

City of Santa Ana 2021-2029 Housing Element Update



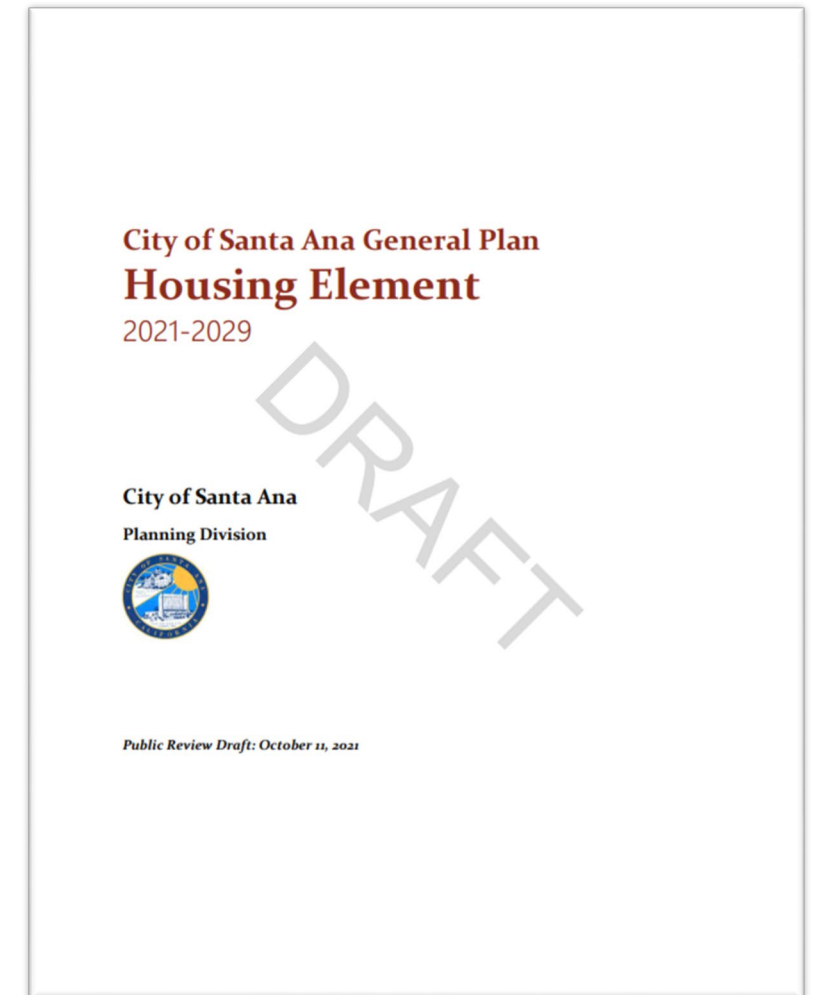
Community Open House

November 6, 2021



Agenda

- » Housing Element Overview
- » Community Outreach
- » Program Evaluation Highlights
- » Policy Framework & Housing Plan
- » Opportunity Sites
- » Project Schedule & Next Steps



Housing Element Law



City's plan to meet existing and projected housing needs of all economic segments of the community



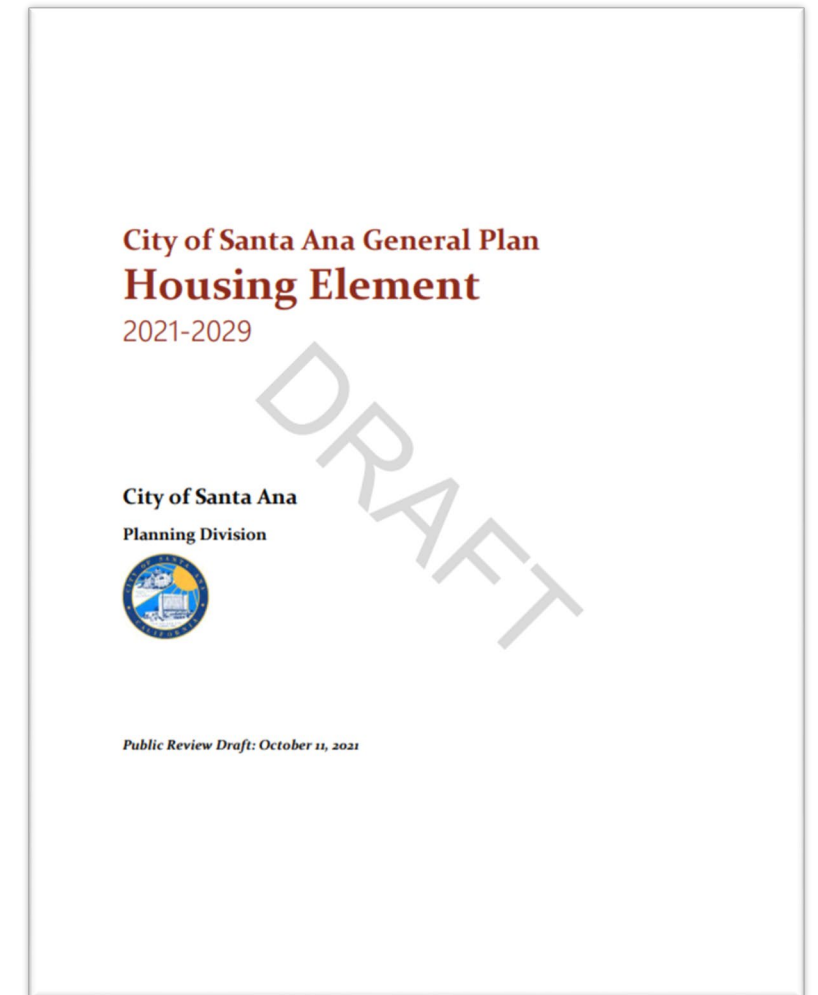
Required Element of the General Plan governed by California Government Code Sections 65580-65589.11.



Must be updated every 8 years

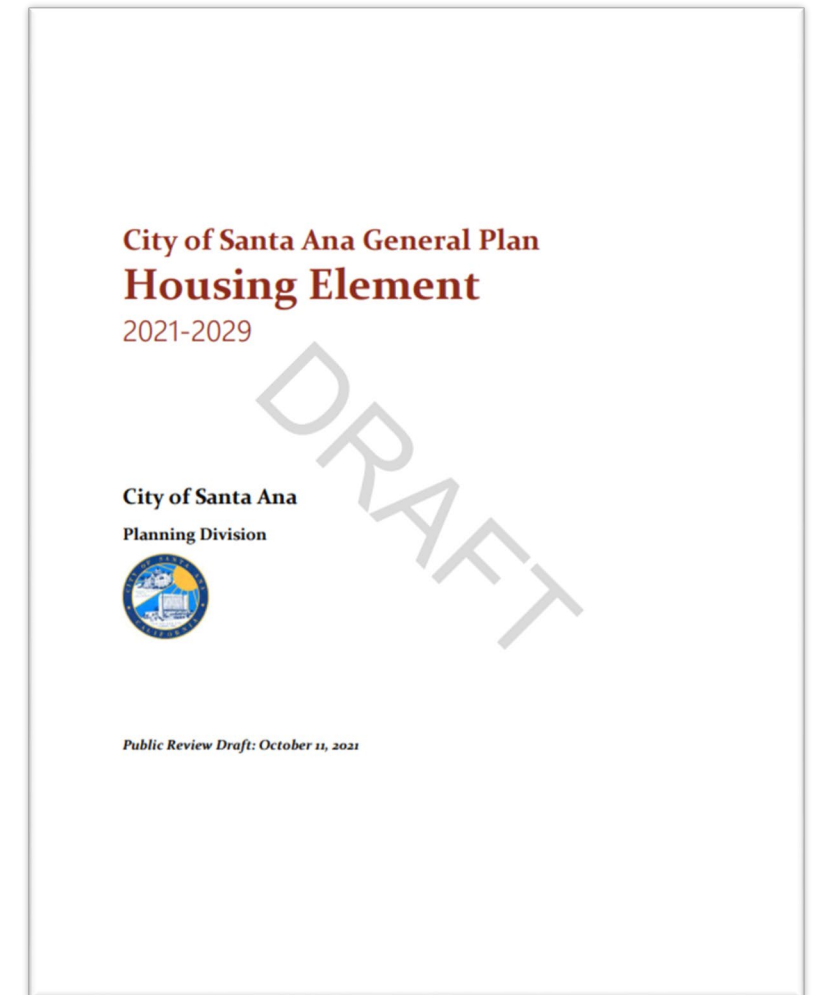


Certified by the Department of Housing & Community Development (HCD)



Housing Element Contents

- » Policy Framework & Housing Plan
- » Housing Needs: Appendix A
- » Housing Constraints: Appendix B
- » Housing Resources: Appendix C
- » Program Evaluation: Appendix D
- » Assessment of Fair Housing: Appendix E
- » Public Outreach: Appendix F



COMMUNITY OUTREACH



2021-29 Housing
Element Update



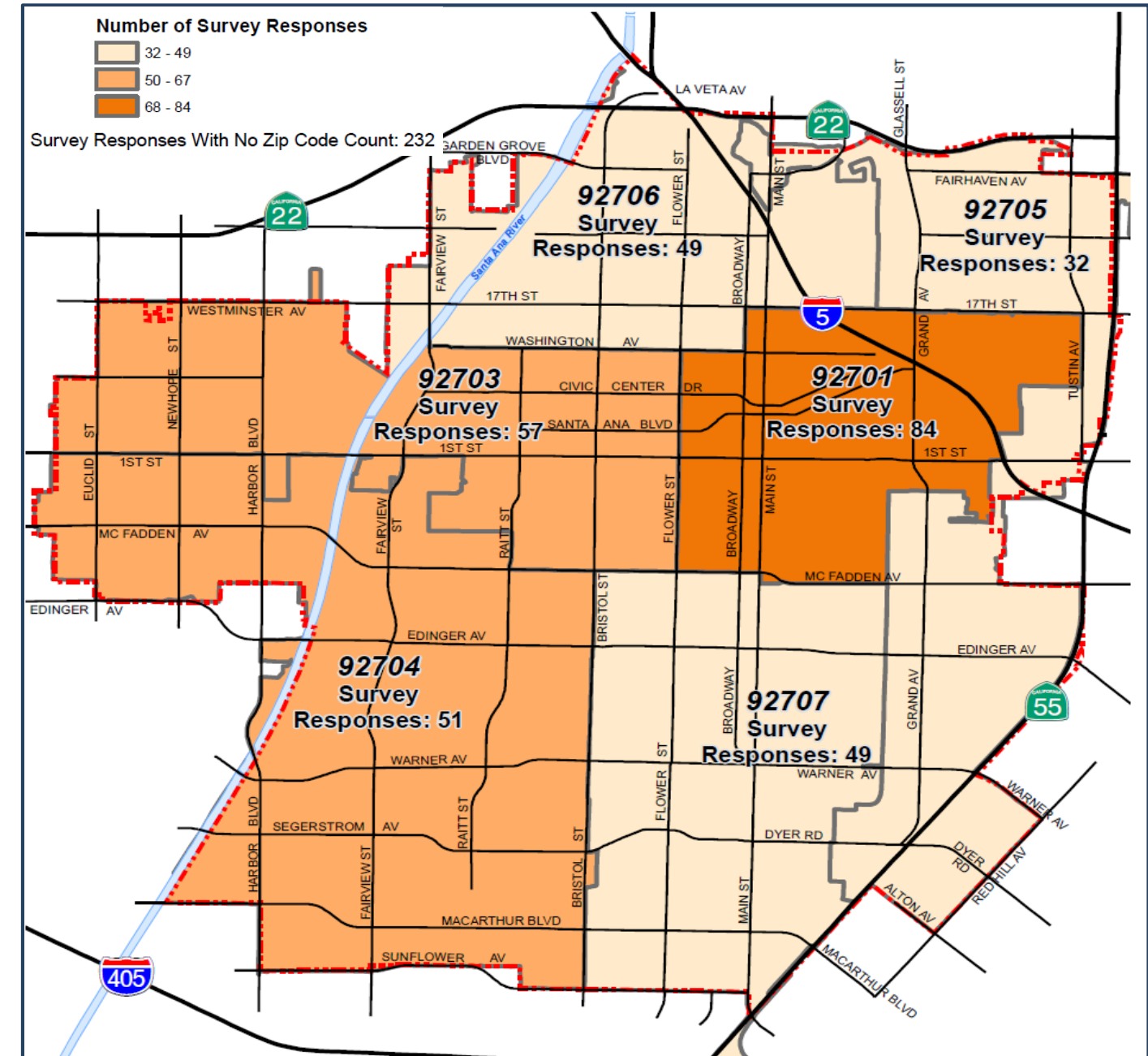
Community Engagement Opportunities

- » 2020-2024 Consolidated Plan
- » 2021 Draft General Plan Update
- » Housing Element Roundtables
- » Community Housing Survey
- » Planning Commission Study Session
- » Open House Community Forum
- » Public Hearings

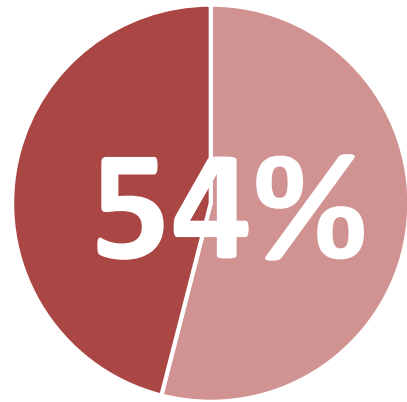


Community Survey - Highlights

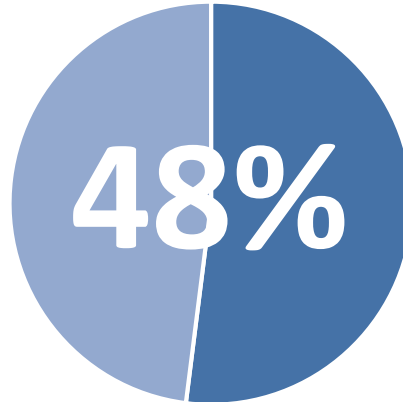
- » Survey Timing: August 19, 2021 to September 9, 2021
- » Multilingual surveys (English, Spanish and Vietnamese)
- » 559 surveys completed



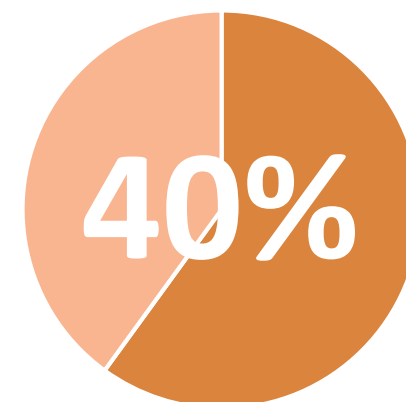
Housing Element Roundtable & Survey



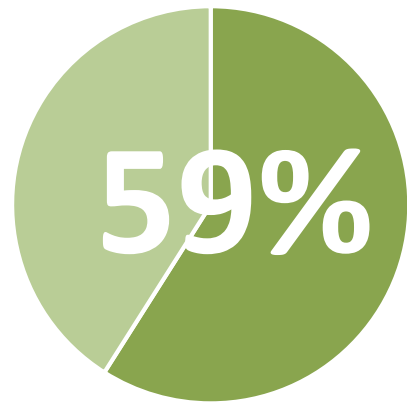
**HOUSING
AFFORDABILITY
PREDOMINANT
CHALLENGE**



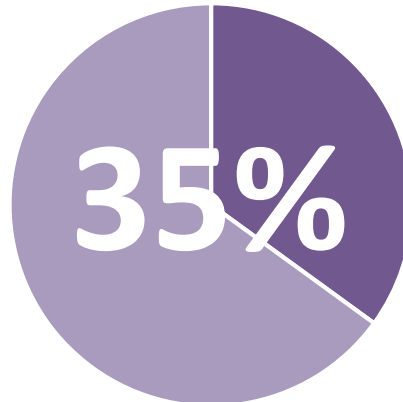
**OVERCROWDING
BEING AN ISSUE**



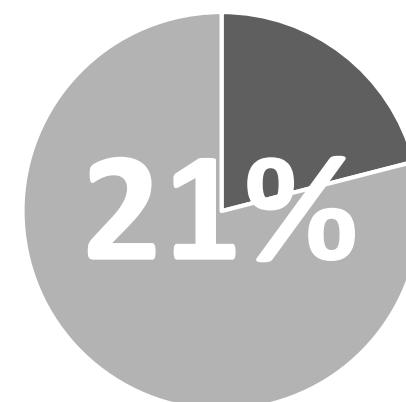
**HOMELESSNESS
BEING AN ISSUE**



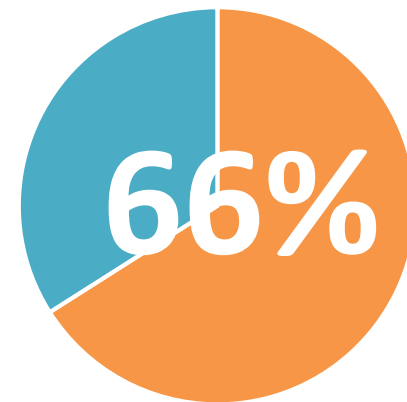
**SPEND MORE
THAN 1/3
INCOME ON
HOUSING**



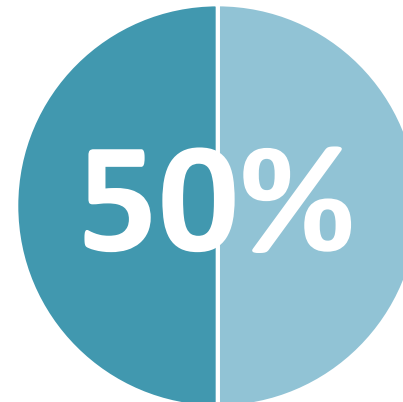
**RESIDE IN
SINGLE-FAMILY
HOUSE**



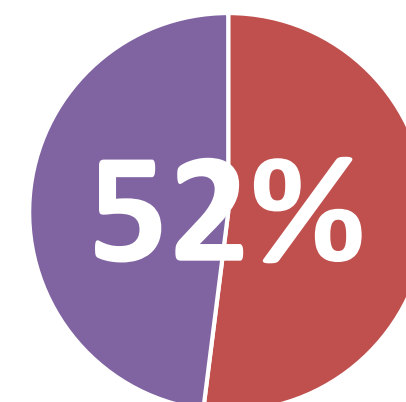
**LAST MOVED
DUE TO NEEDS
CHANGING**



**HOMELESS
SHELTERS WITH
CONNECTION TO
SERVICES/HOUSING**



**SUPPORT
NONPROFITS/ORGS
THAT SERVE SPECIAL
NEEDS POP.**



**SINGLE-FAMILY
HOME
DEVELOPMENT
IN FUTURE**

Housing Element Roundtable & Survey



Emergent themes

- » Promote new low and very-low housing greater than RHNA allocation
- » Rent control and housing insecurity
- » Role of open space in quality of life and housing
- » Strengthen Housing Opportunity Ordinance (HOO)
- » County versus Santa Ana Average Median Income (AMI)
- » Homelessness Prevention
- » Community driven programs
- » Parking, overcrowding, displacement
- » Safe housing and landlord intimidation
- » Code Enforcement to preserve quality of life



PROGRAM EVALUATION HIGHLIGHTS



**2021-29 Housing
Element Update**



Ongoing Activities & Accomplishments

» Housing Choice Voucher Program

- Household income must be less than 50% AMI (Very Low Income) to qualify

» Housing Opportunity Ordinance

- Provides for onsite affordable housing or payment of a fee in-lieu of developing units onsite

» Affordable Housing Projects

- Andalucia
- The Depot at Santiago
- Santa Ana Arts Collective
- First Street Apartments
- La Placita Cinco



Andalucia



Bedroom Count	Very Low Income 50% AMI	Low Income 60% AMI	Moderate Income 110% AMI
3 Bedroom	7	49	13
Maximum Rent	\$1,665	\$1,998	\$2,946



The Depot at Santiago



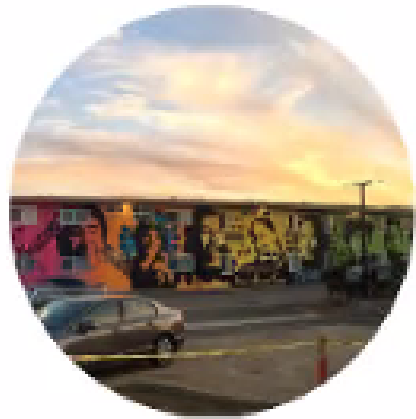
Bedroom Count	SF	Extremely Low Income 30% AMI	Very Low Income 40% AMI	Very Low Income 50% AMI	Low Income 60% AMI	Total
1 Bedroom	875	2	3	6	3	14
2 Bedroom	1,085	2	6	11	10	29
3 Bedroom	1,350	3	5	11	7	26
	Totals:	7	14	28	20	69



The Arts Collective



City Efforts to Assist those Experiencing Homelessness



February 2018

72 chronically homeless individuals were placed at The Orchard



March 2018

16 homeless individuals were placed at The Depot at Santiago



June 2020

75 homeless veterans were placed at Heroes' Landing



August 2020

15 homeless individuals were placed at The Santa Ana Arts Collective



March 2021

56 chronically homeless individuals were placed into Casa Querencia

New Housing Construction

Progress Towards 2014-2021 RHNA Goal (New Housing Units by Category and Year)										
Income	RHNA Allocation	2014	2015	2016	2017	2018	2019	Total Units	Total Units Exceeding RHNA Allocation	% Exceeding RHNA Allocation
Very Low	45	0	49	49	43	172	80	393	348	773.3%
Low	32	2	31	22	38	388	83	564	532	1,662.5%
Moderate	37	12	4	20	10	17	1	64	27	73 %
Above Moderate	90	80	442	130	424	795	538	2,409	2,319	2,576.7 %
Total:	204	94	526	221	515	1,372	702	3,430	3,226	1,581.4 %

Based on building permits issued



POLICY FRAMEWORK & HOUSING PROGRAM



2021-29 Housing
Element Update



Policy Framework

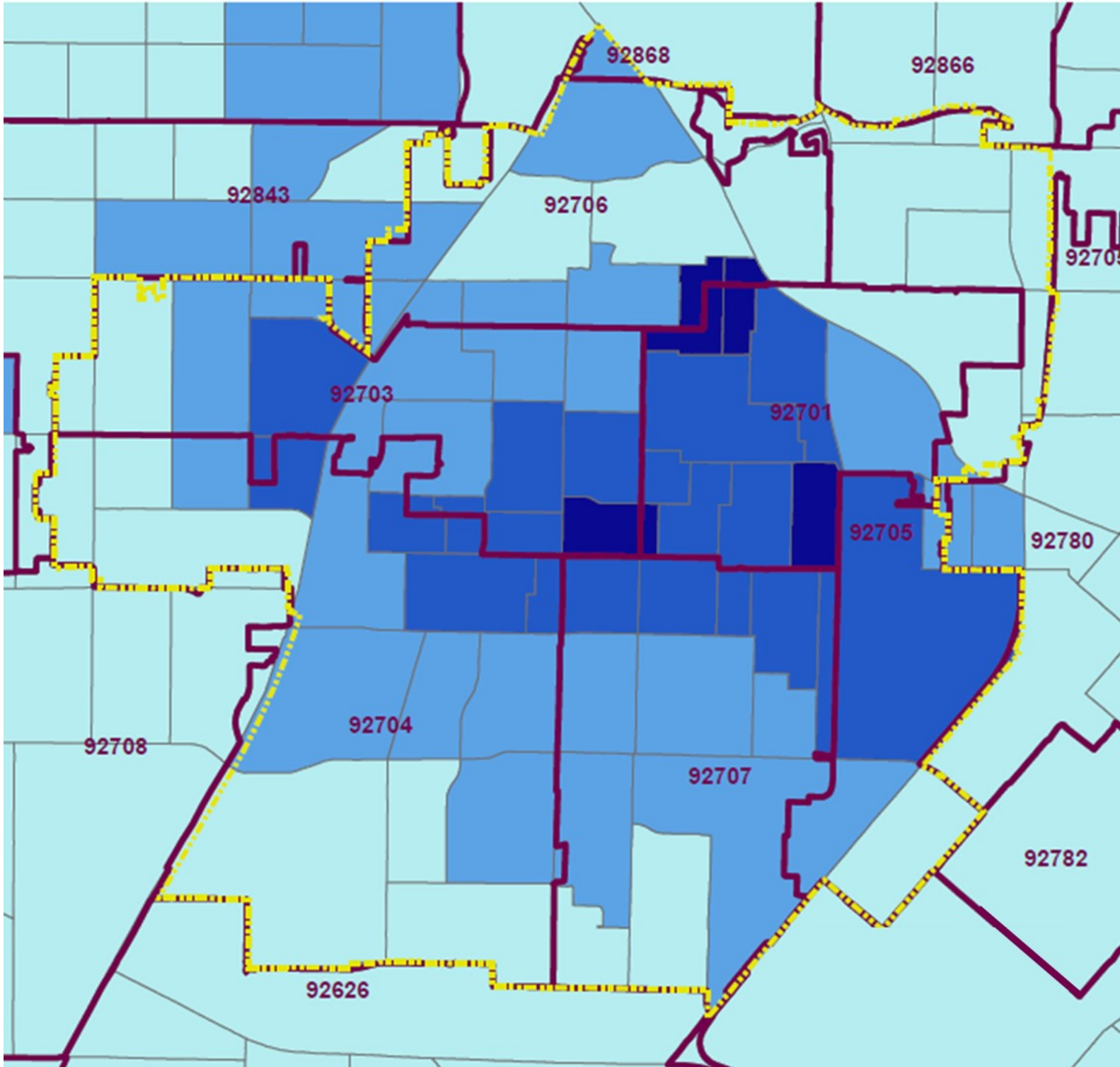
- » **GOAL 1:** HOUSING AND NEIGHBORHOODS
- » **GOAL 2:** HOUSING SUPPLY AND DIVERSITY
- » **GOAL 3:** HOUSING ASSISTANCE
- » **GOAL 4:** SPECIAL NEEDS
- » **GOAL 5:** AFFIRMATIVELY FURTHERING FAIR HOUSING *New*



Affirmatively Furthering Fair Housing

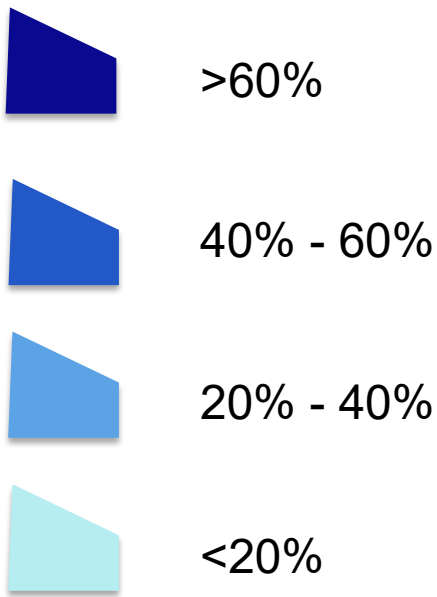
- » Additional legislation passed in 2018 – AB 686
- » Analyze barriers that restrict housing access in Housing Element
- » Commit to meaningful actions that affirmatively further fair housing and prioritize addressing contributing issues
- » Sites for potential lower income housing located, to the degree possible, to avoid further overconcentration and disparity in access/resources
- » Equitable access to affordable housing – regionally

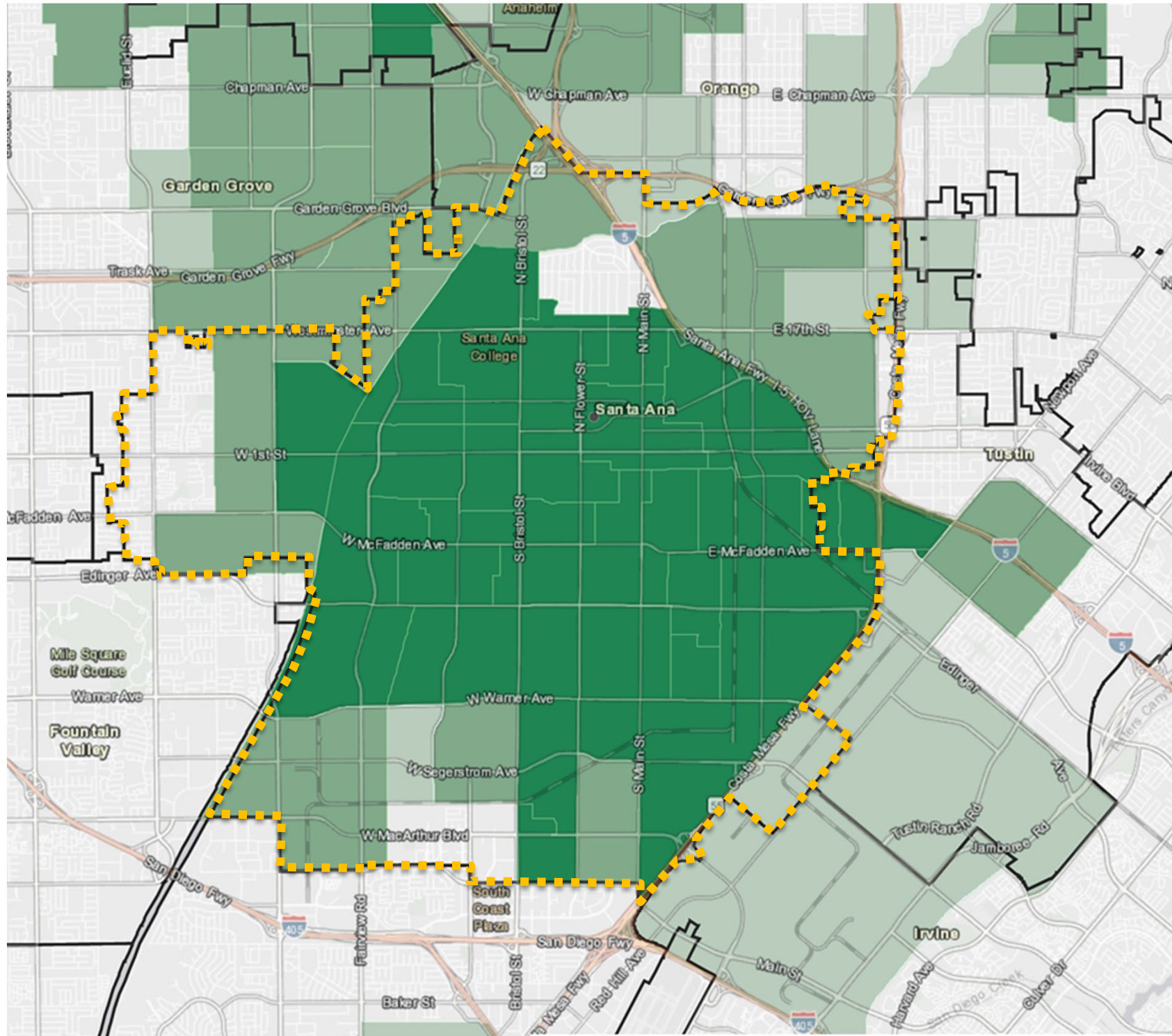




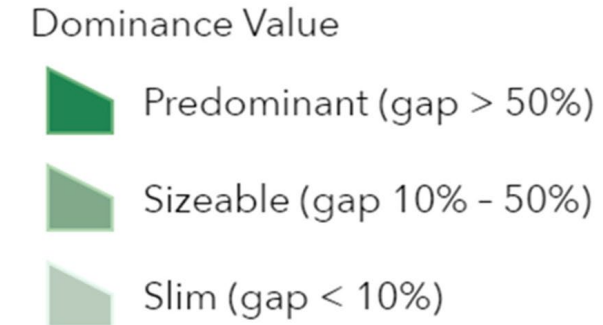
(R) Overcrowded Households (CHHS) - Tract

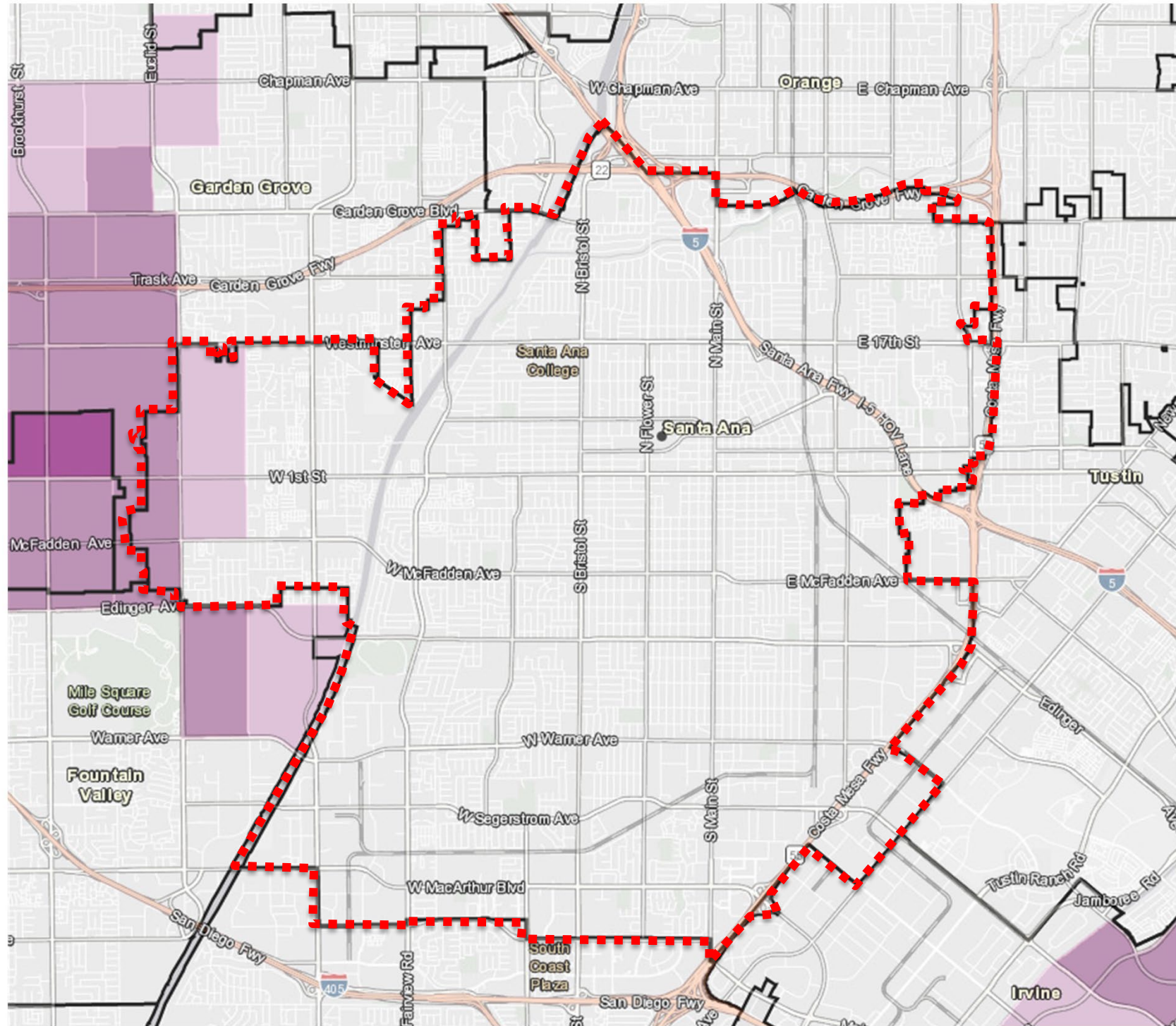
Percent of Overcrowded Households








(R) Predominant Population - Hispanic Majority Tracts



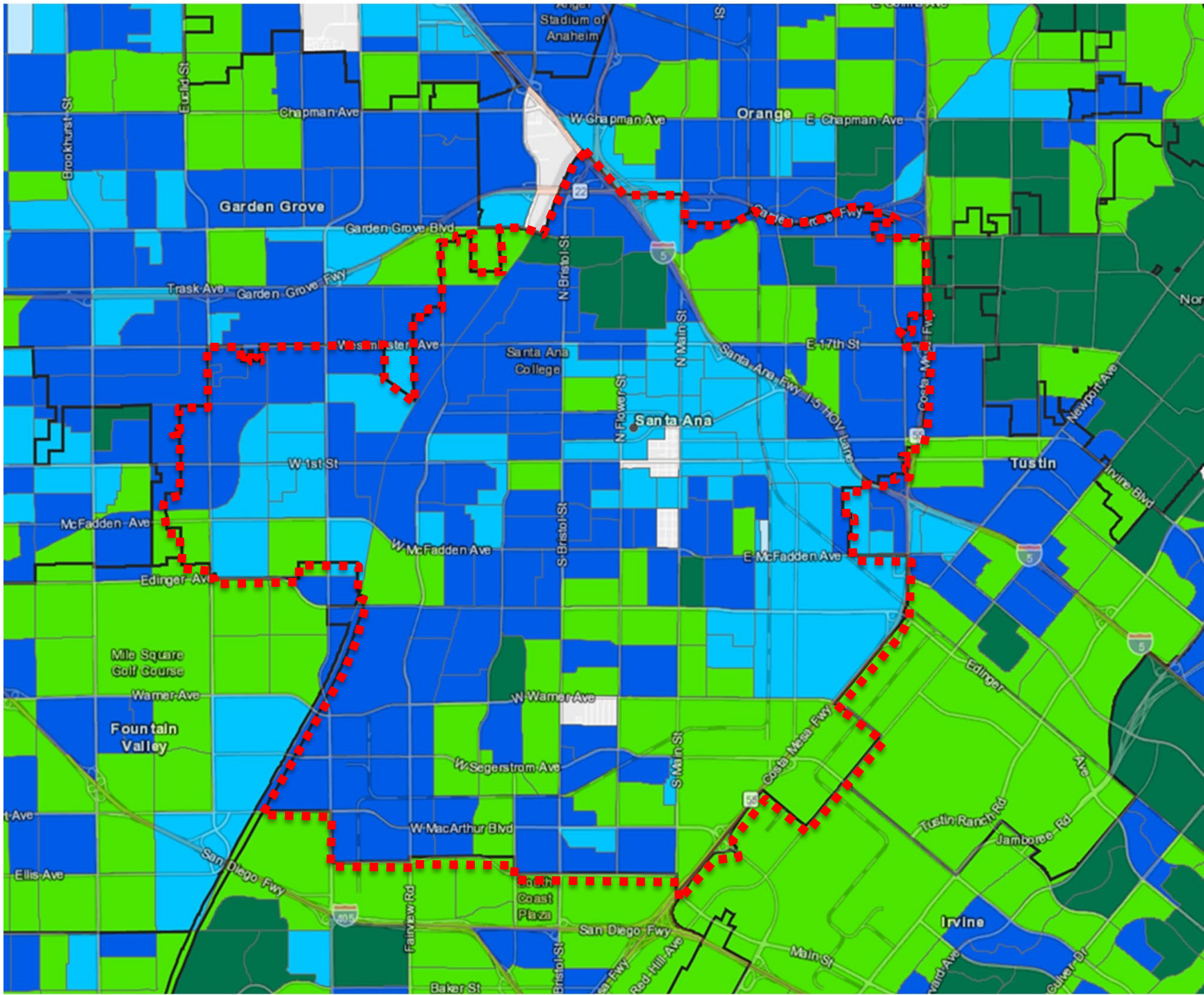


(R) Predominant Population - Asian Majority Tracts

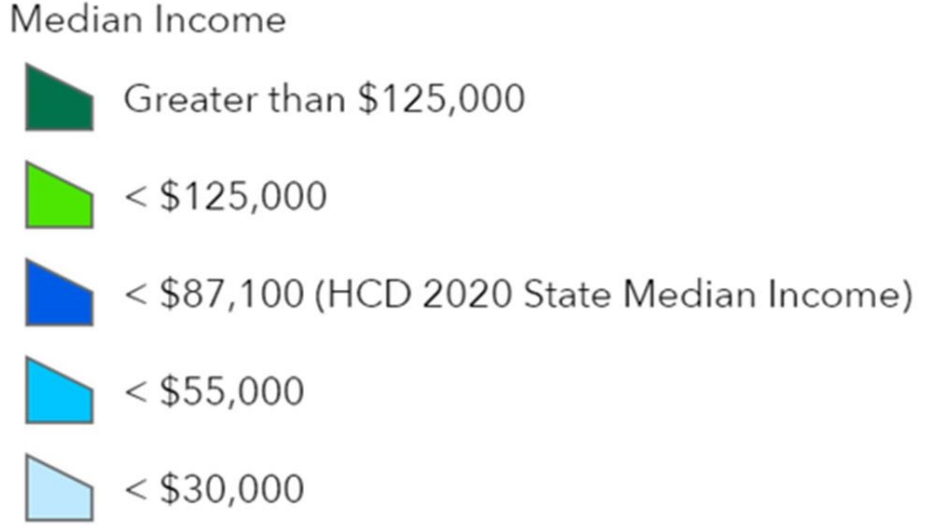
Dominance Value

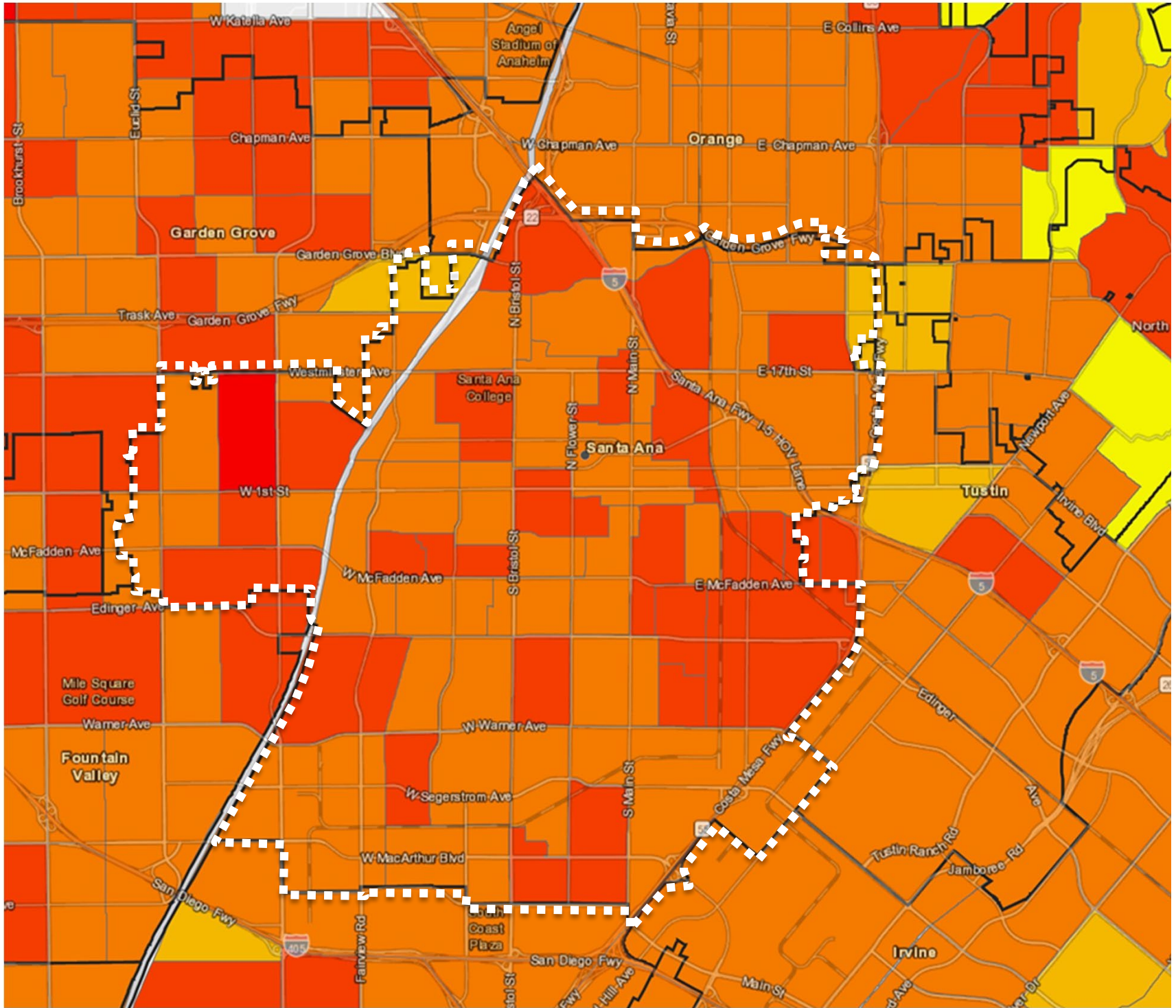
-  Predominant (gap > 50%)
-  Sizeable (gap 10% - 50%)
-  Slim (gap < 10%)





(R) Median Income (ACS, 2015-2019) - Block Group

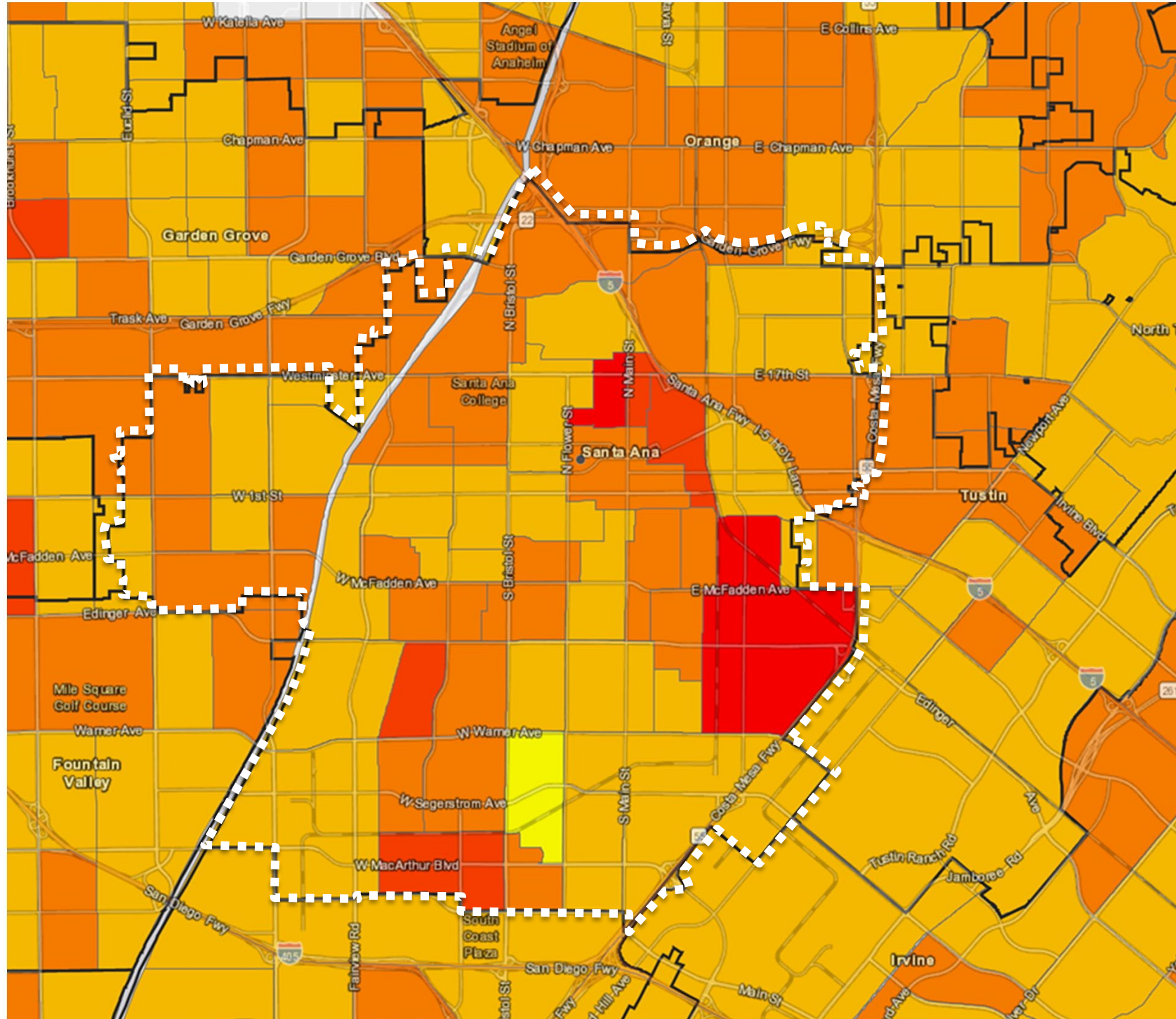




(R) Overpayment by Renters (ACS, 2015 - 2019) - Tract

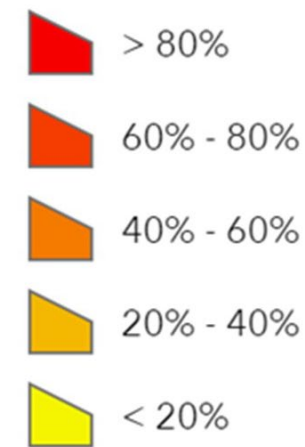
Percent of Renter Households for whom Gross Rent (Contract Rent Plus Tenant-Paid Utilities) is 30.0 Percent or More of Household Income





**(R) Overpayment by Home Owners (ACS, 2015 - 2019)
- Tract**

Percent of Owner Households with Mortgages whose Monthly Owner Costs are 30.0 Percent or More of Household Income



Policy Framework and Housing Action Plan

» **GOAL 5: AFFIRMATIVELY FURTHERING FAIR HOUSING.**

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

- **Policy 5.3 – Communication Channels**. Continue to provide an open and receptive forum for city residents, commissions, and City staff to discuss opportunities for affirmatively furthering fair housing. *NEW*
- **Policy HE 3.9 –** 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.



Policy Framework and Housing Action Plan

» Landlord Intimidation

- **Policy 1.9** - Tenant Protections. Provide information and resources to residential tenants regarding landlord-tenant laws that provide protection against unjust evictions. *New*
- **Action 52** - Hold annual small apartment managers' workshop to train and educate property owners, HOAs, property managers, and tenants of best practices in property management, neighborhood safety, and landlord/tenant responsibilities. *New*



Policy Framework and Housing Action Plan

» Potential Displacement

- **Policy 3.9** – Housing Stabilization. Support measures that address impacts related to private and public development which may result in displacement from existing affordable housing. *New*
- **Action 37** – Adopt a Rent Stabilization ordinance(s) to preserve affordable housing through regulating rent increases and establishing just cause eviction regulations. *New.*



Policy Framework and Housing Action Plan

» Parking

- **Policy 1.10** - Parking Management. Support innovative and creative strategies that proactively minimize parking impacts and deficiencies within residential neighborhoods, including parking management requirements, installation of parking lifts, and incentives for active transportation. *New*
- **Action 32** – Develop a pilot program to partner with commercial property owners to utilize parking at centers adjacent to residential uses to expand parking options for residential neighborhoods. *New.*
- **Action 32** – Reevaluate the Residential Parking Permit Program to ensure it complies with State law and best practices. *New*



Policy Framework and Housing Action Plan

» Residential Overcrowding

- **Policy 2.10** – Overcrowding Conditions. Facilitate the development of affordable accessory dwelling units and additions and improvements to existing homes to alleviating overcrowded housing conditions. *New*
- **Action 51** – Explore opportunities for funding to assist lower and moderate-income homeowners to construct Accessory Dwelling Units (ADUs). *New.*
- **Action 51** – Collaborate with other local jurisdictions and HCD to identify best practices to monitor ADU affordability and to create an incentives program to covenant their affordability. *New.*



Policy Framework and Housing Action Plan

» **Promote New Affordable Housing (low/very low income)**

- **Policy 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.
- **Action HE 16** – Facilitate and encourage the development of varied housing types at a mix of affordability levels, including for lower income households using appropriate incentives.
- **Action HE 24** – Continue to work with nonprofit and for-profit organizations that provide affordable housing to households earning extremely low, very low, and low income households.



Policy Framework and Housing Action Plan

Homeless Prevention

- **Policy 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.
- **Action 44 –** Assist and work with service organizations to provide supportive services for current and formerly homeless people.
- **Action 44 –** Continue efforts to address Homeless Youth needs through access to permanent and supportive housing and workforce development. *New.*



Factors Contributing to Fair Housing

Table E-1

Priority Fair Housing Issues, Contributing Factors, and Implementation Actions

<i>Fair Housing Issue</i>	<i>Contributing Factors</i>	<i>Sample of Implementation Actions</i>
Issue #1: Rent Stabilization and Displacement	<ul style="list-style-type: none"> Increasing land values and rents High number of housing overpayment/burden Low average median incomes below that of region 	HE 24; HE 25; HE 28; HE 33; HE 34; HE 36; HE 37; HE 39
Issue #2: Safe and Sanitary Housing	<ul style="list-style-type: none"> Old housing stock Costs of rehabilitation Increased wear and tear due to overcrowding 	HE 1, HE 2; HE 3; HE 4; HE 5; HE 6; HE 7; HE 10; HE 11; HE 12
Issue #3: Housing Overcrowding	<ul style="list-style-type: none"> Lower average median income comparably to region Housing stock that may not match need Insufficient amount of affordable housing 	HE 24; HE 25; HE 26; HE 27; HE 28; HE 31; HE 35; HE 36; HE 49; HE 51;
Issue #4: Household Income	<ul style="list-style-type: none"> Lower average median income comparably to region Racial or ethnic concentration coupled with concentration of poverty High number of housing overpayment/burden 	HE 24; HE 25; HE 26; HE 27; HE 28; HE 33; HE 34; HE 35; HE 36; HE 38

Source: City of Santa Ana, General Plan Housing Element Housing Framework, September 2021



REGIONAL HOUSING NEEDS ALLOCATION (RHNA)



2021-29 Housing
Element Update



Future Housing Needs

» Regional Housing Needs Allocation (RHNA) 6th Cycle

- Projected housing need for 2021-2029
- HCD assigned 1.34 million to SCAG/3,095 to Santa Ana
- RHNA Appeals and SCAG final RHNA allocation - March 2021
- County Transfer - 42 units (20 very low, 22 moderate) – June 2021

Land Resource	Very Low Income	Low Income	Moderate Income	Above Mod Income	Total
RHNA ¹	606	362	545	1,624	3,137

¹ RHNA with Transfer from the County (Crossroads Project)



Future Housing Needs

Land Resource	Very Low Income	Low Income	Moderate Income	Above Mod Income	Total
RHNA	606	362	545	1,624	3,137
Total Pipeline ¹	414*	689	2	5,073	6,178
ADU Projections ²	90	155	108	7	360
Moderate Pipeline ³			203		
Balance to Accommodate	102	-482	232	-3,253	-3,401

1. Pipeline projects include projects that have been approved, permitted, or received a certificate of occupancy after June 30, 2021. Affordability levels for pipeline projects are all based on covenants and affordability restrictions that are part of project application or entitlement.

2. The total Accessory Dwelling Unit projection is based on a conservative estimate (less than 65 percent) of the permitted four-year average of 70 (2018-2021; extrapolating 2021 to a full year) ADUs per year, multiplied by the planning period in number of years. The affordable category projections are based on the SCAG study on ADU affordability for Orange County that found the following percentages of units fell into each respective affordability category: 25 percent very low; 43 percent low, 30 percent moderate; and 2 percent above moderate.

3. Moderate pipeline unit totals taken from total above moderate pipeline units and reclassified as moderate based on survey results. The 203 units that were reclassified appear in the Total Pipeline but do not appear in the balance of above-moderate RHNA to accommodate, rather, have been carried over to the moderate category.

*A total of 281 units are for extremely very-low income: 44 units in Legacy Square; 85 units at Crossroads at Washington; 89 units at North Harbor Village; and 63 units at Westview House.



Policy Framework - VISION

Table 1
Housing Element Quantified Objectives, 2021-2029

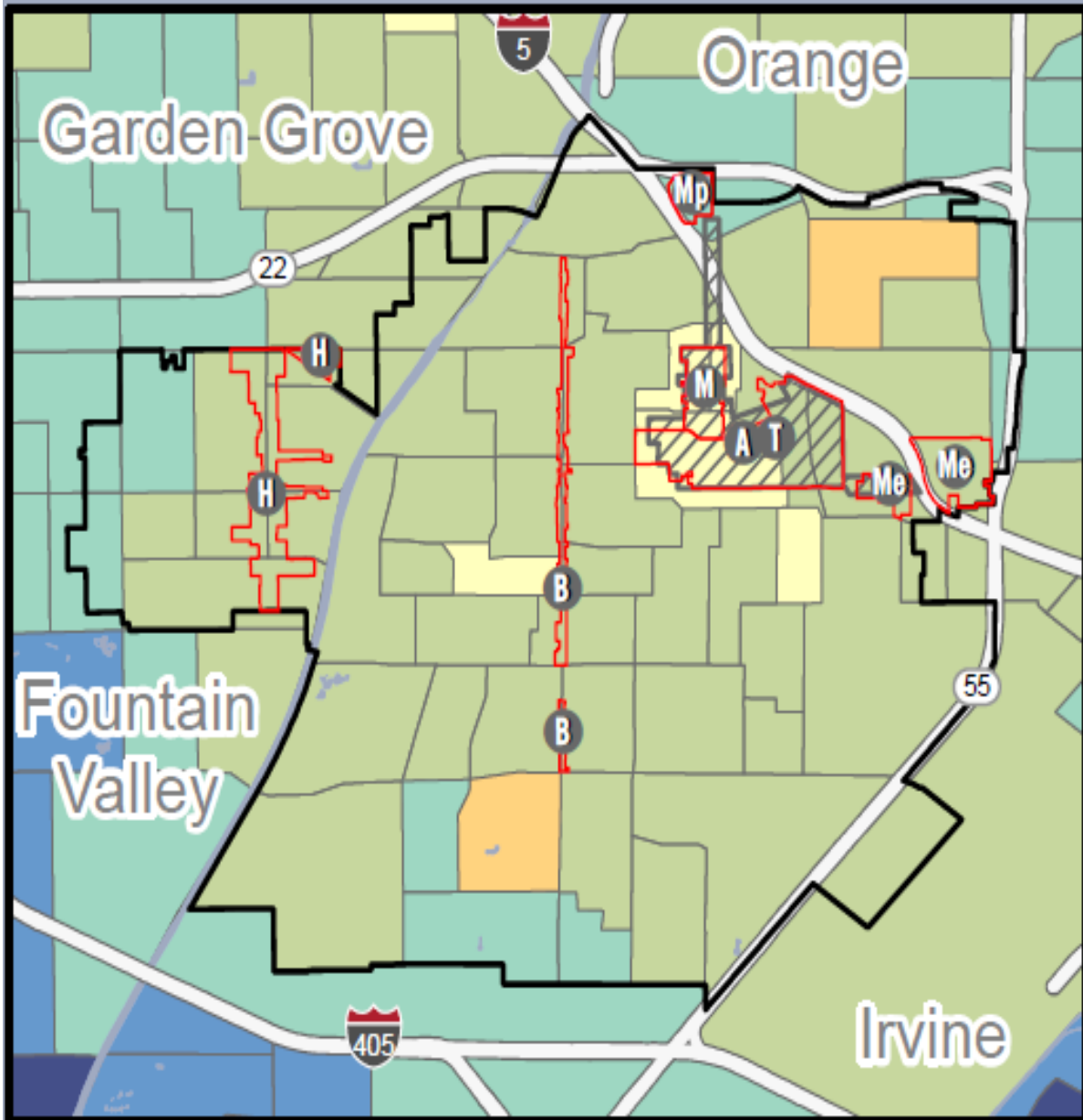
	<i>Total</i>	<i>Affordability Level</i>				
		<i>Ext. Low</i>	<i>Very Low</i>	<i>Low</i>	<i>Moderate</i>	<i>Above</i>
New Housing Construction (RHNA)	3,137		606	362	545	1,624
Single-Family Housing Rehabilitation	60		20	40		
Acquisition and/or Rehabilitation	150	100	50			
Preservation of At-Risk Units	50			50		
Rental Assistance	2,800 ¹		2,800			
Homeowner Assistance	80			60	20	

Sources: City of Santa Ana, 2021.

Note 1. 2,800 annually for eight years.



Affirmatively Furthering Fair Housing



- City of Santa Ana
- TCAC Resource Category**
- Highest Resource
- High Resource
- Moderate Resource (Rapidly Changing)
- Moderate Resource
- Low Resource
- High Segregation & Poverty
- Missing/Insufficient Data
- Adopted and Existing Areas**
- A, Adaptive Reuse Project Incentive Area
- B, Bristol Street Corridor Specific Plan
- H, Harbor Mixed Use Transit Corridor Specific Plan
- M, Midtown Specific Plan
- Me, Metro East Mixed Use Overlay Zone
- Mp, MainPlace Specific Plan
- T, Transit Zoning Code

Source: City of Santa Ana 2020, TCAC 2021, PlaceWorks 2021 Date Published: 9/1/2021



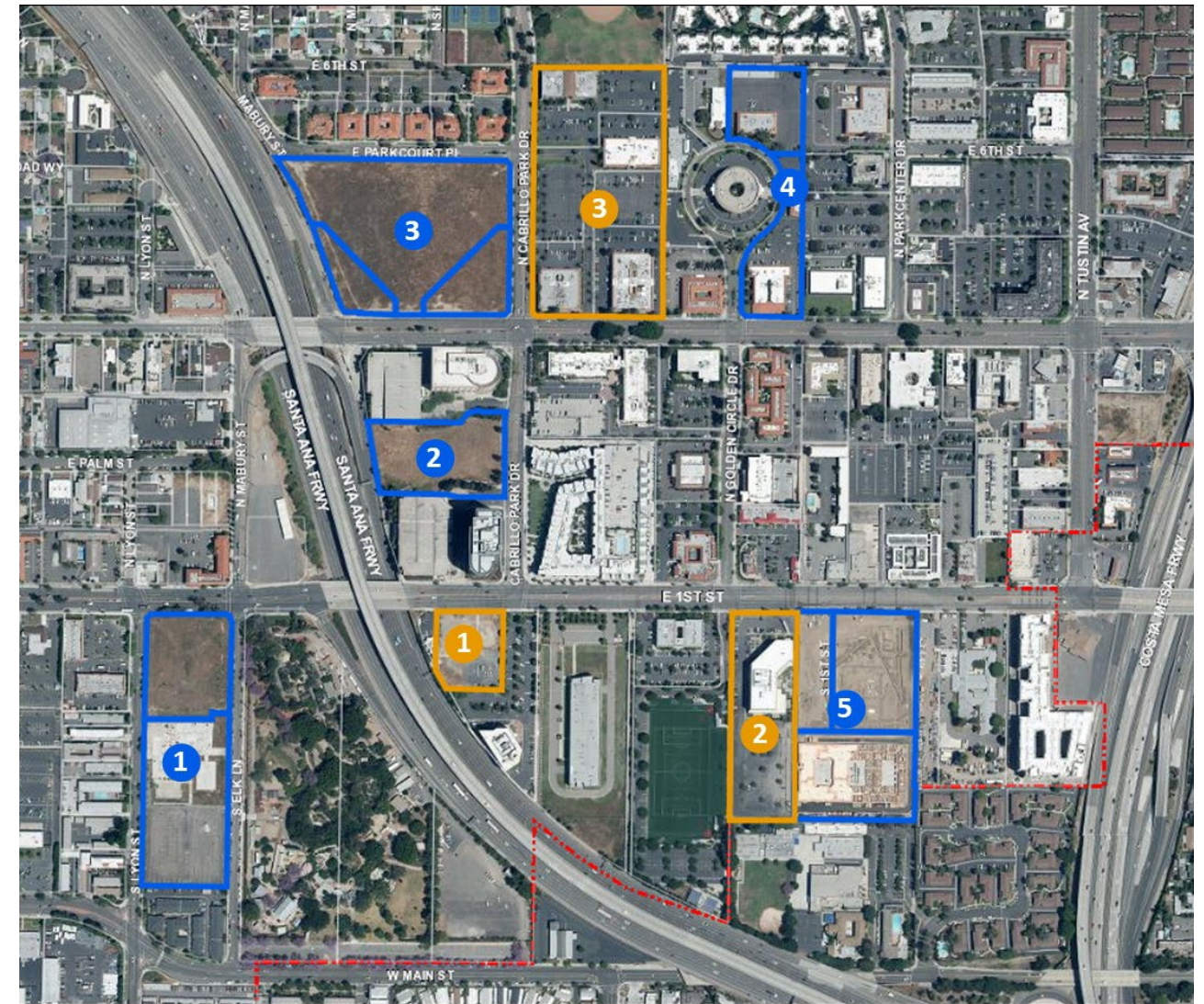
Housing Opportunity Sites

» Metro East Overlay Zone

- Total Acres: 14.16
- Assumed Density: 45
- Residential Units: 637

» Harbor Mixed Use Transit Specific Plan

» Transit Zoning Code Overlay



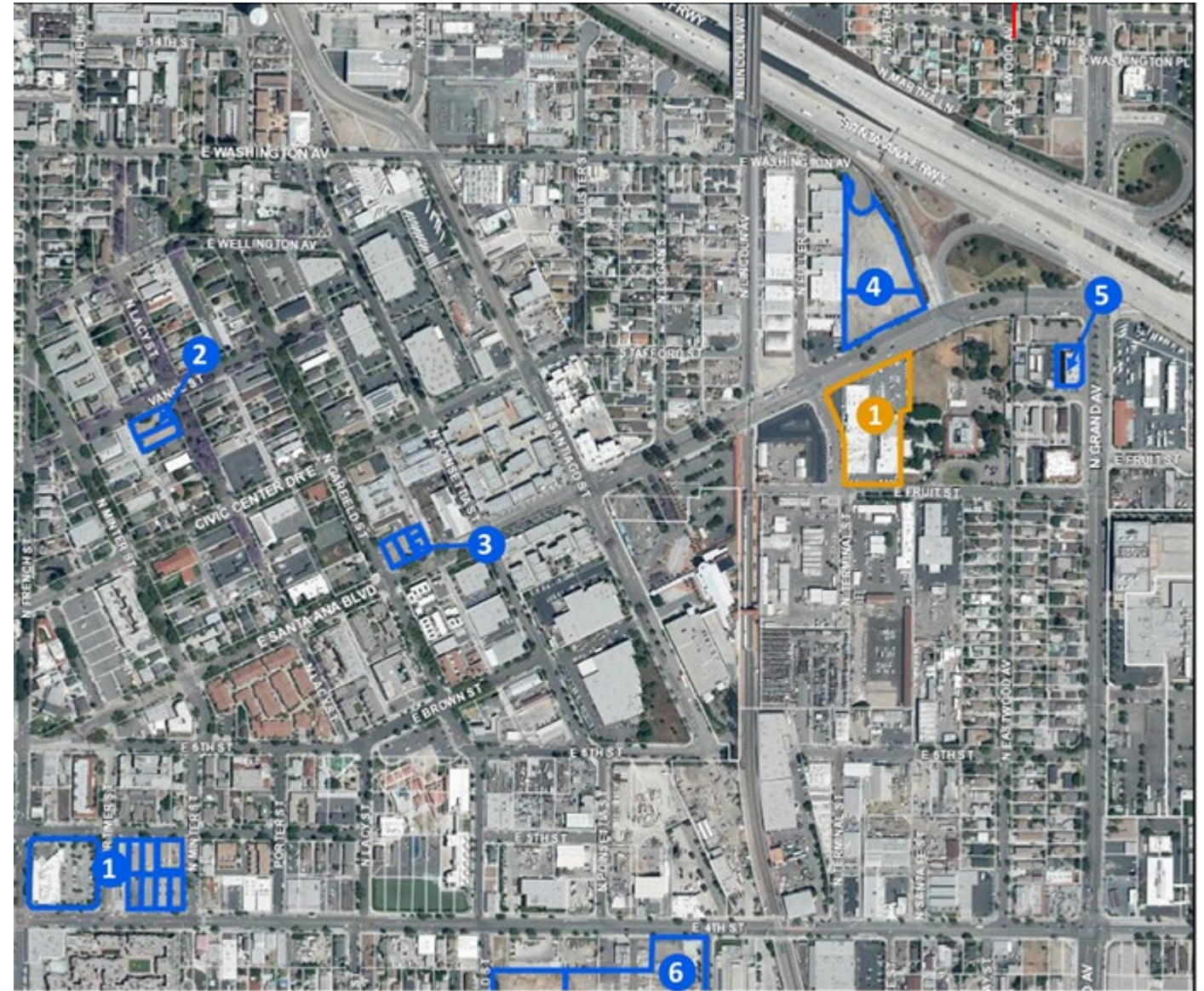
Potential Housing Site





Pipeline Projects

Housing Opportunity Sites

- » Metro East Overlay Zone
- » Harbor Mixed Use Transit Specific Plan
- » **Transit Zoning Code Overlay**
 - Total Acres: 2.25
 - Assumed Density: 30
 - Residential Units: 68



-  Potential Housing Site
-  Pipeline Projects



PROJECT SCHEDULE & NEXT STEPS

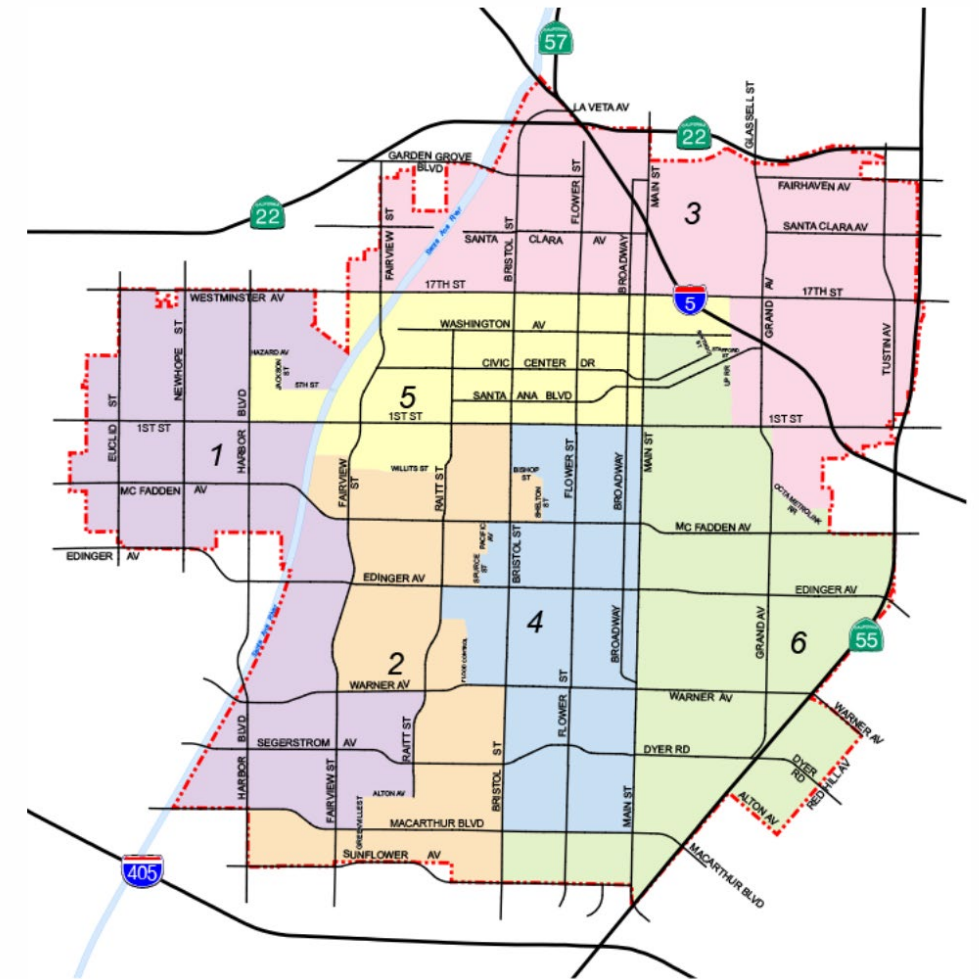


2021-29 Housing
Element Update



Project Schedule and Next Steps

- » HCD Review Submittal – October 21 (60 days)
- » Community Open House to Share Draft Element
 - » In person and virtual
 - » October 18 – Newhope Library
 - » October 26 – Virtual
 - » November 6 – El Salvador Community Center
- » Planning Commission Public Hearing – December 20
- » City Council Public Hearing – February 1, 2022



For more information

» Ricardo Soto, Senior Planner

» Melanie McCann, Principal Planner

✉ SAHousingElement2021@santa-ana.org

📞 (714) 667-2781

» Draft documents, survey link, meeting info

• <https://www.santa-ana.org/general-plan/housing-element-update-2021>



DISCUSSION

