

City of Santa Ana 2021-2029 Housing Element Update



**Housing for Special Needs &
Fair Housing**

Roundtable Forum #4

June 30, 2021



Interpretación en Español Disponible / Spanish Interpretation Available

1) Haga clic en el Círculo

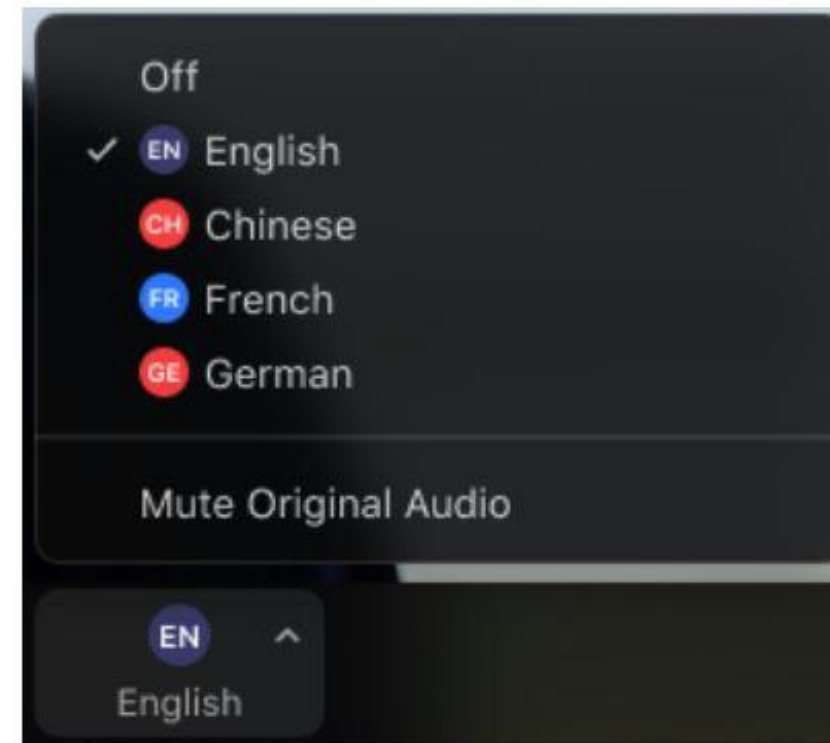
2) Haga Clic en la Idioma – Español

English Monolingual Speakers - You will have the option to select the English Language on the Zoom interpretation feature to listen to the interpretation of a participant speaking Spanish. Just click on the Globe at the bottom of your screen and select English.

1. In your meeting/webinar controls, click **Interpretation**.



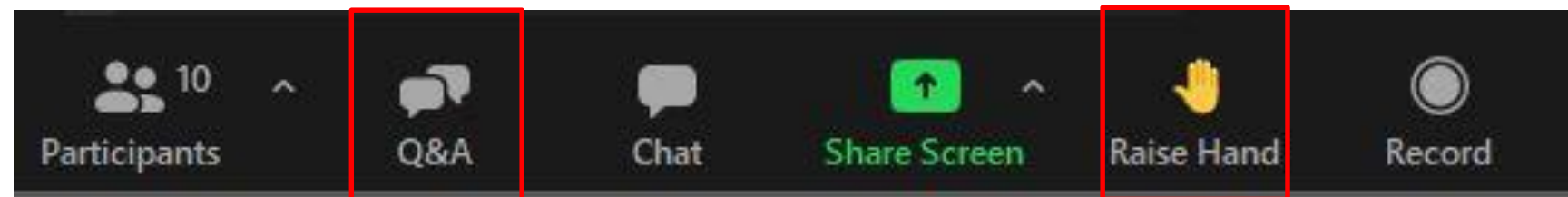
2. Click the language that you would like to hear.



Ways to Participate During the Meeting

Formas de Participar Durante la Reunión

- » There are two ways to participate in the meeting / *Hay dos formas de participar en la reunión:*
- **Raise Your Hand / *Levanta la Mano***
 - If you have a comment to make or want the organizers attention use this function. / *Si tiene un comentario para hacer o desea la atención de los organizadores utiliza esta función.*
 - **Ask a Question / *Hacer una Pregunta***
 - Type it in the Q & A box. / *Escríballo en el cuadro de Q & A.*



Ways to Participate if you are Dialing in / *Formas de Participar Si Usted Está por Teléfono*

- » If you are dialing in only press *9 to raise your hand and dial *6 to unmute to speak during the meeting.
- » *Si está marcando sólo oprime *9 para levantar la mano y marque *6 para desactivar el silencio para hablar durante la reunión*



WELCOME & PURPOSE – Housing Element Roundtable

- » Gather representatives from local community serving organizations, residents, and housing industry partners
- » Assist City staff to shape Housing Element policy and program improvements
- » Build relationships to promote housing to serve Santa Ana



AGENDA – Housing Element Roundtable

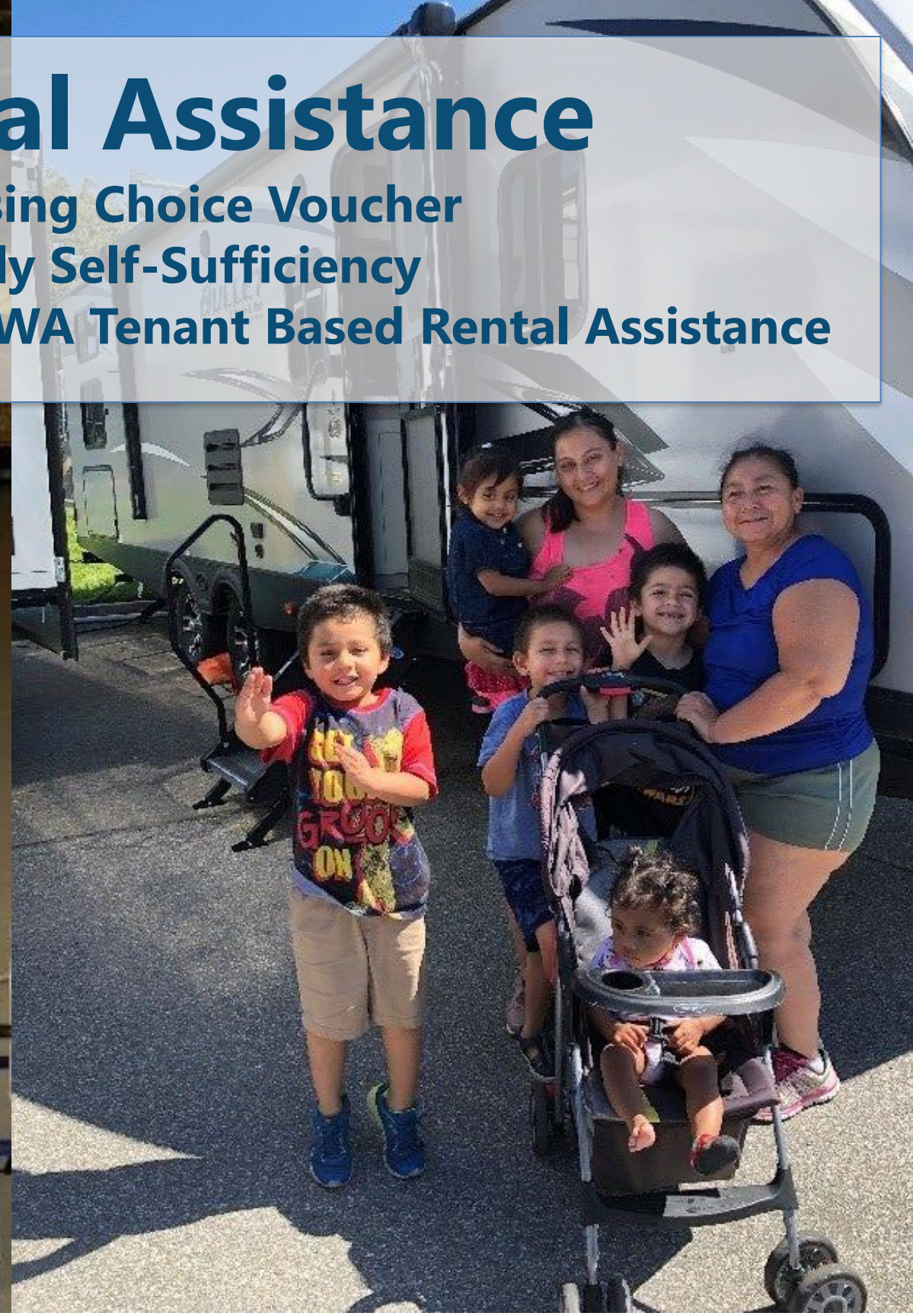
- » Welcome & Purpose of Roundtable
- » Overview/Discussion of Santa Ana Housing Programs
 - Rental Assistance
 - Housing Preservation
 - Homeownership Assistance
 - Special Needs Housing
- » Next Steps





Rental Assistance

- Housing Choice Voucher
- Family Self-Sufficiency
- HOPWA Tenant Based Rental Assistance



Rental Assistance



#	Program	Objective	Status
34	Housing Choice Voucher Program	<ul style="list-style-type: none"> Implement and seek new housing choice vouchers for extremely low and very low income households. 	2,712 households received assistance from the Housing Authority as of Dec. 2020
35	Family Self-Sufficiency Program	<ul style="list-style-type: none"> Implement and seek participants for the Family Self-Sufficiency (FSS) program. 	Housing Authority served 122 clients through the FSS Program in 2020; seven families graduated from the program in 2020
36	HOPWA Tenant-Based Rental Assistance	<ul style="list-style-type: none"> Implement and seek participants for the HOPWA Tenant Based Rental Assistance program. 	Effective July 1, 2015, HUD reallocated HOPWA funds for the County of Orange to the City of Anaheim

Relevant new state laws: N/A





Housing Preservation

- Preservation of At-Risk Housing
- Multiple-Family Housing Acquisition and Rehabilitation
- Neighborhood Stabilization

Housing Preservation



#	Program	Objective	
37	Preservation of At-Risk Housing	<ul style="list-style-type: none"> • Provide outreach to property owners • Seek funding to preserve existing affordability covenants. • Advocate for state legislative action to allow greater flexibility to satisfy RHNA goals. • Assist in preserving the Wycliffe Towers senior apartment project by issuing bond. 	City monitors housing at risk of converting to market rate, performs outreach to property owners to identify financial incentives, and monitors legislative initiatives that may impact affordable housing goals.
38	Multiple-Family Housing Acquisition and Rehabilitation	<ul style="list-style-type: none"> • Work with supporting nonprofit partners to acquire, rehabilitate, and deed restrict apartment projects as funding and partners are available. 	City offers very low interest multi-family housing rehabilitation loans; City staff received two inquiries for the program, however, no applications received in 2020.
39	Neighborhood Stabilization	<ul style="list-style-type: none"> • Implement the Neighborhood Stabilization Program and work with intermediary to provide services to implement the NSP 1, 2, and 3 grants. 	City awarded \$960,000 in NSP Program funds for affordable housing project Crossroads at Washington, of which 85 units are for extremely low income households and permanent supportive housing.

Relevant new state laws: N/A





Homeownership Assistance

- Down Payment Assistance
- Homeownership Partners
- Homeownership Preservation Alliance

Homeownership Assistance



#	Program	Objective	Status
40	Down Payment Assistance	<ul style="list-style-type: none"> Evaluate options to restructure the homeownership program as the market and prices stabilize. Assist low and moderate income households with down payment assistance through loans up to \$40,000 for moderate income families and up to \$80,000 for low-income families. 	Continue to offer down payment assistance using CDBG and Inclusionary Housing Funds; seven applications approved in 2020; five moderate income homebuyers purchased homes; eight educational workshops conducted via zoom were attended by 83 participants.
41	Homeownership Partners	<ul style="list-style-type: none"> Support nonprofit and for-profit organizations to educate homeowners, administer programs, and expand homeownership opportunities. 	Two single-family home ownership units (Habitat for Humanity) serving moderate income households were approved for construction
42	Homeownership Preservation Assistance	<ul style="list-style-type: none"> Participate in the Orange County Collaboratives to prevent or lessen the impact of foreclosures. Advocate for state and federal legislation to address the foreclosure and lending crisis. 	Mobile Home Rental Assistance Program (\$25,000) assisted 32 households in 2020; Safely Home in Santa Ana program assisted 278 Santa Ana residents, including children, stay in their homes; City continues to monitor legislative initiatives and programs to address foreclosure impacts and rental increases.

Relevant new state laws: N/A



With Hope & Trust We All Rise



Special Needs Housing

- **People with Disabilities**
- **People Who Are Homeless**
- **Senior Housing**
- **Housing for Families**
- **Fair Housing Services**



Housing for People with Disabilities



#	Program	Objective	Status
43	Care Facilities	<ul style="list-style-type: none"> Amend Municipal Code to ensure consistency with state law and to define facilities not regulated under the Community Care Facilities Act 	Zoning Code update will provide an opportunity to further define community care and related care facilities, and is identified as a priority in Five-year Strategic Plan
44	Housing for People with Disabilities, including Developmental	<ul style="list-style-type: none"> Work with service providers to support the development or provision of housing suitable for people with disabilities, including developmental. Seek grants to facilitate the production of new housing or appropriate services for disabled people. 	City awarded funds for the development of three projects (FX Residences, North Harbor Village, and Crossroads at Washington) with 192 units, including 148 units of permanent supportive housing; predevelopment work continues
45	Accessible Housing	<ul style="list-style-type: none"> Investigate opportunities for providing incentives or amending codes to encourage the accessibility components in the development of new housing. Implement the reasonable accommodation ordinance to allow for modifications in land use, building, zoning, and other codes to facilitate access to existing housing. 	City continues to implement accessibility requirements as periodically updated by the State, and then adopted into Santa Ana Municipal Code; City’s reasonable accommodation ordinance is posted on the City website and available at the public counter.

Relevant new state law:

AB 2162 Supportive Housing: Allow supportive housing by right in zones where multifamily and mixed uses are permitted.



Housing for People Who Are Homeless



#	Program	Objective	Status
46	Emergency Shelters and Transitional Housing	<ul style="list-style-type: none"> Provide funding for providers of emergency shelter, transitional housing, and permanent supportive housing. Collaborate with partners to create an emergency shelter management and operational plan. Establish Emergency Shelter Overlay Zone to accommodate the unsheltered homeless population. Amend Municipal Code to revise separation criteria to comply with state law. 	New Yale Transitional Center provides services for up to 425 individuals; City continues to fund the Interim 200 bed Emergency Homeless Shelter with supportive services; City's Homeless Evaluation Assessment Response Team (HEART) program oversees citywide homeless outreach needs, safety, and security.
47	Rapid Re-housing	<ul style="list-style-type: none"> Continue to provide funding/tech assistance for rapid re-housing as well as prevention, outreach, and supportive services aligned with 10-Year Plan to End Homelessness. 	City provided funding to seven organizations to support homeless prevention, shelter, outreach, supportive services, and rapid re-housing.
48	Supportive Services	<ul style="list-style-type: none"> Work with service organizations to provide supportive services for homeless people. Encourage organizations to improve the coordination and efficiency of food distribution for the homeless and at risk in the Civic Center area. 	City provides funds to non-profit homeless service providers to provide supportive services; City encourages organizations to work with the City's Interim Emergency Homeless shelter (The Link) in place of distributing items in Civic Center

Relevant new state law:

AB 101 Low Barrier Navigation Center: Establishes by-right process for Housing First, low-barrier, service-enriched shelters.



Housing for Seniors



#	Program	Objective	Status
49	Housing Facilities	<ul style="list-style-type: none"> Continue to offer development incentives and density bonuses to incentivize senior housing. Work with nonprofit and for-profit agencies that propose the construction of senior housing. 	City offers density bonus incentives for affordable housing; City continues to engage in dialogue with partners for new senior housing; City approved Density Bonus Agreement for a mixed-use project in downtown with 19 affordable units
50	Senior Life Care Facilities	<ul style="list-style-type: none"> Continue to offer development incentives and density bonuses to incentivize life care facilities. Work with agencies that propose the construction of senior housing. 	Density bonus incentives continue to apply to senior housing facilities; dialogue with developers and non-profit organizations continue
51	Senior Services	<ul style="list-style-type: none"> Support food distribution programs and similar senior services. Support private and nonprofit entities to match seniors in house sharing arrangements. 	City closed senior centers in March 2020 following the COVID restrictions, but meal distribution continued at the Santa Ana Senior Center and Southwest Senior Center; City is researching best practices regarding feasible successful house sharing programs.

Relevant new state laws: N/A



Housing for Families



#	Program	Objective	Status
52	Family Housing	<ul style="list-style-type: none"> Allocate Section 8 Housing Choice Vouchers to very low income families. Offer homeownership assistance for qualified lower and moderate income families. Acquire, rehabilitate, and reconfigure apartments to support low income family households. 	130 new vouchers for extremely low-income households were awarded to the Housing Authority in 2020; City continues to offer down payment assistance for lower and moderate income families.
53	Child Care Options	<ul style="list-style-type: none"> Review Zoning Code to ensure day/childcare provisions are consistent with state laws; consider incentives for co-locating childcare facilities in affordable housing projects. Continue funding organizations that help address and meet the supportive service needs of Santa Ana’s children. 	Incentives for the provision of day care services will be evaluated as part of Zoning Code update; City funded several programs that serve low-income youth in Santa Ana, including recreation programs, after school programming, tutoring, arts activities, and anti-bullying workshops.
54	Multi-Generational Housing	<ul style="list-style-type: none"> Explore crafting development standards and site designs, offering incentives, or including additional flexibility to promote innovative models of multigenerational housing. 	Proposed residential floor plans are evaluated to meet City development standards; City processed over 160 applications for the creation of accessory dwelling units

Relevant new state laws: N/A



Fair Housing Services



#	Program	Objective	Status
55	Fair Housing	<ul style="list-style-type: none"> Fund fair housing organization to discourage unlawful practices, resolve tenant/ landlord disputes, provide education, and further equal housing opportunities. Periodically prepare the Analysis of Impediments to Fair Housing Choice to identify, remove and/or mitigate potential impediments to fair housing in Santa Ana. 	City has a contract with the Fair Housing Council of Orange County; annual training was provided to the City’s Housing Division by the Fair Housing Council of Orange County and Public Law Center; City completed a Countywide regional effort to update its Analysis of Impediments to Fair Housing Choice
56	Reducing Second-Hand Smoke in Multifamily Housing	<ul style="list-style-type: none"> Conduct education effort in concert with stakeholders in the community. Pursue preparation of a smoke free ordinance in multifamily unit housing in Santa Ana. 	Owners of some recently built multi-family housing have chosen to require smoke-free environments; conversations continue regarding the feasibility of a smoke-free ordinance Citywide for multifamily housing; America On Track received funding to conduct one-to-one interviews with stakeholders to gauge support for City policy regarding smoke-free multifamily housing.

Relevant new state law:
 AB 686 Fair Housing: jurisdictions must administer programs and activities to affirmatively further fair housing, specific analysis added for a housing element



The Roundtable Conversation



Opportunities and Challenges:

- » Housing Rehabilitation Program
- » Promote new low and very-low housing greater than RHNA allocation
- » Role of Open Space in quality of life and housing
- » Strengthen Housing Opportunity Ordinance (HOO)
- » Alternative funding sources for new and rehab housing
- » Orange County Housing Trust
- » Homelessness Prevention
- » Community driven programs



The Roundtable Conversation



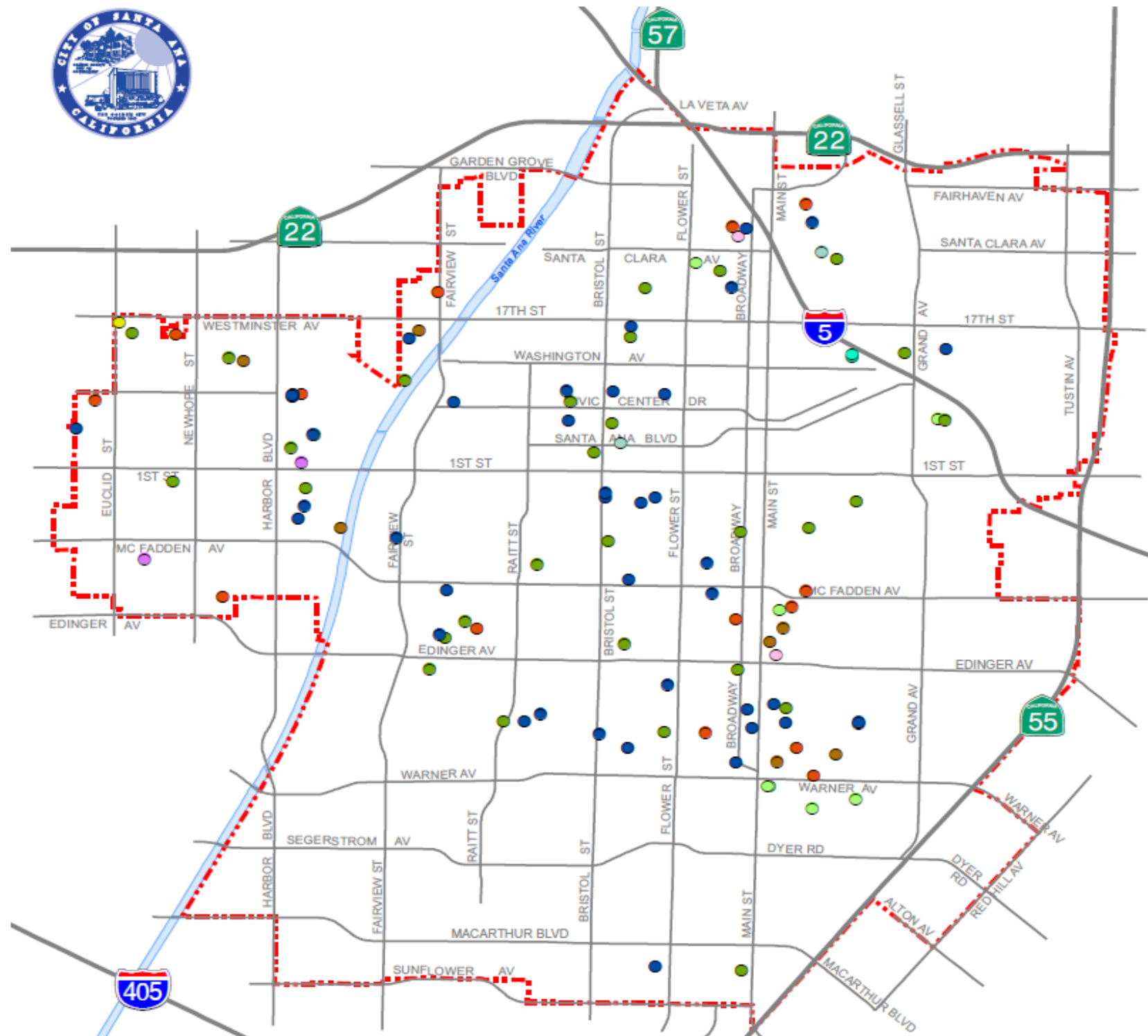
Opportunities and Challenges:

- » Safe housing and landlord intimidation
- » Role of Community Land Trusts
- » Monitoring Affordability of Accessory Dwelling Units
- » County versus Santa Ana Average Median Income (AMI)
- » Solar, community gardens, composting
- » Parking, overcrowding, displacement
- » Code Enforcement to preserve quality of life



City of Santa Ana

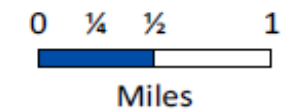
Accessory Dwelling Unit (ADU) Production 2010 - 2020



Year Built (# of ADUs)

- 2010 (2)
- 2012 (2)
- 2013 (2)
- 2014 (7)
- 2015 (1)
- 2016 (2)
- 2017 (7)
- 2018 (14)
- 2019 (30)
- 2020 (41)

Total of 108 ADUs



Housing is.....



Next Steps & Project Schedule

» Summer 2021

- Community Outreach Campaign
- Santa Ana Housing Survey - August
- Community Forum - August
 - *More info to come!*

» Fall 2021

- Public Review Draft Elements
- Planning Commission & City Council Public Review
- HCD Submittal
- Adoption Hearings



For more information

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» Draft documents, survey link, meeting info:

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

