petris Act) and the Health and Safety Code (Community Care Facilities Act) declare that it is the policy of the state that people with a wide variety of disabilities are entitled to live in normal residential settings. Under this authorizing legislation, state law sets forth regulations and guidelines for community care facilities that preempt or limit many local regulations. A community care facility is a broad term that refers to many types of facilities, including but not limited to group homes, adult residential care facilities, alcohol and drug rehabilitation facilities, and others.

Under the above two acts, state law generally requires that licensed community care facilities serving *six or fewer* persons be: (1) considered a residential use of property; (2) treated the same as any other residential use; (3) allowed by right in all residential zones; and (4) subject to the same development standards, fees, taxes, and permit procedures as those imposed on the same type of housing in the same zone. The City permits licensed care homes serving six or fewer residents by right in all residential zones, in a manner consistent with state law.

The Santa Ana Zoning Code regulates “care homes” serving *seven or more* clients. A care home is “any facility which is maintained and operated to provide living accommodations for and 24-hour nonmedical care to persons in need of personal services, supervision, assistance, guidance, or training essential for sustaining the activities of daily living or for the protection of the individual, such as the elderly, convalescents, invalids, dependent or neglected children, or handicapped, mentally impaired or incompetent persons.” Care homes are conditionally permitted in the R3, R4, and other zones in the community.

In recent years, Santa Ana has received requests to establish a wide range of facilities that serve people with disabilities or other health conditions and are not licensed by the State of California. The list of types of nonlicensed facilities continues to increase. Moreover, many of these nonlicensed facilities may provide some but not all of the services provided by “care homes.” It is becoming increasingly difficult to distinguish between the services provided by these facilities, thus complicating local land use, zoning, and permitting. State law is also gradually evolving in response to these realities.

To respond to this evolution of state law and to continue the City’s practice of facilitating and encouraging housing opportunities for people with disabilities, the



Community Care facility



Housing Element continues three programs. Programs 43, 44, and 45 monitor changes to state law and implement the City’s reasonable accommodation ordinance to assist persons with disabilities and seniors with housing options in Santa Ana.

### Housing for Homeless People

Recent state legislation has dramatically changed the ways local governments address homelessness. The state legislature has recognized the growing problem of homelessness, the complex causes (lack of affordable housing, mental illness and substance abuse, release from prison, etc.), the lack of available facilities for individuals and families, and the need for all communities to provide housing opportunities for this segment of the population.



Isaiah House

The state legislature enacted Senate Bill 2 to facilitate a continuum of housing opportunities for homeless people, including emergency shelter, transitional housing, and permanent supportive housing. Facilities are defined as follows:

- **Emergency Shelter.** Provides the first step in getting people off the street. Emergency shelter means housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person.
- **Transitional Housing.** Refers to buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months.
- **Supportive Housing.** Refers to housing with no limit on length of stay, which is linked to on- or off-site services that assist the supportive housing resident in retaining the housing, improving health status, and maximizing ability to live and, when possible, work in the community.

Based on the 2013 Orange County Point In Time Count, the number of homeless persons in Santa Ana is estimated to 850. Given existing shelters and housing in Santa Ana to serve homeless persons, the City of Santa Ana estimates a need for 532 emergency shelter beds.

Cities with an unmet need for emergency shelters are required to identify one or more zones where emergency shelters will be allowed as a permitted use without a conditional use or other discretionary permit. The identified zones must have sufficient capacity to accommodate the shelter need and provide capacity for at least one year-round shelter. Permit processing, development, and management standards can be drafted, but they must be objective and facilitate the development of, or conversion to, emergency shelters.

The City’s emergency shelter ordinance currently identifies industrial zoning districts as appropriate locations to accommodate emergency shelters by right. Through the implementation of Program 46 in the Housing Framework, the City will amend the separation criteria and introduce an Emergency Shelter Overlay to the industrial zoning districts to further clarify opportunity sites best suited for





emergency shelters. As of January 2013, approximately 995 acres of industrial zoned land were identified as opportunities areas for new construction and modification of existing buildings for emergency shelters. These areas would be included in the Overlay, and are also within 1.5 miles from transit services. The development standards in industrial zones will apply, as well as standards allowed under Senate Bill 2 including a requirement for a site-specific operation and management plan.

## DEVELOPMENT REGULATIONS

The Zoning Code establishes residential development standards to promote a livable environment—adequate yards for open space, height restrictions and setbacks to ensure privacy from adjacent homes, and in some cases minimum unit sizes to ensure sustainable and adequate living areas. This section analyzes residential development regulations in a twofold manner: 1) development standards that apply Citywide; and 2) development standards that apply to areas that will accommodate housing needed to address the RHNA.

### Citywide Development Standards

Table B-3 shows common residential development standards in Santa Ana, such as density ranges, lot standards, open space, and building standards. These residential development standards apply to more urbanized areas of the community that have long-established land use and development patterns. As is the case with most communities, Santa Ana allows a broad range of residential uses through a variety of densities, height, and other requirements.

**Table B-3**  
**Residential Development Standards**

<i>Zone</i>	<i>Development Standards</i>				
	<i>Corresponding Density<sup>1</sup></i>	<i>Minimum Lot Size</i>	<i>Lot Cover</i>	<i>Building Height</i>	<i>Front &amp; Rear Yard Size</i>
A1 Zone (General Agricultural)	7 du/ac	6,000 sq. ft.	N/A	35' max	25' and 25'
RE Zone (Residential-Estate)	None specified	None specified	N/A	35' max	25' and 25'
R1 Zone (Single Family)	7 du/ac	6,000 sq. ft.	35%	27' max	20' and 20'
R2 Zone (Two-Family)	15 du/ac	6,000 sq. ft.	50%	27' max	20' and 15'
R3 Zone (Multiple-Family)	See Table B-4 on following page				
R4 Zone (Apartments )	16–29 du/ac	1,500 sq. ft.	50%	20'–50' max	1' per 1' in bldg. height
SD Zone (Specific Development)	Varies	Varies	Varies	Varies	Varies

Source: City of Santa Ana Municipal Code, 2013

Note: 1. The maximum density is determined by the General Plan land use designation and cumulative standards.



**Multiple-Family Development Standards**

The City of Santa Ana has many multiple-family residential projects built between 1960 and 1980. Because of the development standards and lack of design guidelines at that time, many of these projects did not age well and do not offer desired amenities. Conditions include the lack of on-site parking, open space, privacy, and aesthetic quality. Overcrowding, public safety concerns, and the lack of community services also detract from quality of life. The City also is addressing off-site parking shortages in many of these areas.

In an effort to provide quality housing, further neighborhood preservation goals, and maintain property values, the City revised its development and design standards for multiple-family residential projects, as shown in Table B-4. Multiple-family housing projects are allowed different density standards, based on the size and configuration of lots, to accommodate new housing. Projects proposing affordable and/or senior units specified under state density bonus law can apply for modifications and/or concessions.

**Table B-4  
Multiple-Family Residential Development Standards**

<i>Project Specifics</i>	<i>Building Classification</i>			
	<i>Class 1</i>	<i>Class 2</i>	<i>Class 3</i>	<i>Class 4</i>
<b>Building</b>				
Density Range	0–22 dwelling units per acre	23–35 dwelling units per acre	36–60 dwelling units per acre	61–90 dwelling units per acre
Minimum Lot Size	12,000 square feet	21,700 square feet	43,500 square feet	65,300 square feet
Street Frontage	75’ frontage 20’ setback	135’ frontage 15’ setback	135’ frontage 15’ setback	200’ frontage 15’ setback
Maximum Building Height	35’	45’	60’	No Limit
<b>Open Space</b>				
Passive	Individual units shall have at least 100 square feet of passive open space per dwelling unit and an area equivalent to at least 750 square feet in size with a minimum dimension of 20 feet in each direction			
Active	An area equivalent to at least 500 square feet in size with a minimum dimension of 20 feet in each direction, except 20 percent of the total open space requirement may be met with recreational building space			
Private	Individual units shall have no less than 90 square feet of private open space and have a minimum dimension of 6 feet in each direction			
<b>Unit Sizes</b>				
Minimum Unit Sizes	Bachelor Unit: 450 square feet One-Bedroom Unit: 550 square feet Two-Bedroom Unit: 750 square feet Three-Bedroom Unit: 950 square feet			
Source: City of Santa Ana Municipal Code, 2013				



**Parking Standards**

The provision of adequate parking in Santa Ana is an important issue. Adequate parking is needed to prevent traffic congestion caused by shortage of parking spaces and the unloading of trucks on public streets, improve the efficiency of roadways, protect the public safety, and provide for the special needs of the physically handicapped. At the same time, parking requirements can deter the production of housing if the standards bear little relation to need. Thus, parking standards must be adequate to ensure sufficient spaces to serve residential uses, but not create an actual constraint to housing development.

As an older established community many neighborhoods in the City are characterized by residences with smaller, unusable garages. Moreover, as discussed earlier, a significant portion of the multiple-family projects built before 1990 lacked adequate parking which, in tandem with overcrowding, has created significant parking shortages today in certain neighborhoods. In order to protect the health and welfare of residents and provide for adequate public safety, the City’s has established the parking ratios shown in Table B-5.



Source: Wehr Autopark-Systeme



Top: Example of hydraulic parking in Europe in a garage.

Bottom: Hydraulic parking in use in Santa Ana on a surface lot.

**Table B-5  
Residential Parking Standards**

Residential Type	Parking Standards	
	Basic Requirement	Comments
Single-Family Dwelling	Four parking spaces per unit plus one space for each addt'l bedroom in excess of five	At least half of all spaces must be in enclosed garages
Two- and Three-Family Dwellings	Three parking spaces per unit plus one addt'l space for each bedroom in excess of two bedrooms	Two spaces shall be in an enclosed garage; remainder may be in tandem
Multiple-Family Dwellings	One parking space per unit plus off-street parking equivalent to the number of bedrooms on-site	Guest parking not less than 25% of the required resident parking mentioned
Senior Housing (62 years and older)	One parking space for each studio or one bedroom unit and 1.5 spaces for each two-bedroom unit	One space must be covered; guest parking must equal 15% of minimum required spaces
Care Homes	One parking space required for every three beds	No guest parking requirements
Trailers and Mobile Home Parks	Two parking spaces for each unit	At least one space covered; no guest parking requirements
Second Units	One parking space per bedroom, with a minimum of one space per unit as allowed under state law	No other requirements for guest parking

Source: City of Santa Ana Municipal Code, 2013



**Parking Solutions**

The cost of structured parking can be detrimental to the feasibility or affordability of a proposed project, particularly with the increases in the price of construction materials. Hydraulic, stacked parking systems allow the doubling and tripling of capacity beyond that allowed by conventional concrete parking structures, significantly decreasing the cost of structured parking. These systems—which have been in use for over a decade in California—can be used for a wide range of multiple-family project and lot sizes: from a 40-foot by 100-foot infill parcel to 25-story high rise.

Certain types of residential uses, particularly those in close proximity to transit or residential/mixed use, generate less traffic and lower parking demand. Moreover, in certain areas where transit and employment potential is high, the City has reduced parking requirements to allow for greater efficiencies of land use, encourage transit-oriented development, and create vibrant activity nodes. This strategy has also been implemented to improve mobility and air quality. Table B-6 shows the parking requirements in transit-oriented districts.

Recent projects that received parking standard reductions include Santiago Lofts (2.2 spaces per unit), Downtown Artist Walk (1.5 spaces per unit), Geneva Commons (2.5 spaces per unit), Skyline (2.2 spaces per unit), City Place (2.4 spaces per unit), and Cordoba (2.0 spaces per unit). Several projects are predominantly two and three bedroom units with on-site commercial space.

**Table B-6  
Parking in Growth Areas to Address the RHNA**

Location of Housings	Bedrooms			
	Studio	One	Two	Three
<b>Transit-Oriented</b>				
• TZC Residential/Live Work	2.25	2.25	2.50	2.75
• MEMU Mixed Use	2.25	2.25	2.25	2.25
• District Centers Mixed Use	2.50	2.50	2.50	2.50
Density Bonus Affordable	1.00	1.00	2.00	2.00

Source: City of Santa Ana Municipal Code, 2013  
Notes: City parking standards and density bonus standards are inclusive of guest parking

Santa Ana allows additional parking reductions for affordable housing. For projects that provide a mere 5% very low or 10% low income units and comply with State density bonus law (Government Code Section 65915), developers can receive the parking standards that are an additional 25% to more than 50% below the City’s reduced standards. Finally, developers may request an exception to allow tandem and shared parking under certain conditions. Multiple-family projects, particularly those that provide affordable units, could easily qualify for these reduced parking standards, which is why the City’s current multiple-family parking standards are not a constraint.

The City recognizes that parking is a key issue to the development community. The Housing Plan (Program 33) thus proposes a study to evaluate parking standards for residential development, with a special focus on multifamily development. The study will compare the development costs of current parking standards, the effect of parking standards on project density, and the costs and benefits of a parking in-lieu fee option. Should parking be deemed a constraint, a program to mitigate the constraint will be presented to City Council for consideration.



### *Flexibility in Standards*

The City of Santa Ana implements a variety of administrative procedures and specialized zoning districts to facilitate the development of quality housing. These procedures allow the developer to seek relief from typical development standards that may constrain a potential project or physical hardships that may arise due to the size, shape, or dimensions of a site or existing structures. The primary tools to facilitate development are the exception process, the density bonus ordinance, and Specific Development Zone discussed below.

#### **Exception Process**

The minor exception procedure is intended to provide relief from zoning ordinance regulations that result in unintended inequities or hardships when applied to specific properties and must not be a grant of special privilege. The exception process allows the City of Santa Ana additional flexibility in facilitating new residential products in a variety of settings. A developer may seek modification of the following zoning standards:

- Yards: up to 20 percent of the minimum lineal dimension
- Building separation: up to 50 percent of the minimum separation required
- Lot coverage: up to 20 percent of the minimum standard
- Building height: up to 25 percent of maximum height
- Off-street parking: up to 20 percent of the minimum number of stalls provided that the exception does not result in parking impaction

Other standards as allowed by the Planning Commission:

- The City Council, Planning Commission, or Zoning Administrator has the authority to grant a minor exception when specific criteria are met. In these situations, the following findings must be made prior to obtain an exception:
- That because of special circumstances applicable to the subject property, strict application of the zoning ordinance would deprive privileges not otherwise at variance with the intent and purpose of this chapter;
- That the granting of a variance or minor exception is necessary for the preservation and enjoyment of one or more substantial property rights;
- That the granting of a variance or minor exception will not be materially detrimental to the public welfare or injurious to surrounding property; and
- That the granting of a variance or minor exception will not adversely affect the general plan of the City.



### Density Bonus

The City of Santa Ana implements the state density bonus law, which allows the developer to seek and the City to grant modification in residential development standards to facilitate and encourage the production of affordable housing. The City's density bonus ordinance, Section 41-1600, incorporates state density bonus law (California Government Code 65915–65918), *as it may be amended from time to time*. As described in the Housing Plan (Program 28), the City will revise its density bonus ordinance to reflect changes in state law.

Applicants of residential or mixed use projects of five or more units are entitled to a density bonus under one of four conditions: 1) at least 5 percent are very low income units; 2) at least 10 percent are lower income units; 3) at least 10 percent are moderate income for-sale units; and/or 4) at least 35 percent of units are for persons aged 55 and older. The density bonus ranges from 20–35 percent according to how much affordable housing is provided above the minimum percentage in state law. Eligible projects may also receive one to three concessions or other development incentives, depending on the proportion of affordable units and level of income that is targeted.

### Housing Opportunity Ordinance

The City's Housing Opportunity Ordinance was designed to support the production of affordable housing. Passed in 2011, the Ordinance requires eligible ownership projects to set aside at least 15 percent of the units as affordable to moderate income households for at least 45 years. Eligible rental projects are required to set aside at least 15 percent of the units as affordable to lower income households for at least 55 years.

### Specific Development Zoning District

The General Plan focuses new residential growth into key District Centers. The implementing zone is often the Specific Development (SD) Zoning District. SD's are the primary means to facilitate the development of unique residential projects, including live-work, mixed-use, and high-rise residential developments. These types of residential projects require flexibility in development standards to accommodate new housing products and unique site constraints and achieve General Plan goals and objectives.

The Specific Development Zoning District is intended to achieve several objectives: 1) protect and enhance the value of properties by encouraging the use of good design principles and concepts; 2) encourage the orderly and harmonious appearance and aesthetic development of structures and grounds; 3) provide a method for specific development plans to be based on broader general plan goals; 4) recognize the interdependence of land values and aesthetics; and 5) encourage excellence in project design and site use.

In the past several years, the City of Santa Ana has approved upwards of 80 SD Districts to facilitate high quality and large-scale residential and commercial projects. Project examples include the 350-unit Skyline Towers, 182-unit City



Place The 301, MacArthur Place North, and Santiago Street Lofts. The SD District is obtained in the same manner as any other zone change, which requires a public hearing before the Planning Commission and City Council. The SD District will continue to facilitate residential and mixed use projects.

**Transit Corridors Development Standards**

Programs 20 and 21 propose a new General Plan land use designation and zoning district to facilitate residential/mixed use development along major corridors. The new zone will offer a density range of 23 to 35 units, with a gradual scale of density dependent on the proposed affordability of project, lot size, and other factors. Development standards and design guidelines will also be created and incorporated into an underlying zone or specific plan.

Scenario modeling is a well-established process of defining appropriate residential development standards for a particular housing product type, such as mixed income housing suitable for families. For example, consider a project of 10 studio/one-bedroom units, 15 two-bedroom units, and 5 three-bedroom units on a one-acre lot at 30 units per acre. To allow for this product with surface parking, the City could consider the following standards: building height of three stories; off-street parking to include 1.75 to 2.50 spaces per unit; and minimum common open space of 200 square feet per unit and 100 square feet of private space. However, numerous permutations are possible.

To validate the modeling process, the above assumptions can be compared to City-approved projects that include a substantial number of family units mentioned above. Table B-7 below summarizes the parking standards that were approved to facilitate ownership products and special needs housing.

**Table B-7  
Sample of Multiple-Family Residential Projects Built or Approved Since 2006**

Project	Parking Ratio	Density	Bedrooms		
			0-1	Two	Three +
City Place (Mixed Use)	2.4	18.5	87	28	70
Skyline (Condos)	2.2	126.0	66	283	0
Avenue E (Townhomes)	3.2	14.3	0	14	30
17th Street (Senior Apartments)	0.6	33.5	83	6	0
The Marke (Condos/Rental)	2.2	72.3	159	128	13
The MET (Condo/Rental)	2.2	55.0	135	131	5
The 301 (Apartments)	2.0	90.0	125	56	1
Town & Country (Sr Apartments)	1.5	21.0	73	99	2
Lyon Communities (Apts/Twnhms)	2.0	51.0	131	122	11
Vista del Rio (Special Needs)	1.1	15.0	36	5	0

Source: City of Santa Ana, 2013.

These parameters are not meant to be prescriptive of those that will be developed for residential/mixed uses, but are rather illustrate the process that will be used to determine appropriate standards, including parking, within the building envelope established by the approved density range. To ensure that future residential/mixed

**Development Scenario Model**

Scenarios are helpful in determining the mix of development standards needed to facilitate a particular type of housing product.

The City found that a 30-unit family rental project on a one-acre lot with the same unit sizes in the Santa Ana Municipal Code would require changes to the following standards:

- Parking Ratios
- Open Space
- Building Heights

The same process could be used to model other development scenarios.



use standards do not constrain the production of family housing, the Housing Element proposes Program 32, Multiple-Bedroom Incentives. Although there is currently a higher demand for smaller units in several areas in the City, recent development in the Transit Zoning Code has included a variety of housing types including units suitable for large families. In response, the City will monitor applications for residential projects to ensure they match existing and future housing demand in Santa Ana and propose ordinance changes if needed to align products with needs.

### Lot Sizes

The second critical issue in facilitating housing along corridors is determining the desired project size and acquiring a site. Developers desire larger parcels because this offers more flexibility and available land to include on-site amenities, arrange buildings and/or units, and generate a greater revenue source for the project. For affordable housing developers, larger projects also score more competitively on state and federal loan and grant applications. However, lot consolidation is often needed to assemble a desired lot size.

Lot consolidation is typically achieved through the voluntary purchase of land. Property owners are more likely to sell if the sale generates a high enough profit. However, if a proposed project would result in significant financial gain but the price is not right or a landowner decides to holdout for an exorbitant price, an otherwise desirable project may never materialize. In cases where there is insufficient incentive for voluntary purchase and consolidation of sites, City/Agency action is often required to purchase and assemble lots.

One promising planning strategy to encourage property owners to voluntarily consolidate parcels into larger more developable parcels is graduated density. A graduated density provision is one that allows progressively higher residential density based on the size of the lot. Graduated density is an especially appropriate tool to encourage the consolidation of small or irregularly shaped parcels into larger parcels that are suitable for development. This tool is often applied to transit-oriented development or the reuse of older commercial strips.

Shoup<sup>1</sup> notes that graduated density zoning relies on market incentives to motivate property owners to voluntarily assemble land. Property owners may see a financial incentive to consolidate lots prior to development or sale of the lot to a third party and therefore agree to enter into agreements with property owners of adjacent sites. Landowners who do not wish to consolidate their lots or decide to hold out from consolidation in the hope of gaining the highest price may miss the chance to reap the financial benefits of lot consolidation.

Several local cities, such as Pasadena, Burbank, Glendale, and Simi Valley, have implemented graduated densities. Although most of the sites included in the land inventory necessary to address the RHNA are at least one acre or larger, the City

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<sup>1</sup> Donald Shoup, "Graduated Density Zoning," *Journal of Planning Education and Research* 28 (Dec. 2008): 161–179.



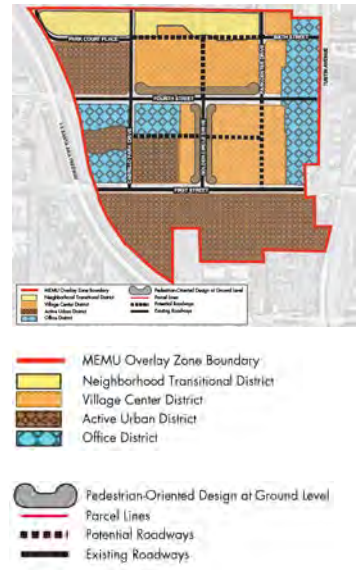


may consider a graduated density program as part of its update to the Zoning Ordinance (see Program 21). Working with the state density bonus ordinance and a minimum lot size, developers will be able to seek progressively higher densities for assembling lots into larger sizes that facilitate quality housing.

**Metro East Mixed-Use Overlay Zone**

The Metro East Mixed-Use Overlay Zone (MEMU) is intended to introduce development forms and uses that will provide for the creation of a high-intensity, mixed-use urban village within a previously developed mid- to high-rise office environment. The standards are specifically tailored to provide for a mix of housing that encourages a continuum of living and a variety of household types. The residential types envisioned include, but are not limited to, loft-style units, live-work units, attached row houses, and stacked flats. Although the MEMU does not require a specific percentage of housing, its explicit vision is to facilitate residential development.

Table B-8 summarizes allowable residential uses and development standards in each district. The Village Center District will provide commercial, office, and residential uses in the same building or on the same site in buildings of 6 to 10 stories. The Active Urban District is intended for high-rise mixed-use projects, which may combine office, commercial, and residential uses within one vertical mixed-use building or a mix of uses within freestanding buildings on the same site (three-story minimum height, no maximum). Live-work units are permitted in all districts and multiple-family units are permitted in the Neighborhood Transitional and Active Urban Districts.



MEMU Overlay Zone  
Map of Development Districts

**Table B-8  
Residential Development Standards in Metro East Mixed-Use Overlay Zone**

Standards	Development District <sup>1</sup>		
	Neighborhood Transitional	Village Center	Active Urban
<b>Allowable Uses</b>			
Multiple-Family Uses	Permitted	Not Permitted	Permitted
Live-Work Uses	Permitted	Permitted	Permitted
<b>Building Standards</b>			
Floor Area Ratio Range	0.75–3.0 FAR	0.75–3.0 FAR	0.75–3.0 FAR
Minimum Lot Size	20,000 sq. ft.	30,000 sq. ft.	43,560 sq. ft.
Building Height	2-3 stories	Max. 10 stories	Min. 3 stories
Building Setback (Front)	0–10 feet	0–20 feet	0–20 feet
Building Setback (Side/Rear)	0–10 feet	0–10 feet	0–10 feet
Private/Common Open Space	100 sq. ft./unit	100 sq. ft./unit	100 sq. ft./unit
Publicly Accessible Open Space	5% of total site	10% of total site	15% of total site
Parking Spaces/Unit <sup>2</sup>	2.25	2.0–2.25	2.0–2.25

Source: Metro East Mixed-Use Overlay Zone, 2007

Notes:

1. The ultimate permitted density for each site will be dictated by the specific development standards and building type applied in each development district.
2. Includes guest parking. For the Village Center and Active Urban Districts, developments that devote 10 percent or more of the gross floor area to a nonresidential use must provide at least 2.25 parking spaces per residential unit, inclusive of guest parking.



Residential and mixed-use development in the three districts is required to include 100 square feet of private and/or common open space per unit. Development can satisfy this requirement in private areas such as balconies or patios or common areas such as courtyards, rooftop decks, recreation facilities, multipurpose rooms, or other areas designed for common use by residents. Additionally, each development must set aside a certain percentage of the total development site for publicly accessible open space and to provide for a high level of pedestrian connectivity and activity throughout the Metro East area.

Reflecting the desired urban nature of the overlay zone, the required building setbacks are minimal and facilitate the incorporation of publicly accessible open space while reinforcing a continuous urban street frontage. Open space standards are flexible; each project can incorporate either large private areas or large common areas, or a combination of smaller private and common open spaces. Greater lot coverage, combined with an FAR of 3.0, allows for a greater number of units to be constructed, which can decrease the incremental cost of developing each unit, thereby permitting lower sales or rental prices.

Properties within the MEMU may develop to the standards of the underlying zoning district or the MEMU. To exercise the latter option, a MEMU Site Plan Review application approved by the Planning Commission is required. The MEMU allows residential development as a by-right use provided the Planning Commission grants Site Plan Review per the following findings:

- That the proposed development plan is consistent with and will further the objectives outlined in Section 1.2 of the MEMU.
- That the proposed development plan is consistent with the development standards specified in Section 4 of the MEMU.
- That the proposed development plan is compatible with adjacent development in terms of similarity of scale, height, and site configuration and otherwise achieves the objectives of the Design Principles in Section 5 of the MEMU.
- That the land use, site design, and operational considerations in the proposed development plan have been planned in a manner that will result in a compatible and harmonious operation in Section 7 of the MEMU.

Since the MEMU's adoption in 2007, several mixed use projects were proposed, but were eventually withdrawn prior to entitlement due to the market downturn in late 2007. This included Olen Properties proposed 132-unit project, and the First/Cabrillo project that included 374 units. Each project offered two parking spaces per unit. As both projects contained a majority of one and two bedroom units and met current parking standards, the MEMU parking requirements are not deemed a constraint to housing production. In 2013, the Lyon Communities development was entitled for 250 apartments and 12 townhomes, with 126 one bedroom, 116 two bedroom and 11 three bedroom units; meeting and exceeding parking requirements.



## Transit Zoning Code Districts

The Santa Ana Transit Zoning Code (TZC) provides a new planning framework to strengthen existing neighborhoods and guide future development along the Santa Ana Boulevard corridor, the Downtown, the civic center area, and the Logan and Lacy neighborhoods. This plan strengthen Santa Ana's core as a regionally important transit-oriented district and government center, supported by diverse neighborhoods. First released in October 2007 for public review, the Transit Zoning Code was adopted in 2010.

As a place matures and its livability and economic value increase, a diverse set of housing choices can attract an increasingly varied resident population. Therefore, a fundamental component of the plan is to create a variety of housing choices within pedestrian-friendly residential and mixed-use neighborhoods. The TZC allows a variety of housing types such as single-family residences, rowhouses, stacked flats, liner housing, and high rises.

With the adoption of the Transit Zoning Code, the area has the general plan land use designations and zoning districts to support the development of new housing. Multiple-family housing is permitted by right, subject to a conformance review. For existing industrial uses within the TZC area, property owners may develop sites as residential uses should they choose to activate the overlay zone, much like the current Metro East Mixed Use Overlay Zone. Table B-9 illustrates the housing types envisioned for each district.

**Table B-9**  
**Permitted Residential Building Types by District**  
**in Transit Zoning Code**

<i>Building Type</i>	<i>Building Types Allowed by Development District</i>						
	<i>RR</i>	<i>DT</i>	<i>UC</i>	<i>CDR</i>	<i>UN-2</i>	<i>UN-1</i>	<i>R/I</i>
Tower on Podium	Y	--	--	--	--	--	--
Commercial Block	Y	Y	Y	Y	--	--	Y
Liner	Y	Y	Y	--	--	--	--
Stacked Dwelling	Y	Y	Y	--	--	--	--
Hybrid Court	--	--	--	--	Y	--	--
Courtyard Housing	Y	Y	Y	--	Y	--	--
Industrial Shed	--	--	--	--	--	--	Y
Live-Work	Y	Y	Y	Y	Y	Y	Y
Rowhouse	--	Y	Y	--	Y	--	--
Tuck-Under Housing	--	--	--	--	Y	Y	--
Bungalow Court	--	--	--	--	Y	Y	Y
Duplex/Triplex/Quad	--	--	--	--	Y	Y	Y
House	--	--	--	--	Y	Y	Y

Source: Transit Zoning Code, 2010.



***Residential Development Standards***

The Transit Zoning Code provides a range of residential development standards that are based on building type. The TZC envisions up to 13 building types, of which 10 permit multiple-family housing. Densities range from 5 units per acre for a single-family house to 90 units per acre for tower-on-podium products. The wide range of densities and building heights permitted in the proposed plan would greatly facilitate housing production for a wide range of family types and household incomes.

Summarized in Table B-10, the development standards facilitate the development of building types that are affordable to a range of income levels. The proposed parking requirements, 2 tenant spaces plus 0.15–0.25 guest spaces per unit, reflect the transit-oriented nature of the area. The TZC proposes modest minimum and maximum setbacks (0–15 feet), depending upon the development zone, to promote a more active street front. The open space requirements are flexible, reflect the urban feel of the area, and facilitate the most efficient and cost-effective use of developable area.

**Table B-10  
Residential Development Standards in the  
Transit Zoning Code**

<b><i>Building Type</i></b>	<b><i>Multiple-Family</i></b>	<b><i>Density Range<sup>1</sup></i></b>	<b><i>Lot Width<sup>2</sup></i></b>	<b><i>Max Stories</i></b>	<b><i>Open Space<sup>3</sup></i></b>
Tower on Podium	Yes	75–90	200’–250’	25	20%
Commercial Block	Yes	30–40	75’–200’	10	15%
Liner	Yes	45–50	125’–200’	5	225 SF/bldg
Stacked Dwelling	Yes	40–50	125’–200’	6	15%
Hybrid Court	Yes	45–50	150’–200’	5	15%
Courtyard Housing	Yes	20–30	125’–200’	5	15%
Live-Work	No	12–15	75’–125’	3	15%
Rowhouse	Yes	7–18	75’–150’	3	15%
Tuck-Under Housing	Yes	12–18	66’–250’	3	250 SF/unit
Bungalow Court	Yes	10–15	100’–180’	2	15%
Duplex/Triplex/Quad	Yes	10–15	50’–75’	3	150 SF/ unit <sup>4</sup>
House	No	5–7	40’–60’	2	100 SF + 15% <sup>5</sup>

Source: Transit Zoning Code, June 2010

Notes:

1. Density ranges represent the limits of each building type and the dwellings it can accommodate per acre.
2. The first number is the minimum lot width and the second number is the maximum lot width.
3. Unless otherwise noted, the amount of open space required is calculated as a percentage of the lot area.
4. Each ground floor unit shall have a yard of at least 150 square feet. Aboveground floor units are exempt.
5. Homes are required to have one side yard of 10x10 feet and a rear yard calculated as 15 percent of lot area.



## BUILDING CODES AND ENFORCEMENT

Santa Ana enforces building codes, property maintenance standards, on- and off-site improvement requirements, and other sections of the municipal codes to ensure quality housing and neighborhoods for residents. Although building codes and improvement requirements do raise construction costs, the public interest is best served when buildings adhere to proper construction and engineering practices and neighborhoods have appropriate infrastructure.

### Building Codes

The State of California Health and Safety Code (Section 17958) mandates that the California Building Standards Commission adopt and publish the California Building Standards Code every three years. These codes contain the latest advances in construction practices and engineering concepts. The 2010 edition of the California Code of Regulations, Title 24, became effective on January 1, 2011. The new state codes incorporate by reference the Model Codes published by the International Code Council, which recently consolidated multiple regional codes into a single set of codes.

As required by state law, local governments must adopt these codes by a specified date, but may make amendments to address local geological, climatic, or topographical conditions provided the modifications are no less restrictive than the state standards. The City has adopted the most recent building codes to reflect the latest advances in construction technology and building practices. Table B-11 lists the City's adopted building code standards.

**Table B-11**  
**Building Code Standards**

<i>Code Types</i>	<i>Adopted Building Code</i>
Building/Dwelling Code	2010 California Building Code/2009 International Building Code
Plumbing Code	2010 California Plumbing Code/2009 Uniform Plumbing Code
Mechanical Code	2010 California Mechanical Code/2009 Uniform Mechanical Code
Electric Code	2010 California Electrical Code/2008 National Electrical Code
Fire/Life Safety	2010 California Fire Code/2009 International Fire Code
Structural	2010 California Building Code/2009 International Building Code
Accessibility	2010 California Building Code
Energy Code	2010 California Energy Code
Historical Code	2010 California Historical Code
Existing Building Code	2010 California Existing Building Code/2009 Intl Existing Building Code
Solar Code	2009 Uniform Solar Energy Code
Property Maintenance	2009 International Property Maintenance Code

Source: Santa Ana Municipal Code, 2013



The Planning and Building Agency and the Fire Department made certain changes and modifications to the 2010 Edition of the California Building, Plumbing, Mechanical, Electrical, Fire, and Existing Building Codes that are reasonably necessary due to local conditions in Santa Ana. Other modifications of an administrative or procedural nature were also made. Sixteen findings were made relative to the Code and were due to seismic concerns, drainage issues, soil conditions, humidity, and fire hazards in the community.

The Housing Plan includes programs to amend the City’s building codes and practices and to establish a set of citywide design guidelines. Program 22 commits the City to create citywide design guidelines. Program 23 commits the City to develop a Green Building Policy that that incorporates sustainable building concepts and supports demonstration projects and best practices.

### Overcrowding Prohibition

Section 41-192 of the Municipal Code prohibits residential overcrowding. Pursuant to *Briseño v. City of Santa Ana* 6 Cal. App. 4th 1378(1992), the court held that the ordinance was “invalid,” which is to deprive it of legal force. However, there was no order to repeal SAMC 41-192. The court in *Briseño* interpreted the occupancy limitation ordinance as “invalid” pursuant to Uniform Housing Code (UHC), and state law, which preempted the City of Santa Ana’s local ordinance. The court held that in order to validate the ordinance the City was required, under UHC§ 17958.7, to provide findings that a departure from the standards set forth in the UHC occupancy limitation was necessary. The City of Santa Ana affirms the ordinance is nonoperative.

### On- and Off-Site Improvement Requirements

Article III of the Municipal Code requires minimum on- and off-site improvements prior to acceptance and approval of the final subdivision map. Pursuant to Section 34-81, common improvements include grading and street work, curbs and gutters, sidewalks, drainage, fire hydrants, street trees, lighting, and water and sewer lines. The cost of all improvements enumerated must be borne by the subdivider, except such improvements of a type, size, or quality over and above the standards required to service the subdivision, and where the City Council has enacted provisions for the City to bear that portion of the costs for such installations required in order to serve additional areas. Appendix C provides a discussion of infrastructure issues for future housing sites.



## PERMIT PROCESSING

Santa Ana is committed to ensuring that residential developments built within the community are of lasting value, provide a decent and quality living environment for residents, and improve property values. The City’s development review process is designed to ensure that residential projects meet these objectives. Although the process adds to the length of time to approve a project, the City is charged with the responsibility of ensuring that residential projects are decent, safe, and well designed. This process and the timeframes are described below and summarized in Table B-10.

### Initial Submittal

The development review process begins with submittal of the development application. The initial submittal may be preceded by an initial consultation with the Planning or Building Department. The City of Santa Ana has a “First Look” process that allows applicants to meet with a Senior Planner prior to Site Plan Review to discuss major project issues and consistency with policies and development standards. The First Look was established to enhance the efficiency of the Site Plan Review process, where a more formal response to applicant’s plan is made. This process takes about one to two weeks.

### Site Plan Review

All discretionary applications and new construction projects are required to undergo Site Plan Review. The Site Plan Review process entails the review of project submittals for consistency with the General Plan, City standards, and codes by the Development Review Committee, which is comprised of various representatives from the Planning, Building, Public Works, Police, and Fire Departments. The project is reviewed by the committee and the applicant receives a list of comments, potential conditions of approval, and a preliminary staff recommendation. Site Plan Review typically takes five weeks to complete.

Design review is a critical component of the City’s housing strategy and is a required component of the Site Plan Review. The applicant submits the appropriate elevations, architectural treatments, site layout, and any other design aspects to the City. The materials are sent to the Planning Staff and Project Review Committee to evaluate the project’s consistency with adopted Residential Design Standards. The City’s design standards provide quantitative, written, and illustrations of preferred design treatments and concepts to incorporate in residential projects. Because design review is incorporated into the Site Plan Review process, written objective standards are available to the project applicant, the design review process is not considered a constraint to the development of housing in Santa Ana.

**Design Solutions**  
Recognizing the need to balance the City’s housing goals with neighborhood stabilization and revitalization goals, and provide for a quality living environment, the City adopted Citywide Design Guidelines in 2006.

The Design Guidelines provide specific guidance (objective standards where possible) and graphics to illustrate the preferred and discouraged methods of planning, neighborhood design, and construction. Topics include:

- Site Planning, Compatibility, Lot Design
- Open Space and Landscaping
- Lots and Buildings
- Architectural Design



### Environmental Review

City staff initiates the environmental review process for all discretionary projects, as required by the California Environmental Quality Act (CEQA) and implementing Guidelines. The City prepares or oversees the preparation of an environmental assessment for any project that is not exempt from CEQA. This assessment may involve a Negative Declaration or Mitigated Negative Declaration for projects that either have no effect on the environment or can be conditioned to have no impact. In cases where a significant environmental impact may occur, an Environmental Impact Report (EIR) is required. The general timeframe is one month for a Negative Declaration, six months for a Mitigated Negative Declaration, and one year for an EIR.

### Discretionary Actions

Variations, zone changes, general plan amendments, conditional use permits, tract and parcel maps, minor exceptions, and all other discretionary actions require a public hearing before the City Zoning Administrator, Planning Commission, or City Council. The Zoning Administrator has delegated authority from the Planning Commission to grant variances, conditional use permits, and minor exceptions. Discretionary approvals are also required for the proposal and approval of Specific Development Districts. From submittal of application to the City Council or approval body is three months.

Table B-12 provides a summary of the City’s development permit processing steps and the associated timeframes to process a prototypical single-family, condominium, and multiple-family residential product. Permit processing times vary from 2 months to 10 months, depending on the complexity of the project and associated environmental clearance required.

**Table B-12  
Permit Processing Timeframe for Housing Projects**

<i>Permit Processing</i>	<i>Single-Family Residence</i>	<i>Condominium</i>	<i>Multiple-Family Residence</i>
Initial Submittal	2 weeks	2 weeks	2 weeks
Site Plan Review	N/A	5 weeks–3 months	5 weeks–3 months
Discretionary Actions	None typically	3 months	3 months
Environmental Review	N/A	3 to 6 month	3 to 6 months
<b>Total</b>	<b>2 months</b>	<b>7 to 10 months</b>	<b>7 to 10 months</b>

Source: Santa Ana Municipal Code, 2013

Note: Single-family projects are assumed to require minimal, if any, environmental review; condos and multiple-family projects typically require subdivision maps and greater environmental review.





## DEVELOPMENT FEES AND EXACTIONS

The City of Santa Ana charges processing fees and exactions to recover the costs of providing services to new development. Development fees are designed to ensure that developers pay a fair, pro rata share of the costs of providing infrastructure, and to compensate for processing development application. Regional entities also charge development impact fees to cover the costs of providing schools, sanitation, and regional transportation improvements.

### Development Fees

Table B-13 displays the planning fees for typical city permits and actions.

**Table B-13**  
**Planning Division Fees in Santa Ana**

<i>Planning Service</i>	<i>Fee</i>
<b>Site Plan Review</b>	
0 - 9,999 SF or Discretionary Action	\$4,035 - 13,786 + [1.18 - 4.94 x respective SF]
10,000 SF - 99,999 SF	\$20,284 - \$33,730 + [0.13 - 0.65 x respective SF]
100,000 or more SF	\$40,428 + 0.06/SF
<b>Environmental Review</b>	
Categorical Exemptions	\$546
Negative Declaration without Traffic Study	\$6,866
Negative Declaration with Traffic Study	\$62,518
Environmental Impact Report	\$95,754
<b>Other Actions</b>	
New Single-Family Residence Review	\$1,275
Second Dwelling Unit Review	\$1,938
<b>Discretionary Land Use Actions</b>	
Change of Zone or District	\$4,581
Conditional Use Permit	\$4,924
Development Agreement/Review	\$11,506
General Plan Amendment	\$8,254
Parcel Map (Tentative)	\$3,973 + 16.90/lot
Tract Map (Tentative)	\$4,296 + \$16.90/lot
<b>Actions to Allow for Flexible Standards</b>	
Lot Line Adjustment	\$1,173
Minor Exception	\$2,275
Specific Development Zone	\$14,588
Variance	\$4,777

Source: City of Santa Ana Planning Division Fees, effective 7/1/2013

Note: Based on a comprehensive study by a third party consulting firm, planning/development fees were modified in 2009 to better reflect the actual cost of services.



### Cumulative Cost

To determine the total cost of development fees, City staff compiled three prototypical projects—a single-family home, a 300-unit condominium project, and 74-unit apartment project. All development fees were then calculated. As shown in Table B-14, total development fees for the residential projects ranged from \$17,033 to \$26,875 per unit. It should be noted that a significant percentage of the per unit fee is actually due to other agency charges.

**Table B-14  
Residential Development Fees in Santa Ana**

<i>Permitted Housing</i>	<i>Product Types<sup>1</sup></i>		
	<i>Single-family</i>	<i>Condominiums</i>	<i>Apartments</i>
<b>City Building/Planning Fees</b>			
Building Fees	\$6,711	\$797,814	\$210,409
Fire Facility	N/A	\$212,607	\$85,186
Planning	\$3,093	\$18,768	\$45,474
<b>City Impact Fees</b>			
Park Fees	\$5,137	\$989,224	\$300,345
Sewer	\$2,433	\$484,468	\$117,678
Drainage	N/A	\$306,808	\$103,102
TSIA, Residential Multiple-family	N/A	\$21,825	\$41,797
Street Work	\$5,137	\$989,224	\$300,345
<b>Regional Impact (Other Agency)</b>			
School Fees (\$3.20/sf)	\$4,781	\$908,997	\$365,888
Orange County Sanitation District	\$3,369	\$659,414	\$144,512
SMIP - State Seismic	\$18	\$10,688	\$1,983
Federal Clean Water	\$299	\$71,998	\$10,734
State Building Stds	\$7	\$2,187	\$535
Transportation Corridor Fee	N/A	\$603,513	N/A
<b>Total Fees Per Unit</b>			
<b>Total Fees</b>	\$26,875	\$5,110,026 <sup>2</sup>	\$1,442,387
<b>Total Fees Per Unit</b>	\$26,875	\$17,033	\$19,492
<b>City Fees Only Per Unit</b>	\$18,401	\$9,511	\$12,415
<b>Other Agency Fees Per Unit</b>	\$8,474	\$7,508	\$7,069

Source: City of Santa Ana, 2013

Notes:

1. Projects based on samples obtained from planning and development staff.
2. The project receives fee credits from the OCSD and TSIA.

In recent years, many cities have adopted inclusionary ordinances and in-lieu fee requirements to finance the development of housing affordable to a mix of household income levels. The City adopted Housing Opportunity ordinance to require residential project over five units to include 15 percent of the overall project as affordable housing. The impact on developers can be reduced through the pursuit of density bonus benefits.



## HOUSING FOR PEOPLE WITH DISABILITIES

Effective on January 1, 2002, Senate Bill 520 amended housing element law and Government Code Section 65008 to require localities to analyze the constraints on housing for persons with disabilities. The following section addresses the assessment of potential constraints and programs included to remove or mitigate constraints to housing for persons with disabilities.

### Building Codes

The City has already removed some potential constraints to housing by adopting the California Building Code, 2010 edition, including Appendix 1, based on the 2009 International Building Code, which requires new residential construction to address the Americans with Disabilities Act (ADA). The City also has the authority to enforce accessibility laws and regulations (California Code of Regulations Title 24) when evaluating new construction requests.

The aging of the nation’s population has underscored the need to make housing accessible to people with different ranges of abilities. The building industry has responded by developing various housing accessibility standards. One such approach, referred to as “visitability,” is intended to make housing more accessible to people who have trouble with steps or who use wheelchairs or walkers. A house is considered to be visitable when it meets three requirements: one zero-step entrance, doors with 32 inches of clear passage space, and one bathroom on the main floor accessible by a wheelchair.

Given that most housing in Santa Ana was built prior to the enactment of federal and state accessibility guidelines, many homes were not designed with visitability concepts. As part of rehabilitation loan programs, the City’s housing rehabilitation programs can fund wheelchair ramps, wider doors, grab bars, lower counter tops, and other rehabilitation projects for persons with disabilities or with limited mobility. As part of its Housing Plan (Program 44), the City will investigate offering incentives to developers who incorporate visitability components in the construction or rehabilitation of housing.

### Land Use and Zoning

Land use and zoning are often cited as potential constraints to the provision of special needs housing. The City is committed to facilitating a broad range of housing types as required under state law. This includes community care facilities. The Zoning Code does not explicitly address care homes serving six or fewer residents, but the City’s long-standing practice is to permit them as a by-right use in all residential zones and in conformance with state laws. The City’s Zoning Code permits care homes serving seven or more clients in the R3, R4, and commercial zones, subject to a conditional use permit. No unique spacing/concentration requirements are imposed on care homes.



SB 520 also references the need for an analysis of local occupancy standards that apply specifically to unrelated adults and not to families. The Zoning Code does not have occupancy standards that treat families differently than unrelated adults. Furthermore, there is no definition of family in the Zoning Code that defines the number or type of members that can constitute a family. Although Section 41-192 of the Municipal Code prohibits residential overcrowding, the courts ruled in *Briseño v. City of Santa Ana* (6 Cal. App. 4th 1378[1992]), that the ordinance was invalid pursuant to Uniform Housing Code (UHC). The City affirms that the ordinance remains nonoperative.

### Permitting Process

Currently, the City of Santa Ana processes a request to retrofit homes for accessibility modifications over the counter in an administrative fashion. The City permits licensed residential care homes with six or fewer persons as a by-right use in all single-family zones. The City does not have a set of particular conditions or use restrictions for residential care homes with more than six persons, except for a conditional use permit. Care homes that require a conditional use permit follow the same noticing and public hearing requirements as other uses.

The Housing Element continues three housing programs (Programs 43–45) to clarify implementation of the Zoning Code and further fair housing for residents with special needs. In these programs, the City will continue to monitor changes in state law and will update the Zoning Ordinance as necessary with respect to care facilities, the rehabilitation of housing, and maintenance of the reasonable accommodation ordinance.

### Reasonable Accommodation

In 2010, Santa Ana formally adopted a process for disabled persons to request reasonable accommodation from zoning, permitting procedures, or building requirements. The City recognizes the importance of reducing barriers to adequate housing for disabled persons and will continue to implement the reasonable accommodation ordinance to allow a process for requesting relief from land use, zoning, building laws, rules, or administrative practices of the City (Programs 45 and 50 in the Housing Plan implement the ordinance to assist persons with disabilities and seniors with housing). The City’s reasonable accommodation information is available at City Hall and on the City’s website.



## ENVIRONMENTAL FACTORS

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This section discusses the various environmental factors in relation to the production, maintenance, and improvement of housing in Santa Ana. These include environmental hazards, infrastructure issues for water and sewer, and opportunities for energy conservation.

### ENVIRONMENTAL HAZARDS

#### Natural Hazards

Like the entire Southern California region, the City of Santa Ana is in an area of high seismic activity. Although no active fault traces cross the City, Santa Ana's close proximity to five major fault zones subjects the area to surface rupture, ground shaking, and ground failure. Several of Santa Ana's public buildings have undergone rehabilitation to reduce seismic risk. Flooding is also a consideration for several areas within Santa Ana. The principal watercourse traversing the City is the Santa Ana River, with Santiago Creek as the main tributary located at the northern part of the City. With the Prado Dam improvements to the flood control system, only a small portion of the northwest area of the City and an area adjacent to the Santiago Creek are subject to the 100-year floodplain. Sites identified to address the RHNA and discussed in Appendix C are not located within the 100-year floodplain.

#### Man-Made Hazards

Certain land uses in Santa Ana use hazardous materials or pose fire hazards. The majority of hazardous materials are on industrially zoned land or in commercial development that either sells or uses such materials. According to the CalEPA Enviromapper, no sites have hazardous materials that would impact the ability to construct new housing on sites discussed in Appendix C. Since the City of Santa Ana is largely developed, there is minimal potential for fire related to brush or other natural materials. Fire hazards within the City may be associated with heavy industrial uses, older commercial and residential structures, overcrowding in residential units, the presence of hazardous materials, and arson. The City recently adopted amendments to the Fire Code, but the amendments are not unlike measures adopted in neighboring cities.

### INFRASTRUCTURE CONSTRAINTS

According to the 2005 Urban Water Management Plan and 2003 Sewer Master Plan, the existing infrastructure system is well-developed and largely sufficient on a citywide basis. Current and projected deficiencies are primarily a result of recent growth and development pressures within the City, although increased consumption by existing customers is also a factor. The following provides a citywide discussion of infrastructure systems. A more focused analysis on areas of potential residential growth can be found in the land inventory discussion.



### Water Infrastructure

The sole source of water for Santa Ana is a municipally owned system operated by the Santa Ana Public Works Agency. Santa Ana is a member of the Metropolitan Water District and receives approximately between 30 and 35 percent of its water supply imported from northern California via the State Water Project and the Colorado River via the Colorado River Aqueduct. The City of Santa Ana receives the remaining 65 to 70 percent of its water supply from groundwater wells accessing the Santa Ana River groundwater basin.

The City's 2010 Urban Water Management Plan (UWMP) indicates that existing water supplies and planned capacity improvements are sufficient to meet anticipated water demands. Therefore, on a citywide level, the availability of an adequate supply of water is not a constraint to the production of housing. The UWMP also did not indicate the presence of undersized water mains that would preclude the development of housing in the community. Adequate fees are in place and revised to maintain, repair, and replace water mains as necessary.

### Sewer Infrastructure

The City of Santa Ana maintains approximately 390 miles of local sewer lines. Main sewer trunks within the City of Santa Ana are owned and maintained by the Orange County Sanitation District (OCSD), which provides sewage collection and treatment service. The City's sewage is diverted to Reclamation Plant Number 1 in Fountain Valley. The Reclamation Plant has a design capacity of 60 million gallons per day (gpd) and is planned to provide capacity of up to 120 million gpd. OCSD requires all developers of residential projects within their service area to pay capital facility charges that are designed to fund the construction, maintenance, and improvement of facilities.

The 2003 Sewer System Master Plan states that, in general, the capacity of the major sewers is adequate under dry weather flow conditions except for minor surcharging in a small number of sewers. Additional surcharging would be expected during most rainfall events. Under extreme peak wet weather flow conditions, expected to occur less than once in five years, more sewers will surcharge and a few of the worst may overflow. Capacity limitations in OCSD trunk sewers cause or contribute to many of these problems, and coordination with OCSD will be required to achieve an acceptable solution. The City's two lift stations were found to have adequate capacity under all conditions.

The Sewer Master Plan lists the recommended interceptor improvements and their associated planning level costs. Projects on OCSD trunk sewers are not included in the list, as those projects are not the responsibility of the City (Sewer System Master Plan, Executive Summary). Please refer to Appendix C regarding the adequacy of the sewer system for the Metro East Mixed-use Overlay District, transit corridors, and proposed Transit Zoning Code district. To date, many sewer infrastructure improvements have been completed since the 2003 Sewer System Master Plan that have alleviated some of the worst case conditions.



## ENERGY CONSERVATION

Rising energy costs, dependence on fossil fuels, and increasing evidence of the adverse impacts of global warming have provoked the need in California and nationwide to improve energy management strategies. Recognizing that the design, construction, and operation of buildings have a profound impact on energy use and global warming, state housing element law requires an expanded analysis of the opportunities for energy conservation.

### State Requirements

On a regulatory level, the City enforces the State Energy Conservation Standards (California Code of Regulations, Title 24). These standards provide flexibility for builders to achieve a minimum “energy budget” through use of performance standards. These requirements apply to all new residential. New Title 24 codes will be in place in 2008, which will require all buildings be approximately 22 percent more energy efficient than currently required. The City’s existing development can be categorized into three types of construction relative to energy efficiency: pre-Title 24, current Title 24, and new Title 24. According to the 2000 Census, the City estimates there are 59,000 pre-Title 24 residential units within the City. The balance, or approximately 14,000 units, was built in compliance with Title 24 in effect at the time of construction.

### Green Building Programs

In response to an increased understanding of the relationship between buildings and impact on the environment, the building industry has developed “Green” building programs. The two most prominent green building programs are California Green Builder, sponsored by the California Building Industry Association, and Leadership in Energy and Environmental Design (LEED), sponsored by the US Green Building Council (USGBC).

- **Green Builder** is a voluntary environmental building and certification program for homes. The program focuses on energy efficiency, water conservation, wood conservation, advanced ventilation, and waste diversion. Certified homes incorporate water-efficient landscaping and fixtures, utilize high-efficiency insulation and ventilation systems, contain environmentally-sound building materials, initiate waste reduction methods during construction, and exceed Title 24 Building Code energy efficiency standards by 15 percent.
- **LEED** is a national rating system for green buildings that focuses on commercial and multiple-family residential projects. The USGBC reviews projects for conformance and assigns points based on various efficiency, sustainability, materials quality, and design factors. Once LEED has reviewed the project, a certification is issued based on the number of points achieved. The City has five projects registered with the USGBC, including Santa Ana State Building 520, signifying an intent to seek certification upon completion.



## City Programs

Santa Ana has established its Santa Ana Green Program, supported by the Environmental Transportation Advisory Committee, which promotes good environmental practices through a variety of efforts. The following highlights a few ways the City is promoting energy resource conservation:

- **Climate Protection Initiative.** The City participates in the US Mayors Climate Protection Agreement, which strives to meet or exceed the Kyoto Protocol targets through actions ranging from antisprawl land-use policies to urban forest restoration projects to public information campaigns.
- **Tree Program (Tree City USA).** The City is recognized as a Tree City USA, which signifies that the City has established a Tree Board, a Tree Care Ordinance, and a Community Forestry Program with an annual budget of at least \$2 per capita. Trees also help clean the air and soil, control noise pollution, slow stormwater runoff, provide shade, and increase property values.
- **Water Conservation Initiative.** The City educates residents on water conservation opportunities, provides high-efficiency water conservation devices in public facilities, provides water conservation incentives to residents, uses reclaimed water to commercial and industrial users for irrigation or processes, and works with regional water purveyors on a variety of conservation efforts.
- **Recycling Programs.** The City continually surpasses the State of California’s recycling goals through the implementation of several successful programs. These programs include residential curbside recycling, multiple-family recycling, construction and demolition recycling, composting, and annual household hazardous waste collections.
- **Build Green Initiatives.** The City encourages the use of solar power through a two-year permit-fee-waiver program for solar projects. Santa Ana performs free engineering reviews for solar energy projects and building inspections. City staff can also examine new air-conditioner units, furnaces, and similar equipment for compliance with Title 24 guidelines and a determination of efficiency.
- **Green Building.** The City’s Housing Vision affirms the commitment to create sustainable housing opportunities for the residents and workforce of Santa Ana. To implement this direction, the Housing Plan states that the City of Santa Ana will create a Green Building Policy that incorporates sustainable building concepts and supports demonstration projects and best practices.

Taken together, the City’s programs help to conserve water, encourage recycling and divert waste from the landfill, encourage alternative energy sources and lower energy use, and conserve water resources. The Housing Element proposes expanding these initiatives through a Green Building Policy.





# Housing Resources

This chapter provides an inventory, analysis, and assessment of the City's resources to address its housing needs, including the City's share under the regional housing needs assessment (RHNA).

## OVERVIEW

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### 2014–2021 RHNA

The City's RHNA is 204 housing units for the 2014–2021 planning period. Within this housing goal, the City is required to plan for four income and affordability goals: very low, low, moderate, and above moderate. The City's RHNA by affordability level is 45 units of housing affordable to very low income households, 32 units of housing affordable to low income households, 37 units of housing affordable to moderate income households, and 90 units of housing affordable to above moderate income households.

This appendix demonstrates how the City will achieve its 2014–2021 RHNA planning goals. Table C-1 breaks down the 2014–2021 RHNA and the combined RHNA based on the unmet need from the 2006–2014 planning period (as discussed below). An additional section is provided at the end of the chapter that details financial resources available to fund the construction, preservation, and rehabilitation of housing.

### 2006–2014 RHNA

In accordance with state law, this housing element also addresses the RHNA that was not accommodated through rezoning in the previous planning period (January 1, 2006, to June 30, 2014). Of the original 2006–2014 RHNA of 3,393 units, the Housing Element identified the potential to accommodate 2,406 units through construction, approval, and vacant or underutilized land adequately zoned for housing. The City had a remaining RHNA balance of 987 lower income units, which were to be accommodated through rezoning of vacant or underutilized land (see Table C-2). The City did not need to rezone any land to accommodate moderate or above moderate income RHNA.

After the Housing Element's adoption in 2009, 291 affordable units were constructed or approved that were not identified in the Housing Element. Additionally, the City adopted the Transit Zoning Code in 2010, which provided the necessary zoning and density levels to accommodate up to 494 lower income



units in accordance with Section 65583.2(c)(3)(b) of the California Government Code. The potential for residential units in this planning area was not counted towards the City’s previous RHNA. Therefore, the City can reduce its remaining RHNA balance by 785 units, leaving the City with a RHNA balance of 201 lower income units (111 very low and 90 low based on the 2006–2014 distribution ratio). The City planned on rezoning land along Harbor Boulevard and accommodating its remaining RHNA by adopting the Harbor Mixed Use Transit Corridor Specific Plan within the 2006–2014 planning period. However, the City determined that the importance of the project and the need for extensive public outreach warranted more time and the project timeline was extended. Adoption of the specific plan is expected in early 2014 (Program 19). These 201 units must be accommodated through land rezoned exclusively for residential development. A breakdown of the rezoning completed and affordable projects constructed between 2009 and 2012 is provided in Table C-2.

**Table C-1  
Regional Housing Needs Allocation 2014–2021**

	<i>Very Low (0–50% of MFI)</i>	<i>Low (51–80% of MFI)</i>	<i>Moderate (81–120% of MFI)</i>	<i>Above Moderate (120% above MFI)</i>	<b>Total</b>
2014– 2021 RHNA	45	32	37	90	<b>204</b>
Carryover 2006– 2014 RHNA	111	90	0	0	<b>201</b>
<b>Combined RHNA</b>	<b>156</b>	<b>122</b>	<b>37</b>	<b>90</b>	<b>405</b>

Source: SCAG, 2012.

Note: Household goals based on 2010 Census County Median Family Income (\$83,735).



**Table C-2**  
**Housing Projects and Sites to Accommodate the 2006–2014 Carryover**

<i>Projects</i>	<i>Affordability Level</i>				
	<i>Very Low</i>	<i>Low</i>	<i>Moderate</i>	<i>Above</i>	<i>Total</i>
<b>Affordable Projects or Sites<sup>1</sup></b>					
Transit Zoning Code	247	247			494
Triada Garden: Station District Phase 1	12				12
Triada Garden: Station District Phase 2	13				13
Birch Street Courtyards	4				4
Habitat for Humanity Infill		2			2
Triada Court: Station District	73			1	74
Bush Street Courtyards	4				4
Terraces at Santiago	35			1	36
<b>SUBTOTAL</b>	<b>389</b>	<b>249</b>		<b>2</b>	<b>640</b>
<b>Pipeline Projects<sup>2</sup></b>					
Depot at Santiago	49	20		1	70
Harbor Mixed Use Transit Corridor, 815 N. Harbor	49	20		1	70
City Ventures, 5th & Newhope			5	23	28
The Academy Family Housing				8	8
Town & Country Manor <sup>3</sup>				174	174
The 301				182	182
Lyon Communities, 1st Street		10		254	264
Sexlinger Homes, Santa Clara Ave				24	24
The Marke				300	300
The MET				272	272
Skyline Phase II <sup>3</sup>				150	150
<b>SUBTOTAL</b>	<b>98</b>	<b>50</b>	<b>5</b>	<b>1,389</b>	<b>1,542</b>
<b>Balance of RHNA Allocation</b>	<b>987</b>		<b>--</b>	<b>--</b>	<b>--</b>
<b>Additional Credits Not identified in 2009 Housing Element</b>	<b>786</b>		<b>--</b>	<b>--</b>	<b>--</b>
<b>2006–2014 Carryover</b>	<b>111</b>	<b>90</b>			<b>201</b>

Source: City of Santa Ana, 2013.

1. A project or zoning change that was not counted in the previous housing element, but was entitled or adopted prior to the end of the 2006–2014 planning period. The units are counted toward the remaining 2006–2014 RHNA and were not counted in the City's previous Housing Element.

2. These projects are in the development pipeline and are pending entitlements. Affordable units are counted toward the remaining 2006–2014 RHNA.

3. While these projects were identified in the 2006–2014 Housing Element, they are expected to be constructed in 2014–2021 planning period.



## AVAILABLE LAND FOR HOUSING

With the previously described housing production credits, the City of Santa Ana has a RHNA of 204 units for the 2014–2021 planning period and a carryover of 201 units from the 2006–2014 period, for a total of 405 units. The housing element must identify available sites in the City that can accommodate the remaining RHNA. The first step in identifying adequate sites is preparing an inventory of land suitable for residential development. California Government Code Section 65583.2(a) specifically provides that land suitable for residential development includes vacant and underutilized land. This land must be zoned and designated to allow for residential development.

The land inventory shall include all of the following:

- A listing of properties by parcel number or other unique reference
- The size, general plan designation, and zoning of each property
- A general description of any environmental or infrastructure constraints to the development of housing within the jurisdiction (this information need not be identified on a site-specific basis)
- A map that shows the location of the sites included in the inventory

The second step in identifying adequate sites to address the 2014–2021 RHNA involves determining the capacity of sites identified in the inventory and their ability to accommodate affordable housing (Section 65583.2(c) of the California Government Code). To determine capacity, the City can rely on minimum density requirements adopted through local regulations. If minimum densities have not been adopted or capacity is calculated based on a density greater than the minimum, the housing element must describe the methodology used to establish the number of units.

To establish the ability to accommodate affordable housing, the analysis must demonstrate that the identified zone/densities encourage and facilitate the development of housing for lower income households through an evaluation of market demand and trends, financial feasibility, and project experience. As an alternative, Section 65583.2(c)(3)(b) of the California Government Code establishes default density standards. Specifically, if Santa Ana has adopted density standards that allow at least 30 dwelling units per acre, state law presumes that the sites and zoning districts are appropriate for accommodating the regional housing need for lower income households.

For underutilized land, the housing element must also include a description of the existing use of each property, development trends, market conditions, and regulatory or other incentives or standards to encourage additional residential development on the potential sites.

### Underutilized Land

Though various definitions of “underutilized” exist, the California Infill Study, a study commissioned by the University of California at Berkeley, provides a reliable measure used by many cities.

This study quantified the potential for infill based on a practical definition of “underutilized” land. A site is considered underutilized when the ratio of the value of structural improvement to land (I/L ratio) is less than 1.0 for nonresidential properties or 0.5 for residential properties.

This analysis adopts these I/L ratios as an initial indication of underutilization. In some cases, the I/L ratio must be applied to one business that occupies several parcels (as the improvements may only be located on a portion of the total parcels).



In September 2013, the City updated its 2008 field survey of underutilized land with the potential for redevelopment. (Note that this survey does not apply to vacant land.) The survey addressed four site characteristics:

- Building maintenance, including the condition of structural elements, roof materials, doors, and windows.
- Building aesthetics, including the types of materials, architectural style, and placement of structures on the lot.
- Site landscaping, including the condition of plants, amount or absence of landscaping, and presence of automatic irrigation.
- Parking lot, including the condition and type of impermeable surface, amount of parking provided, and presence/condition of walls or fences.

The survey ranked each characteristic on a four-point scale: no deterioration (four points); minor deterioration (three points), moderate deterioration (two points), substantial deterioration (one point), and dilapidated conditions (zero points). The values assigned for the four characteristics were then summed and averaged to create a score. In general, sites with an average score of less than 3.0 are considered to be in need of moderate or substantial rehabilitation.

The redevelopment potential of each site, however, is influenced by other factors, such as the age of the structure, proximity to other sites in need of rehabilitation, and the I/L ratio. In particular, the age of the structure is an important indicator. Structures built 30 or more years ago are more likely to need significant rehabilitation or structural repairs (e.g., seismic retrofitting). These needs can increase the costs of maintaining and upgrading a site to the point where it can be more profitable to sell and/or redevelop the site.

The following analysis demonstrates how the City can accommodate its RHNA in the Metro East area, Transit Zoning Code, districts, and transit corridors like the Harbor Mixed Use Transit Corridor. The information is presented for each area as follows:

- A brief **introduction** of the area and **map** of identified parcels
- A **table** listing key attributes for each parcel, such as size, potential units, existing use, improvement-to-land-value ratio, and general plan and zoning
- A discussion of the **adequacy** of sites to support residential development
- An analysis of the **capacity** of the identified sites to accommodate housing for lower, moderate, and above moderate income households
- A description of **environmental or infrastructure** constraints to the development of housing on the identified sites
- A description of the various **incentives** designed to facilitate housing production



## METRO EAST OVERLAY

### Introduction

The City of Santa Ana adopted the Metro East Mixed Use (MEMU) Overlay Zone in 2007 to facilitate the development of a vibrant urban village with a balance of professional office, mixed-use and live-work, commercial, retail, and recreational uses connected by highly amenitized pedestrian linkages. The plan proposes three mixed-use districts and supporting policies and programs to facilitate an ultimate buildout of 5,551 residential units.

The City has identified 21 acres of underutilized land that could accommodate a minimum of 964 units. These sites were chosen based on their vacant status or highly underutilized nature, recent residential development interest expressed for several of these parcels, historical location within a former redevelopment project area, proximity to transit lines, and general site characteristics.

Exhibit C-1 and Table C-3 provide an illustration of sites in the MEMU Overlay Zone area and a breakdown of their residential development potential.

### Adequate Sites Analysis

The MEMU Overlay Zone applies to all of the properties listed in Table C-3. All of the properties are included in the Active Urban District. No zoning or general plan land use designation changes would be required to develop the sites. Moreover, the MEMU Overlay Zone allows residential development as a by-right use provided the project conforms to the vision, objectives, and standards set forth in the MEMU. The residential development must obtain a Site Plan Review application approved by the Planning Commission, which makes specific findings that the project is consistent with the MEMU. The following sites could accommodate residential development:

Site 1 is an 8.2-acre vacant site, owned by a single entity, and available for development. It is adjacent to the I-5 and a high-rise office complex. Site 2 is a 12.9-acre collection of five adjacent parcels that contain marginal, abandoned, and/or underutilized uses. Surrounding uses include an office building, school, and hotels, while the north side contains low-scale offices and commercial uses.

Sites 2a and 2b comprise 5.6 acres and are owned by a single entity. The large site size and single ownership make this site particularly advantageous for development, as consolidation would not be necessary. Structures on Sites 2b–2e are or will soon be over 40 years old, and may be ready to transition to other uses. Although the I/L ratio appears high, the prospect of residential development could justify higher land values and incentivize development.



**Table C-3  
Vacant and Underutilized Land in the Metro East Overlay**

Map Key	Acres	APN	Potential Units <sup>1</sup>	Existing Conditions			Former RDA <sup>4</sup>	Owner <sup>5</sup>	I/L Ratio <sup>6</sup>	Existing Zoning/GP
				Site Use	Year Built <sup>2</sup>	Site Rating <sup>3</sup>				
1a	1.12	400-061-06	50	Vacant	--	--	Yes	A	-	P-OZ1-F/DC
1b	6.29	400-061-06	283	Vacant	--	--	Yes	A	-	P-OZ1-F/DC
1c	0.79	400-061-05	36	Vacant	--	--	Yes	A	-	P-OZ1-F/DC
<b>Site 1</b>	<b>8.20</b>		<b>370</b>				<b>Yes</b>			
2a	2.79	402-191-01	125	Abandoned auto dealer/service	1983	3.25	Yes	B	0.99	C2-OZ1-F/DC
2b	2.86	402-191-04	129	Office strip	1970	3.88	Yes	B	2.81	C2-OZ1-F/DC
2c	1.28	402-181-04	58	Car lease lot	1965	2.75	Yes	-	0.50	C2-OZ1-F/DC
2d	3.12	405-181-03	140	Rehab Center	<1970	3.00	Yes	-	2.45	A1-OZ1-F/DC
2e	3.10	402-181-11	140	Motel/Restaurant	<1959	2.63	Yes	-	0.92	C5-OZ1-F/DC
<b>Site 2</b>	<b>13.15</b>		<b>595</b>				<b>Yes</b>		<b>1.37</b>	
	<b>21.35</b>		<b>964</b>	<b>Total Metro East</b>						

Source: City of Santa Ana (based on 2008 tax assessor rolls).

Notes:

1. Based on multiplying 45 units per acre by the site acreage. Figures subject to rounding.
2. Year built data based on City building permit records and County Assessor rolls.
3. Site conditions based on field survey (December 2008 and 2012) and aerial evaluation.
4. A "Yes" indicates that the property was formerly within a redevelopment project area.
5. Each letter corresponds to a distinct owner. A hyphen indicates the owner of the parcel owns only one parcel in the land inventory.
6. In the improvement-to-land-value (I/L) ratio column, a hyphen indicates zero improvement value.



Exhibit C-1 Potential Housing Sites in the Metro East Overlay





## Environmental and Infrastructure Analysis

The MEMU Environmental Impact Report (March 2007) provides the most recent focused documentation of the potential environmental and infrastructure impacts and constraints to residential development. The MEMU EIR indicates that implementation of the overlay zone:

- would not be constrained by any significant biological, seismic, geological, or hazard constraints (MEMU EIR, Sections 4.3, 4.5, and 4.6)
- would generate an additional demand for water, but would not require water supplies in excess of existing entitlements and resources or result in the need for new or expanded entitlements (MEMU EIR, Section 4.13)
- would not require or result in the construction of new water treatment facilities, the expansion of existing water treatment facilities, or the expansion of the existing network of water lines (MEMU EIR, pages 4.13-8-9)
- would not increase wastewater generation such that treatment facilities would be inadequate to serve the projected demand in addition to the provider's existing commitments (MEMU EIR, pages 4.13-17)

The construction of residential/mixed uses in the MEMU could require the expansion or construction of wastewater conveyance systems. Although the proposed sites are supported by 12–15-inch sewer lines, proposed developments would be required to undertake a site-specific sewer evaluation and might be required as part of the project design to determine the adequacy of sewer pipe capacity in the affected project area (MEMU EIR, 4.13-16–17).

## Capacity Analysis

The maximum intensity permitted by the MEMU Overlay Zone is a floor area ratio (FAR) of 3.0, as determined by the District Center General Plan land use designation and the MEMU development standards. Although converting FAR terms to density (units per acre) can vary depending on unit sizes, the maximum residential density would be approximately 98 units per acre. Additionally, a minimum density is dictated by the requirement that every development within the Active Urban District must be at least three stories, which would generally yield a minimum of 25–30 units per acre.

The MEMU area is expected to build out at an average density of 45–60 units per acre based on building prototypes and vision in the MEMU Overlay Zone. Recent developer interest in the potential sites envisioned projects built at higher densities of at least 72 units per acre, indicating that an expected minimum density of 45 units per acre is realistic and feasible. Developers have also expressed interest in redeveloping other portions of the MEMU area at densities of 84 units per acre—including sites with existing nonresidential development—further

### Maximum Density in the MEMU

The MEMU development standards permit a maximum intensity of 3.0 FAR. To convert the FAR to density in terms of dwelling units per acre, the following assumptions are considered:

- Hypothetical one-acre parcel (43,560 square feet)
- 3.0 FAR permits up to 130,680 square feet of development
- Development is 90 percent residential and 10 percent commercial
- Average unit size is 1,200 square feet

The maximum number of units per acre is then calculated by dividing 90 percent of the total development potential by the average unit size. This equals 98 units per acre.



demonstrating the viability of these sites.

In conformity with Section 65583.2(c)(3)(b) of the California Government Code, the identified sites are zoned so they allow at least 30 units per acre and therefore have the capacity to accommodate lower income housing.

### Financial Feasibility Analysis

Although the MEMU allows for both residential and nonresidential development, its policies and development standards expressly encourage and facilitate the development of higher density housing. The MEMU could accommodate more than 5,000 units. Flexible development standards allow a variety of housing types and sizes to meet a range of housing needs and enhance the financial feasibility of developing new residential projects.

Development within the MEMU area is subject to the City's Housing Opportunity Ordinance. This ordinance requires that at least 15 percent of the units in an eligible ownership project be set aside as affordable to moderate income households for at least 45 years. For eligible rental projects, at least 15 percent must be affordable to very low or lower income households for at least 55 years. Additionally, per Program 28, the City will revise its current state density bonus ordinance to reflect changes in state law. The amount of density bonus could range from 20 to 35 percent, depending on the amount by which the percentage of affordable housing units proposed in a project exceeds the minimum percentage established in state law. Eligible projects may also receive one to three concessions or other development incentives, depending on the proportion of affordable units and level of income targeting.

### Summary Assessment

The 21 acres of land discussed herein are excellent candidates for new housing. The MEMU vision is to create a district center that contains residential/mixed-use and supports a vibrant employment center. The 964-unit capacity projected for the planning period is realistic, representing less than 20 percent of the total buildout for the area. The average density threshold of 45 units per acre is realistic; it is based on developer interest and First Look applications. The MEMU also has flexible development standards, by right residential/mixed use subject to conformance review, and location within a redevelopment project area. Taken together, the 21 acres identified in the MEMU are likely candidates for residential development in the planning period.

## HARBOR MIXED USE TRANSIT CORRIDOR SPECIFIC PLAN

### Introduction

The Harbor Mixed Use Transit Corridor Specific Plan (Harbor Corridor Plan) will be adopted in early 2014. The section of north Harbor Boulevard guided by this specific plan is a gateway to Santa Ana. Orange County's first bus rapid transit service (Bravo! BRT operated by OCTA), opened Route 543 along Harbor Boulevard in June 2013, with two more BRT lines (Bristol/State College and



Westminster/17<sup>th</sup> Street) expected to open in the coming years. A combination of vacant and underutilized land, current and future transit improvements, and nearby freeway access makes Harbor Boulevard an ideal candidate for new residential development opportunities.

The City has identified a potential of up to 4,600 units that could be built on 305 acres of land along Harbor Boulevard. While this plan guides and emphasizes mixed-use development, the plan contains a policy that requires at least 10.1 acres of land be zoned exclusively for residential to accommodate all income levels of housing. The plan's focus on transit supports higher-density uses at transit nodes, with lower densities serving as transitions to adjacent existing residential neighborhoods.

Exhibit C-2 depicts the draft Harbor Corridor Plan land use districts, along with candidate sites that could be set aside exclusively for residential development. Table C-4 provides property characteristics for each candidate site. The Harbor Corridor Plan will identify the final sites to be set aside exclusively for residential development.

### **Adequate Sites Analysis**

The City has identified residential/mixed use potential on all 305 acres of vacant and underutilized lands within the specific plan boundaries. Program 19 identifies the area as a key corridor for transit-oriented residential and employment opportunities. The Harbor Corridor Plan allows for a variety of housing types, including live-work, care homes, single dwelling, and multifamily units.

The majority of land along the corridor contains underutilized auto and commercial sites with approximately 740 existing residential units. The area is also home to a mobile-home community. Multiple developers have expressed interest in building residential projects within the project area and there is already one residential development in the pipeline expected to be constructed in 2014 (see Table C-2). This project will add 70 new units to the specific plan area, with 69 units restricted to lower income households.

### **Environmental and Infrastructure Analysis**

The Harbor Corridor Plan will be supported by a programmatic environmental impact report. The draft technical studies prepared in 2013 made the following conclusions about new development under the Plan. Overall, the draft studies found minimal environmental or infrastructure constraints on new development in the project area. Any improvements identified are relatively small and localized and would not create a significant constraint to the development of new housing.

- Existing sewer infrastructure within the Harbor Corridor Plan is deficient based



on Orange County Sanitation District depth of flow versus diameter requirements. However, the Harbor Corridor Plan does not generate enough wastewater to pose a significant impact to the existing infrastructure. Calculations have shown that the Harbor Corridor Plan will add an additional 1-5% to existing flows. A small number of pipes that are over capacity may need to be upsized prior to development of the Harbor Corridor Plan. New development will be responsible for their fair share of infrastructure improvements.

- Existing water supply and pipe sizes are adequate to accommodate the Harbor Corridor Plan according to the City's 2010 Urban Water Management Plan.
- The Harbor Corridor Plan would add additional impervious area to the corridor. The majority of this will come from developing the vacant lots. The additional impervious area will add an additional 15% to existing flows. While this is not a significant impact to the existing storm drain system, a previous 1993 report (Boyle Engineering Report) concluded that the existing system is deficient and unable to convey the current runoffs. The recommendations made in the Boyle Engineering Report would need to be implemented in order to convey existing runoff as well as future flows from the Harbor Corridor Plan. New development will be responsible for their fair share of infrastructure improvements.

### Capacity Analysis

Densities in the specific plan area range from 5 to 50 dwelling units per acre. At least 10.1 acres will be designated exclusively for multifamily residential development by right at a minimum density of 20 units per acre (202 total units). Recent developer interest in residential sites includes conceptual residential projects at 20 and 31 units per acre, demonstrating the feasibility of residential projects in the area.

### Financial Feasibility Analysis

Mixed use and residential development is financially feasible for development along north Harbor Boulevard. The specific plan area could accommodate more than 4,600 units. The plan's development standards allow a variety of housing types and sizes to meet housing needs while providing flexibility to respond to the market—keeping projects financially feasible for developers.

As a part of the Harbor Corridor Plan outreach strategy, the City led a developer roundtable to obtain input from the development community on the feasibility of introducing residential into the project area. Developers cited the combination of available vacant and underutilized land with current and future transit connections as key reasons why affordable and market rate housing could be built along the corridor.

Development within the Harbor Corridor Plan area is subject to the City's Housing Opportunity Ordinance. This ordinance requires that at least 15 percent of the units in an eligible ownership project be set aside as affordable to moderate income households for at least 45 years. For eligible rental projects, at least 15 percent must be affordable to very low or lower income households for at least 55 years.



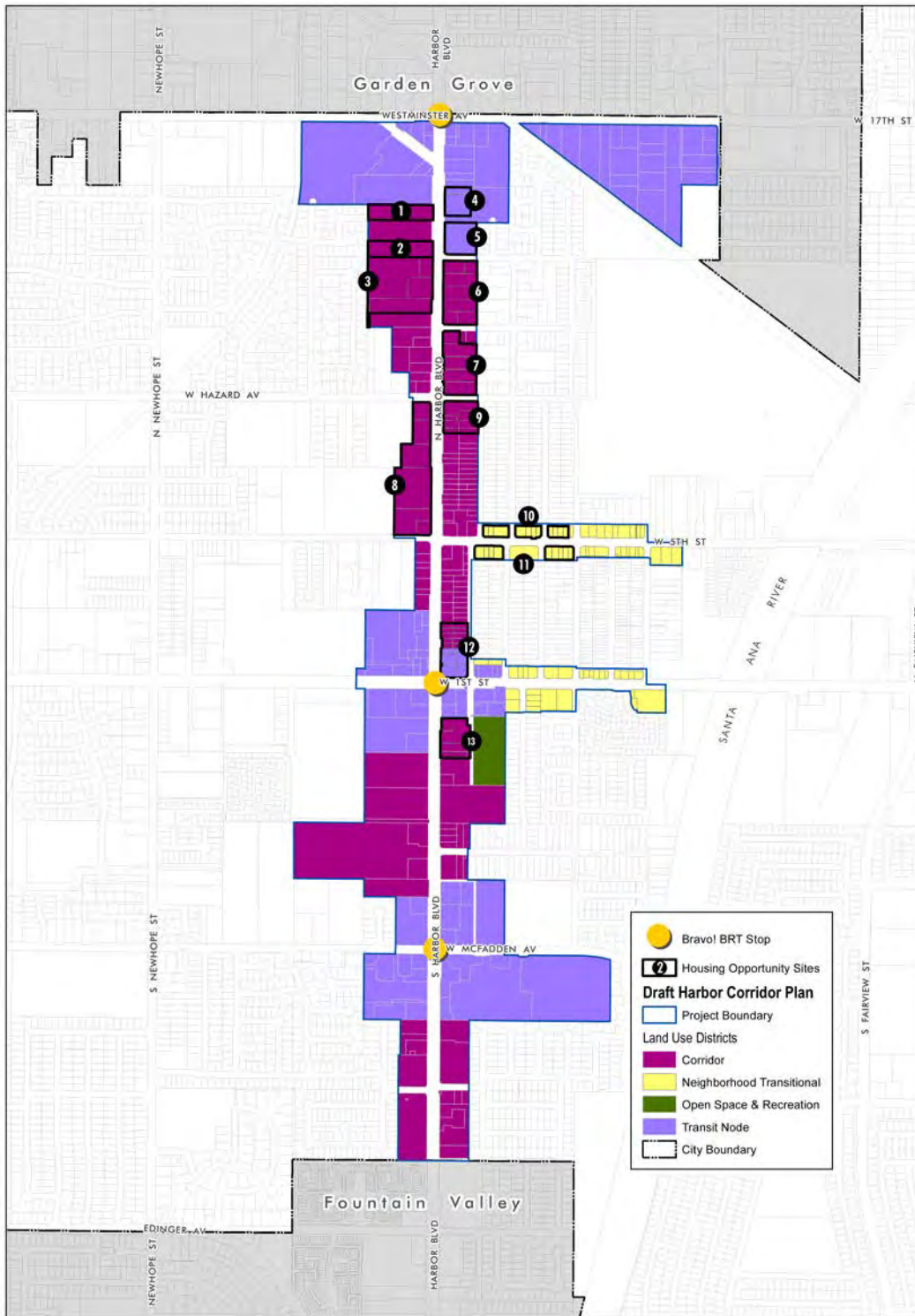
As outlined in Program 28, the City will revise its density bonus ordinance to reflect changes in state law. The amount of density bonus could range from 20 to 35 percent, depending on the amount by which the percentage of affordable housing units proposed in a project exceeds the minimum percentage established in state law. Eligible projects may also receive one to three concessions or other development incentives, depending on the proportion of affordable units and level of income targeting.

### Summary Assessment

Nearly all 305 acres of the Harbor Corridor Plan could potentially accommodate new housing, and dozens of acres are currently vacant or extremely underutilized (e.g., vacant buildings). A little more than 10 acres of land within the Harbor Corridor Plan will be set aside exclusively for residential use by right at a minimum density of 20 units per acre. Given the Plan's potential to support up to 4,600 units and current interest from the development community, it is reasonable to assume that at least 500 units of new housing at densities around 20 to 30 units per acre could be built along the corridor within the planning period. The Harbor Corridor Plan will also have flexible development standards that promote "active living", by-right residential/mixed use subject to conformance review, and proximity to current and future BRT and Fixed Guideway improvements.



Exhibit C-2 Potential Housing Sites along Harbor Boulevard



**Table C-4  
Vacant and Underutilized Land along Harbor Boulevard**

Map Key	Acres	APN	Potential Units <sup>1</sup>	Existing Conditions				Former RDA <sup>4</sup>	Owner <sup>5</sup>	I/L Ratio <sup>6</sup>	Existing Zoning/GP
				Site Use	Year Built <sup>2</sup>	Site Rating <sup>3</sup>	Adjacent Uses				
<b>SITE 1</b>											
1	2.04	198-043-16	61	Auto storage	<1968	1.50	MF complex	Yes	-	0.22	SP2/GC
<b>Totals:</b>	<b>2.04</b>	—	<b>61</b>	—	—	—	—	<b>Yes</b>	—	<b>0.22</b>	—
<b>SITE 2</b>											
2	2.13	198-043-25	64	Light industrial	1962	3.00	MF complex	Yes	-	0.25	SP2/GC
<b>Totals:</b>	<b>2.13</b>	—	<b>64</b>	—	—	—	—	<b>Yes</b>	—	<b>0.25</b>	—
<b>SITE 3</b>											
3a	3.97	198-011-03	119	Auto sales	<1959	--	SF	Yes	A	0.01	SP2/GC
3b	0.54	198-011-01	16	Auto sales	<1959	1.75	SF	Yes	A	0.42	SP2/GC
3c	1.08	198-011-02	32	Auto sales	1966	0.00	SF	Yes	A	0.17	SP2/GC
3d	1.80	198-011-04	54	Light industrial	1965	1.75	SF, Hotel	Yes	-	0.21	SP2/GC
<b>Totals:</b>	<b>7.39</b>	—	<b>222</b>	—	—	—	—	<b>Yes</b>	—	<b>0.18</b>	—
<b>SITE 4</b>											
4a	0.36	198-081-18	11	Auto repair	1963	0.88	Storage	Yes	-	0.41	SP2/GC
4b	1.10	198-081-17	33	Auto repair	1962	2.50	Storage	Yes	-	0.43	SP2/GC
<b>Totals:</b>	<b>1.46</b>	—	<b>44</b>	—	—	—	—	<b>Yes</b>	—	<b>0.42</b>	—
<b>SITE 5</b>											
5	2.05	198-081-16	61	Former RV Store	1973	2.25	SF, vacant	Yes	-	0.18	SP2/GC
<b>Totals:</b>	<b>2.05</b>	—	<b>61</b>	—	—	—	—	<b>Yes</b>	—	<b>0.18</b>	—
<b>SITE 6</b>											
6a	0.54	198-101-01	16	SF	<1960	0.38	SF, MF	Yes	-	0.17	SP2/GC
6b	0.33	198-101-02	10	SF	<1960	2.75	SF, MF	Yes	-	0.50	SP2/GC
6c	0.87	198-101-15	26	Auto repair	1965	1.13	SF	Yes	-	0.62	SP2/GC
6d	0.87	198-101-14	26	Auto repair	<1970	1.13	SF	Yes	B	-	SP2/GC
6e	0.87	198-101-13	26	Auto repair	<1970	1.13	SF	Yes	B	-	SP2/GC
6f	0.38	198-101-12	11	Auto repair	<1970	1.50	SF	Yes	-	1.42	SP2/GC
6g	0.48	198-101-11	15	Auto repair	<1961	1.88	SF	Yes	-	0.11	SP2/GC
<b>Totals:</b>	<b>4.34</b>	—	<b>130</b>	—	—	—	—	<b>Yes</b>	—	<b>0.14</b>	—

**Table C-4  
Vacant and Underutilized Land along Harbor Boulevard**

Map Key	Acres	APN	Potential Units <sup>1</sup>	Existing Conditions				Former RDA <sup>4</sup>	Owner <sup>5</sup>	I/L Ratio <sup>6</sup>	Existing Zoning/GP
				Site Use	Year Built <sup>2</sup>	Site Rating <sup>3</sup>	Adjacent Uses				
<b>SITE 7</b>											
7a	0.43	198-231-01	13	Auto repair	1968	3.25	SF, MF	Yes	C	0.46	SP2/GC
7b	0.87	198-231-18	26	Auto rep/dlr	<1970	3.00	SF, MF	Yes	C	-	SP2/GC
7c	0.84	198-231-17	25	Auto dealer	1983	2.50	SF, MF	Yes	-	0.12	SP2/GC
7d	0.87	198-231-16	26	Auto dealer	<1965	2.00	SF, MF	Yes	-	0.24	SP2/GC
7e	0.84	198-231-15	25	Auto dealer	<1970	2.50	SF, MF	Yes	-	0.25	SP2/GC
<b>Totals:</b>	<b>3.85</b>	—	<b>116</b>	—	—	—	—	<b>Yes</b>	—	<b>0.18</b>	—
<b>SITE 8</b>											
8a	0.65	100-261-36	19	Fast food	1979	3.88	MF, Retail	Yes	-	0.30	SP2/GC
8b	0.87	100-261-39	26	MHome sales	no bldg	3.88	MF, Retail	Yes	D	0.08	SP2/GC
8c	1.42	100-261-33	43	MHome sales	<1970	3.88	MF, SF, Auto	Yes	D	0.06	SP2/GC
8d	3.06	100-631-03	92	Car sales lot	<1972	2.13	MF, SF, Auto	Yes	-	-	SP2/GC
8e	1.53	100-631-04	46	Vacant/sales lot	<1970	2.00	MF, SF, Auto	Yes	E	0.07	SP2/GC
8f	0.42	100-631-05	13	Auto sales lot	<1970	2.38	MF, SF, Auto	Yes	E	0.24	SP2/GC
<b>Totals:</b>	<b>7.95</b>	—	<b>238</b>	—	—	—	—	<b>Yes</b>	—	<b>0.08</b>	—
<b>SITE 9</b>											
9a	0.80	198-162-46	24	RV Store	1966	2.75	Auto	Yes	F	0.37	SP2/GC
9b	0.14	198-162-44	4	RV Store	1963	2.75	Retail	Yes	F	11.2	SP2/GC
9c	0.40	198-162-45	12	RV Store	1966	2.75	Retail, SF	Yes	F	0.64	SP2/GC
9d	0.24	198-162-43	7	RV Store	no bldg	--	Retail	Yes	F	2.36	SP2/GC
9e	0.28	198-162-02	8	RV Store	no bldg	--	Retail, SF	No	F	7.01	SP2/GC
9f	0.17	198-162-42	5	RV Store	no bldg	--	Retail	No	F	11.4	SP2/GC
9g	0.28	198-162-03	8	RV Store	no bldg	--	Retail, SF	Yes	F	7.01	SP2/GC
<b>Totals:</b>	<b>2.31</b>	—	<b>69</b>	—	—	—	—	<b>Part</b>	—	<b>0.77</b>	—



**Table C-4  
Vacant and Underutilized Land along Harbor Boulevard**

Map Key	Acres	APN	Potential Units <sup>1</sup>	Existing Conditions				Former RDA <sup>4</sup>	Owner <sup>5</sup>	I/L Ratio <sup>6</sup>	Existing Zoning/GP
				Site Use	Year Built <sup>2</sup>	Site Rating <sup>3</sup>	Adjacent Uses				
<b>SITE 10</b>											
10a	0.12	198-161-26	4	Restaurant	<1971	0.75	SF, Auto	Yes	G	0.07	SP2/GC
10b	0.12	198-161-25	4	Auto Service	<1971	1.25	SF	Yes	G	0.27	SP2/GC
10c	0.36	198-161-24	11	Auto Service	<1966	0.75	SF	Yes	-	1.33	SP2/GC
10d	0.24	198-172-27	7	Vacant	no bldg	--	SF	Yes	-	-	SP2/GC
10e	0.12	198-172-26	4	Auto Service	<1950	1.13	SF	Yes	-	-	SP2/GC
10f	0.12	198-172-25	4	Auto Service	1965	1.00	SF	Yes	H	-	R2/LR7
10g	0.12	198-172-24	4	Auto Service	1967	1.13	SF	Yes	H	0.15	SP2/GC
10h	0.12	198-171-27	4	Auto Service	1988	1.13	SF	Yes	I	0.43	SP2/GC
10i	0.11	198-171-26	3	Bar	1962	1.00	SF	Yes	I	0.21	SP2/GC
10j	0.12	198-171-25	4	Parking	<1960	0.25	SF	Yes	I	-	SP2/GC
10k	0.13	198-171-24	4	SF	1964	1.63	SF	Yes	H	0.04	SP2/GC
<b>Totals:</b>	<b>1.68</b>	<b>—</b>	<b>51</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>Yes</b>	<b>—</b>	<b>0.27</b>	<b>—</b>
<b>SITE 11</b>											
11a	0.25	198-181-44	7	SF	1968	2.25	SF, Strip mall	Yes	J	1.75	SP2/GC
11b	0.13	198-181-45	4	SF	1968	1.50	SF, Strip mall	Yes	J	1.20	SP2/GC
11c	0.13	198-181-46	4	SF	1968	1.50	SF, Strip mall	Yes	J	1.80	SP2/GC
11d	0.25	198-181-01	8	MF	1968	2.75	SF, Strip mall	Yes	-	1.10	SP2/GC
11e	0.19	198-241-38	6	SF/Vacant	<1981	2.25	SF, Auto	Yes	K	0.05	SP2/GC
11f	0.18	198-241-39	5	SF	<1982	1.00	SF, Auto	Yes	K	0.04	SP2/GC
11g	0.11	198-241-40	3	SF	no bldg	--	SF, Auto	Yes	L	0.05	SP2/GC
11h	0.14	198-241-41	4	SF	<1960	1.00	SF, Auto	Yes	L	0.07	SP2/GC
11i	0.14	198-241-01	4	Corner market	<1961	1.13	SF, Auto	Yes	-	-	SP2/GC
<b>Totals:</b>	<b>1.52</b>	<b>—</b>	<b>45</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>Yes</b>	<b>—</b>	<b>0.17</b>	<b>—</b>
<b>SITE 12</b>											
12a	0.13	198-182-28	4	Auto rep/pkg	unk	1.50	Strip mall	Yes	n/a	n/a	SP2/GC
12b	0.15	198-182-14	5	Vacant	no bldg	2.00	SF/parking	No	n/a	n/a	SP2/GC
12c	0.13	198-182-27	4	Adult books	<1966	2.38	Strip mall	Yes	n/a	n/a	SP2/GC
12d	0.15	198-182-15	5	SF	<1962	3.00	SF	No	n/a	n/a	SP2/GC
12e	0.13	198-182-26	4	Parking	1960	0.38	Strip mall	Yes	n/a	n/a	SP2/GC

**Table C-4  
Vacant and Underutilized Land along Harbor Boulevard**

Map Key	Acres	APN	Potential Units <sup>1</sup>	Existing Conditions				Former RDA <sup>4</sup>	Owner <sup>5</sup>	I/L Ratio <sup>6</sup>	Existing Zoning/GP
				Site Use	Year Built <sup>2</sup>	Site Rating <sup>3</sup>	Adjacent Uses				
12f	0.15	198-182-16	5	SF	1962	2.13	SF	No	n/a	n/a	SP2/GC
12g	0.12	198-182-25	4	Adult video	1961	2.88	Strip mall	Yes	n/a	n/a	SP2/GC
12h	0.15	198-182-17	5	SF	1961	0.50	SF	No	n/a	n/a	SP2/GC
12i	0.12	198-182-24	4	Auto service	<1960	1.38	Strip mall	Yes	n/a	n/a	SP2/GC
12j	0.15	198-182-18	5	Auto service	no bldg	--	SF	No	n/a	n/a	SP2/GC
12k	0.21	198-182-23	6	Auto service	<1964	1.25	Strip mall	Yes	n/a	n/a	SP2/GC
12l	0.35	198-182-22	11	Auto sales	1966	1.63	Strip mall	Yes	n/a	n/a	SP2/GC
12m	0.30	198-182-19	9	Parking	no bldg	--	SF	Yes	n/a	n/a	SP2/GC
12n	0.42	198-182-21	13	Auto sales	1963	3.00	Strip mall	Yes	n/a	n/a	SP2/GC
12o	0.28	198-182-20	8	Furniture store	1963	1.88	SF, Auto	Yes	n/a	n/a	SP2/GC
<b>Totals:</b>	<b>2.94</b>	—	<b>88</b>	—	—	—	—	<b>Part</b>	—	—	—
<b>SITE 13</b>											
13a	0.29	144-311-15	9	Auto service	1987	2.00	Auto	Yes	n/a	n/a	SP2/GC
13b	1.18	144-311-14	35	Auto sales	<1970	1.25	SF, Auto	Yes	n/a	n/a	SP2/GC
13c	0.43	144-311-13	13	SF/psychic	<19678	2.38	SF, Auto	Yes	n/a	n/a	SP2/GC
13d	0.34	144-311-11	10	Auto services	<1967	2.63	Park	Yes	n/a	n/a	SP2/GC
13e	0.09	144-311-12	3	Auto services	no bldg	2.63	Ball park	Yes	n/a	n/a	SP2/GC
<b>Totals:</b>	<b>2.33</b>	—	<b>70</b>	—	—	—	—	<b>Yes</b>	—	—	—
<b>42.00</b>			<b>1,260</b>	<b>Total Harbor Boulevard</b>							

Source: City of Santa Ana (based on 2008 tax assessor rolls).

Notes:

1. Based on multiplying 30 units per acre by the site acreage. Figures subject to rounding.
2. Year built data based on City building permit records and County Assessor rolls.
3. Site conditions based on field survey (December 2008 and 2012) and aerial evaluation.
4. A "Yes" indicates that the property is within a former redevelopment project area.
5. Each letter corresponds to a distinct owner. A hyphen indicates the owner of the parcel owns only one parcel in the land inventory.
6. In the improvement-to-land-value (I/L) ratio column, a hyphen indicates zero improvement value.

## TRANSIT CORRIDORS

### Introduction

The City of Santa Ana has identified two transportation corridors that are ripe for recycling and redesignation to provide residential/mixed-use housing—Fifth Street and First Street. Residential uses along these corridors will support the Go Local program, improve mobility, reduce traffic congestion, and provide needed residential opportunities along the corridors while also serving to replace existing land uses that are less compatible with adjacent uses.

The City has identified a potential of 1,195 units that could be built on 40 acres of land along Fifth Street and First Street. As is the case with any development, the number of units depends on market conditions. These sites were identified as candidates for recycling during the planning period due to their underutilized or vacant status, proximity to neighborhoods, developer interest in these sites for housing, historic location within a former redevelopment project area, proximity to transit lines, and consistency with the Go Local transit program.

Exhibits C-3 and C-4 and Tables C-5 and C-6 provide illustrations and development potential of the corridors.

### Adequate Sites Analysis

The City has identified residential/mixed-use potential on 40 acres of vacant and underutilized lands along two transit corridors currently designated for commercial, industrial, and office uses. For these sites to be developed with residential/mixed uses, Programs 20 and 21 describe the City’s plan to create a new general plan land use designation(s), zoning district, and development standards to allow for new residential/mixed-use and to encourage voluntary lot consolidation. New residential/mixed-use development standards will facilitate a mix of unit types and prices.

The majority of land along these corridors is underutilized and contains auto sales, and services and industrial uses with an I/L ratio less than 1.0. In some cases, individual sites may not have a low I/L ratio, but are highly viable for development when consolidated with adjacent sites. Moreover, the age of structures (generally from 35 to 45 years old) and site conditions (most are below 2.75) indicate that the sites are ripe for recycling. Furthermore, many of the sites are ideal for lot consolidation, which would create several parcels that would exceed an acre. Larger lot sizes can help facilitate residential/mixed uses that incorporate quality design features, amenities, and adequate on-site project management. Affordable developers also tend to want at least one acre to construct projects.

#### Go Local Program

In 2006 the Orange County Transportation Authority (OCTA) launched the Go Local program. This program links city-initiated transit extensions to OCTA’s Metrolink commuter rail line.

In Santa Ana, the City has created a transit vision to provide the framework for developing its own Go Local project concept. This transit vision links the community and major city destinations, including the Santa Ana Regional Transportation Center (SARTC), Santa Ana’s Civic Center, and the downtown area.

The foundation for the transit vision is existing and planned transit:

- An expansion of the Metrolink system to the SARTC
- Continuation of existing Amtrak service to the SARTC
- Implementation of OCTA’s Bus Rapid Transit Program along major corridors
- High-level transit along the Pacific Electric right-of-way linking to the SARTC



Exhibit C-3 Potential Housing Sites along Fifth Street

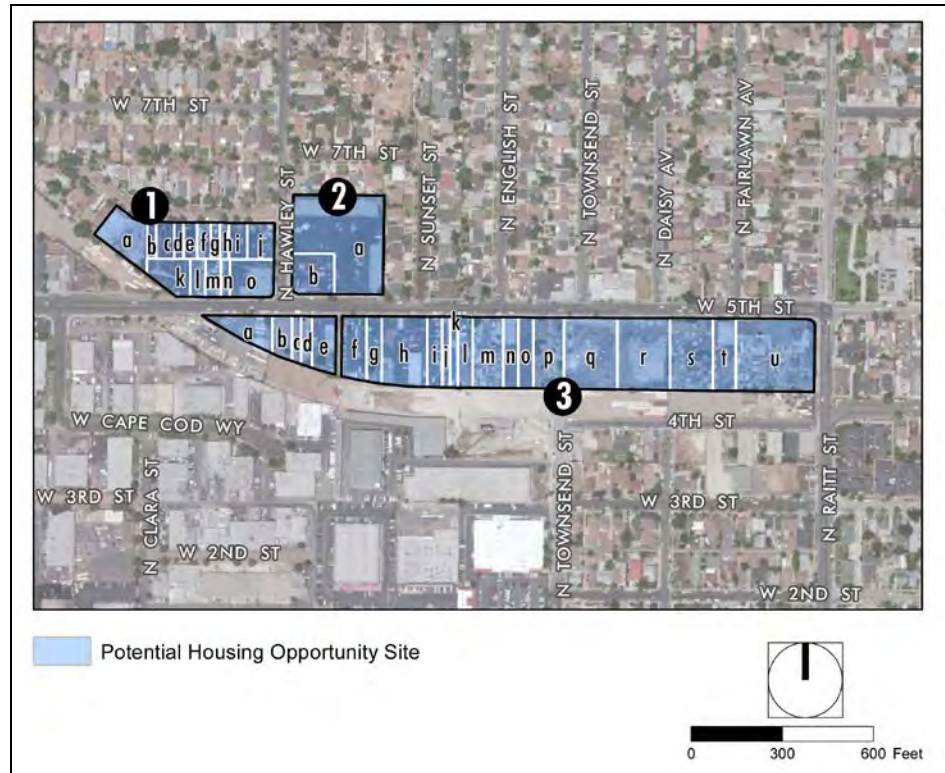
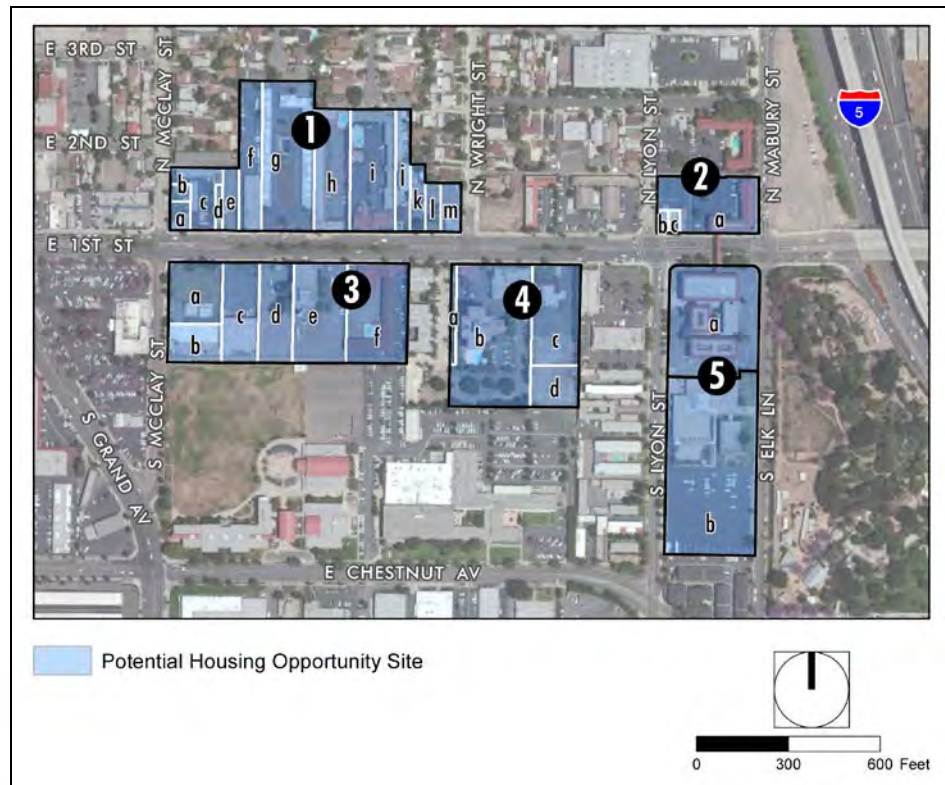


Exhibit C-4 Potential Housing Sites along First Street



**Table C-5  
Vacant and Underutilized Land along Fifth Street**

Map Key	Acres	APN	Potential Units <sup>1</sup>	Existing Conditions				Former RDA <sup>4</sup>	Owner <sup>5</sup>	I/L Ratio <sup>6</sup>	Existing Zoning/GP
				Site Use	Year Built <sup>2</sup>	Site Rating <sup>3</sup>	Adjacent Uses				
<b>SITE 1</b>											
1a	0.48	007-022-23	14	Scrap yard	1970	--	SF, Auto	Yes	n/a	-	M1/LR7
1b	0.08	007-022-24	2	Scrap yard	no bldg	--	SF	Yes	n/a	-	M1/LR7
1c	0.17	007-022-04	5	Scrap yard	no bldg	--	SF	Yes	n/a	-	M1/LR7
1d	0.08	007-022-06	2	Scrap yard	no bldg	--	SF	Yes	n/a	-	M1/LR7
1e	0.12	007-022-05	4	Scrap yard	no bldg	--	SF	Yes	n/a	-	M1/LR7
1f	0.12	007-022-07	4	Scrap yard	1936	0.50	SF	Yes	n/a	-	M1/LR7
1g	0.08	007-022-31	2	Scrap yard	no bldg	--	SF	Yes	A	0.23	M1/LR7
1h	0.08	007-022-30	2	Scrap yard	1975	0.50	SF	Yes	B	0.07	M1/LR7
1i	0.17	007-022-19	5	Scrap yard	no bldg	--	SF	Yes	B	0.07	M1/LR7
1j	0.25	007-022-09	7	Scrap yard	no bldg	--	SF	Yes	B	-	M1/LR7
1k	0.33	007-022-25	10	Scrap yard	no bldg	--	Light industrial	Yes	A	0.03	M1/LR7
1l	0.14	007-022-16	4	Scrap yard	no bldg	--	Light industrial	Yes	A	0.17	M1/LR7
1m	0.14	007-022-17	4	Scrap yard	no bldg	--	Light industrial	Yes	A	-	M1/LR7
1n	0.09	007-022-33	3	Scrap yard	no bldg	--	Light industrial	Yes	A	0.25	M1/LR7
1o	0.42	007-022-32	12	Scrap yard	1975	0.75	Light industrial	Yes	B	1.61	M1/LR7
<b>Totals:</b>	<b>2.75</b>	—	<b>80</b>	—	—	—	—	<b>Yes</b>	—	<b>0.72</b>	—
<b>SITE 2</b>											
2a	1.83	007-313-16	55	Strip mall	1962	1.88	SF	Yes	C	0.30	R2,R1/LR7,G
2b	0.42	007-313-15	12	Auto	1963	0.75	Light industrial	Yes	C	0.14	R1/GC
<b>Totals:</b>	<b>2.24</b>	—	<b>67</b>	—	—	—	—	<b>Yes</b>	—	<b>0.27</b>	—
<b>SITE 3</b>											
3a	0.35	007-110-01	11	Truck parking	no bldg	--	Vacant	Yes	-	-	M1/IND
3b	0.20	007-110-02	6	Vacant	unk	--	Vacant	No	-	-	M1/IND
3c	0.11	007-110-03	3	Vacant	unk	--	Vacant	Yes	-	-	M1/IND
3d	0.13	007-110-04	4	Vacant	1947	1.50	Vacant	No	-	0.30	M1/IND
3e	0.33	007-110-20	10	Market/SF	1907/57	1.38	Vacant	Yes	-	0.07	M1/IND
3f	0.38	007-110-06	11	Vacant/veh	no bldg	--	Vacant	No	D	-	M1/IND

**Table C-5  
Vacant and Underutilized Land along Fifth Street**

Map Key	Acres	APN	Potential Units <sup>1</sup>	Existing Conditions				Former RDA <sup>4</sup>	Owner <sup>5</sup>	I/L Ratio <sup>6</sup>	Existing Zoning/GP
				Site Use	Year Built <sup>2</sup>	Site Rating <sup>3</sup>	Adjacent Uses				
3g	0.25	007-110-07	7	Vacant/veh	no bldg	--	Vacant	Yes	D	-	M1/IND
3h	0.78	007-110-21	23	Towing yard	1920	1.75	Vacant, SF	No	-	0.12	M1/IND
3i	0.27	007-110-10	8	Towing yard	no bldg	--	Vacant, SF	Yes	D	-	M1/IND
3j	0.13	007-110-11	4	Restaurant	1920	1.63	Vacant, SF	Yes	E	0.03	M1/IND
3k	0.13	007-110-12	4	Towing Yard	1925	2.38	Vacant, SF	Yes	E	0.06	M1/IND
3l	0.27	007-110-13	8	Restaurant	1939	1.38	Vacant, SF	Yes	E	0.01	M1/IND
3m	0.54	007-110-14	16	Veh storage	no bldg	--	Vacant, SF	Yes	-	-	M1/IND
3n	0.27	007-110-15	8	Auto wrecking	1923	1.50	Vacant, indus.	Yes	F	0.31	M1/IND
3o	0.27	007-110-16	8	Auto wrecking	no bldg	--	Vacant, indus.	Yes	F	0.02	M1/IND
3p	0.54	007-110-17	16	MF	1923-47	2.00	Vacant, indus.	Yes	-	0.16	M1/IND
3q	0.94	007-100-04	28	Auto wrecking	no bldg	0.75	Vacant, indus.	Yes	G	0.03	M1/IND
3r	0.95	007-100-05	28	Auto wrecking	1942	0.75	Vacant, indus.	Yes	G	0.15	M1/IND
3s	0.76	007-100-02	23	Auto wrecking	no bldg	0.75	Vacant, indus.	Yes	H	0.01	M1/IND
3t	0.41	007-100-06	12	Auto wrecking	1977	0.75	Vacant, indus.	Yes	H	0.52	M1/IND
3u	1.43	007-100-07	43	Auto wrecking	1946	0.88	SF, Vacant	Yes	H	0.02	M1/IND
<b>Totals:</b>	<b>9.45</b>	—	<b>281</b>	—	—	—	—	<b>Yes</b>	—	<b>0.08</b>	—
	<b>14.44</b>		<b>428</b>	<b>Total Fifth Street</b>							

Source: City of Santa Ana (based on 2008 tax assessor rolls).

Notes:

1. Based on multiplying 30 units per acre by the site acreage. Figures subject to rounding.
2. Year built data based on City building permit records and County Assessor rolls.
3. Site conditions based on field survey (December 2008 and 2012) and aerial evaluation.
4. A “Yes” indicates that the property is within a former redevelopment project area.
5. Each letter corresponds to a distinct owner. A hyphen indicates the owner of the parcel owns only one parcel in the land inventory.
6. In the improvement-to-land-value (I/L) ratio column, a hyphen indicates zero improvement value.

**Table C-6  
Vacant and Underutilized Land along First Street**

Map Key	Acres	APN	Potential Units <sup>1</sup>	Existing Conditions				Former RDA <sup>4</sup>	Owner <sup>5</sup>	I/L Ratio <sup>6</sup>	Existing Zoning/GP
				Site Use	Year Built <sup>2</sup>	Site Rating <sup>3</sup>	Adjacent Uses				
<b>SITE 1</b>											
1a	0.14	398-441-32	4	Auto Ins	1955	2.40	Strip mall, SF	Yes	-	0.26	C2/GC
1b	0.08	398-441-31	2	MF	1922	--	Strip mall, SF	Yes	-	0.04	C2/GC
1c	0.50	398-441-30	15	Motel	1957	1.60	Strip mall, SF	Yes	-	3.38	C2/GC
1d	0.08	398-441-29	2	Restaurant	1956	2.10	Strip mall, SF	Yes	A	0.38	C2/GC
1e	0.25	398-441-28	7	Parking	1961	--	Strip mall, SF	Yes	A	0.01	C2/GC
1f	0.83	398-441-08	25	Retail	1965	2.50	Vacant, indus.	Yes	-	0.62	C2/GC
1g	1.93	398-441-07	58	Motel	1954	2.30	Motel	Yes	-	0.23	C2/GC
1h	1.07	398-431-25	32	Motel	1969	2.90	Motel	Yes	-	2.84	C2/GC
1i	1.36	398-431-24	41	Motel	1967	3.40	Motel	Yes	-	0.17	C2/GC
1j	0.45	398-431-23	14	SF	1922	3.80	Motel	Yes	B	0.17	C2/GC
1k	0.25	398-431-22	8	SF	1928	4.00	MF	Yes	B	-	C2/GC
1l	0.18	398-431-21	6	SF	1936	4.00	MF	Yes	B	-	C2/GC
1m	0.25	398-431-20	7	Auto	1963	2.30	MF	Yes	B	-	C2/GC
<b>Totals:</b>	<b>7.37</b>	<b>—</b>	<b>221</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>Yes</b>	<b>—</b>	<b>0.43</b>	<b>—</b>
<b>SITE 2</b>											
2a	1.28	398-422-10	39	Motel	1979	3.00	Motel	Yes	-	0.93	C2/GC
2b	0.06	398-422-12	2	Retail	1968	2.00	Commercial	Yes	C	2.75	C2/GC
2c	0.06	398-422-11	2	Retail	1968	2.00	Commercial	Yes	C	0.69	C2/GC
<b>Totals:</b>	<b>1.41</b>	<b>—</b>	<b>42</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>Yes</b>	<b>—</b>	<b>1.00</b>	<b>—</b>
<b>SITE 3</b>											
3a	0.81	011-154-01	24	Commercial	2000	3.10	School, office	Yes	-	0.17	C2/GC
3b	0.50	011-154-02	15	Auto	1977	1.50	School, office	Yes	-	0.96	C2/GC
3c	0.90	011-154-03	27	Big box retail	1986	2.80	School, office	Yes	-	1.41	C2/GC
3d	0.84	011-154-04	25	Parking	no bldg	--	School, office	Yes	-	-	C2/GC
3e	1.31	011-154-05	39	Commercial	1962	3.60	School, office	Yes	-	-	C2/GC
3f	1.50	011-154-06	45	Motel/Restaurant	1964	2.40	School, office	Yes	-	0.37	C2/GC
<b>Totals:</b>	<b>5.87</b>	<b>—</b>	<b>176</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>Yes</b>	<b>—</b>	<b>0.62</b>	<b>—</b>

**Table C-6  
Vacant and Underutilized Land along First Street**

Map Key	Acres	APN	Potential Units <sup>1</sup>	Existing Conditions				Former RDA <sup>4</sup>	Owner <sup>5</sup>	I/L Ratio <sup>6</sup>	Existing Zoning/GP
				Site Use	Year Built <sup>2</sup>	Site Rating <sup>3</sup>	Adjacent Uses				
<b>SITE 4</b>											
4a	0.13	011-154-38	4	Parking	no bldg	--	Office	Yes	D	-	C2/GC
4b	2.69	011-154-39	81	Hotel	1971	2.30	Office	Yes	D	0.49	C2/GC
4c	1.19	011-154-11	36	Funeral Home	1958	3.00	Strip retail	Yes	-	0.63	C2/GC
4d	0.49	011-154-10	15	Vacant	no bldg	--	Strip retail	Yes	D	-	C2/GC
<b>Totals:</b>	<b>4.51</b>	—	<b>135</b>	—	—	—	—	<b>Yes</b>	—	<b>0.44</b>	—
<b>SITE 5</b>											
5a	2.43	402-222-01	73	Vacant	no bldg	2.10	Zoo, motel, retail	Yes	E	1.00	C2/GC
5b	3.96	402-222-04	119	Elk's Lodge	1960	3.00	Zoo, MF, indus.	Yes	E	3.07	R3/ MR15
<b>Totals:</b>	<b>6.39</b>	—	<b>192</b>	—	—	—	—	<b>Yes</b>	—	<b>1.35</b>	—
	<b>25.56</b>		<b>767</b>	<b>Total First Street</b>							

Source: City of Santa Ana (based on 2008 tax assessor rolls).

Notes:

1. Based on multiplying 30 units per acre by the site acreage. Figures subject to rounding.
2. Year built data based on City building permit records and County Assessor rolls.
3. Site conditions based on field survey (December 2008 and 2012) and aerial evaluation.
4. A "Yes" indicates that the property is within a former redevelopment project area.
5. Each letter corresponds to a distinct owner. A hyphen indicates the owner of the parcel owns only one parcel in the land inventory.
6. In the improvement-to-land-value (I/L) ratio column, a hyphen indicates zero improvement value.



## Environmental and Infrastructure Analysis

The transit corridors have not had detailed environmental analysis of water and sewer capacity. Thus, the latest information comes from the City's 2010 Urban Water Management Plan, 2003 Sewer Master Plan, and City Engineering staff. The following conclusions are cited from these sources.

- The 2010 Urban Water Management Plan states that available and projected water supplies can continue to meet the City's imported water needs until the year 2035. The plan did not identify deficient service areas or water lines along the corridors that would preclude the development of these corridors, although the plan anticipates continued commercial development .
- For each corridor area, most of the larger trunk sewers appear to have adequate capacity to serve potential residential development. However, due to the large overall number of apartments proposed in some areas, the increase in sewer flows could be significant when compared to existing commercial uses. Sewer studies should be performed for each location to determine the impacts on existing trunk sewers before a project is approved.
- For the Fifth Street corridor, the existing 12-inch sewer in Fifth Street is shown to be near capacity in the City's Sewer Master Plan model. This specific sewer should be studied to determine if upsizing is required.
- For the First Street corridor, the existing sewer mains in First Street and McClay Street are old and may require replacement. These sewer mains need to be studied to determine the impact of proposed developments.
- Other smaller local sewers in each area may also require replacement or upsizing due to capacity deficiencies and/or conditions. These lines should also be studied prior to approval of any projects.

The presence of environmental constraints for Fifth and First Streets parcels are unknown at this time. Along Fifth Street, which contains a number of industrial parcels, the potential for environmental contamination is more likely. The transportation infrastructure supports residential development along these corridors. Sites along Fifth Street are adjacent to the Pacific Electric right-of-way, which is envisioned as a multimodal transportation opportunity.

As required by the California Environmental Quality Act (CEQA), the redesignation of sites along First Street and Fifth Street will require the preparation of environmental documentation that clarifies the impact of residential/mixed uses to infrastructure, the existence of any environmental constraints, and programs to mitigate impacts as required.

## Capacity Analysis

In conformity with Section 65583.2(c)(3)(b) of the California Government Code, the identified sites are zoned to allow at least 30 units per acre and are therefore considered to have the capacity to accommodate lower income housing. Programs 20 and 21 of the Framework describe the City's plan to create a new general plan



land use designation(s) and zoning district(s) that allow for residential-mixed use as a by-right use at densities of 23 to 35 units per acre, thus meeting the criteria for affordable housing as explained below.

**First Look Applications**

The “first look” is an informal screening process that provides the applicant an opportunity to discuss major project issues before submitting a formal application for Site Plan Review. It is a general review for compliance with development standards, parking standards, and zoning and General Plan consistency, and identifies pertinent site-related issues.

The first-look process provides information and initial direction to an applicant to facilitate entering into the formal Site Plan Review process. It also serves as an indication of developer interest in particular areas of Santa Ana. This service is provided free of charge.

The minimum density for an affordable housing project is expected to range from 28 to 31 units per acre, depending on the percentage of affordable housing provided. Per state density bonus law, any housing project that sets aside at least 10 percent of the total units for low income households or 5 percent for very low income households is entitled to a minimum 20 percent density bonus. Projects providing twice the percentage of affordable housing would be eligible for a 35 percent density bonus. Applying the density bonus percentage to the base density of 23 units per acre yields the expected density range cited above.

A review of recent affordable housing projects and discussions with affordable housing developers reveal that the vast majority of projects have or will be developed so that 50–100 percent of the units are affordable to very low or low income households. This is due in part to the mission of affordable housing developers and the incentives and/or requirements of federal, state, and local financing programs. Accordingly, affordable housing proposals within the two corridors can feasibly develop at a minimum density of 31 units per acre by right and could receive a density bonus allowing as high as 47 units per acre.

At an average density of 30 units per acre, these transportation corridors could eventually accommodate 1,195 new units based on 40 acres of land.

**Financial Feasibility Analysis**

Residential/mixed-use development along the transit corridors is considered to be financial feasible during the housing element planning period. The City has received statements of interest or first-look applications (see sidebar) from residential developers on properties along the transportation corridors. Interviews with developers indicate that they view the transportation corridors as untapped resources to develop new residential/mixed-use opportunities, both as stand-alone residential and mixed-use projects.

The Framework proposes several programs to facilitate affordable housing. Through implementation of Programs 20 and 21, the City may create residential/mixed-use development standards for housing along these major transportation corridors. The standards will provide guidance and graphics to illustrate the preferred and discouraged methods of planning, neighborhood design, and construction.

Development within these corridors would be subject to the City’s Housing Opportunity Ordinance. This ordinance requires that at least 15 percent of the units in an eligible ownership project be set aside as affordable to moderate income households for at least 45 years. For eligible rental projects, at least 15 percent must be affordable to very low or lower income households for at least 55 years.



The Residential/Mixed Use zoning district could facilitate lot consolidation by offering progressively higher densities based on lot size and percentage of affordable units provided. The standards could facilitate the consolidation of sites into larger projects at higher densities, which lowers development costs, improves financial feasibility, and encourages affordable housing. Should additional flexibility be needed, developers could request modification of a variety of development standards to facilitate the project for properties with special circumstances (lot size, topography, location of surroundings, etc.).

Per Program 28, the City will revise its current density bonus ordinance to reflect recent changes in state law. The amount of a density bonus could range from 20 percent to up to 35 percent, depending on the amount by which the percentage of affordable housing committed to be provided exceeds the minimum percentage established in state law. Eligible projects may also receive one to three regulatory concessions or other development incentives, depending on the proportion of affordable units and level of income targeting.

Program 30 states that the City will work with employers to produce a demonstration workforce housing project and advocate for favorable legislation that incentivizes the production of such housing. The underused land along the transit corridors, with its proximity to transit systems, employment centers, and freeway access, is among many potential locations for workforce housing. Finally, the developments could qualify as categorically exempt under Section 15332 of the California Environmental Quality Act (CEQA), further expediting development processing time and reducing entitlement costs.

### Summary Assessment

In summary, the transit corridors offer significant opportunities for residential development, including affordable housing, within the housing element period. Through the upcoming General Plan and Zoning Ordinance update, the City may draft and adopt residential/mixed-use development and design standards to facilitate and encourage voluntary lot consolidation. If applied to these corridors, new land use designations and the encouragement of lot consolidation could provide the potential for up to 1,195 units on 40 acres of vacant and underutilized land. Developers have continually expressed interest in building housing along these corridors, particularly the East First Street corridor. With new general plan designation, zoning, and residential/mixed-use standards, these sites could offer excellent opportunities for development.

## TRANSIT ZONING CODE

### Introduction

The City adopted the Transit Zoning Code (TZC) in 2010. The TZC guides development in the central urban core of Santa Ana and consists of more than 450 acres of land. Recent developments in this area highlight the opportunities for both affordable and market rate residential projects. Projects such as Triada Garden and Triada Court provide 98 new units affordable to very low incomes in



the Urban Neighborhood zone of the TZC. Additionally, the proposed Depot at Santiago project (see Table C-2) will add 70 new units, with 69 units restricted to lower income households.

The TZC was also designed to provide the zoning necessary to support the long-term development of a transit program. The integration of a new transit infrastructure and infill development will strengthen existing neighborhoods and allow for a mix of uses and a variety of housing types. The TZC could accommodate up to 4,075 housing units.

### Adequate Sites Analysis

The TZC has the necessary general plan land use designation and zoning to support the development of new housing. Multiple-family housing is permitted by right within all zones covered by the TZC. The City has identified the potential for 1,176 units on approximately 72 acres in the TZC area. There is opportunity for redevelopment or recycling of land with Downtown, Urban Neighborhood 2, Urban Core, and Transit Village designations. Many of these parcels are also in an Industrial Overlay Zone. The majority of these underutilized parcels contain industrial and auto storage uses with an I/L ratio less than 1.0. In some cases, individual sites may not have a low I/L ratio, but are viable for development when consolidated with adjacent sites.

Much of the TZC area is suitable for housing at densities of at least 20 units per acre. As mentioned above, recent residential projects demonstrate the ability of the TZC to accommodate 50 percent of the City's remaining 2006–2014 RHNA on underutilized sites (494 units—see Table C-2). Underutilized sites on 26 acres in this area have sufficient capacity to accommodate 530 units by right at 20 units an acre with sites large enough accommodate a minimum of 16 units. Additional units could be accommodated on vacant or underutilized parcels through lot consolidation of adjacent parcels within sites 3 and 4 (See Table C-7).

Due to recent development and continued developer interest in this area the City has counted the potential for 500 units within the TZC toward the 2014-2021 RHNA. The City's Housing Opportunity Ordinance applies to the properties within the TZC area designated within an Industrial Overlay Zone. Large parcel sizes, the opportunity for lot consolidation, and underutilized uses make this area attractive for both market rate and affordable housing projects.

Exhibit C-5 and Table C-7 provide an illustration and development potential of the TZC.



Exhibit C-5 Transit Zoning Code Regulating Plan



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**Table C-7  
Vacant and Underutilized Land in the Transit Zoning Code**

Map Key	Acres	APN	Assumed Density	Potential Units <sup>1</sup>	Existing Use				City Owned <sup>24</sup>	I/L Ratio <sup>5</sup>	Existing Zoning <sup>6</sup>	Existing General Plan
					Site Use	Year Built <sup>2</sup>	Site Rating <sup>3</sup>	Adjacent Uses				
<b>SITE 1</b>												
1a	0.44	398-152-16	20	9	Vacant	N/A	0.00	Industrial, vacant	-	-	UN2	UN
1b	0.19	398-150-02	20	4	Vacant	N/A	0.00	Industrial, vacant	-	-	UN2	UN
1c	0.22	398-035-01	20	5	Industrial yard	N/A	2.50	Industrial, Vacant, hospital	-	-	M2-OZ/ UN2	UN
1d	0.1	398-035-02	20	2	SFR	1901	2.67	Industrial, vacant	-	-	M2-OZ/ UN2	UN
1e	0.24	398-035-03	20	5	Industrial	1936	2.50	SFR, industrial	-	0.66	M2-OZ/ UN2	UN
1f	0.49	398-191-05	20	10	Contractor yard	N/A	0.00	SFR, industrial	-	-	M1-OZ/ UN2	UN
1g	1.16	398-191-02	20	24	Parking lot	2010	4.25	Industrial	-	0.20	M2-OZ/ UN2	UN
1h	0.99	398-191-03	20	20	Industrial	1940	2.50	Industrial	-	-	M2-OZ/ UN2	UN
1i	0.29	398-191-04	20	6	Manufacturing	1940, Remodeled 2011	3.67	Industrial/ live work lofts	-	0.17	M2-OZ/ UN2	UN
1j	0.07	398-192-02	20	2	Parking lot	N/A	0.50	Industrial	-	-	M2-OZ/ UN2	UN
1k	0.19	398-192-03	20	4	Industrial	1984	2.50	Industrial	-	0.09	M2-OZ/ UN2	UN
1l	0.77	398-192-04	20	16	Industrial	1984	2.17	Industrial	-	0.52	M2-OZ/ UN2	UN
1m	0.52	398-192-05	20	11	Industrial	1954	1.67	SFR, industrial	-	0.35	M2-OZ/ UN2	UN
<b>Totals:</b>	<b>5.67</b>	--	--	<b>118</b>	--	--	--	--	--	--	--	--
<b>SITE 2</b>												
2a	1.81	398-352-07	20	37	Light Ind	2001	4.00	Live work lofts, light industrial transportation	-	3.13	M1-OZ/ UC	DC
2b	3.34	398-352-06	20	67	Light Ind	2001	3.67	Industrial, transportation	-	2.12	M1-OZ/ UC	DC
<b>Totals:</b>	<b>5.15</b>	--	--	<b>104</b>	--	--	--	--	--	--	--	--

**Table C-7  
Vacant and Underutilized Land in the Transit Zoning Code**

Map Key	Acres	APN	Assumed Density	Potential Units <sup>1</sup>	Existing Use				City Owned <sup>24</sup>	I/L Ratio <sup>5</sup>	Existing Zoning <sup>6</sup>	Existing General Plan
					Site Use	Year Built <sup>2</sup>	Site Rating <sup>3</sup>	Adjacent Uses				
<b>SITE 3</b>												
3a	1.49	398-207-01	20	30	Warehouse	1952	2.75	Warehouse, transportation	-	0.39	TV	DC
3b	0.15	398-208-01	20	3	Parking lot	N/A	3.00	Warehouse	-	-	TV	DC
3c	7.04	398-101-15	20	141	Care Home/ Industrial	1950	3.50	Warehouse, SFR	-	0.20	TV	DC
3d	3.04	398-361-07	20	61	Industrial	1946	2.00	Industrial, warehouse	-	4.12	TV	DC
3e	2.52	398-361-12	20	51	Salvage Yard/ industrial	1950	2.50	Industrial	-	0.05	M2-OZ/ UC	DC
3f	4.08	398-361-01	20	82	Industrial/ Veh Parking	2001	0.00	Industrial	-	1.33	UC/TV	DC
3g	2.13	398-374-21	20	43	Industrial	1964	0.00	Industrial, SFR	-	0.22	TV	DC
3h	0.8	398-374-19	20	16	Industrial	1954	0.00	Industrial	-	-	M1-OZ/ UC	DC
3i	0.68	398-374-20	20	14	Industrial	1964	0.00	Industrial	-	0.21	M1-OZ/ UC	DC
3j	0.45	398-361-02	20	9	Industrial	1950	0.00	Industrial	-	0.12	M2-OZ/ UC	DC
3k	0.45	398-361-03	20	9	Industrial	1946	0.00	Industrial	-	0.63	M2-OZ/ UC	DC
3l	3.07	398-342-18	20	62	Industrial	1984	0.00	Industrial	-	-	M2-OZ/ UN2 & UC	UN/DC
3m	0.17	398-362-01	20	4	Warehouse	1950	0.00	Industrial	-	2.61	M2-OZ/ UC	DC
3n	0.07	398-362-02	20	2	Warehouse	1947	0.00	Industrial	-	0.23	M2-OZ/ UC	DC
3o	0.05	398-362-03	20	1	Warehouse	1925	2.25	Warehouse, transportation	-	0.36	M2-OZ/ UC	DC
3p	0.05	398-362-04	20	1	Warehouse	1922	2.00	Warehouse	-	0.07	M2-OZ/ UC	DC
3q	0.16	398-362-05	20	4	Warehouse	1922	2.50	Warehouse	-	0.19	M2-OZ/ UC	DC
3r	0.48	398-342-01	20	10	Storage Lot	1972	0.00	Industrial	-	-	M2-OZ/ UC	DC
3s	0.1	398-342-02	20	2	Storage Lot	N/A	0.00	Industrial	-	-	M2-OZ/ UC	DC
3t	0.23	398-342-03	20	5	Storage Lot	N/A	0.00	Industrial	-	-	M2-OZ/ UC	DC
3u	0.56	398-342-15	20	12	Storage Lot	N/A	0.00	Industrial	-	-	M2-OZ/ UC	UN
3v	0.03	398-342-05	20	1	Storage Lot	N/A	0.00	Industrial	-	-	M2-OZ/ UN2	UN



**Table C-7  
Vacant and Underutilized Land in the Transit Zoning Code**

Map Key	Acres	APN	Assumed Density	Potential Units <sup>1</sup>	Existing Use				City Owned <sup>24</sup>	I/L Ratio <sup>5</sup>	Existing Zoning <sup>6</sup>	Existing General Plan
					Site Use	Year Built <sup>2</sup>	Site Rating <sup>3</sup>	Adjacent Uses				
3w	2.22	398-342-12	20	45	Recycling Fac	2002	0.00	Industrial	-	1.28	M2-OZ/ UN2	UN
3x	0.51	398-342-11	20	11	Recycling Fac	N/A	0.00	Industrial, vacant, restaurant	-	-	M2-OZ/ UN2 & UC	DC/UC
3y	0.51	398-342-09	20	11	Recycling Fac	N/A	0.00	Industrial, vacant, restaurant	-	-	M2-OZ/ UN2 & UC	DC/UC
3z	0.21	398-342-08	20	5	Recycling Fac	N/A	0.00	Industrial, vacant, restaurant	-	-	M2-OZ/ UN2 & UC	DC/UC
3aa	0.17	398-342-16	20	4	Restaurant	1988	0.00	Industrial, vacant	-	2.45	M2-OZ/ UN2 & UC	UN
3bb	0.11	398-381-01	20	3	Industrial	1960	2.33	Industrial	-	2.20	M2-OZ/ UC	DC
3cc	0.76	398-381-04	20	16	Industrial	1951	0.00	Industrial, SFR, MF	-	0.36	M2-OZ/ UC	DC
3dd	0.31	398-373-06	20	7	Industrial	1963	0.00	Industrial	-	0.19	M1-OZ/ UC	DC
3ee	0.47	398-373-05	20	10	Industrial	1922	0.00	Industrial	-	0.59	M1-OZ/ UC	DC
3ff	0.44	398-381-02	20	9	Industrial	1948	2.50	Industrial, vacant	-	0.24	M2-OZ/ UC	DC
3gg	0.2	398-381-03	20	4	Utility Easement	N/A	0.00	Industrial	-	-	M2-OZ/ UC	DC
3hh	0.46	398-381-06	20	10	Industrial	1963	0.00	Industrial	-	1.99	M2-OZ/ UC	DC
3ii	0.01	398-381-05	20	1	Industrial	N/A	0.00	Industrial	-	-	M2-OZ/ UC	DC
3jj	1.49	398-382-01	20	30	Industrial	1925	0.00	Industrial, SFR, MF	-	0.30	M2-OZ/ UN2	DC/UN
3kk	0.05	398-381-13	20	1	Industrial	N/A	0.00	Industrial	-	-	M2-OZ/ UN2	UN
3ll	0.2	398-381-12	20	4	Vacant	N/A	0.00	Industrial	-	-	M2-OZ/ UN2	UN
3mm	0.19	398-381-07	20	4	Industrial	1954	0.00	Industrial	-	3.04	M2-OZ/ UC	DC
3nn	0.04	398-381-09	20	1	Vacant	N/A	0.00	Industrial	Yes	-	M2-OZ/ UN2	UN
3oo	0.09	398-381-08	20	2	Vacant	1954	0.00	Industrial	-	0.14	M2-OZ/ UN2	UN
3pp	0.17	398-381-11	20	4	Vacant	1923	0.00	Industrial	-	2.62	M2-OZ/ UN2	UN
3qq	0.4	398-381-10	20	8	Industrial	1979	0.00	Industrial	-	1.49	M2-OZ/ UN2	UN
<b>Totals:</b>	<b>36.81</b>	<b>--</b>	<b>--</b>	<b>753</b>	<b>--</b>	<b>--</b>	<b>--</b>	<b>--</b>	<b>--</b>	<b>--</b>	<b>--</b>	<b>--</b>

**Table C-7  
Vacant and Underutilized Land in the Transit Zoning Code**

Map Key	Acres	APN	Assumed Density	Potential Units <sup>1</sup>	Existing Use				City Owned <sup>24</sup>	I/L Ratio <sup>5</sup>	Existing Zoning <sup>6</sup>	Existing General Plan	
					Site Use	Year Built <sup>2</sup>	Site Rating <sup>3</sup>	Adjacent Uses					
<b>SITE 4</b>													
4a	0.16	398-471-07	20	4	Vacant	N/A	0.00	Industrial	-	-	M2-OZ/ UN2	UN	
4b	0.52	398-471-05	20	11	Industrial	N/A	3.17	Industrial, vacant	-	-	M2-OZ/ UN2	UN	
4c	0.41	398-471-04	20	9	Auto Storage	N/A	3.00	Industrial	-	-	M2-OZ/ UN2	UN	
4d	0.99	398-471-03	20	20	Industrial/ Auto Storage	1926	2.33	Industrial	-	0.60	M2-OZ/ UN2	UN	
4e	0.74	398-471-06	20	15	Auto Storage	N/A	0.50	Industrial, vacant	-	0.02	M2-OZ/ UN2	UN	
4f	0.52	398-472-06	20	11	Vacant	N/A	0.00	Industrial, vacant	-	0.06	M2-OZ/ UN2	UN	
4g	0.28	398-472-05	20	6	Vacant	N/A	0.00	Industrial, vacant	-	-	M2-OZ/ UN2	UN	
4h	0.84	398-472-04	20	17	Vacant	N/A	0.00	Industrial, vacant	-	0.01	M2-OZ/ UN2	UN	
4i	0.56	398-472-03	20	12	Industrial	1965	1.67	Industrial, vacant	-	0.46	M2-OZ/ UN2	UN	
4j	0.99	398-472-01	20	20	Industrial	1948	1.67	Industrial, vacant	-	0.22	M2-OZ/ UN2	UN	
4k	0.02	398-472-02	20	1	Industrial	1950	1.67	Industrial, vacant	-	-	M2-OZ/ UN2	UN	
4l	0.41	398-473-06	20	9	Salvage Yard	1922	1.67	Industrial, vacant	-	0.10	M2-OZ/ UN2	UN	
4m	0.14	398-473-04	20	3	Salvage Yard	N/A	0.25	Industrial	-	-	M2-OZ/ UN2	UN	
4n	1.18	398-473-12	20	24	Salvage Yard	1950	0.50	Industrial	-	-	M2-OZ/ CDR & UN2	UN	
4o	0.59	398-473-10	20	12	Industrial	1953	1.50	Industrial	-	0.22	CDR/ UN2	UN	
4p	0.2	398-473-09	20	4	Salvage Yard	N/A	1.00	Industrial	-	-	M2-OZ/ CDR	UN	
4q	0.18	398-473-08	20	4	Salvage Yard	N/A	1.00	Industrial	-	-	M2-OZ/ CDR	UN	
<b>Totals:</b>	<b>8.73</b>	--	--	<b>182</b>	--	--	--	--	--	--	--	--	
<b>SITE 5</b>													
5a <sup>7</sup>	0.09	398-264-18	44	4	Office/ Retail	1910	0.00	Commercial		5.17	DT	DC	
5b <sup>7</sup>	0.31	398-264-15	48	15	Office/Retail	1910	0.00	Commercial		4.24	DT	DC	
<b>Totals:</b>	<b>15.78</b>	--	--	<b>19</b>	--	--	--	--	--	--	--	--	
	<b>72.14</b>			<b>1,176</b>	<b>Total Transit Zoning Code</b>								

**Table C-7  
Vacant and Underutilized Land in the Transit Zoning Code**

<i>Map Key</i>	<i>Acres</i>	<i>APN</i>	<i>Assumed Density</i>	<i>Potential Units<sup>1</sup></i>	<i>Existing Use</i>				<i>City Owned<sup>2,4</sup></i>	<i>I/L Ratio<sup>5</sup></i>	<i>Existing Zoning<sup>6</sup></i>	<i>Existing General Plan</i>
					<i>Site Use</i>	<i>Year Built<sup>2</sup></i>	<i>Site Rating<sup>3</sup></i>	<i>Adjacent Uses</i>				

Source: City of Santa Ana, 2013

Notes:

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>1. Figures subject to rounding.</li> <li>2. Year built data based on City building permit records and County Assessor rolls.</li> <li>3. Site conditions based on field survey (December 2013) and aerial evaluation.</li> <li>4. A "Yes" indicates that the property is owned by the City of Santa Ana.</li> </ul> | <ul style="list-style-type: none"> <li>5. In the improvement-to-land-value (I/L) ratio column, a hyphen indicates zero improvement value.</li> <li>6. Sites designated as M1 and M2 indicate they are within an industrial overlay zone.</li> <li>7. Historic building proposed for adaptive reuse (1st floor retail, 2nd-4th residential use, units estimated between 1,500 and 1,700 sq ft).</li> </ul> |
|--|---|

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## Environmental and Infrastructure Analysis

The area of Santa Ana covered under the TZC is in one of the oldest parts of the community. Various infrastructure systems, such as the sewer system, date back to the early 1920s. As part of the technical studies for the TZC, significant infrastructure improvements were identified for the 20-year buildout horizon. As part of the project, the EIR for the Transit Zoning Code (2010) detailed the potential environmental and infrastructure impacts of the project and implementation measures to address the presence of any impacts. The TZC EIR indicates that future development of the code:

- would not be constrained by any significant biological, seismic, geological, or hazard constraints (TZC EIR, Sections 4.3 and 4.5).
- could alter the existing drainage pattern and potentially result in increased downstream flooding through the addition of impervious surfaces, or exceeding the capacity of existing or planned stormwater drainage systems, additional mitigation will be necessary (TZC EIR, Sections 4.6)
- would not require or result in the construction of new water treatment facilities, the expansion of existing water treatment facilities, or the expansion of the existing network of water lines (TZC EIR Sections 4.12.1-4.12.4).
- would not increase wastewater generation such that treatment facilities would be inadequate to serve the projected demand in addition to the provider's existing commitments (TZC EIR Sections 4.12.5–4.12.9).

To address the needed improvements to and/or replacement of infrastructure, the City's practice is to require all developers to pay a pro rata share of the costs to improve or replace the infrastructure. This is in addition to the on and offsite improvements that are required under the Municipal Code (Article III) to serve individual projects. These included rehabilitation of existing asphalt pavement; installation of new water, sewer, and storm drain lines; installation of a fixed-rail system (trolley); and enhanced bicycle and pedestrian routes.

## Capacity Analysis

A fundamental goal of the code is to facilitate a variety of form-based housing choices that may include lofts, live-work buildings, courtyard housing, rowhouses, and other types of multiple-family housing. This diverse mix of rental and ownership housing can provide opportunities for housing affordable to all income levels. Some sites are anticipated to be multiple-family projects at 25–45 units per acre, with other sites building townhouses and single-family detached products at 7–15 units per acre. Overall, the density mix will likely average between 20 and 30 units per acre.

## Financial Feasibility Analysis

The City has a variety of policies and programs to facilitate affordable housing. City ownership of land can greatly facilitate the production of affordable housing by eliminating the cost of land acquisition and reducing the time needed to obtain



and finance loans. Policy HE-2.8 of the Framework directs the City to maximize affordable housing on Authority-owned properties that is high quality, sustainable, and available to various income levels.

Development with an Industrial Overlay in the TZC area is subject to the City's Housing Opportunity Ordinance. This ordinance requires that at least 15 percent of the units in an eligible ownership project be set aside as affordable to moderate income households for at least 45 years. For eligible rental projects, at least 15 percent must be affordable to very low or lower income households for at least 55 years.

Per Program 28, the City will revise its current density bonus ordinance to reflect recent changes in state law. The density bonus could range from 20 to 35 percent, depending on the amount by which the percentage of affordable housing committed to be provided exceeds the minimum percentage established in state law. Eligible projects may receive one to three regulatory concessions or other development incentives, depending on the proportion of affordable units and level of income targeting. Finally, the developments could qualify as categorically exempt under Section 15332 of CEQA, expediting development processing time and reducing entitlement costs.

### Summary Assessment

In total, the projects developed in the area covered by the TZC have access to incentives to facilitate residential development, including affordable housing, within the housing element planning period. Given the TZC's potential to support up to 4,075 units (including 1,176 units identified in Table C-7) and current interest from the development community, it is reasonable to assume that at least 500 units of new housing at densities around 20 to 30 units per acre could be built in the City's central urban core within the planning period. The combination of the code's flexible development standards, streamlined permitting process and by-right development, intense urban vision, recent development interest, and continued development interest make sites within the TZC likely candidates for residential development within the planning period.



## DEVELOPMENT POTENTIAL SUMMARY

The City of Santa Ana has identified several major areas—Metro East, the Transit Zoning Code, Harbor Mixed Use Transit Corridor Specific Plan, and transit corridors—to address its remaining RHNA. Table C-7 summarizes the sites, capacity, and program commitments that apply to specific areas proposed for residential/mixed use. Exhibit C-6 illustrates the location of identified sites.

**Table C-8**  
**Development Potential Summary**

	<i>Metro East</i>	<i>Harbor Blvd.</i>	<i>Fifth Street</i>	<i>First Street</i>	<i>TZC</i>	<i>Total</i>
<b>Site Adequacy</b>						
Available in Planning Period	Yes	Yes	Yes	Yes	Yes	--
Appropriate GP/Zoning	Yes	Proposed	Proposed	Proposed	Yes	--
Multiple-Family Allowed by Right	Yes	Proposed	Proposed	Proposed	Yes	--
Appropriate Regulations/Standards	Yes	Proposed	Proposed	Proposed	Yes	--
Adequate Lot Sizes	Yes	Yes	Yes	Yes	Yes	--
<b>Capacity</b>						
Total Acres	21.35	305	14.44	25.56	450	816.35
Density Range (du/ac)	25–98	5–50	23–35	23–35	5–90	--
Density Assumed (du/ac)	45	20–30	30	30	7–45	--
Residential Units	964	500 <sup>1</sup>	428	767	500	3,159
<b>Environment and Infrastructure</b>						
Environmental Clearance	Yes	Proposed	Proposed	Proposed	Yes	
Adequate Water and Sewer Infrastructure	Yes	Yes	Possible	Yes	Yes	--
Transit System Access	Yes	Yes	Yes	Yes	Yes	--
Known Environmental Constraints	No	No	No	No	No	--
<b>Financial Feasibility</b>						
Zoning Code, Specific Plan or Overlay for Area	✓	✓			✓	--
CEQA Infill Exemption	✓	✓	✓	✓	✓	--
Program 16 Transit Zoning Code					✓	--
Program 19 Harbor Mixed Use Transit Corridor Specific Plan		✓				--
Program 20 General Plan Update	✓	✓	✓	✓	✓	--
Program 21 Zoning Ordinance Update			✓	✓		
Program 22 Building Design Guidelines	✓	✓	✓	✓	✓	
Program 28 Density Bonus Update	✓	✓	✓	✓	✓	--
Program 29 Housing Opportunity Ordinance	✓	✓	✓	✓	✓ <sup>2</sup>	--

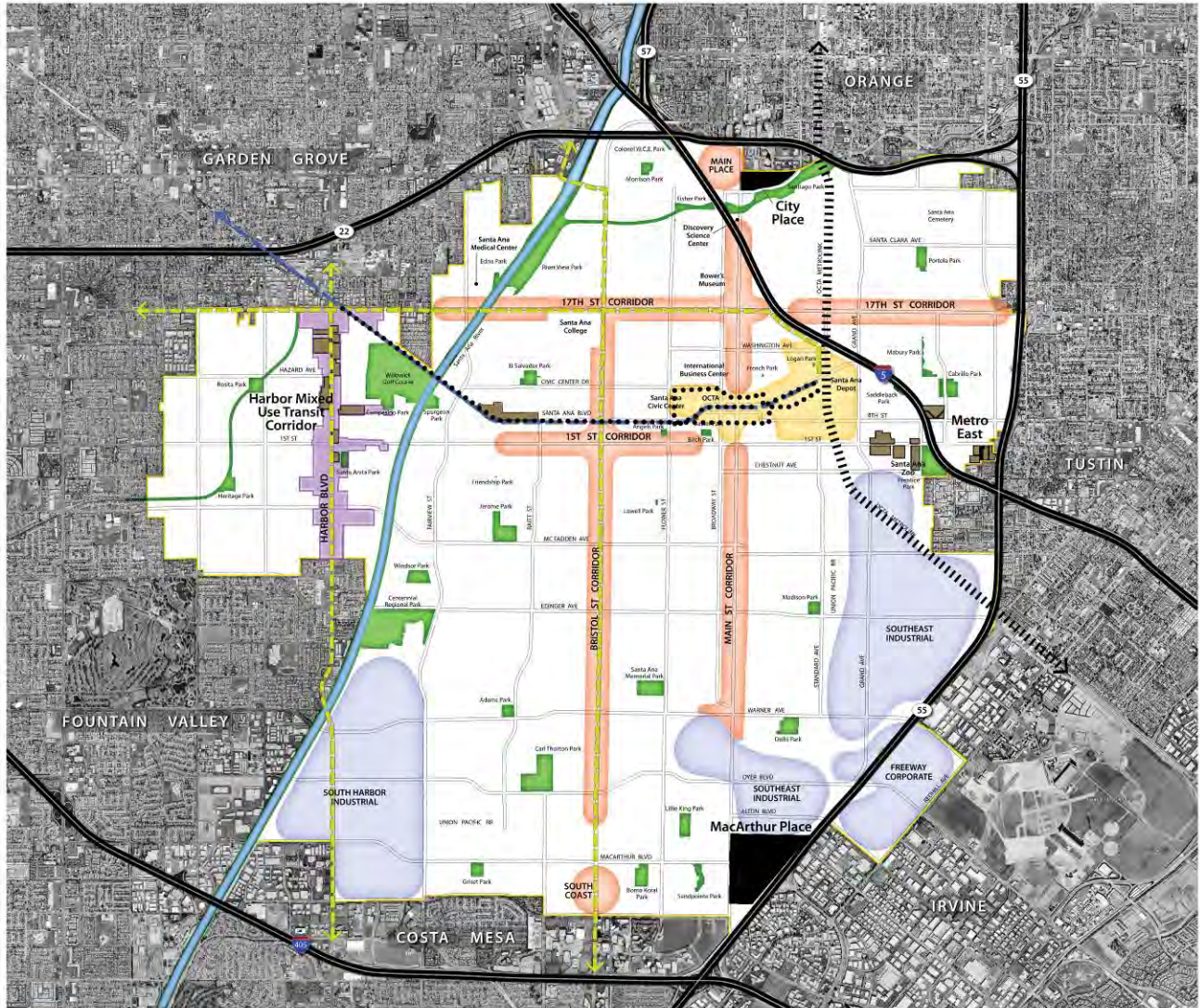
Source: City of Santa Ana, 2013.

1. Roughly 10 acres are reserved exclusively for residential development at a minimum density of 20 units per acre.

2. The Housing Opportunity Ordinance applies to the industrial properties within the TZC area designated with in the overlay zone.



Exhibit C-6 Potential Housing Sites in Santa Ana



LEGEND

- Residential Opportunity
- Harbor Mixed Use Transit Corridor Specific Plan
- Transit Zoning Code
- Office/Industrial
- Commercial
- Parks/Open Space
- District Centers
- Santa Ana River
- OCTA BRT Alignment
- Metrolink and Amtrak Commuter Rail
- Fixed Guideway(Streetcar)
- Pacific Electric ROW/ Transit Corridor

Sources:  
 1. Draft Circulation Element, 2013    2. Transit Zoning Code, 2010    3. Metro East Mixed-Use Overlay Zone, March 2007





## HOUSING PRESERVATION

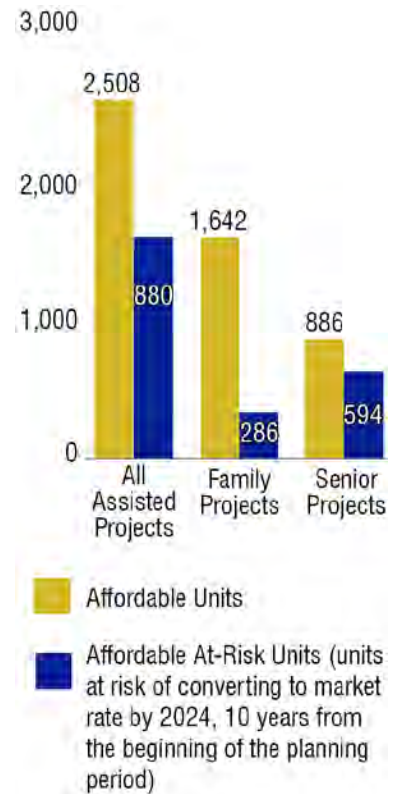
The City of Santa Ana has a significant amount of affordable housing that receives public subsidies in return for long-term affordability controls. Typically, these residential projects provide units affordable to extremely low, very low, and low income households, including persons with special needs. Some of the projects maintain their eligibility in perpetuity. The majority of projects, however, are restricted for 15–55 years, after which they can begin charging market rate rents. Housing units eligible to change from lower income housing to market-rate housing during the planning period (2014–2021) are of immediate concern to the City and its residents.

State law requires that housing elements include an analysis of “assisted multiple-family housing” projects regarding their eligibility to change from low income housing to market rates by 2024 (10 years from the start of the planning period). Assisted housing is multiple-family rental housing that receives government assistance under federal, state, and/or local programs. Santa Ana currently (2013) has over 2,500 assisted housing units.

If there are units at risk of converting to market rate rents by 2024, the element must include a detailed inventory and analysis, including the following information:

- Each development by project name and address
- Type of governmental assistance received
- Earliest possible date of conversion from low income use to market rates
- Total elderly and nonelderly units that could be converted
- An analysis of costs of preserving and/or replacing those units at risk in the current planning period.
- Resources that could be used to preserve the at-risk units
- Programs for preservation of at-risk units and quantified objectives

Table C-8 details the City’s affordable housing inventory that is at risk of converting to market rate housing within 10 years from the beginning of the planning period (by June 30, 2024). This includes all projects that have received public subsidies and are deed restricted to be affordable to lower income households in Santa Ana.



**Chart C-1: Affordable Housing Projects**

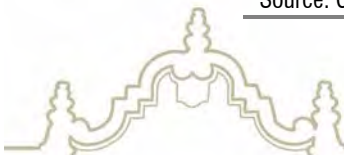
Source: City of Santa Ana, 2013



**Table C-9  
Units at Risk of Conversion by 6/30/2024**

<i>Project Name and Address</i>	<i>Type and Income Target</i>	<i>Type of Public Assistance</i>	<i>Total Project Units</i>	<i>Total Affordable Units</i>	<i>Date of Potential Conversion/Status</i>
Rosswood Villa 100 N. Ross Street	Senior 50% AMI	Section 8	199	198	(renewing every year)
Santa Ana Towers 401 W. First Street	Senior 50% AMI	Section 8	199	198	(renewing every year)
Flower Park Plaza 901 Flower Street	Senior 50% AMI	Section 8	199	198	2014
Highland Manor 1128 W Highland Street	Family 50% AMI	LMSA 236(j)(1)	12	12	2014
Cornerstone Village 923, 924, 927, 928, 931, 932, 936, 939, 1001, 1106, & 1110 S. Minnie	Family 60% AMI	RDA 20% Set-Aside and CHFA Loan	110	110	2016
La Gema Del Barrio 638–642 E. Adams	Family 80% AMI	RDA 20% Set-Aside	6	6	2017
Cornerstone Village 1009, 1113, & 1117 S. Minnie	Family 60% AMI	RDA 20% Set-Aside and CHFA Loan	30	30	2018
Cornerstone Village 1005 S. Minnie	Family 60% AMI	RDA 20% Set-Aside and CHFA Loan	10	10	2019
Cornerstone Village 940, 1013, & 1017 S. Minnie	Family 60% AMI	RDA 20% Set-Aside and CHFA Loan	30	30	2020
Civic Center Barrio 3524 W. Washington	Family 50% AMI	Sec. 8 Moderate Rehabilitation	8	6	2021
Civic Center Barrio 201 N. Raitt Street	Family 80% AMI	RDA 20% Set-Aside	6	2	2022
Cornerstone Village 1105 & 1109 S. Minnie	Family 60% AMI	RDA 20% Set-Aside and CHFA Loan	20	20	2023
Civic Center Barrio 405 S. Raitt Street	Family 60% AMI	RDA 20% Set-Aside	12	6	2023
Sullivan Manor 2508 W. 1st Street	Family 50% AMI	Section 8	54	54	2023
<b>Affordable Units at Risk from 2014–2021</b>			<b>803</b>	<b>798</b>	--
<b>Units at Risk from 2014–2024</b>			<b>895</b>	<b>880</b>	--

Source: City of Santa Ana, 2013.



## EVALUATION OF PRESERVATION OPTIONS

Table C-8 shows that 798 housing units are at risk of conversion by the end of the planning period (2021), and an additional 82 could convert within 10 years of the start of the planning period (2024). This section analyzes four options to preserve affordable units: 1) replacement of rent subsidies, 2) construction of new affordable housing, 3) rehabilitation of units in return for extended affordability controls; and 4) refinance of the project.

### Replacement of Rent Subsidies

The first option is to replace the HUD rental vouchers given to each tenant (in the case of portable vouchers) or the payment subsidies given to each property owner when properties receive project Section 8 certificates. The financial cost of replacing subsidies depends on the fair market rent for the apartment and the household income level of the tenant. Typically, the subsidy would equal the difference between what a household can afford to pay (e.g., 30 percent of income after utility payments) and the fair market rent for the unit.

As shown in Table C-9, replacing the rental subsidies would total \$6.8 million annually, translating into approximately \$340 million over 50 years.



*City Preservation Projects*

**Table C-10**  
**Preservation Strategy: Replace Rental Subsidies**

<i>Unit</i>	<i>Fair Market Rent<sup>1</sup></i>	<i>Affordable Rent<sup>2</sup></i>	<i>No. of Units</i>	<i>Difference</i>	<i>Annual Subsidy</i>
1 bdrm	\$1,126	\$844	992	\$486	\$5,808,600
2 bdrm	\$1,294	\$964	38	\$631	\$318,744
3 bdrm	\$1,621	\$1,084	41	\$1,198	\$637,140
4 bdrm	\$2,525	\$1,204	7	\$1,418	\$131,682
<b>Total</b>					<b>\$6,896,112</b>

Notes:

1HUD Orange County Fair Market Rent, 2013.

2The affordable rent is based on the maximum payment for a very low income household and adjusted for household size, as derived from income limits provided by the State of California, 2013.

Utilities are estimated at a minimum of \$125 per month plus \$25 per each additional person. Figures are subject to rounding.

This option assumes the property owner accepts a subsidy that guarantees fair market rent. In some cases, property owners may decline. Although this subsidy would guarantee the long-term affordability of the unit, the cost could increase over time as market pressures push rents higher and require the City to increase the rental subsidies. Generally, this option is seen as a short-term fix to a long-term problem, not considered a sustainable solution.



### New Construction

The second option is to replace at-risk affordable units with new housing. Replacing an affordable project typically involves new construction. The project would require finding suitable sites zoned for multiple-family uses, purchasing available vacant or underutilized land, negotiating with a developer, funding the project, and managing other costs associated with building new housing. Table C-10 shows that the replacement cost of all 880 units ranges from \$165–\$240million.

**Table C-11**  
**Preservation Strategy: Construct New Units**

<i>Project Details</i>	<i>Senior Affordable Housing Project</i>	<i>Family Projects</i>	<i>Total</i>
Number of At-Risk Projects and Units	3 projects 594 units	11 projects 286 units	14 projects 880units
Construction Cost per Dwelling Unit	\$148,500–\$214,500		–
Land Needed at 30 Units per Acre	17.9 acres	8.8 acres	26.7 acres
Land Costs at \$30–\$45 per Square Foot	\$23.3 million to \$35.0 million	\$11.5 million to \$17.2 million	\$34.8 million to \$52.2 million
Incidental Costs	10 %	10 %	10%
<b>Total Costs</b>	\$111.5 million to \$162.4 million	\$53.9 million to \$78.5 million	\$165.4 million to \$240.9 million

Sources: Construction cost estimate and City surveys

### Acquisition and/or Rehabilitation



*Recent Acquisition and Rehabilitation Project*

In recent years, Santa Ana has pursued a proactive strategy of acquiring and rehabilitating apartments to eliminate blighted conditions, improve the health and safety of the units, and stabilize surrounding neighborhoods. Four recent examples are the Minnie Street, Ross and Durant, Sixth Street, and Townsend and Raitt projects. The rehabilitation work costs between \$55,000 and \$85,000 per unit. However, if unit reconfiguration is required (e.g., combining studios into family units), the cost could range from \$75,000 to \$120,000 per unit.

Table C-11 estimates the costs of acquisition and rehabilitation of apartments. The 880 units of affordable senior and family apartment units are anticipated to cost approximately \$48 to \$74 million to rehabilitate, preserve, and extend affordability controls. If acquisition and rehabilitation are required, the total cost would increase to between \$65 and \$105 million.



**Table C-12**  
**Preservation Strategy: Rehabilitate and Acquire Units**

<i>Project Details</i>	<i>Senior Projects</i>	<i>Family Projects</i>	<i>Total</i>
Type of Units	3 projects 594 units	11 projects 286units	14 projects 880 units
Rehabilitation Costs	\$55,000 to \$85,000 per unit		
Acquisition/Rehabilitation	\$75,000 to \$120,000 per unit		
<b>Total Costs</b>			
Rehabilitation	\$32.6 to \$50.5 million	\$15.7 to \$24.3 million \$21.4 to \$34.3 million	\$48.3 to \$74.8 million
Acquisition/Rehabilitation	\$44.5 to \$71.3 million		\$65.9 to \$105.6 million

Source: The Planning Center | DC&E, 2013

### Affordable Housing Refinancing

The City or the Santa Ana Housing Authority could offer incentives for property owners to refinance their mortgage in return for continuation of income restrictions on units. Either agency could issue tax exempt bonds for the refinance or purchase of properties with expiring use restrictions. This strategy has been successfully used for numerous new construction and rehabilitation housing projects throughout Santa Ana.

Wycliffe Plaza is a recent example of the issuance of mortgage revenue and tax-exempt bonds to finance the acquisition and rehabilitation of multifamily rental housing. This financing structure preserved 200 dwelling units, of which 140 were affordable. This extended the project affordability requirements. Other projects might be excellent candidates for bond refinancing or similar mechanisms to restructure outstanding loans. The success of the refinancing option depends on the financial incentives to the owner. If bond structures allow for interest rates well below the rates on the initial mortgage, the owner will have an incentive to refinance. If the City's lower interest rates are not competitive, this option becomes less feasible.



*Wycliffe Plaza*

### Summary

As noted above, the City has used nearly every one of these options to preserve or replace affordable housing that has converted to market rates. The particular option that is most suitable and affordable depends on the real estate market, the property owner's intentions, the condition of the property, and a wide range of other conditions. The key in choosing a strategy is to have advanced knowledge of the status of the project so that creative solutions can be devised to not only preserve the units, but do so in a manner that achieves the City's housing production goals set forth by the RHNA mandate.



### Program Efforts to Preserve At-Risk Units

The following housing programs have been developed to address the preservation of assisted units eligible to convert from affordable to market rate. The Santa Ana Housing Authority will be responsible for implementing the programs. Funding for implementation could be provided through funding sources cited above.

- **Monitoring At-Risk Units.** The City will maintain contact with owners of at-risk units. For at-risk projects, the City will communicate to the owners the importance of the units to the supply of affordable housing in Santa Ana as well as its desire to preserve the units as affordable. The City will confirm that the owners of at-risk projects will continue their Section 8 contracts, and will determine whether HUD will offer the owners a contract extension.
- **Financial Assistance.** If federal funds for the Section 8 program are discontinued at some point and other methods to preserve the at-risk units fail, the City will determine if it can assign financial resources to preserve the units. This option could include issuing bonds or holding TEFRA hearings that are the prerequisite for issuing multiple-family revenue bonds.
- **Technical Assistance.** The City can assist the owners of properties eligible for conversion to market rates in seeking funds and completing other tasks necessary to secure funds that preserve the affordability of housing. Based on information gathered through the monitoring program and visitation program, the City will dedicate staff resources to work with property owners.
- **Preservation of Units.** The Santa Ana Housing Division has identified several affordable projects at imminent risk of conversion. City staff will work with the property owners to explore opportunities to preserve the long-term affordability of the projects.
- **Identify and Work with Qualified Entities.** The City has close working relationships with numerous nonprofit entities, for-profit organizations, and developers who may be interested in acquiring and/or managing units at risk of conversion. HCD also lists a number of qualified agencies interested in managing affordable housing in Orange County and other counties throughout California. The City will consult the list of qualified entities to expand its administrative capacity to preserve affordable housing.

Housing element law requires that cities establish the maximum number of units that can be preserved over the planning period. Based on objectives stated in the Consolidated Plan and this housing element, the City's objective is to preserve all at-risk units where feasible, pending funding availability. Through implementation of Program 37, the City will allocate technical and financial resources to preserve at-risk housing units in Santa Ana.



## FINANCIAL RESOURCES FOR HOUSING

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Federal, state, local, and private programs are available to fund and/or subsidize the construction of new housing, preservation of existing affordable housing, maintenance of neighborhoods, and rehabilitation of housing. The following summarizes some of the major sources and amounts of funds available.

### FEDERAL RESOURCES

#### Section 8 Housing Choice Vouchers

Housing Choice Vouchers is a federal rental assistance program that provides a subsidy to very low income families, individuals, seniors, and the disabled. Participants pay 30 percent of their adjusted income toward rent. The Santa Ana Housing Authority pays the balance of rent to property owners and administers the program. Housing vouchers can be used for any housing that meets the requirements of the program—it is not limited to units located in subsidized housing projects. Funds available in 2013/2014 total \$27,541,014.

#### Community Development Block Grants (CDBG)

The CDBG program is a federal entitlement program awarded to Santa Ana on a formula basis. The objectives are to fund housing activities and expand economic opportunities. Projects must benefit low and moderate income persons, aid in the prevention or elimination of slums or blight, or meet other urgent needs. Eligible activities include property acquisition, rehabilitation, preservation, economic development, code enforcement, public facilities, and public services. Funds available in 2013/2014 total \$5,680,480.

#### HOME Investment Partnership

HOME is a federal grant to expand the supply of decent, safe, and sanitary affordable housing. HOME is designed as a partnership program between the federal, state, and local governments; nonprofit; and for-profit housing entities to finance, build, rehabilitate, and manage housing for lower income owners and renters. Eligible activities include multiple-family unit acquisition and rehabilitation, single-family unit rehabilitation, and nonprofit affordable housing entity assistance. Funds available in 2013/2014 total \$1,228,217.

#### Housing Opportunities for Persons with AIDS (HOPWA)

HOPWA is a federal grant program available for projects supporting persons with HIV or AIDS in local jurisdictions on a formula basis. As the central jurisdiction in the county, funds are allocated to Santa Ana on behalf of all jurisdictions in Orange County. Funds are made available countywide for supportive social services, affordable housing development, and rental assistance on a competitive basis. Funds available in 2013/2014 total \$1,471,187.



### Emergency Shelter Grant

The federal Emergency Shelter Grant program is available for projects serving homeless people. Annual grant funds are allocated on a formula basis to assist with the provision of shelter and social services for the homeless. Eligible activities include the rehabilitation/remodeling of a building used as a new shelter, operation and maintenance of the facility, supportive services, and homeless prevention. Funds available in 2013/2014 total \$538,354.

### Neighborhood Stabilization

The Neighborhood Stabilization Program provides funding to cities with high foreclosure problems and risk of property abandonment. The program permits cities to buy foreclosed homes at a discount and rehabilitate or redevelop them. Grants can be used to acquire land and property; demolish or rehabilitate abandoned properties; offer down payment and closing cost assistance to low to moderate income homebuyers; and create "land banks" to assemble, temporarily manage, and dispose of vacant land for the purpose of stabilizing neighborhoods and encouraging reuse or redevelopment of urban property.

In FY 2013/2014, the City has received \$2,952,558 in funding for this program. Funds will be used as follows:

- Down payment assistance
- Single-family home acquisition and rehabilitation
- Condominiums and historic home acquisition and rehabilitation
- Acquisition and rehabilitation of rental housing
- Redevelopment

### Low Income Housing Tax Credits

The federal Low Income Housing Tax Credit program provides tax credits to individuals and corporations that invest in low income rental housing. Tax credits are sold to corporations and people with high tax liability, and proceeds are used to create housing. Eligible activities include new construction, rehabilitation, and acquisition of multiple-family rental projects. Several projects in the community have used these funds for rehabilitation purposes. Typically, affordable housing developers seek to utilize this source of funding.

## PRIVATE RESOURCES

### Federal National Mortgage Association (Fannie Mae)

Fannie Mae provides financial resources through a variety of programs, including the Community Home Buyer Program (fixed-rate mortgages), the Community Home Improvement Mortgage Program (mortgages for purchase and rehabilitation of a home), and the Fannie Neighbor Program (low down-payment mortgages for the purchase of single-family homes for underserved low income minorities).





### California Community Reinvestment Corporation (CCRC)

The CCRC is a nonprofit mortgage banking consortium that pools resources to reduce lender risk in financing affordable multiple-family housing. CCRC provides long-term mortgage and bond financing for new construction, acquisition, and rehabilitation, and direct equity investment funds to acquire housing at risk of converting to market rate rents. These programs are available for family and senior housing, mixed-use projects, and special needs housing.

### Federal Home Loan Bank Affordable Housing Program

This is a competitive program that provides grants twice a year through financial institutions for investment in low or moderate income housing initiatives. Member banks partner with developers and community organizations to finance the purchase, construction, or rehabilitation of owner-occupied or rental housing. Grants can also be used to lower the interest rate on loans or cover down payment and closing costs. The program is flexible so that funds can be used in combination with other programs and funding sources, ensuring a project's feasibility.

### Orange County Affordable Housing Clearinghouse (OCAHC)

OCAHC is a nonprofit lender consortium that provides financing for affordable housing and homeownership. OCAHC offers mortgage loans and down payment assistance to first-time homebuyers, homeownership education, and information on affordable housing for sale.



HOUSING RESOURCES

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# Program Evaluation

This chapter describes progress in meeting objectives set forth during the 2006–2014 Housing Element planning period which, in combination with the public outreach appendix, summarizes new initiatives proposed.

## OVERVIEW

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State law requires that housing elements contain an evaluation of current housing programs and their success in meeting the objectives set forth in the 2006–2014 Housing Element. The purpose is to provide a sound basis for the development of new or modified housing programs for the present housing element that will better address the community's housing needs.

The 2006–2014 Housing Element set forth a housing vision, four goals, and supporting policies to guide actions with respect to housing:

- Promote livable neighborhoods through quality housing conditions, quality parks and community services, and well-maintained infrastructure that inspire neighborhood pride.
- Provide a diversity of quality housing, affordability levels, and living experiences that accommodate Santa Ana's residents and workforce of all household types, income levels, and age groups to foster an inclusive community.
- Increase opportunities for low and moderate income individuals and families to find quality housing, including move-up opportunities, and afford a greater choice of rental or homeownership opportunities.
- Provide adequate rental and homeownership housing opportunities and supportive services suitable for seniors, people with disabilities, families with children, and people needing emergency, transitional, or supportive housing.

This appendix contains a concise description of progress toward each goal and the appropriateness of programs for the 2014–2021 Housing Element. More detailed information can be found in the City's annual housing reports prepared for HCD, HUD, and other reporting entities.



# D

## GOAL 1: HOUSING IMPROVEMENT

As an established, built-out city, Santa Ana faced significant housing challenges during the 2000s. One such challenge continued to be the improvement of its aging housing stock. The City had many single-family, multiple-family, and mobile home units that required maintenance, rehabilitation, or replacement. Many were built before the City instituted new design/development standards and thus were too small, lacked desired amenities, and needed adequate parking. Overcrowding and public safety concerns also contributed to poor conditions.

The 2006–2014 Housing Element thus set forth the goal to improve housing conditions through a menu of housing rehabilitation programs. This included single-family homes, apartments, and mobile home units. Moreover, as part of this effort, the City implemented programs to acquire, substantially rehabilitate, and reconfigure multiple-family housing and require long-term affordability covenants. The housing element set forth a goal to rehabilitate 210 units of housing.

Table D-1 compares the 2006–2014 Housing Element quantified objectives to reported progress since adoption by the City Council. Sources used include the federal Consolidated Annual Performance Evaluation Report (CAPER), HCD Annual Progress Report, and NSP progress reports. In just three years, the City has achieved all of its objectives for rehabilitation set forth in the housing element.

Covered later in this appendix but not summarized below, the City of Santa Ana was also successful in rehabilitating 73 single-family homes and 77 apartment units with federal funds under the Neighborhood Stabilization Program. All of these additional achievements included both acquisition and rehabilitation.

**Table D-1**  
**Summary of Progress 2008–2014 Quantified Objectives**

<i>Rehabilitation Activity</i>	<i>Goals by Income Level</i>			
	<i>Total</i>	<i>Very Low</i>	<i>Low</i>	<i>Mod</i>
<b>Housing Element Goal</b>	<b>210</b>	<b>190</b>	<b>21</b>	<b>0</b>
<b>Accomplished to Date</b>				
Single-Family Home Rehabilitation	50	50	0	0
Mobile Home Rehabilitation	6	6	0	0
Multiple-Family Unit Rehabilitation	0	0	0	0
Multiple-Family Acquisition/Rehabilitation	155	155	0	0
<b>Total</b>	<b>211</b>	<b>211</b>	<b>0</b>	<b>0</b>

Source: City of Santa Ana, Consolidated Annual Performance Evaluation Reports, 2010/11–2012/13.



*The City worked with for-profit and nonprofit organizations to rehabilitate and preserve over 500 units of affordable housing at Cornerstone Village.*



*Neighborhood projects to improve the community.*

The following are brief highlights of programs that aimed to rehabilitate housing, ensure compliance with city codes, and preserve neighborhoods. Table D-2 provides a concise program-by-program summary.



## Housing Rehabilitation

The 2006–2014 Housing Element proposed a menu of housing rehabilitation programs to improve the conditions of housing. As mentioned earlier, the City achieved all its objectives within three years. In addition, the City successfully competed for over \$17 million in three neighborhood stabilization grants. This infusion of federal funding allowed the City to rehabilitate more than 150 housing units, including substantial acquisition and rehabilitation projects.

## Neighborhood Programs

The 2006–2014 Housing Element also proposed a menu of neighborhood programs to help revitalize and stabilize residential neighborhoods in the City. From 2007 through 2012, more than \$72 million dollars have been expended to repave, slurry seal, and reconstruct local streets. The City continues to empower neighborhoods through the Communication Linkage Forum and Community Development Resource Network. A significant accomplishment was the implementation of healthy community efforts, including initiatives led by the California Endowment.

## Code Enforcement

The City continues to implement a multifaceted code enforcement program. The Proactive Rental Enforcement Team and Residential Response Team are the primary programs. The Special Projects Team was merged into existing programs due to funding cutbacks. The City continues to implement its successful vehicle abatement program. These efforts continue to address property maintenance, substandard housing conditions, and other conditions affecting health, safety, and welfare. In 2014/2015, the City anticipates restoring staffing levels to this program.

## Historic Preservation

City staff continues to work with residents and established neighborhoods to maintain their unique character, architectural integrity, and aesthetic qualities. By applying its citywide design guidelines, Mills Act contracts, adding properties to the historic district registry, or working with the Santa Ana Historical Preservation Society, the City continues to preserve its heritage.



*This home is the 2007 winner of the Outstanding Historic Preservation Award. Used as dance studio, this home was later restored with intricate Queen Anne details.*



**Table D-2  
Progress toward Housing Element Goal #1 Objectives**

<i>Name of Program</i>	<i>Objective</i>	<i>Responsible Agency</i>	<i>Status</i>
1. Single-Family Home Rehabilitation	<ul style="list-style-type: none"> <li>Provide low-interest loans to facilitate the rehabilitation of single-family homes occupied by lower income homeowners</li> </ul>	CDA, Housing Division	<p><b>Accomplishments:</b> The City continues to offer low-interest loans to single-family homeowners; 42 homes were rehabilitated since 2010. All goals were achieved, despite funding cutbacks.</p> <p><b>Appropriateness:</b> This program will continue for the 2014–2021 period.</p>
2. Mobile Home Repair	<ul style="list-style-type: none"> <li>Provide low or no interest loans to repair mobile homes annually for lower income households and seniors throughout the community</li> </ul>	CDA, Housing Division	<p><b>Accomplishments:</b> The City continues to offers conditional grants to repair mobile homes owned by very low-income seniors; 6 units were rehabilitated since 2010. This program has declined in number since the loss of RDA and CALHOME funds.</p> <p><b>Appropriateness:</b> This program will continue for the 2014–2021 period.</p>
3. Rental Rehabilitation	<ul style="list-style-type: none"> <li>Provide low-interest loans to assist in the rehabilitation of rental properties occupied by lower income and family households</li> </ul>	CDA, Housing Division	<p><b>Accomplishments:</b> The City continues to offer low-interest rate loans to rehabilitate rental units; 155 units were completed since 2010. Due to the dissolution of RDA, the City will focus more on rental rehabilitation.</p> <p><b>Appropriateness:</b> This program will continue for the 2014–2021 period.</p>
4. Neighborhood Improvement	<ul style="list-style-type: none"> <li>Continue to assist, create, and support neighborhood associations to collaborate on projects and sponsor and hold annual events</li> </ul>	CDA, Housing Division	<p><b>Accomplishments:</b> The City continues to have 64 neighborhood associations and encourages collaboration and coordination among residents, their associations, city agencies, and CBOs.</p> <p><b>Appropriateness:</b> This program will continue for the 2014–2021 period.</p>
5. Neighborhood Infrastructure	<ul style="list-style-type: none"> <li>Implement Project Restore and dedicate \$100 million to improve infrastructure in neighborhoods</li> <li>Continue to seek funds to improve infrastructure, including state and federal grants</li> </ul>	PWA	<p><b>Accomplishments:</b> From 2007 through 2010, the City expended \$63.2 million dollars to repave or slurry seal 211 miles of residential streets in Santa Ana as part of Project Restore. In 2011, \$6.2 million was spent to reconstruct approximately 15 miles of local streets. This program has been subsumed under the capital improvements program.</p> <p><b>Appropriateness:</b> This program will continue for the 2014–2021 period.</p>



**Table D-2  
Progress toward Housing Element Goal #1 Objectives**

<i>Name of Program</i>	<i>Objective</i>	<i>Responsible Agency</i>	<i>Status</i>
6. Healthy Neighborhood Initiatives	<ul style="list-style-type: none"> <li>Continue to implement Santa Ana Green program, including tree planting, corridor greenways, green building initiatives, and energy conservation</li> <li>Collaborate with neighborhoods and community-based organizations to promote the Healthy Neighborhood Initiative and safe and active environments</li> </ul>	<p>PWA</p> <p>PRCSA</p>	<p><b>Accomplishments:</b> Santa Ana continues to implement a Community Forestry Program to maintain and upgrade its urban forest of 64,350 trees. In 2012, the City completed a Greenhouse Gas Inventory and will complete the Climate Action Plan in 2013. The City continues its recycling, water conservation, waiver of permit and inspection fees for solar energy projects, and conversion of more City-owned streetlights to LED lighting. Educational awareness was conducted via the City web site, literature, and public events.</p> <p>The City continues to participate in a Healthy Cities Initiative, Safe and Active Living United District program, Active Communities, and Building Healthy Communities Initiative. In 2011, the City Council adopted a HEAL (Healthy Eating Active Living) Resolution that proclaims the City’s dedication to obesity prevention.</p> <p><b>Appropriateness:</b> This program will be expanded for the 2014–2021 period.</p>
7. Special Projects Team (SPT)	<ul style="list-style-type: none"> <li>Continue implementation of SPT efforts; inspect and bring into compliance with City codes at least 2,000 homes annually</li> </ul>	PBA, Planning Division	<p><b>Accomplishments:</b> The Commercial Residential Inspection Team program objectives were contributed in combination with the RRT and PREP (Programs 8 and 9). The SPT program has been phased out as an independent unit.</p>
8. Proactive Rental Enforcement (PREP)	<ul style="list-style-type: none"> <li>Continue implementation of PREP efforts; inspect and bring into compliance with City codes at least 1,600 rental units annually with City codes</li> </ul>	PBA, Planning Division	<p><b>Accomplishments:</b> The PREP program inspects and brings into compliance about 500 to 1,000 properties annually. This number falls short of objectives due to severe staffing and funding cutbacks.</p> <p><b>Appropriateness:</b> This program is approved thorough 2015 and targeted to be expanded for the 2014–2021 period.</p>
9. Residential Response Team (RRT)	<ul style="list-style-type: none"> <li>Continue implementation of RRT efforts; inspect and bring into compliance up to 2,200 substandard units</li> </ul>	PBA, Planning Division	<p><b>Accomplishments:</b> The RRT program inspects and brings into compliance about 1,500 to 2,500 properties annually. The average annual figure typically falls short of objectives due to severe staffing and funding cutbacks.</p> <p><b>Appropriateness:</b> This program will be expanded for the 2014–2021 period.</p>
10. Historic Program	<ul style="list-style-type: none"> <li>Continue to identify and list eligible historic properties on a voluntary basis</li> </ul>	PBA, Planning Division	<p><b>Accomplishments:</b> The City added 120 structures to the local historic register since June of 2006.</p> <p><b>Appropriateness:</b> This program will continue for the 2014–2021 period.</p>



**Table D-2  
Progress Toward Housing Element Goal #1 Objectives**

<i>Name of Program</i>	<i>Objective</i>	<i>Responsible Agency</i>	<i>Status</i>
11. Historic Home Rehabilitation Incentive	<ul style="list-style-type: none"> <li>• Seek flexible funding and other incentives to encourage repair and maintenance of historic homes</li> <li>• Provide low-interest loans to assist in the rehabilitation of up to 5 properties annually</li> </ul>	PBA, Planning Division  CDA, Housing Division	<p><b>Accomplishments:</b>                      The City continues to offer low interest loans to repair properties; 56 rehabilitation loans were issued to homeowners since 2010. Since 2008, 60 property owners applied for Mills Act contracts.</p> <p><b>Appropriateness:</b>                      This program will continue for the 2014–2021 period.</p>
12. Historic Neighborhood Preservation	<ul style="list-style-type: none"> <li>• Explore strategies to preserve residential neighborhoods. Create guidelines identifying the process to pursue becoming a type of historic district</li> </ul>	PBA, Planning Division	<p><b>Accomplishments:</b>                      City staff continues to work with existing historic district residents and established neighborhoods to maintain their unique character, architectural integrity, and aesthetic qualities.</p> <p><b>Appropriateness:</b>                      This program will continue for the 2014–2021 period.</p>





## GOAL 2: HOUSING PRODUCTION

A central goal of state housing element law is to facilitate the production of new housing to accommodate expected increases in population and employment. Every five years, the Southern California Association of Governments (SCAG) issues housing goals for each city in the region as part of the Regional Housing Needs Assessment (RHNA). Santa Ana was assigned a goal of developing sufficient capacity to accommodate 3,393 units (divided into four affordability levels) for the period covering 2006–2014.

The City of Santa Ana set forth programs to facilitate and encourage the production of and generate capacity for housing commensurate with the 2006–2014 RHNA goals. Table D-3 summarizes progress toward the RHNA goals through actual housing production. This includes affordable housing produced during the period as well as a portion of the acquisition, rehabilitation, and/or preservation of at-risk projects completed to the extent allowed under current state law.

The City’s efforts to address the RHNA came during a volatile period—loss of RDA funds, reduction in every federal and state funding, large staffing cuts in every City department, and also the foreclosure crisis. Moreover, although state law allows counting the acquisition, rehabilitation, and preservation of affordable housing, the strict timing for the contracts (first two years of the planning period) eliminates the credit deserved for many outstanding projects from being counted toward the RHNA. The City made significant progress toward its RHNA objectives, building over one-third of its lower income RHNA allocation. The City also rezoned land to accommodate nearly all of the 1,931-unit balance.



*Birch Street Courtyards.*



*California Palms*

**Table D-3  
Progress toward the 2006–2014 RHNA objectives**

Type of Project	Affordability Level				Total
	Very Low	Low	Moderate	Above	
<b>Regional Housing Needs Goals</b>	<b>694</b>	<b>574</b>	<b>665</b>	<b>1,461</b>	<b>3,393</b>
<b>Construction Credits</b>					
With Deed Restrictions	220	195 <sup>1</sup>	3	--	418
Without Deed Restrictions	--	--	27	2,048	2,075
<b>Total Production Credits</b>	<b>220</b>	<b>195</b>	<b>30</b>	<b>2,048</b>	<b>2,493</b>
<b>Rehabilitation/Preservation Credits<sup>2</sup></b>					
Qualified Credits	26	--	--	--	<b>26</b>
Other Similar Projects	--	--	--	--	<b>0</b>
<b>Remainder</b>	<b>448</b>	<b>379</b>	<b>635</b>	<b>--</b>	<b>1,931</b>

Source: City of Santa Ana, 2013

Notes:

1. The City of Santa Ana approved the conversion of a motel, California Palms, to a transient/residential hotel. These units can be counted toward the RHNA as new construction units. A total of 187 units were deed restricted to lower income households.

2. State law does not allow the counting of acquisition and preservation, substantial rehabilitation, or preservation of at-risk units unless such projects are identified and planned for preservation within the first two years of the planning period. This precluded numerous projects from counting toward the RHNA.





## Housing Production and Approval

Ultimately, the success of housing programs is reflected in the number of affordable housing units built, preserved, or rehabilitated. Santa Ana has made tremendous progress in this regard in just the past three years. Key projects built or approved during the planning period include:

- **Triada Development.** This project includes 114 units of new apartments, new single-family homes, and rehabilitated homes on single and scattered sites. This project was funded with \$15 million in RDA funds, a \$4 million land donation, and low income housing tax credits worth \$13.7 million. The project provides deed-restricted housing for extremely low and very low income residents for a minimum of 55 years. This effort earned Project of the Year Award at the 31 Annual Affordable Housing Award.
- **Terraces at Santiago.** This project includes 36 two- and three-bedroom units of family apartments. It was funded by \$7 million in low income housing tax credits, and land was acquired with NSP funds, \$3.8 million in RDA funds, and \$.2.5 HOME funds. The project provides deed-restricted housing for extremely low and very low income residents for a minimum of 55 years. This effort earned a Gold Nugget Award for Best Residential Project of the Year within a Suburban Setting.
- **Depot at Santiago.** This project includes 70 units of apartments affordable to extremely low and very low income housing. It was funded with \$3 million loan in CDBG and HOME funds, \$700,000 in rental housing vouchers, and \$18 million in low income housing tax credits. The project provides deed-restricted affordable housing for extremely low and very low income households for a minimum of 55 years. It is slated for construction shortly with completion anticipated in 2014.



*Triada Courtyard is in the Station District.*



*Terraces at Santiago*



**Table D-4  
Progress toward Housing Element Goal #2 Objectives**

<i>Name of Program</i>	<i>Objective</i>	<i>Responsible Agency</i>	<i>Status</i>
<b>Housing Supply</b>			
13. Renaissance Specific Plan	<ul style="list-style-type: none"> <li>• Complete and adopt the Renaissance Specific Plan (Transit Zoning Code)</li> <li>• Work with community leaders and residents to fashion appropriate housing policies</li> <li>• Issue RFQ to solicit proposals and make recommendations to City Council for a master developer for the disposition and development of Agency-owned sites in the RSP area</li> <li>• Initiate development of Agency-owned property with quality sustainable housing, including affordable housing and related facilities</li> <li>• Facilitate and encourage development of housing affordable to lower income households utilizing appropriate incentives proposed under Program 25</li> </ul>	<p>PBA, Planning Division CDA, Housing Division</p> <p>CDA, Housing Division</p> <p>CDA, Housing Division</p> <p>PBA, Planning Division</p>	<p><b>Accomplishments:</b> The Transit Zoning Code was approved by City Council in 2010 in an effort to implement a variety of residential and mixed-use opportunities in the Renaissance project area. The Transit Zoning Code was completed after an extensive multiyear outreach effort to engage public discussion.</p> <p>In 2010, the City issued an RFQ and made recommendations for selection. In 2011, City selected master developer Related Properties, who later submitted into Building Permit Plan Check for a mix of affordable housing on the City/Agency-owned property consistent with housing element goals and policies. The Agency executed a DDA for affordable infill housing on five Agency-owned parcels. Construction began in 2012.</p> <p>The City continuously evaluates a variety of financial tools to provide low cost financial assistance, including HOME program funds, reduction of development fees, tax-exempt bonds, NSP funds, and land cost reductions.</p> <p><b>Appropriateness:</b> This program is appropriate for the 2014–2021 period</p>
14. Metro East Mixed Use Overlay Zone	<ul style="list-style-type: none"> <li>• Continue to implement MEMU Overlay Zone policies to facilitate the development of new housing and long-term transition of the area</li> </ul>	PBA, Planning Division	<p><b>Accomplishments:</b> The City continues to encourage development opportunities that introduce new housing and mixed use into Metro East.</p> <p><b>Appropriateness:</b> This program is appropriate for the 2014–2021 period.</p>
15. District Centers	<ul style="list-style-type: none"> <li>• Continue to facilitate and encourage mixed-use housing in District Centers through the Specific Development District</li> <li>• Consider amendment of District Center boundaries to allow for new residential products</li> </ul>	PBA, Planning Division	<p><b>Accomplishments:</b> The newly adopted Transit Zoning Code allows for mixed-use housing in District Centers and select urban areas. In 2010, 16 Downtown artist lofts were constructed in the District Center. A new Specific Development district is proposed to allow 174 senior independent units at the Town &amp; Country Manor.</p> <p>In conjunction with the Transit Zoning Code area, the District Center general plan land use designation was expanded and new land use designations created to allow additional residential and mixed-use opportunities. Town and Country senior housing project would expand District Center boundaries to create a life-care facility. In 2012, “The 301” concept development plan for 173 multifamily units in City Place was proposed.</p> <p><b>Appropriateness:</b> This program is appropriate for the 2014–2021 period.</p>



**Table D-4**  
**Progress toward Housing Element Goal #2 Objectives**

<b>Name of Program</b>	<b>Objective</b>	<b>Responsible Agency</b>	<b>Status</b>
<b>Housing Supply</b>			
16. Harbor Boulevard	<ul style="list-style-type: none"> <li>• Amend North Harbor Specific Plan and evaluate the feasibility of redesignating up to 42 acres for residential/mixed uses                             <ul style="list-style-type: none"> <li>A. Apply the incentives available in the residential/ mixed use zone and other Citywide incentives</li> <li>B. Coordinate outreach to the public, development community, and stakeholders regarding land use, design, and development standards</li> <li>C. Apply residential development and parking standards in Program 19</li> <li>D. Facilitate and encourage the development of housing affordable to lower income households using appropriate incentives (Program 25)</li> </ul> </li> </ul>	PBA, Planning Division	<p><b>Accomplishments:</b> The City was awarded funds through the SCAG Compass Blueprint Demonstration Program to study and identify a new transit-oriented land use vision for the Harbor Mixed Use Transit Corridor. The project commenced in October 2010.</p> <p>City held over ten stakeholder and community meetings throughout 2011. In 2012, two Community Workshops, a neighborhood meeting, and Planning Commission Study Sessions were held to discuss the land use plan to introduce transit-oriented housing in the corridor</p> <p>Given that the plan has not been adopted, application of development standards and incentives are premature until the Harbor Corridor Plan is adopted in 2014.</p> <p><b>Appropriateness:</b> This program is appropriate for the 2014–2021 period.</p>
17. Transit Corridors Housing	<ul style="list-style-type: none"> <li>• Evaluate the feasibility of redesignating up to 40 acres for residential/mixed uses along First and Fifth Street for housing</li> <li>• Apply same incentives listed as A–D in Program 16 above to Transit Corridors.</li> </ul>	PBA, Planning Division	<p><b>Accomplishments:</b> The scope of the Harbor Mixed Use Transit Corridor Plan includes consultant assistance in evaluating existing conditions, market analysis, and extensive outreach. The results of the Harbor Corridor effort and work products will be referenced when evaluating the 1st and 5th Street corridors for housing opportunities.</p> <p><b>Appropriateness:</b> This program will continue for the 2014–2021 period.</p>



**Table D-4  
Progress toward Housing Element Goal #2 Objectives**

<i>Name of Program</i>	<i>Objective</i>	<i>Responsible Agency</i>	<i>Status</i>
<b>Housing Incentives</b>			
19. Residential/ Mixed-Use Development Standards	<ul style="list-style-type: none"> <li>• Develop and adopt residential/mixed-use development and design standards for the areas designated pursuant to Program 18</li> <li>• Address parking, height, and open space requirements as part of the development standards to facilitate residential/mixed-use housing</li> <li>• Coordinate outreach effort to the public, development community, and stakeholders regarding land use, design, and development standards</li> <li>• Ensure new parking standards do not constrain, but facilitate and encourage the development of affordable and market rate housing, particularly a variety of unit mixes in multiple-family projects</li> </ul>	PBA, Planning Division	<p><b>Accomplishments:</b> The Harbor Mixed Use Transit Corridor Plan study includes developing residential and mixed-use development and design standards to facilitate transit-oriented housing opportunities. Conceptual standard are available. Based on public input, draft policy recommendations are anticipated for consideration by policy makers in 2014.</p> <p><b>Appropriateness:</b> This program will continue for the 2014–2021 period.</p>
20. Committed Assistance	<p>By 2009, enter into an agreement with Lacy and Raitt, LLP, to acquire, rehabilitate, and preserve 26 units at 703 N. Lacy Ensure that an agreement is signed that meets the affordability levels, occupancy restrictions, and other requirements in state law for RHNA credit and reporting requirements are adhered to pursuant to state law by July 2010</p> <ul style="list-style-type: none"> <li>• If, by July 1, 2011, the above actions have not occurred for all units specified in this program and sufficient sites have not been identified pursuant to Program 18, the City shall amend the housing element in accordance with Section 65585</li> </ul>	CDA, Housing Division	<p><b>Accomplishments:</b> The agreement for Lacy and Raitt was entered into June 1, 2009; the agreement meets state law requirements for RHNA new construction credit.</p> <p>On June 16, 2010, City staff submitted the required report to the Department of Housing and Community Development. No response was received.</p> <p><b>Appropriateness:</b> This program will not be continued for the 2014–2021 Housing Element since no City-funded preservation contracts are anticipated in 2014 and 2015.</p>
21. RHNA Monitoring Program	<ul style="list-style-type: none"> <li>• Monitor progress in refining the desired acreage for housing and creating land use designations, zoning, and development and design standards</li> <li>• Submit annual progress reports to HCD showing progress in identifying and redesignating sites</li> </ul>	PBA, Planning Division	<p><b>Accomplishments:</b> The Housing Element Progress Report includes the status of efforts to identify additional acres for housing opportunities and related standards.</p> <p>The 2013 Annual Housing Element Progress Report provided at public meeting to City Council on April 1, 2013, authorizing transmittal to HCD.</p> <p><b>Appropriateness:</b> This program will continue for the 2014–2021 period.</p>



**Table D-4  
Progress toward Housing Element Goal #2 Objectives**

<i>Name of Program</i>	<i>Objective</i>	<i>Responsible Agency</i>	<i>Status</i>
<b>Building Design</b>			
22. Design Guidelines	<ul style="list-style-type: none"> <li>Continue to implement design standards for residential/mixed-use projects outside District Centers</li> <li>Create new design guidelines to address new residential/mixed use products along major transportation corridors</li> </ul>	PBA, Planning Division	<p><b>Accomplishments:</b> Through the Site Plan Review process, the City continues to implement citywide design guidelines for residential/mixed-use projects. The Transit Zoning Code, adopted in June 2010, is an example of new design standard for residential/mixed-use products on major corridors near the Downtown and Santa Ana Regional Transportation Center. Design standards will also be developed as part of the Harbor Mixed Use Transit Corridor Plan.</p> <p><b>Appropriateness:</b> This program will continue for the 2014–2021 period.</p>
23. Green Building	<ul style="list-style-type: none"> <li>Create a green building policy that incorporates sustainable building concepts; support demonstration projects and best practices</li> <li>Continue to seek partnerships with nonprofit and for-profit organizations and developers that are committed to building green residential projects</li> </ul>	PBA, Planning Division	<p><b>Accomplishments:</b> The City’s continues to promote green building practices, and identify projects like the City’s Santiago Creek Interpretive Center to demonstrate sustainable building best practices. The City implements CALGreen and trains City staff in its use. The City continues to work with organizations and developers to incorporate green technology and practices in development projects. The Vista del Rio special needs project was designed to incorporate energy efficient practices.</p> <p><b>Appropriateness:</b> This program will continue for the 2014–2021 period.</p>
24. Development Review	<ul style="list-style-type: none"> <li>Continue to provide appropriate project review through Site Plan Review, environmental clearance, and mitigation monitoring</li> </ul>	PBA, Planning Division	<p><b>Accomplishments:</b> City continues to review projects through Site Plan Review.</p> <p><b>Appropriateness:</b> This program will continue for the 2014–2021 period.</p>



**Table D-4  
Progress toward Housing Element Goal #2 Objectives**

Name of Program	Objective	Responsible Agency	Status
<b>Housing Incentives</b>			
25. Affordable Housing Incentives	<ul style="list-style-type: none"> <li>• Implement the density bonus ordinance to assist in the development of extremely low, very low, and low income rental units, moderate income condos, and senior housing</li> <li>• Offer fee deferrals to housing developers, including those providing lower income housing, to stimulate the production of housing</li> <li>• Reevaluate the economic appropriateness of studying the development of a Citywide inclusionary ordinance</li> <li>• Gather input from stakeholders and residents regarding affordable housing incentives</li> <li>• Work with nonprofits that provide affordable housing to extremely low income households</li> </ul>	<p>PBA, Planning Division</p> <p>CDA, Housing Division</p>	<p><b>Accomplishments:</b> The City continues to work with interested parties to utilize the density bonus tool to improve the economic feasibility of affordable housing. Three density bonuses were approved by City Council in 2011, and 13 units were constructed in 2012.</p> <p>In January 2012, the City program expired that allowed the payment of development impact fees to be deferred until final building occupancy; it was not extended by City Council.</p> <p>The City Council adopted the Housing Opportunity Ordinance in 2011. The ordinance applies to properties requesting land use changes from nonresidential to residential development.</p> <p>The City solicited input from stakeholders and residents regarding affordable housing issues by means of a survey conducted for the preparation of its Consolidated 5-Year Plan.</p> <p><b>Appropriateness:</b> This program will continue for the 2014–2021 period, except for notations mentioned above.</p>
26. Extremely Low Income Housing	<ul style="list-style-type: none"> <li>• Seek opportunities to offer low cost land to developers that provide extremely low income (ELI) housing</li> <li>• Target funding and housing incentive programs (25–33), as feasible, to facilitate and encourage ELI housing</li> <li>• Work with nonprofit organizations that provide affordable housing to ELI households</li> <li>• Seek to expand the number of vouchers provided by SAHA. At least 65% of new participants in the HCV program will be ELI</li> </ul>	<p>CDA, Housing Division</p> <p>PBA, Planning Division</p> <p>Housing Authority</p>	<p><b>Accomplishments:</b> The City provided low cost land, a \$100,000 grant, and loans totaling almost \$2 million for the development of Vista del Rio, affordable housing for disabled special needs—some of which will be restricted to extremely low income households. Within the restrictions of available funding and project feasibility, the City continues to work with nonprofits organizations to provide affordable housing to extremely low income households.</p> <p>The City received additional allocations for housing vouchers for NED individuals. At the end of 2012, 73% of participating families in the Voucher Program qualified as ELI families.</p> <p><b>Appropriateness:</b> This program will continue for the 2014–2021 period.</p>





**Table D-4  
Progress toward Housing Element Goal #2 Objectives**

<i>Name of Program</i>	<i>Objective</i>	<i>Responsible Agency</i>	<i>Status</i>
<b>Housing Incentives</b>			
27. Redevelopment Requirements	<ul style="list-style-type: none"> <li>Continue to provide and/or leverage RDA funds to support the production, preservation, and/or rehabilitation of housing</li> <li>Expend tax increment funds in accordance with required state law and settlement agreements</li> </ul>	CDA, Housing Division	<p><b>Accomplishments:</b> Redevelopment agencies were eliminated in 2012, putting future affordable housing development projects at risk. The City is closing out projects that utilized agency funds (e.g., Vista del Rio). The Housing Authority, as successor agency, monitors all expenditures of tax increment funds so as to ensure compliance with all applicable requirements.</p> <p><b>Appropriateness:</b> This program will wind down for the 2014–2021 period.</p>
28. Density Bonus Ordinance Update	<ul style="list-style-type: none"> <li>Update the density bonus ordinance in accordance with recent changes to state law</li> </ul>	PBA, Planning Division	<p><b>Accomplishments:</b> City staff is developing recommendations for consideration by Commission(s) and City Council in 2014. Three density bonus projects were approved by City Council in January 2011; 13 of these residential units were constructed in 2012.</p> <p><b>Appropriateness:</b> This program will continue for the 2014–2021 period.</p>
29. Workforce Housing	<ul style="list-style-type: none"> <li>Advocate for favorable legislation and financing to facilitate workforce housing projects</li> <li>Work with local employers in Santa Ana to develop a public-private pilot program to address workforce housing needs</li> </ul>	CDA, Housing Division Economic Develop.	<p><b>Accomplishments:</b> The City continues to monitor and advocate for legislation to promote workforce housing. Additionally, when selling homes purchased and rehabilitated through the City’s federally funded NSP, the City gives priority to households that work or live in Santa Ana.</p> <p><b>Appropriateness:</b> This program will continue for the 2014–2021 period.</p>
30. Specific Development Zone	<ul style="list-style-type: none"> <li>Continue to implement and amend specific zoning designations applied to District Center areas to facilitate residential development</li> </ul>	PBA, Planning Division	<p><b>Accomplishments:</b> In 2011, the Global Empire mixed-use project was built in the Commercial Residential zone district. In 2012, the “MET at South Coast” proposal was approved to utilize a specific development zone to allow 271 new residential units.</p> <p><b>Appropriateness:</b> This program will continue for the 2014–2021 period.</p>
31. Adaptive Reuse	<ul style="list-style-type: none"> <li>Seek opportunities for adaptive reuse of structures with historic merit that can be converted to quality residential and mixed-use projects</li> </ul>	PBA, Planning Division	<p><b>Accomplishments:</b> The City continues to seek and encourage opportunities for adaptive reuse. The use of historic structures for new services/ restaurant uses in the downtown increased in 2012.</p> <p><b>Appropriateness:</b> This program will continue for the 2014–2021 period.</p>



**Table D-4  
Progress toward Housing Element Goal #2 Objectives**

<i>Name of Program</i>	<i>Objective</i>	<i>Responsible Agency</i>	<i>Status</i>
<b>Housing Incentives</b>			
32. Multiple-Bedroom Incentive Program	<ul style="list-style-type: none"> <li>Implement programs to increase opportunities for family rental housing (Program 25), including rental housing for large families</li> <li>If developers proposing rental housing do not incorporate a reasonable percentage of three or more bedroom units, the City will propose an incentive process to explicitly facilitate such projects provided other standards are satisfied</li> </ul>	PBA, Planning Division	<p><b>Accomplishments:</b> In 2009, the City acquired, rehabilitated, and reconfigured the Minnie/Wilshire apartments to provide more 3-bedroom units to accommodate large families.</p> <p>In 2012, the average number of bedrooms for the 66 apartment units issued a permit for construction was 1.5 bedrooms per unit. However, half the apartments issued permits in 2011 were 3 bedrooms per unit; six units included 3 bedrooms in 2012.</p> <p><b>Appropriateness:</b> This program will continue for the 2014–2021 period.</p>
33. Parking Study	<ul style="list-style-type: none"> <li>Conduct parking study and, depending on findings, propose a new program to mitigate parking constraints along with residential/mixed-use standards (Program 18 and 19) to facilitate and encourage new housing.</li> </ul>	PBA, Planning Division	<p><b>Accomplishments:</b> City staff continues collect research on parking ratio requirements for multiple family developments in urban settings, and resulting conditions. Parking standards are also being evaluated in the Harbor Corridor Transit Plan</p> <p><b>Appropriateness:</b> This program will continue for the 2014–2021 period.</p>



## GOAL 3. HOUSING ASSISTANCE

Santa Ana’s housing vision affirms a socially and economically diverse city of renters and homeowners. Given the income levels and diverse needs of residents, achieving the City’s vision underscores the need for an aggressive assistance program. The following are key accomplishments.

### Affordable Housing Acquisition, Rehabilitation, Preservation

The City has 2,500 assisted developments, providing affordable housing to seniors and families, of which one-third are at risk of conversion. The Santa Ana Housing Authority was successful in preserving or expanding its affordable housing portfolio. The following projects were acquired, rehabilitated, or preserved for an additional 55 years.

- **Wycliffe Towers.** Preserved the 200-unit Wycliffe Towers as affordable to lower income seniors, with financing of more than \$30 million in tax-exempt bonds and low income housing tax credits.
- **Ross Durant.** Acquired, rehabilitated, and deed restricted the 28-unit Ross Durant Apartments as affordable to lower income families, with \$13 million in HOME, Tax Increment, tax exempt bonds, and tax credits.
- **Townsend Raitt.** Acquired, rehabilitated, and deed restricted this 51-unit project as affordable to lower income families, with financing from \$8 million in HOME, Tax Increment funds, and developer contribution.
- **Wilshire/Minnie.** Acquired, rehabilitated, and deed restricted the 58-unit project as affordable to lower income families, with \$19.1 million in financing from HOME funds, tax exempt bonds, and tax credits.
- **North Lacy.** Acquired, rehabilitated, and preserved the 26-unit North Lacy project as affordable to lower income families, with \$5.2 million in HOME funds, Tax Increment, tax exempt bonds, and tax credits.



*Wycliffe Towers is an affordable senior project that was at risk of conversion during the 2006–2014 planning period. Affordability was preserved for an additional 55 years.*

### Rental Assistance

The Santa Ana Housing Authority (SAHA) implements a significant number of vouchers. This includes 2,682 housing vouchers. The Housing Authority continues to manage specialized rental assistance programs within its overall allocation of vouchers. This includes:

- 50 clients enrolled in the HOPWA program
- 150 clients enrolled in the Family Self-Sufficiency program
- 200 clients enrolled in the Non-Elderly Disabled (NED) program



### Homeownership Preservation



*Triada Garden is an infill project in the Station District.*

Communities across the country were severely impacted by mortgage foreclosures and declining property values. In response, Congress passed the Housing and Economic Recovery Act of 2008, which funded the Neighborhood Stabilization Program (NSP) to help revitalize and stabilize impacted communities. The NSP was intended to provide targeted assistance to acquire and redevelop foreclosed homes and residential properties that might otherwise become sources of blight within their communities.

The City successfully applied for three rounds of NSP grants and received more than \$17 million to implement five programs: Downpayment Assistance; Acquisition & Rehabilitation of Single Family Homes; Acquisition & Rehabilitation of Condominiums and Historic Homes; and Acquisition & Rehabilitation of Rental Housing. To date, the City has been successful in achieving the following accomplishments:

- Acquisition & Rehabilitation of Condos and Historic Homes: 22 units
- Single-Family Acquisition/Rehabilitation: 51 units
- Down Payment Assistance: 7 units
- Rental Acquisition/Rehabilitation: 77 units

Table D-5 on the following page describes progress made to individual housing assistance programs.



**Table D-5  
Progress toward Housing Element Goal #3 Objectives**

<i>Name of Program</i>	<i>Objective</i>	<i>Responsible Agency</i>	<i>Status</i>
34. Housing Choice Voucher	<ul style="list-style-type: none"> <li>Continue to implement and seek new Housing Choice Vouchers for extremely low income households; serve 2,558 clients annually</li> </ul>	SAHA	<p><b>Accomplishments:</b> As of 2012, the Santa Ana Housing Authority provided rental vouchers to 2,682 households. Of these, 73% had incomes at or below 30% of CMFI.</p> <p><b>Appropriateness:</b> This program will continue for the 2014–2021 period.</p>
35. Family Self-Sufficiency	<ul style="list-style-type: none"> <li>Continue to implement and seek participants for the Family Self-Sufficiency program; serve 150 clients annually</li> </ul>	SAHA	<p><b>Accomplishments:</b> In 2012, the Housing Authority served 85 clients through the FSS Program.</p> <p><b>Appropriateness:</b> This program will continue for the 2014–2021 period.</p>
36. HOPWA Tenant Based Rental Assistance	<ul style="list-style-type: none"> <li>Continue to implement and seek participants for the HOPWA Tenant Based Rental Assistance program; serve 50 clients annually</li> </ul>	SAHA	<p><b>Accomplishments:</b> In 2012, the Housing Authority served 50 clients through the HOPWA Program.</p> <p><b>Appropriateness:</b> This program will continue for the 2014–2021 period.</p>
37. Preservation of At-Risk Housing	<ul style="list-style-type: none"> <li>Support the preservation of affordable rental housing units from conversion to market rates</li> <li>Provide outreach to property owners to keep up to date with status of properties</li> <li>Seek funding and financing mechanisms to preserve existing affordability covenants</li> <li>Advocate for state legislative action to allow greater flexibility to satisfy the regional housing needs goals</li> </ul>	CDA, Housing Division	<p><b>Accomplishments:</b> The City continues to monitor housing at risk of converting to market rate and outreach to property owners to identify financial incentives that enable owners to maintain their properties as affordable. In 2012, SAHA issued \$30 million in tax-exempt bonds to preserve the 200-unit Wycliffe Towers. The City continues to monitor legislation that may impact its ability to meet its affordable housing goals.</p> <p><b>Appropriateness:</b> This program will continue for the 2014–2021 period.</p>
38. Multiple-Family Housing Acquisition and Rehabilitation	<ul style="list-style-type: none"> <li>Assist in the acquisition, rehabilitation, and deed restriction of up to 50 rental units annually, with the intent of qualifying for new construction credit per Government Code 65583.1(c)(2)(B)</li> <li>Advocate for state legislative action to allow greater use of rehabilitation projects to satisfy the RHNA goals</li> </ul>	CDA, Housing Division	<p><b>Accomplishments:</b> The City acquired, rehabilitated, and preserved at least 4 projects funded with local, state, and federal funds. Due to the elimination of RDA, the program will shift in focus toward rental rehabilitation projects. The City continues to monitor legislation that impacts the ability to meet affordable housing goals.</p> <p><b>Appropriateness:</b> This program will continue for the 2014–2021 period.</p>



**Table D-5  
Progress toward Housing Element Goal #3 Objectives**

<i>Name of Program</i>	<i>Objective</i>	<i>Responsible Agency</i>	<i>Status</i>
39. Mobile Home Preservation	<ul style="list-style-type: none"> <li>Continue to offer low-interest grants and loans to repair, rehabilitate, and replace mobile homes</li> <li>Continue to provide mediation services to residents of mobile home parks</li> </ul>	CDA, Housing Division	<p><b>Accomplishments:</b> Historically, the City has funded the repair of about 6 units annually. However, with the loss of RDA and CALHOME funds, this program is being phased out.</p> <p><b>Appropriateness:</b> The City continues to be prepared to offer local mediation services available on an as needed basis.</p>
40. Down Payment Assistance	<ul style="list-style-type: none"> <li>Evaluate options to restructure the homeownership program as the market and prices stabilize</li> <li>Assist up to 35 low and moderate income households with down payment assistance</li> </ul>	CDA, Housing Division	<p><b>Accomplishments:</b> The City offered down payment assistance in conjunction with its NSP grant, and has issued 7 loans.</p> <p><b>Appropriateness:</b> This program will continue using alternative funding sources for the 2014–2021 period.</p>
41. Homeownership Partners	<ul style="list-style-type: none"> <li>Support nonprofit and for-profit organizations to educate homeowners, administer programs, and expand homeownership opportunities</li> <li>Work with nonprofit organizations to provide homeownership opportunities for families</li> </ul>	CDA, Housing Division	<p><b>Accomplishments:</b> The City continues its working relationship with Neighborhood Housing Services of Orange County, an organization that seeks to facilitate education and expand ownership opportunities for low income households.</p> <p>In 2011, the City finalized an agreement with Habitat for Humanity to facilitate development of up to 17 for-sale homes; construction began on 5 homes in 2012. Construction of the remaining homes has been negatively impacted by the elimination of the City’s RDA.</p> <p><b>Appropriateness:</b> This program will continue for the 2014–2021 period.</p>
42. Homeownership Preservation	<ul style="list-style-type: none"> <li>Participate in the Orange County Collaborative to prevent or lessen the impact of foreclosures</li> <li>Advocate for state and federal legislation to address the foreclosure and lending crisis</li> </ul>	CDA, Housing Division	<p><b>Accomplishments:</b> Through the federal Neighborhood Stabilization Program (NSP) program funds awarded, the City participated in the acquisition, rehabilitation, and resale of 78 homes to low and moderate income home buyers.</p> <p>In 2012, the City continued to take an active role in promoting outreach and education to local homeowners at risk of foreclosure. This included analyzing the geographic concentration of Notices of Default and foreclosures, hosting information meetings, and sending resource material to households at risk of foreclosures. The City continues to monitor legislative initiatives and programs to address local foreclosure impacts.</p> <p><b>Appropriateness:</b> This program will continue for the 2014–2021 period.</p>



**Table D-5  
Progress toward Housing Element Goal #3 Objectives**

<i>Name of Program</i>	<i>Objective</i>	<i>Responsible Agency</i>	<i>Status</i>
43. Neighborhood Stabilization	<ul style="list-style-type: none"> <li>Implement the Neighborhood Stabilization Program and issue RFP to solicit an intermediaries to implement the NSP</li> </ul>	CDA, Housing Division	<p><b>Accomplishments:</b> The City continues to implement its three NSP awards totaling more than \$17 million. ANR Homes was selected to help implement the single-family components. OHDC and C &amp; C Development were selected to help implement the multiple-family component of the awards. This program has been successful in acquiring, rehabilitating, and selling more than 150 units to date.</p> <p><b>Appropriateness:</b> This program will continue for the 2014–2021 period.</p>



## GOAL 4. SPECIAL NEEDS

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The City of Santa Ana is unique in Orange County, containing a diversity of people of all backgrounds, family types, lifestyles, and income levels. As a large urban City, Santa Ana is home to a population of residents from all walks of life. While adding to the richness of the Santa Ana community, many residents have special housing needs. Many of these special needs are common to all, while other special needs are more common to people of different ages, incomes, or other factor.

Over the past several years, special needs projects have been built or proposed for each group. Family projects were shown under Goal #2 and Goal #3 discussions. Highlights of accomplishments are described below:

- **Vista del Rio project.** This project features 41 special needs apartments for persons with physical and developmental disabilities. The site is located near an OCTA bus line, Park, UCI Medical Center, and a grocery market. The project was financed with \$6.4 million in 9% Low-Income Housing Tax Credits and \$2 million in RDA and HOME funds, \$2.9 million City land donation, deferred fees, and other sources. Social services are provided by A Community of Friends. This project provides extremely low and very low income housing for a minimum of 55 years.
- **Town and Country Manor.** This project features 174 apartments for senior independent living on the campus of Town and Country Manor. Also to be constructed is a new expanded entry lobby and an Aquatic and Wellness Center with a covered pool area and fitness center. Site improvements will be made to the existing parking lots and a new main driveway entrance that will connect the entrances on Memory Lane and Lawson Way. An EIR is currently underway for this project.
- **Homeless Housing.** Forums with local Service Providers, Industrial owners and stakeholders were held in 2012 and 2013 to assist in the creation of the City's ordinance to address homeless needs. In 2013, the City adopted an ordinance to permit emergency shelters and a multi-service center in the M1, M2, and Industrial Specific Development Zones subject to operational and management standards allowed under state law. The ordinance also allows limited expansion of the existing Salvation Army emergency shelter. In addition, transitional and permanent supportive housing will be treated as a residential use like a single or multiple-family project.

The following page and Table D-6 provide a concise description of each program's progress.





**Table D-6  
Progress toward Housing Element Goal #4 Objectives**

<i>Name of Program</i>	<i>Objective</i>	<i>Responsible Agency</i>	<i>Status</i>
44. Community Care Facilities	<ul style="list-style-type: none"> <li>Amend Municipal Code to clearly define community care facilities, permitting process, and standards, and make changes as needed to ensure consistency with state law</li> </ul>	PBA, Planning Division	<p><b>Accomplishments:</b> City staff continues to work toward developing recommendation for future consideration by commission(s) and City Council.</p> <p><b>Appropriateness:</b> This program will continue for the 2014–2021 period.</p>
45. Nonlicensed Care Facilities	<ul style="list-style-type: none"> <li>Amend Municipal Code to clearly define facilities not regulated under the Community Care Facilities Act and specify permitting process to ensure consistency with state law</li> </ul>	PBA, Planning Division	<p><b>Accomplishments:</b> City staff continues to work towards developing recommendation for future consideration by commission(s) and City Council.</p> <p><b>Appropriateness:</b> This program will continue for the 2014–2021 period.</p>
46. Visitability Standards and Universal Design	<ul style="list-style-type: none"> <li>Investigate opportunities for providing incentives or other means to encourage incorporation of visitability or universal design concepts in new or rehabilitated housing</li> </ul>	PBA, Planning Division	<p><b>Accomplishments:</b> City staff continues to work towards developing recommendation for future consideration by commission(s) and City Council.</p> <p><b>Appropriateness:</b> This program will continue for the 2014–2021 period.</p>
47. Emergency Shelters	<ul style="list-style-type: none"> <li>Confirm or determine actual homeless population count and unmet need</li> <li>Establish at least one zoning category in which emergency shelters can be located without discretionary approval that can accommodate the local need</li> <li>Develop objective development and management standards to regulate emergency shelters under SB 2</li> </ul>	PBA, Planning Division	<p><b>Accomplishments:</b> In 2012, City staff met with the Salvation Army regarding their proposal to expand their shelter. A local Emergency Shelter Service Provider forum was held in 2012 to assist in these efforts. In 2013, the City adopted an ordinance to permit emergency shelters and multiservice centers in compliance with state law.</p> <p><b>Appropriateness:</b> This action item was accomplished.</p>
48. Transitional and Permanent Supportive Housing	<ul style="list-style-type: none"> <li>Enact appropriate measures to comply with state law to ensure that such uses are treated in the same manner as other residential uses in the same zone</li> <li>Continue to support nonprofit organizations and provide funding, as feasible, to facilitate the production of permanent supportive housing</li> </ul>	PBA, Planning Division CDA, Housing Division and Admin	<p><b>Accomplishments:</b> In 2013, the City adopted an ordinance to permit transitional and permanent supportive housing as required by state law. The 41-unit Vista del Rio project for developmentally disabled persons offers onsite supportive services to its residents.</p> <p><b>Appropriateness:</b> This action item was accomplished.</p>
49. Supportive Services	<ul style="list-style-type: none"> <li>Continue to assist and work with service organizations to provide supportive services for people living in transitional housing</li> </ul>	CDA, Housing Division	<p><b>Accomplishments:</b> The City continues to encourage funding requests from service agencies. Several transitional living and emergency housing providers in Santa Ana have been recommended for funding through locally disbursed Emergency Solutions Grant funds.</p> <p><b>Appropriateness:</b> This program will continue for the 2014–2021 period.</p>



**Table D-6**  
**Progress toward Housing Element Goal #4 Objectives**

<b>Name of Program</b>	<b>Objective</b>	<b>Responsible Agency</b>	<b>Status</b>
50. Housing Facilities	<ul style="list-style-type: none"> <li>Continue to offer development incentives and density bonuses to incentivize senior housing</li> <li>Evaluate feasibility of visitability and universal design concepts to include in the Municipal Code</li> <li>Work with nonprofit and for-profit agencies that propose the construction of senior housing</li> </ul>	PBA, Planning Division	<p><b>Accomplishments:</b> The City continues to process density bonus projects; 13 of the respective residential units were constructed in 2012.</p> <p>City staff continues to work on recommendations for future consideration by commission(s) and City Council.</p> <p>174 senior independent living units are proposed at the Town &amp; Country Manor (EIR is still in process).</p> <p><b>Appropriateness:</b> This program will continue for the 2014–2021 period.</p>
51. Senior Life Care Facilities	<ul style="list-style-type: none"> <li>Continue to offer development incentives and density bonuses to incentivize life care facilities</li> <li>Work with nonprofit and for-profit agencies that propose the construction of senior housing</li> </ul>	PBA, Planning Division	<p><b>Accomplishments:</b> The City continues to work with developers to identify full-spectrum senior housing opportunities. An EIR is being prepared for new senior housing complex at the Town and County project.</p> <p><b>Appropriateness:</b> This program will continue for the 2014–2021 period.</p>
52. Senior Services	<ul style="list-style-type: none"> <li>Support food distribution programs and similar senior services</li> <li>Support private and nonprofit entities to match seniors in house sharing arrangements</li> </ul>	PRCSA	<p><b>Accomplishments:</b> The City continues to operate a daily lunch service and food distribution program on designated dates at each senior center.</p> <p>The PRCSA continues to assist seniors with their housing applications and set up their housing appointments.</p> <p><b>Appropriateness:</b> This program will continue for the 2014–2021 period</p>
53. Family Housing	<ul style="list-style-type: none"> <li>Continue to allocate Housing Choice Vouchers to very low income families</li> <li>Continue to offer homeownership assistance for qualified lower and moderate income families</li> <li>Acquire, rehabilitate, and reconfigure apartments to support low income family households</li> </ul>	SAHA CDA, Housing Division	<p><b>Accomplishments:</b> Same as Program 34, above.</p> <p>The City continues to offer down payment assistance loans through its NSP program, and progress is shown earlier. As shown in Program 38, the City has allocated millions to acquire, rehabilitate, and deed restrict at least four projects.</p> <p><b>Appropriateness:</b> This program will continue for the 2014–2021 period.</p>
53. Child Care Options	<ul style="list-style-type: none"> <li>Review Zoning Code to ensure day/childcare provisions are consistent with state laws</li> <li>Consider incentives for co-locating childcare facilities in affordable housing projects</li> <li>Continue funding organizations that serve Santa Ana’s children</li> </ul>	PBA, Planning Division  CDA, Admin	<p><b>Accomplishments:</b> City staff continues to work on recommendations for future consideration by commission(s) and City Council. The City approved a child care center with a 74-unit affordable project. The City continues to fund programs serving low income youth, including recreation, tutoring, and park improvements.</p> <p><b>Appropriateness:</b> This program will continue for the 2014–2021 period.</p>



**Table D-6**  
**Progress toward Housing Element Goal #4 Objectives**

<b>Name of Program</b>	<b>Objective</b>	<b>Responsible Agency</b>	<b>Status</b>
54. Fair Housing	<ul style="list-style-type: none"> <li>Continue to fund a fair housing organization to discourage unlawful practices, resolve tenant/ landlord disputes, provide education, and further equal housing opportunities</li> </ul>	CDA, Admin. Services	<p><b>Accomplishments:</b>                      The City continues to have a contract with Fair Housing Council of Orange County to provide these services</p> <p><b>Appropriateness:</b>                      This program will continue for the 2014–2021 period</p>
55. Reasonable Accommodation	<ul style="list-style-type: none"> <li>Create reasonable accommodation ordinance to further fair housing law for people with disabilities.</li> </ul>	PBA, Planning Division	<p><b>Accomplishments:</b>                      In 2010, the City staff developed a reasonable accommodations ordinance, which was adopted in 2011. Action completed.</p>



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# Public Outreach

This chapter describes the public outreach process that was the foundation of the Housing Element update, the City’s Housing Vision, and programs.

## OVERVIEW

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California law requires that a diligent effort be made to achieve public participation from all groups in the development of the housing element. As part of the Housing Element update, the City held more than six meetings that provided opportunities for residents, businesses, stakeholders, advocates, civic leaders, and other parties to participate in the process.

In embarking upon the effort, the public outreach program for the Housing Element was designed with several overarching goals in mind:

- **Facilitate Equal Opportunity and Access.** The intent was to provide venues that would allow all stakeholders equal access and opportunity to participate. To facilitate this, multilingual advertising and translation services were provided at community workshop forums. Meetings were held at different times of the day and week, and the facilities were accessible to people of all abilities.
- **Allow a Broad Range of Discussion.** The outreach process offered opportunities to focus on specific topics. The City capitalized on multiple city-wide planning efforts and activities to reach the largest audience possible. For instance two joint workshops were held to discuss the update to the City’s Circulation Element and its relationship with the Housing Element. Other outreach efforts included stakeholder groups via a focused health and wellness workshop, and to elected officials through study sessions.
- **Community Engagement.** As part of the Housing Element update, a bilingual English and Spanish survey solicited additional community feedback regarding housing, health, and wellness. The survey was available electronically through the City’s website, and hard copies were distributed at the Health Fair and Community Linkage Forum. Comment cards were also available at each community workshop, allowing participants to leave their feedback in writing.

Finally, it is understood that achievement of Santa Ana’s housing planning goals is fundamentally a process that will unfold over the planning period. Given the strong implementation program provided, the City will continue to offer



significant opportunities for public participation in influencing and further refining the programs in the Housing Element.

## OUTREACH EVENTS AND PARTICIPATION

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



- Housing Element and Circulation General Plan Update Workshops (April 27, 2013 and May 9, 2013)
- Health and Fitness Fair (June 1, 2013)
- Health and Wellness Stakeholder Workshop (July 10, 2013)
- Planning Commission Study Session #1 (September 23, 2013)
- Community Redevelopment and Housing Commission Study Session (October 1, 2013)
- Planning Commission Study Session #2 (November 12, 2013)
- Planning Commission Public Hearing (December 9, 2013)
- City Council Public Hearing (January 6, 2014)
- City Council Public Hearing (February 3, 2014)



*Santa Ana held multiple venues for residents, stakeholders, and businesses to participate in the update of the Housing Element.*

The City advertised the workshops and public outreach opportunities through a variety of means. City staff created public notices and a flyer for the community workshops in two languages—English and Spanish with Vietnamese translation contact information (see attached). Flyers were distributed at recreation centers, public schools, community organizations, City facilities, and other select locations in the community. An article encouraging community engagement was also published in the *City News* and mailed with resident water bills. An electronic distribution was also made to a database of residents, neighborhood leaders, community organizations, and interest groups.

A unique feature of the advertising campaign for the Housing Element update was the distribution of the notice to the Community Linkages Forum, a forum for reaching all of the more than 60 neighborhood organizations in Santa Ana. Moreover, press releases and Channel 3 public television advertisements were made. The City's website also provided notices of the key housing workshops.

The remainder of this chapter discusses results of the public outreach process. The chapter is divided into three sections: 1) a summary of themes heard at the various workshops organized by topic; 2) survey results; and 3) a compendium of select advertising and outreach materials.



## MAJOR THEMES

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This section synthesizes major comments received at outreach meetings. Highlights and presentation materials can be viewed at <http://www.ci.santa-ana.ca.us/housingelement/default.asp>.

## OUR HOUSING

Participants acknowledged that long-term population growth in Santa Ana is inevitable and recognized the dilemma the City faces with regard to providing housing for people of all economic, age, and family categories. They agreed that Santa Ana needs to provide more housing choices for seniors, large families, veterans, artists, and those with special needs, but ensure that housing is affordable, well designed, and maintained. Common themes were:

- **Housing Choices.** Workshop participants seemed to feel that the future of housing in Santa Ana is apartments and townhouses. Though some residents strongly oppose this type of development, others expressed support, provided that such projects are well planned and designed. Residents favored new mixed-use developments as a positive change.
- **Special Needs.** Residents mentioned the need for special-needs housing for the most vulnerable residents. Seniors need affordable housing, as do those with disabilities. Participants also cited the diversity of the homeless population and the need for a permanent emergency shelter for homeless people. The City could make it easier to establish or construct an emergency shelter.
- **Housing Rehabilitation.** In many areas, older housing or homes built without quality designs now require significant repair. Participants felt that housing rehabilitation programs help improve the existing housing stock. The City should continue to acquire, rehabilitate, and reconfigure multiple-family housing and place deep affordable requirements on such projects. Participants suggested programs to encourage the redesign and rehabilitation of the worn facades of the City’s aging housing stock.
- **Homeownership.** Participants strongly favored increasing opportunities for home ownership. They feel it is important to “create a balance of renters and owners.” However, they recognized the very high cost of homes in Santa Ana, particularly in recent years.
- **Affordable Housing.** Given the high cost of housing compared to the normal incomes of working families, “people must work too hard to afford housing.” A recently passed citywide inclusionary ordinance will help provide affordable housing. Participants also suggested that rent control should be used to keep places affordable, especially since rents have increased faster than inflation.
- **Historic Resources.** A citywide survey helps to update and identify additional residential structures eligible for local, state, and/or national historic designation. The City’s historic preservation program could be expanded to encourage and

*“...Affordable mixed-use housing with open space component, well integrated with pedestrian/bicycling infrastructure and public transit.”*

*“For the younger population (younger adults), have affordable housing; studios to 1–2 bedrooms. Also, be diverse about the housing structures—have an equal amount because maybe in the future, the population may not be the young adults. So various housing options would be great.”*

*“People work too hard for housing. Whatever happened to the 40-hour week? ...people are working 50 and 60 hours a week. Aren’t we going backwards? I would rather spend time with my family...”*



facilitate the adaptive reuse of structures and additional programs could encourage the rehabilitation of historic homes.

## OUR NEIGHBORHOODS

Santa Ana is distinguished by its established neighborhoods. The City has more than 60 residential neighborhoods, each differentiated by its history and culture, architecture, housing types and prices, demographics, and other characteristics. Comments regarding neighborhoods are summarized below:

*“[We need to] plan, market, and implement a campaign to make Santa Ana a beautiful city through educational, promotional, and other efforts...”*



*“I live in the Delhi Neighborhood and I would like to feel safe and feel confident that there is somewhere for me to take a walk or go for a jog. Parks, open space, and walkability have a strong influence on people’s lifestyles and in promoting healthy communities.”*

- **Community Beautification.** Participants noted that the City needs to do more to beautify neighborhoods. Ideas mentioned included landscaping along streets, removing graffiti, rehabilitating older or dilapidated housing, undergrounding electrical lines, and neighborhood contests to encourage people to improve their neighborhoods.
- **Parks and Open Space.** Participants noted a need for park, open space, and recreational areas in nearly all parts of the community. The lack of parks is particularly noticeable downtown and in denser neighborhoods that consist primarily of multiple-family housing. Others desired community gardens and street landscaping. Infill housing must include open space in each project.
- **Overcrowding.** Overcrowding and housing density is seen as a significant problem in Santa Ana and is viewed as a contributing factor to the City’s decaying housing stock and quality of neighborhoods. Participants acknowledged that the City’s Code Enforcement staff is doing a good job, but could do better with additional resources.
- **Neighborhood Preservation.** Neighborhood preservation is critical to quality of life. The City should explore strategies to preserve residential districts/neighborhoods. In some cases this may include facilitating the creation of historic districts; in other cases, neighborhood preservation strategies are needed to address other quality of life issues.
- **Multiple-Family Housing.** In certain areas where apartments were built in stable neighborhoods, some apartment units should be removed. Some would like to see open space and recreation centers added to multiple-family housing, current and future. They also want the City to consider the impact on crime, parking, and transportation and to balance density with livability and affordability.
- **Crime and Safety.** In certain neighborhoods, public safety is a concern for many residents. Crime is one of the main reasons why people move out of Santa Ana. Specific areas of concern included gangs and graffiti. Some participants perceived that certain types of development either cause or contribute to higher levels of crime, which again affects the quality of life in neighborhoods.
- **Infrastructure.** Residents cited that a common issue was the need to repair infrastructure—sidewalks, potholes, etc.—in neighborhoods and citywide. Poorly maintained infrastructure is not only a safety issue, but also presents a negative image of the City to residents, visitors, and the business community.





- **Multigenerational Housing.** Due to a myriad of factors, such as culture, affordability, and shifting demographics, participants voiced their support for multigenerational housing. Collective housing was also suggested as a supportive and affordable option for young adults, single parents, and seniors.
- **Healthy Neighborhoods.** Living a healthy lifestyle is important to many Santa Ana residents. Feedback received through the outreach workshops included a desire to have increased access to fresh food and open space, improved living conditions, a sense of community, and quality places for children to play.

## OUR COMMUNITY

Although the focus of the workshop was on housing, residents felt there were additional ways to make Santa Ana a better community to live and work. Comments were made on education, congestion and transportation options, a health community, and many other concerns. Participants actively commented on how to make Santa Ana the best place to live. Common themes were:

- **Education.** Most notable was the concern over the perceived poor quality of the City’s public educational system. Many residents make great financial sacrifices to put their children through private education. Although improvements have been made in certain schools and neighborhoods, the public school system is also one of the main reasons why people leave Santa Ana.
- **Transportation.** Attendees felt that as the City grows, transportation will need to improve to accommodate new housing and mobility. Suggestions for transportation improvements included light rail, improved street conditions, transit services near housing, and walkable neighborhoods. Many residents wanted their streets repaired. Several residents also voiced concerns about the safety of children walking to school; they advocated for the City to make safe routes to school a priority.
- **Density.** Housing density continues to be a concern. It was mentioned at the project level (blighted projects) and the neighborhood level. There was a concern that higher density housing has been allowed to change the character and quality of life in neighborhoods. Others felt that the City must build more housing to reduce overcrowding.
- **Crime and Safety.** Crime and safety, although affecting individual neighborhoods, are citywide concerns mentioned by residents discussing future housing needs. Crime, particularly gangs and graffiti, is one reason why people move out of Santa Ana to safer suburbs. Some participants also expressed concern regarding crime at certain types of higher density housing.
- **Healthy Community.** The City should promote a healthier community. The idea means different things to different people: a city with ample parks, open space, and recreational centers; better and safer routes for people to walk or to bicycle from neighborhoods to places of interest; a smoke-free environment; and integration of public health planning into land use decisions.

*“Don’t let the state dictate how many and what type of housing units we must accommodate. We need to reduce density, not increase it. We need to redevelop existing housing and increase and improve our recreational facilities...”*

*“Find a way that would encourage people to think ahead: 5-year plan, 10-year plan, and 25-year plan. Stop the quick fix method.”*



- **Transparency.** Several participants mentioned that they wanted a more transparent decision-making process. Residents asked how their input at the workshop will affect the Housing Element. Several participants wanted a stronger voice in local decision making, particularly for people who typically have a lesser voice (e.g., low-income people).
- **Family Housing.** Various individuals and groups emphasized the need to prioritize family housing, specifically rental over ownership housing. Many families earn lower incomes, pay too much for housing, and live in overcrowded conditions. Affordable family rental housing is needed.

## OUR ECONOMY

During the outreach process, concern was voiced that many of Santa Ana’s current and potential residents cannot afford to purchase or rent housing in the City. It is also important to have affordable housing for Santa Ana’s workforce. Key comments offered include:

- **Educational Training.** The 18 to 30 year olds are moving out of Santa Ana. Young adults with good employment skills cannot afford to stay local. The City should be more proactive. Without adequate educational attainment, it will not be possible to earn enough income to afford housing. If graduates are unable to find affordable move-up housing, the City will lose these skilled employees.
- **Workforce Needs.** Young adults with good employment skills cannot afford to stay local. What can be done to be more proactive? Looking closely at the needs of the workforce and understanding the densities that work best to produce affordable housing were encouraged. Reference was made to local housing projects and “cooperative housing” as models for Santa Ana to consider.
- **Land Banking/Trusts.** There may be a window of opportunity for strategic development. The “shrink back” in housing prices and construction costs presents opportunities to buy land. The land trust model should be used to acquire land, place long-term covenants on affordable housing that run with the land, and guarantee housing affordability in perpetuity.
- **Public Education.** A challenge to advancing the affordable housing agenda is neighborhood concerns and resistance. Prior images of “affordable” housing need to be replaced through public education. A broader understanding of the value of affordable housing to the community is also needed.
- **Address Incentives.** The City should provide incentives to build affordable housing. Standards are challenging to meet; processing time can be long; potential sites are not located near transportation; inadequate densities are available for new housing; and parking requirements can be difficult to meet. The City needs to facilitate development and support affordable housing.
- **Development Costs.** While there are requests to improve and/or expedite the development approval process, in many cases it is not the approval process but rather City policies that are the issue. For example, the General Plan and Zoning Code do not allow housing in the downtown (other than live-work).



*Workshop participants look at a map highlighting Santa Ana neighborhoods that will have access to OCTA’s new Bus Rapid Transit lines.*



- **Big Ideas.** Solutions to workforce and affordable housing require big ideas. Employers and the City will need to contribute. Ultimately, the City Council will evaluate housing policy alternatives and set housing policy direction. These policies need to be shaped into a well-articulated vision for Santa Ana’s housing future. Incentives are also needed to promote more affordable housing.
- **Funding Projects.** The City should leverage monies with other funding sources like state bonds and tax credits. Advocating for the federal government programs that benefit affordable housing efforts and advancing more use of tax credits for entities would help to provide affordable housing.

## SURVEY RESULTS

A bilingual survey (English and Spanish) was developed to solicit input about health and wellness in Santa Ana’s communities. Electronic and paper copies of the survey were available at the Health and Fitness Fair, through the Community Linkage Forum, and on the City’s Housing Element Update website. Responses were collected between June 1 and July 31, 2013.

There were 314 surveys submitted during the outreach period: 209 in English and 105 in Spanish. Survey results indicated that 85% of respondents are City of Santa Ana residents, with only 8% reporting that they work in Santa Ana. The majority of the respondents were long-term residents; only 3% of respondents reported that they have lived in the City for less than 1 year, and 87% indicated that they have lived in Santa Ana for 5 years or longer.

Respondents were asked to identify their three most important health and housing related issues, which ranked in the following order:

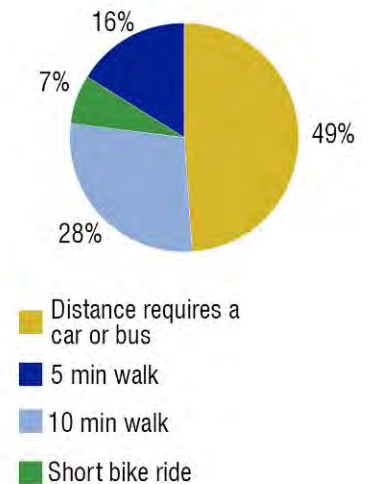
- 1) Access to open space, parks, and community centers (72%)
- 2) Access to healthy food (58%)
- 3) Affordable rental housing payments (50%)

Increased rental housing opportunities was identified as the least important issue, with only 19% of respondents identifying it as one of their three most important issues.

When asked to identify how far they need to travel to buy groceries, including fresh fruits and vegetables, 49% of respondents noted that the distance requires a car or bus; while 28% of respondents indicated that they were within a 10-minute walk from a grocery store. Only 7% of respondents use their bicycle to travel to purchase groceries. Many residents indicated that the community lacks “true grocery stores,” like Food 4 Less or Ralphs, and noted that the smaller neighborhood markets don’t have the space to accommodate a larger food selection, particularly quality/healthy food options. Several people also suggested that Santa Ana needs more farmer’s markets that provide healthy, affordable, quality food.



*Participants at the Health and Fitness Fair completed the Health and Housing Survey and played interactive games to learn about increasing healthy opportunities in their neighborhoods.*



**Chart E-1: Proximity to Groceries Including Fresh Fruit and Vegetables**

Source: 2013 Housing, Health and Wellness Survey, City of Santa Ana and TPC | DC&E.



## PUBLIC OUTREACH

Participants were asked to prioritize several improvements that would make their neighborhood a better place to live. Lighting improvements and property maintenance (weeds, trash, etc.) were tied as the number one priority (55%), followed by traffic improvements (53%), home repairs (broken windows, paint, architectural features, etc.), and sidewalk improvements (49%). Neighborhood welcoming or social events (44%) and street trees and landscaping (39%) were slightly less of a priority.

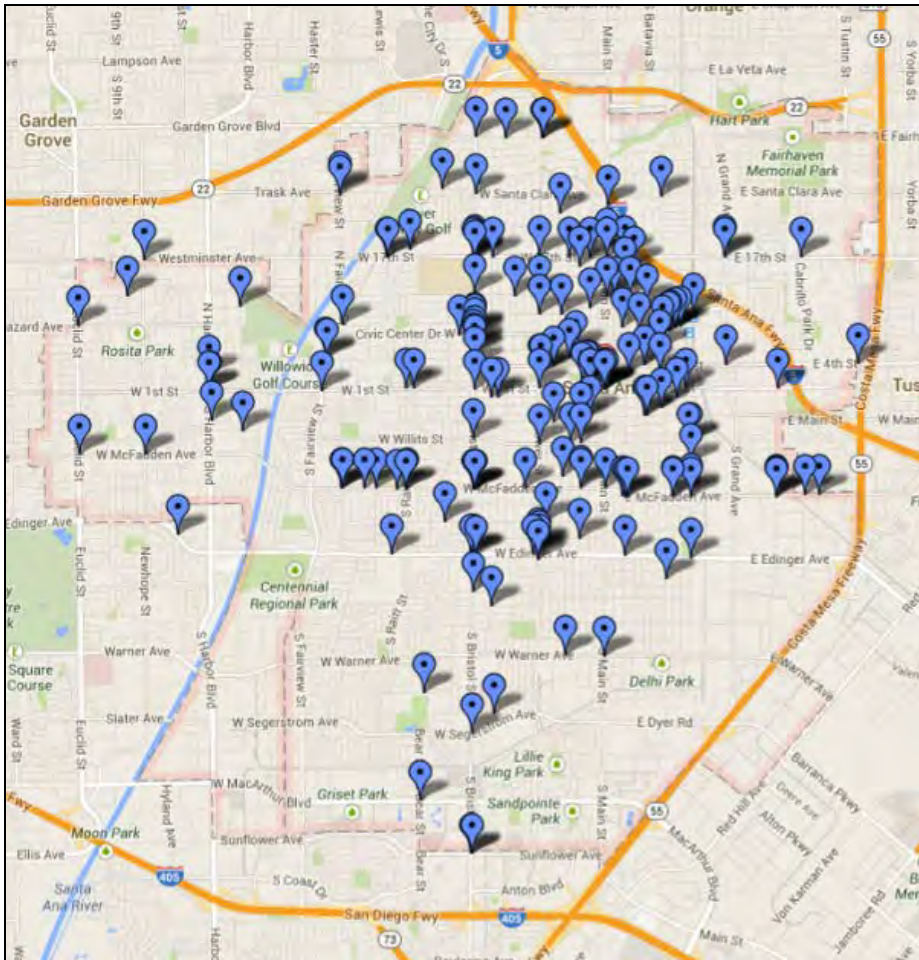
An open-ended follow-up question gave respondents the opportunity to share ideas on how to improve their neighborhoods. The top 15 ideas proposed by residents are listed below and organized by the number of responses.

Participants felt that the City of Santa Ana should:

- Increase the amount public space (parks, recreational facilities, walking trails, community gardens, public art, etc.)
- Increase police enforcement to address crime and gang activity
- Conduct repairs to streets and sidewalks / add more street furniture, landscaping, and lighting
- Improve code enforcement for housing units
- Offer more public events (block party, farmer's market, holiday celebrations, live music, etc.)
- Build bike lanes and trails
- Increase the amount of affordable housing / promote workforce and low income programs
- Place more speed bumps and increase speed enforcement
- Promote neighborhood watch programs
- Issue parking permits for neighborhoods with mid and high densities
- Increase communication between city and residents
- Improve trash and street cleaning services
- Offer more youth programs (e.g. recreational sports)
- Increase homeless control
- Regulate the number of people allowed to live in a unit by number of bedrooms

The survey also asked residents to identify the street or intersection that was closest to their home. A map was generated identifying the location provided by each survey participant. As shown on the map below, participants represented a variety of neighborhoods in the City of Santa Ana.





*Location of survey participant's residences.*



## CHANGES TO CITY GOALS, POLICIES, AND PROGRAMS

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Several goals, policies, and programs were added or updated to reflect input received from the City’s residents and businesses.

- An emphasis was put on health and wellness in policies HE-1.3, HE-1.4, HE-4.5 and programs 6, 7, and 56.
- Improved housing conditions including code enforcement and housing maintenance were addressed in goal 1, policy HE-1.6, and programs 10, 11, and 12.
- Safe routes to school and public safety were added in goal 1, policy HE-1.8, and program 9.
- Opportunities to expand housing options such as multigenerational housing were expanded on in policy HE-2.4 and program 54.
- The City’s commitment to affordable housing and workforce housing was strengthened in policy HE-2.6, HE-3.7, and HE-3.8, and program 29.
- Housing for the disabled, including the developmentally disabled was further supported in HE-4.3 and HE-4.4, and programs 43, 44, and 45.
- Preservation of Santa Ana’s historic homes and neighborhoods were continued in policy HE-1.7 and programs 13, 14, 15, and 30.
- Strengthened transit-supported development in policy HE-2.1 and programs 16, 19, 20, 21.



# SAMPLE PUBLIC OUTREACH MATERIALS

**2014-2021 SANTA ANA GENERAL PLAN  
HOUSING ELEMENT UPDATE**

The City is Updating its Housing Element in 2013

**What is a Housing Element?**

A Housing Element is a comprehensive review of current and projected housing needs for all economic segments of the community. The Element creates local housing goals, policies, and programs, following specific legal requirements set by the California Government Code.

**Housing Elements must:**

- Be consistent with other state mandates
- Be updated every 8 years
- Identify adequate housing sites, land use regulations, and development standards that will encourage new construction and maintenance of existing housing for all income levels
- Address the construction, rehabilitation, and conservation of housing to meet the goals of the RHNA (see back page)

**Additional topics of the element include:**

- Housing and neighborhood conditions
- Special housing needs
- Health and wellness
- Long-term economic development and housing market conditions

**Overall Schedule & Next Steps**

April 2013	Public workshops for input on Housing and Transportation
June	Public workshop for input on Housing and Health and Wellness
June	Draft Element and post to the City's website for more feedback
July	Submit Draft to State HCD for certification
September	Receive State certification
October	Adopt Housing Element
November	Begin to implement the Housing Element

**For additional information contact:**

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Santa Ana, CA 92701  
714-667-2792  
HousingElement@santa-ana.org  
Housing Element website:  
www.santa-ana.org/housingelement

**2014-2021 HOUSING ELEMENT UPDATE**

**What is the Housing Element Update Process?**

The Housing Element update process is a cycle completed every 8 years. It starts with a review of the City's housing needs and analyzes possible resources and constraints. The City then reviews the performance of the previous Housing Element to evaluate the success or need for change of existing and future programs. Based on that review and input the City revises and develops new housing goals and policies, measurable objectives, and an implementation plan.

Public outreach is conducted three times throughout the process as shown in the diagram. During the outreach process the City anticipates speaking directly with community serving organizations, residents, businesses, and other agencies.

**How are the Housing and Circulation Elements related?**

The General Plan, Circulation Element communicates the City's goals, policies and programs to address Santa Ana's local and regional transportation and travel needs.

The Housing Element addresses topics that include where people live and how much they spend on housing. Both factors affect and are affected by the City's circulation system, including the availability, safety, and affordability of transportation options.

The City is updating the two elements at the same time. These elements work together to improve conditions for and develop strategies about where people live and how they travel within Santa Ana.

**Regional Housing Needs Assessment (RHNA)**

The RHNA is a housing goal set for each city and county by the Southern California Association of Governments.

This housing goal guides the City to zone enough land to potentially build new housing based on projected population and employment growth for residents of all income levels between 2014 and 2021.

City of Santa Ana 2014-2021 RHNA by Income Category		
Income Category	Maximum Income	Housing Units
Very Low	\$25,590	45
Low	\$42,650	32
Moderate	\$68,240	37
Above Moderate	\$102,360	90
TOTAL		204





## SANTA ANA GENERAL PLAN HOUSING ELEMENT UPDATE SURVEY

THE CITY OF SANTA ANA WOULD LIKE TO HEAR FROM YOU!

PLEASE COMPLETE THIS SURVEY AND SUBMIT IT IN PERSON, BY MAIL, OR BY EMAIL:

The City of Santa Ana | Attn: Melanie McCann, Associate Planner  
20 Civic Center Plaza | P.O. Box 1988 (M20) | Santa Ana, CA 92702 | [HousingElement@santa-ana.org](mailto:HousingElement@santa-ana.org)

**1. What is your relationship to Santa Ana?**

- I live in Santa Ana
- I work in Santa Ana
- I visit Santa Ana
- I have a business in Santa Ana
- I'd like to live in Santa Ana

**2. If you are a resident, how long have you lived in Santa Ana?**

- Less than 1 year
- 3 to 5 years
- 5 to 10 years
- Over 10 years

(Optional) More information:

**3. Please mark the three (3) most important issues for you:**

- Access to healthy food
- Access to open space, parks, and community centers
- Affordable rent/housing payments
- Increased rental housing opportunities
- Housing for families with children
- Access to public transportation
- Access to a community garden

(Optional) More information:

**4. How far do you travel to buy groceries, including fresh fruits and vegetables?**

- 5 min walk
- 10 min walk
- Short bike ride
- Distance requires a car or bus

(Optional) More information:

**5. Are any of the following needed to make you neighborhood a better place to live (check all that apply)?**

- Home repairs (broken windows, paint, architectural features...)
- Sidewalk improvements
- Lighting improvements
- Property maintenance (weeds, vermin, trash, ...)
- Street trees and landscaping
- Traffic (speed, congestion...)
- Neighborhood welcoming or social events

(Optional) More information:

**6. Do you have any other ideas about how to make your neighborhood better?**

[www.santa-ana.org/housingelement](http://www.santa-ana.org/housingelement)





ENCUESTA DEL ELEMENTO DE LA VIVIENDA DE SANTA ANA



¡LA CIUDAD DE SANTA ANA QUEIRE OIR DE USTED! POR FAVOR COMPLETE ESTE CUESTIONARIO Y PRESENTE EN PERSONA, POR CORREO, O POR CORREO ELECTRÓNICO:

The City of Santa Ana | Attn: Melanie McCann, Associate Planner
20 Civic Center Plaza | P.O. Box 1988 (M20) | Santa Ana, CA 92702 | HousingElement@santa-ana.org

1. ¿Qué relación tiene con Santa Ana?

- Vivo en Santa Ana
Trabajo en Santa Ana
Visito en Santa Ana
Tengo una empresa en Santa Ana
Me gustaría vivir en Santa Ana

2. Si usted es residente de Santa Ana, ¿desde hace cuánto tiempo vive en la ciudad?

- Menos de 1 año
3 a 5 años
5 a 10 años
Más de 10 años

(Opcional) Información adicional :

Empty text box for optional information.

3. Por favor marque los tres (3) asuntos más importantes para usted:

- Acceso a comida saludable
Acceso a espacios abiertos, parques y centros comunitarios
Pagos de alquiler/vivienda asequibles o a su alcance
Incremento en las oportunidades de alquiler de vivienda
Vivienda para familias con niños
Acceso al transporte público
Acceso a un jardín comunitario

(Opcional) Información adicional :

Empty text box for optional information.

4. ¿Qué tan lejos viaja para comprar comida, incluyendo frutas y vegetales frescos?

- 5 min caminando
10 min caminando
Viaje corto en bicicleta
La distancia exige el uso de un carro o autobús

(Opcional) Información adicional :

Empty text box for optional information.

5. ¿Se necesitan algunas de las siguientes cosas para hacer de su vecindario un mejor lugar para vivir? (marque todas las que apliquen)

- Reparaciones a la vivienda (vidrios rotos, pintura, características de arquitectura,...)
Mejoras a las banquetas
Mejoras en cuanto a iluminación
Mantenimiento de propiedades (maleza o yerbas, plagas, basura, ...)
Árboles en las calles y jardinería
Tráfico (velocidad, congestión,...)
Hospitalidad del vecindario o eventos sociales

(Opcional) Información adicional :

Empty text box for optional information.

6. ¿Tiene otras ideas de cómo mejorar el vecindario?

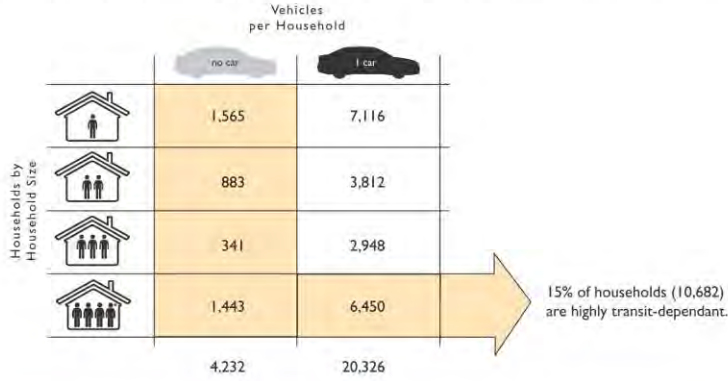
Empty text box for other ideas.

www.santa-ana.org/housingelement



Transit Dependant Households

Households that do not have access to a vehicle are heavily dependent on alternative modes of transportation: public transit, walking, or biking. Regardless of income, 15 percent of all households in Santa Ana either do not have access to a vehicle or must share a vehicle with at least one other household member.

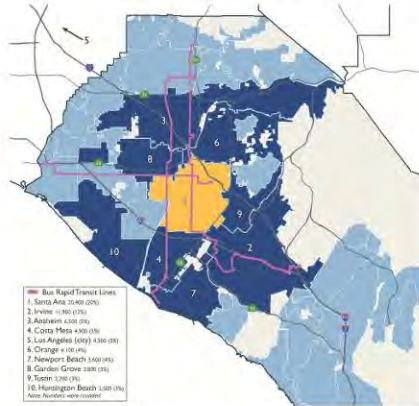


How many cars do you have per person in your household?



Where Santa Ana Residents Commute to Work

Although 20% of people who live in Santa Ana also work in the city, 80 percent of residents commute out of the city for work. Within approximately five to ten years, three Bus Rapid Transit (BRT) lines will connect Santa Ana residents and workers to other cities in Orange County. Providing housing options along these transit lines will help connect workers with alternative transportation options.



The cities shown on the map above represent 63 percent of workers' destinations. Overall, 72 percent of workers commute to a city in Orange County.



Of Santa Ana's 101,000 employed residents, a little over 20,000 work in the city while the rest commute to other cities. Another 128,000 workers commute into Santa Ana from other communities.

Looking at the map, do you think you could use a BRT line to travel to work?

YES NO





**General Plan Housing Element: YOUR OPINION COUNTS**

Name: \_\_\_\_\_

E-Mail: \_\_\_\_\_

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_ Phone No: \_\_\_\_\_

Do you want to be placed on the project mailing list?  YES  NO

Comments (please print):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**CONTACT INFO:**

City of Santa Ana· Attn: Melanie McCann, Associate Planner  
20 Civic Center Plaza · P. O. Box 1988 (M20) · Santa Ana, CA · 92702  
E-mail [HousingElement@santa-ana.org](mailto:HousingElement@santa-ana.org)

**El Elemento de Vivienda del Plan General: ¡SU OPINIÓN CUENTA!**



Nombre: \_\_\_\_\_

E-Mail: \_\_\_\_\_

Dirección: \_\_\_\_\_

Ciudad / Estado / Código Postal: \_\_\_\_\_ Teléfono: \_\_\_\_\_

¿Quieres ser colocado en la lista de correo del proyecto?  SÍ  NO

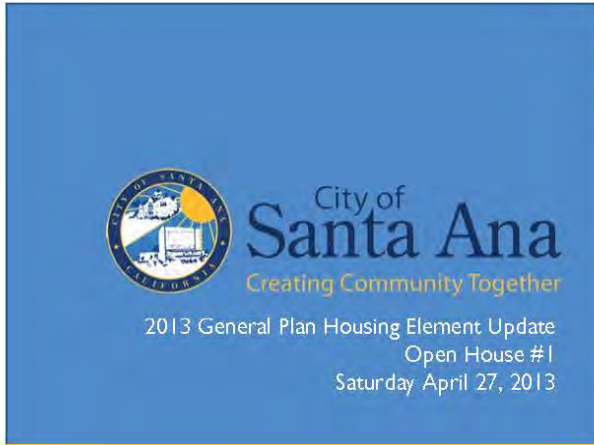
Comentarios (imprima):

\_\_\_\_\_  
\_\_\_\_\_  
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\_\_\_\_\_  
\_\_\_\_\_

**INFORMACIÓN DE CONTACTO:**

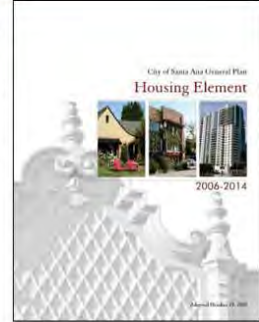
City of Santa Ana· Attn: Melanie McCann, Associate Planner  
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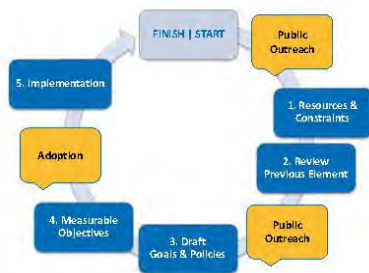


## What is a Housing Element?

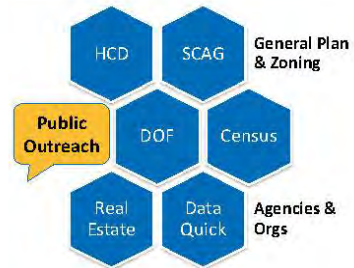
- One element of the City's General Plan
- Required by State Law for every city and county
- Reviewed and **certified** by State HCD
- Must be updated every 8 years



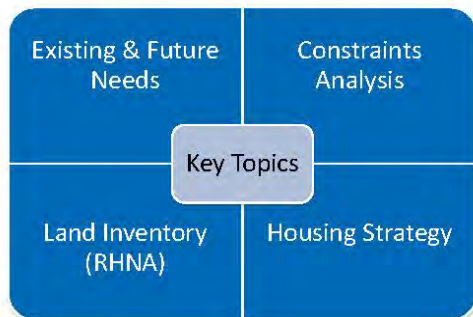
## What is the Update process?



## What informs the Element?



## What topics are addressed?



## What is the RHNA?

### Regional Housing Needs Assessment

- Santa Ana's share of future housing growth in region
- Calculated by regional government agency (SCAG)
  - Based on incomes, housing needs, and growth projections
- Must show development potential for new housing units
  - 2014 to 2021
  - Range of densities and affordability
  - Available land and appropriate zoning



## Santa Ana's RHNA 2014-2021

Income Category	Future Growth
Very Low	45
Low	32
Moderate	37
Above Moderate	90
<b>TOTAL</b>	<b>204</b>



## Santa Ana Visions



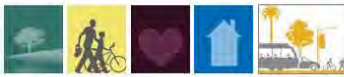
### HOUSING VISION

- quality residential neighborhoods
- inclusive community
- rental & homeownership
- different affordability levels

### TRANSIT VISION

Link downtown, employment centers, and educational facilities  
Expand housing choices along transit routes

## Current Housing Policies



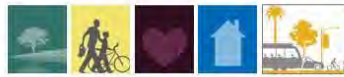
### HEALTH & WELLNESS

- Enhance the livability of and active lifestyles in neighborhoods
- Provide quality facilities, services, and infrastructure in neighborhoods

### HOUSING & TRANSIT

- Facilitating transit-oriented development in the Downtown
- Create high intensity, mixed-use urban villages in District Centers
- Encourage a diversity and range in types, prices, and sizes of housing

## Current Housing Programs



### HEALTH & WELLNESS

- Project Restore: improve the appearance, function, & safety of residential streets
- Healthy Neighborhoods Initiatives: Santa Ana Green, Safe and Active Living Districts, Active Living

### HOUSING & TRANSIT

- Transit Oriented Housing: new housing opportunities along Harbor Boulevard, 115<sup>th</sup> Streets, Downtown, MEMU Overlay Zone, and District Centers

## Housing Production

### CITYWIDE 2006-2012

1,612 total units  
417 lower income (25%)

## Highlights

### Affordable Projects

1. Station District Ph 1
2. Station District Ph 2
3. California Palms
4. Vista Del Rio

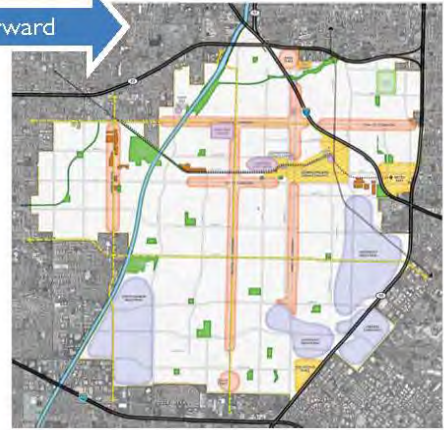


## Highlights

- Affordable Projects**
1. Station District Ph 1
  2. Station District Ph 2
  3. California Palms
  4. Vista Del Rio



## Moving Forward



2014-2021 Housing Element Update

### Housing Tenure and Means of Transportation to Work

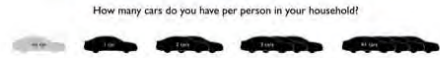
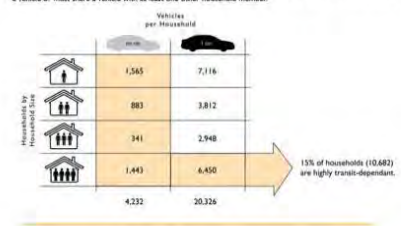
Locating housing next to jobs and along transit corridors will help people get to work quicker and safer. It could also decrease the reliance on the automobile. In 2010, over 5,000 homeowners and 10,000 renters took a bus, walked, or rode a bicycle to go to work in Santa Ana.



2014-2021 Housing Element Update

### Transit Dependent Households

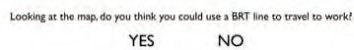
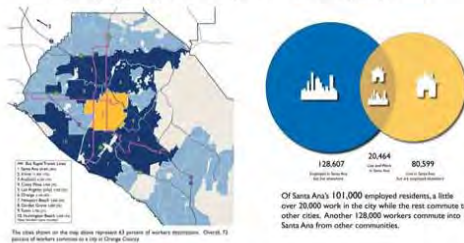
Households that do not have access to a vehicle are heavily dependent on alternative modes of transportation: public transit, walking, or biking. Regardless of income, 15 percent of all households in Santa Ana either do not have access to a vehicle or must share a vehicle with at least one other household member.



2014-2021 Housing Element Update

### Where Santa Ana Residents Commute to Work

Although 20% of people who live in Santa Ana also work in Santa Ana, 80 percent of residents commute out of the city for work. Within approximately five to ten years, three Bus Rapid Transit (BRT) lines will connect Santa Ana residents and workers to other cities in Orange County. Providing housing options along these transit lines will help connect workers with alternative transportation options.



## Schedule & Next Steps

Timeframe	Action
April- June 2013	Continue to collect and incorporate stakeholder, general public, and decision maker comments into the Element.
June	Post draft to the City's website for more feedback
July	Submit to California HCD for certification
September	Receive HCD certification
October	City Council Adopts Housing Element
November	Implement Housing Element



## What do we want from YOU?

- Please provide your input for ideas to strengthen Santa Ana's neighborhoods.
- What are your ideas for linking transit, housing, and employment?
- What types of housing options would you like to see in Santa Ana?

## Upcoming Open Houses

May 9<sup>th</sup> | 6-8 pm  
Circulation & Housing Element  
Open House #2  
Santa Ana Senior Center  
424 West Third Street

June X<sup>xx</sup> | X-X xx  
Housing: Health and Wellness  
XXXX  
XXXX  
XXXX





City of  
**Santa Ana**  
Creating Community Together

**Housing Element Update**  
*Healthy Community Workshop*

Wednesday, July 10, 2013

**WORKSHOP OUTLINE**



**Introductions**

1. Healthy Communities and the Role of Housing
2. Santa Ana's current Housing Element
3. Housing, Health & Wellness Ideas
4. Next Steps

2

**WORKSHOP OBJECTIVES**



- **Productive Dialog** ... on healthy communities that builds on efforts in the community and the general plan
- **Common Framework** ... for understanding how housing Santa Ana residents can further a healthier community
- **Your Ideas and Thoughts** ... on ways that health can be weaved into the housing element and other endeavors

3

**HEALTHY COMMUNITIES**



**Introductions**

1. **Healthy Communities and the Role of Housing**
2. Santa Ana's current Housing Element
3. Housing, Health & Wellness Ideas
4. Next Steps

4

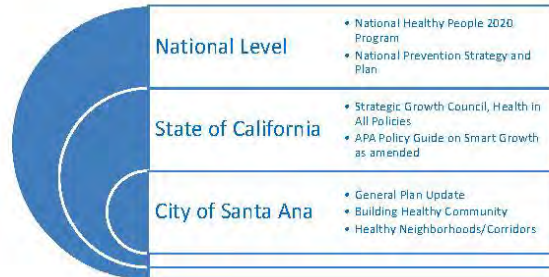
**WHY HEALTH IS IMPORTANT**



Topic	Health Issue	State of California	Orange County	Santa Ana
Weight	5 <sup>th</sup> , 7 <sup>th</sup> , 9 <sup>th</sup> Graders Not in Health Fitness Zone for Weight	44%	39%	53%
Violent Crime	Violent Crime rate Crimes per 100,000 people	235	230	465
Park Acreage	Park Acreage Per 1,000 residents	N/A	N/A	1
Housing Security	Percent Overcrowded Households	8%	9%	34%
Health Insurance	Percent of Children and Adults under 65 uninsured	18%	17%	35%

5

**COMMUNITY HEALTH INITIATIVE**



6





## DEFINING A HEALTHY COMMUNITY

**A Healthy Community**  
... is one that promotes a healthful physical, economic, social & natural environment that supports the health and well-being of all its members.

7

## A HEALTHY COMMUNITY HAS ...



- Parks, recreation, & open space
- Quality and affordable housing
- Quality health care services
- Living wage employment
- Affordable and healthy foods
- Sustainable environment
- Active transportation
- Education & economic opportunity
- Safety from injury and crime
- Supportive social relationships

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## A COMMUNITY FRAMEWORK



### Four Broad Areas

- Health Care Access
- Natural Environment
- Community Design
- Lifestyle Choices

9

## WHICH INCLUDES HOUSING

It has been said...

*...How homes are designed, built and maintained, their physical characteristics have many effects on injury, illness, and mental health.*

-National Prevention Strategy

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## BRIEF OVERVIEW

Timeline	Housing Issue	Response	Core Issue
1900s-1930s Industrial Era	Urbanization. Unsanitary housing led to epidemics in communicable disease.	"Basic Principles of Healthful Housing" APHA and 1937 FHA.	Physical Quality
1940s-1960s Postwar Period	Housing for veterans, population growth, and regional migration.	1949 FHA and mortgage reforms. Suburbanization	Housing Security & Diversity
1960s-1980 Civil Rights	Longstanding segregation in housing, services, and neighborhoods.	1969 FHA and laws on equal housing. Also, 1974 FHA & vouchers.	Fair Housing
1980s-2000s Environment & Social Justice	Environmental impacts of sprawling growth and better understanding of chemicals	AB 32, Smart Growth, Green Designs, etc.	Environmental Quality
2000s- Social Capital	Poor physical, social, and mental health of residents. Loss of social cohesion.	Still emerging	Neighborhood Context

11

## HEALTHY HOUSING FRAMEWORK



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## HOUSING ELEMENT



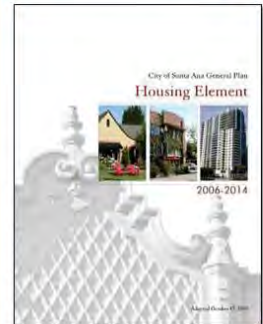
### Introductions

1. Healthy Communities and the Role of Housing
2. Santa Ana's current Housing Element
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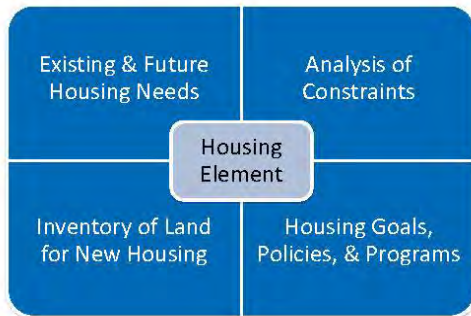
## HOUSING ELEMENT BASICS



- One element or chapter of the City's General Plan
- State Law requires cities have a housing element
- Addresses housing supply, quality, and affordability
- Reviewed and certified (approved) by State HCD
- Revision due in 2013



## HOUSING ELEMENT CONTAINS...



## WHAT ARE RHNA GOALS



- SCAG prepares the Regional Housing Needs Assessment for new housing from 2014-2021.
- Santa Ana's goal is 204 units at following affordability levels:
  - + 45 very low income units
  - + 32 low income units
  - + 37 moderate income units
  - + 90 above moderate units
- City is required to show how housing can be built to address this housing planning goal.



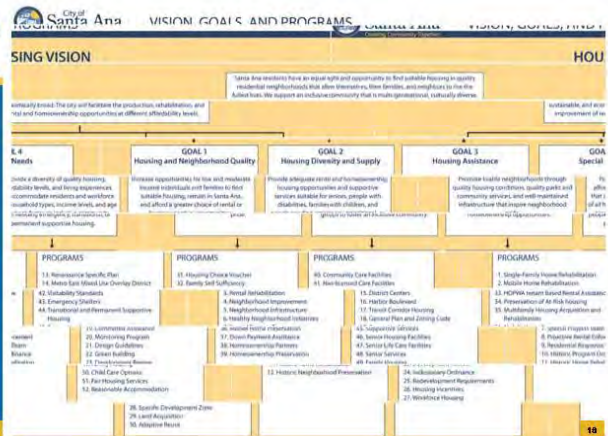
## SANTA ANA HOUSING VISION



*"Santa Ana residents have an equal right and opportunity to find suitable housing in quality residential neighborhoods that allow themselves, families, and neighbors to live the fullest lives.*

*We support an inclusive community that is multigenerational, culturally diverse, sustainable, and economically broad.*

*The City will facilitate the production, rehabilitation, and improvement of rental and ownership housing at different affordability levels."*



## HOUSING QUALITY & HEALTH



### Healthful Housing Conditions

**Policies:**

- 1.1 Promote repair, rehabilitation, and improvement of housing
- 1.6 Enforcement of building and property maintenance codes
- 2.5 Housing preservation, including projects at-risk of conversion

**Programs:**

- #8 Proactive Rental Enforcement
- #9 Residential Response Team
- #38 Multiple-Family Acquisition and Rehabilitation



Sixth Street Rehabilitation

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## HOUSING DIVERSITY & HEALTH



### Housing Diversity and Housing Security

**Policies:**

- 2.4 Encouraging a mix of housing types and prices
- 2.6 Larger housing projects to set aside 15% for affordable units
- 2.8 Condominium conversion requirements

**Programs:**

- #25 Affordable housing incentives
- #27 Housing opportunity ordinance
- #28 Density bonus program



Top Photos: Station District, Bottom Photo: Vista Del Rio

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## HOUSING AND ENVIRONMENT



### Smart Growth and Housing Policy

**Policies:**

- 2.1 Locating housing near transit and job centers
- 2.2 Creating high intensity mixed use villages in District Centers
- 2.5 Encouraging excellence in design

**Programs:**

- #13 Transit Zoning Code
- #14 Metro East Overlay Zone
- #15 Harbor Boulevard SP
- #23 Green Building Code



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## HEALTHY NEIGHBORHOOD



### Healthy and Strong Neighborhoods

**Policies:**

- 1.2 Resident involvement
- 1.3 Complementary mix of land uses
- 1.4 Healthy green neighborhoods
- 1.5 Infrastructure & public services

**Programs:**

- #4 Neighborhood Associations
- #6 Healthy Neighborhoods Initiative (e.g., SALUD, Santa Ana Green)



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## HOUSING ELEMENT



**Introductions**

- 1. Healthy Communities and the Role of Housing
- 2. Santa Ana's current Housing Element
- 3. Housing, Health & Wellness Ideas
- 4. Next Steps

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## NEW DIRECTIONS



Questions we ask ourselves when evaluating how to include health in the general plan

- > What chapter of the general plan is the subject a major focus versus a secondary or supporting topic?
- > Does the health issue deal with a specific project, development standard, or code issue?
- > What organization has primary versus supporting jurisdiction over the particular health issue?

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## NEW IDEAS AND DIRECTIONS



### ✓ 1. Improving Health through Housing Quality

**Purpose**

- Improve the quality of single and multiple-family housing so that it is healthful for all Santa Ana residents

**Ideas**

- Adopt smoke free ordinance for multi-family residential projects
- Cooperate to address environmental hazards - lead, asbestos, mold, etc.
- Incorporate portions of the National Healthy Housing Standard (discussed later)



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## NEW IDEAS AND DIRECTIONS



### ✓ 2. (Re) Building Complete and Active Neighborhoods

**Purpose**

- Encourage neighborhoods to be well-equipped with supportive services that contribute to health and wellbeing

**Ideas**

- Encourage parks, community gardens, and green spaces in neighborhoods
- Creating centers in each neighborhood to build a sense of community
- Support healthier food choices and grocers in or near neighborhoods
- Safe routes to school, walkability improvements, wellness corridors, etc.



Willard Joint Use  
Jerome Park  
Evergreen-Cedar Community Center

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## NEW IDEAS AND DIRECTIONS



### ✓ 3. Designing Housing for Healthy and Active Living

**Purpose**

- Encourage the construction and/or retrofit of housing to include design features that promote health

**Ideas**

- Compile active design best practices and create policy about active design
- Update municipal codes to include regulations that promote health
- Create development project checklist to review projects for best practice
- Offer financial and/or regulatory incentives to promote best practices



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## NEW IDEAS AND DIRECTIONS



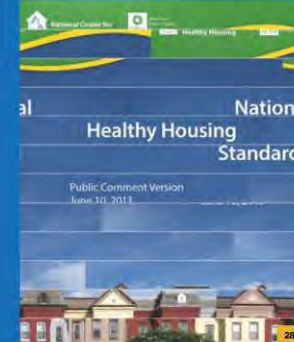
### ✓ 4. Including Codes for Housing Maintenance

**Objective**

- Provide minimum housing standards that are evidenced-based, attainable, enforceable, and practical

**Ideas**

- Review NHHS and include relevant provisions in municipal code
- Create training module for City building and code enforcement to implement applicable provisions
- Evaluate applicability of NHHS as a precondition for business licensing renewal or quadrennial inspection



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## MOVING FORWARD



### Improving Decisionmaking

Help guide City staff, decisionmakers, and public to collectively work together to integrate health in the housing element

**Next Steps**

- Amend Housing Element vision to include health and wellness
- Draft goal and/or policies for the Housing Element to promote health
- Draft implementation programs for the housing element.



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## NEXT STEPS



- Fall 2013  
Adopt Harbor Corridor Plan
- Fall 2013  
Housing Element Study Sessions
- October 2013-February 2014  
HCD Review and Housing Element Adoption

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# Creating COMMUNITY Together

## Join in the upcoming **OPEN HOUSE**

Review draft  
**Circulation  
Element** containing  
new and exciting  
proposals for the city's  
streets, bike routes,  
and sidewalks.

Comment on  
**Housing Element**  
and ways to improve  
our neighborhoods  
and plan for a mix of  
housing types and  
affordability.



**1**

**Saturday, April 27, 2013**  
**9:30 a.m. to 12:00 p.m.**  
*A presentation will take place  
at 10:00 a.m.*

**Southwest Senior Center**  
**2201 W. McFadden Avenue**

**2**

**Thursday, May 9, 2013**  
**6:00 p.m. to 8:00 p.m.**  
*A presentation will take place  
at 6:30 p.m.*

**Santa Ana Senior Center**  
**424 West Third Street**



**Muốn biết thêm chi tiết:**

Xin gọi số (714) 667-2792 hoặc tham viếng  
[www.santa-ana.org/santaanainmotion](http://www.santa-ana.org/santaanainmotion)  
[www.santa-ana.org/housingelement](http://www.santa-ana.org/housingelement)

Nếu không tham dự được, xin gửi ý kiến đóng góp đến  
[SantaAnainMotion@santa-ana.org](mailto:SantaAnainMotion@santa-ana.org)  
[HousingElement@santa-ana.org](mailto:HousingElement@santa-ana.org)

**For more information visit:**

Circulation Element - [www.santa-ana.org/santaanainmotion](http://www.santa-ana.org/santaanainmotion)  
Housing Element - [www.santa-ana.org/housingelement](http://www.santa-ana.org/housingelement)  
Can't attend? Send your ideas to [SantaAnainMotion@santa-ana.org](mailto:SantaAnainMotion@santa-ana.org)  
or [HousingElement@santa-ana.org](mailto:HousingElement@santa-ana.org) or 714-667-2792



# Creando una COMUNIDAD Juntos

## Participe en el próximo **OPEN HOUSE**

Revisión del plan preliminar **Elemento de Circulación** que contiene nuevas y emocionantes propuestas para las calles, rutas en bicicleta y las aceras de la ciudad.

Opina sobre al **Elemento de Vivienda** y maneras de mejorar nuestros vecindarios y el plan para una variedad de tipos de viviendas que estén al alcance del bolsillo.

**1**

**Sábado 27 de abril del 2013**  
de 9:30 am a 12:00 pm  
*A las 10:00 am se hará una presentación.*

**Southwest Senior Center**  
2201 W. McFadden Avenue

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[www.santa-ana.org/housingelement](http://www.santa-ana.org/housingelement)

Nếu không tham dự được, xin gửi ý kiến đóng góp đến  
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[HousingElement@santa-ana.org](mailto:HousingElement@santa-ana.org)

**Para más Información:**

Elemento de Circulación - [www.santa-ana.org/santaanainmotion](http://www.santa-ana.org/santaanainmotion)

Elemento de Vivienda - [www.santa-ana.org/housingelement](http://www.santa-ana.org/housingelement)

¿No puede asistir? Envíe sus ideas a [SantaAnainMotion@santa-ana.org](mailto:SantaAnainMotion@santa-ana.org)  
o [HousingElement@santa-ana.org](mailto:HousingElement@santa-ana.org) o 714-667-2792





Issue Forty, March 2013

# City news



**Building COMMUNITY Together: Housing Element Update**

*Construyendo juntos la COMUNIDAD: Actualización del Elemento Vivienda*

**Free Tutoring Program For All Santa Ana K-12th Grade Students**

*Programa de Enseñanza Gratuita Para Todos los Estudiantes de Santa Ana del Grado K-12*

**City of Santa Ana Received Over \$500,000 to Reduce Emissions and Finance Green Strategies Plan**

*La Ciudad de Santa Ana Recibió Más de \$500,000 para Reducir las Emisiones y Financiar un Plan "Green" de Estrategias Ecológicas*

**Need Money For Your Home? ¿Necesito Dinero Para Arreglar Su Casa?**

*Programas Para Ser Propietario De Su Casa Y Oportunidades De Compra De Viviendas*

**Dog Licensing Licencias para Perros**

*Programas Para Ser Propietario De Su Casa Y Oportunidades De Compra De Viviendas*

**Summer Youth Job Fair Feria Veraniega de Trabajo para Jóvenes**

**CITY COUNCIL**

Mayor Miguel A. Pulido

Mayor Pro Tem Sal Tinajero

Councilmembers  
Angelica Amezcua  
David Benavides  
Michele Martinez  
Roman Reyna  
Vincent Sarmiento

**CITY OF SANTA ANA**

20 Civic Center Plaza  
P.O. Box 1988, M31  
Santa Ana, CA 92701  
714-647-5400  
www.santa-ana.org

**Building COMMUNITY Together: Housing Element Update**

The City of Santa Ana will update the Housing Element of its General Plan in the coming months. The General Plan is an important document that sets goals and policies for the quality of life in our city. You are invited to participate in this effort by identifying and addressing housing needs in your community.

The City will analyze a variety of housing considerations including maintaining and improving the quality of current housing stock, needs for groups like seniors and the disabled, and where new housing can and should develop. This process also incorporates relevant issues like health, wellness and travel mobility.

Share your opinions this spring at an upcoming community workshop, or through a brief online survey. Visit [www.santa-ana.org/HousingElement](http://www.santa-ana.org/HousingElement) for more information. To be added to our mailing list for future project updates please send an email to [HousingElement@santa-ana.org](mailto:HousingElement@santa-ana.org) or call us at (714) 667-2792.

**Construyendo juntos la COMUNIDAD: Actualización del Elemento Vivienda**

En los meses venideros la Ciudad de Santa Ana actualizará el Elemento Vivienda de su Plan General. El Plan General es un documento importante que establece objetivos y políticas para la calidad de vida en nuestra comunidad. Se le invita a participar en este esfuerzo identificando y puntualizando las necesidades de vivienda en su comunidad.

La Ciudad analizará una variedad de consideraciones relativas a la vivienda incluyendo el mantenimiento y el mejoramiento de la calidad de las viviendas actualmente existentes, las necesidades de grupos tales como los de ciudadanos de edad avanzada y personas discapacitadas y dónde se pueden y se deberían desarrollar nuevas viviendas. Este proceso incorpora también problemas relevantes tales como salud, bienestar y movilidad para viajes.

Comparta sus opiniones esta primavera en un taller comunitario que tendrá lugar próximamente o bien a través de una breve encuesta en línea. Visite el sitio [www.santa-ana.org/HousingElement](http://www.santa-ana.org/HousingElement) para obtener más información. A efectos de ser agregado a nuestra lista de envío de futuras actualizaciones del proyecto, por favor envíe un correo electrónico a [HousingElement@santa-ana.org](mailto:HousingElement@santa-ana.org) o bien llámenos al (714) 667-2792.

**Free Tutoring Program For All Santa Ana K-12th Grade Students**

The Santa Ana Public Library Learning Center's After-School Homework Help and Tutoring program provides free bilingual tutoring services in all school subjects to Santa Ana students in grades K-12. The Learning Centers offer weekly courses in the areas of reading, math, science, art, and health. Access to computers and Internet is also available, as are weekly computer classes. The library operates Learning Centers at the Main and Newhope Libraries. The Learning Centers are funded through a Community Development Block Grant (CDBG). You can learn more by visiting <http://santa-ana.org/library/youthservices/ycc.asp>

**Programa de Enseñanza Gratuita Para Todos los Estudiantes de Santa Ana del Grado K-12**

El programa de Enseñanza y Ayuda con la Tarea para la Casa Después de la Escuela del Centro de Aprendizaje de la Biblioteca Pública de Santa Ana, proporciona servicios gratuitos de enseñanza bilingüe de todas las materias escolares, para aquellos estudiantes de Santa Ana que estén cursando los grados K-12. Los Centros de Aprendizaje ofrecen cursos semanales en las áreas de lectura, matemáticas, ciencias, artes y salud. También está disponible el acceso a computadoras e Internet como así también a clases semanales de computación. La Biblioteca opera Centros de Aprendizaje en las Bibliotecas de Main y Newhope. Los Centros de Aprendizaje están financiados a través de una Subvención en Bloque para el Desarrollo de la Comunidad (CDBG, por sus siglas en inglés). Usted puede conocer más acerca de esto visitando el sitio <http://santa-ana.org/library/youthservices/ycc.asp>

**Cinco de Mayo**  
Downtown Santa Ana  
Saturday, May 4th, noon to midnight  
Sunday, May 5th, noon to 10:00 p.m.  
Entertainment, Food and Carnival Rides  
Come celebrate with us!  
For more information contact **MX Live** at 714-667-1788

Centro de Santa Ana  
Sábado 4 de Mayo, 12pm – 12am  
Domingo 5 de Mayo, 12pm – 10pm  
Entretención, comida y juegos  
¡Venga a celebrar con nosotros!  
Para más información llame a **MX Live** al 714-667-1788



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# City of Santa Ana General Plan

## Santa Ana, California

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