

City of Santa Ana 2021-2029 Housing Element Update



Housing Supply & Diversity

Roundtable Forum #3

June 16, 2021



Interpretación en Español Disponible / Spanish Interpretation Available

1) Haga clic en el Círculo

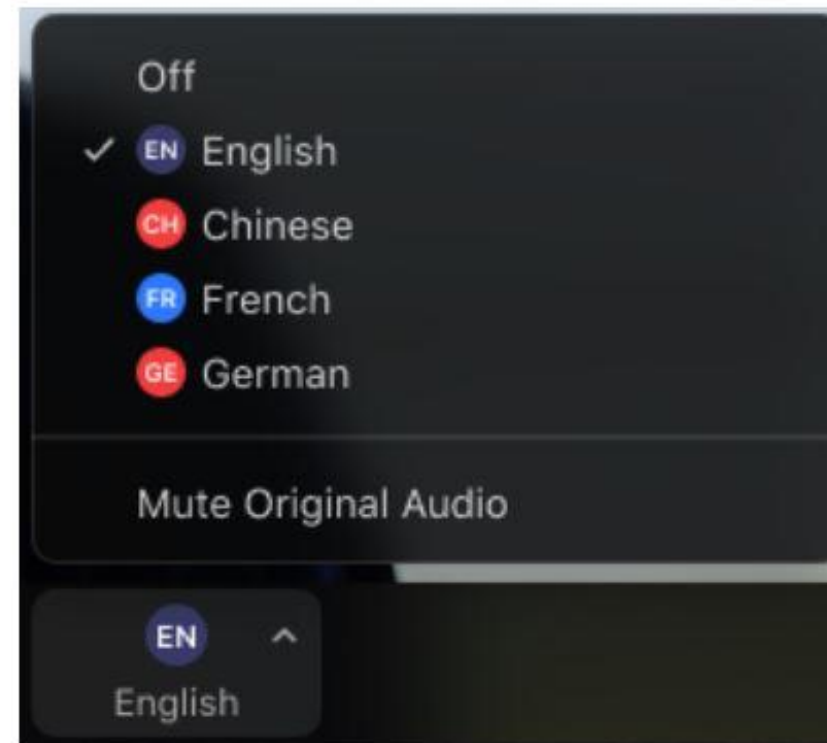
2) Haga Clic en la Idioma – Español

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**.



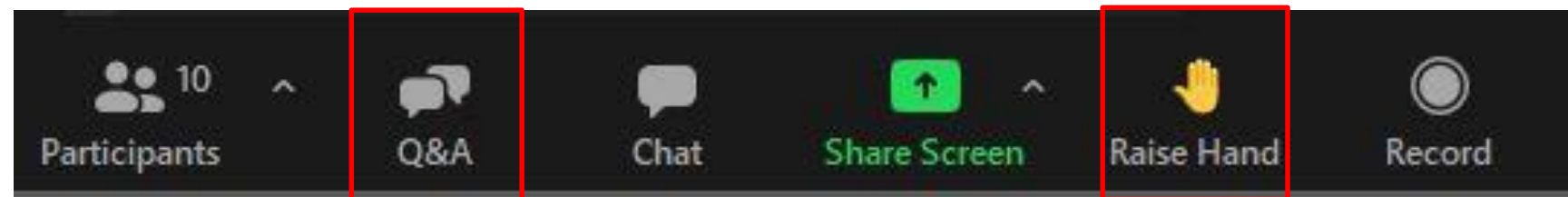
2. Click the language that you would like to hear.



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*



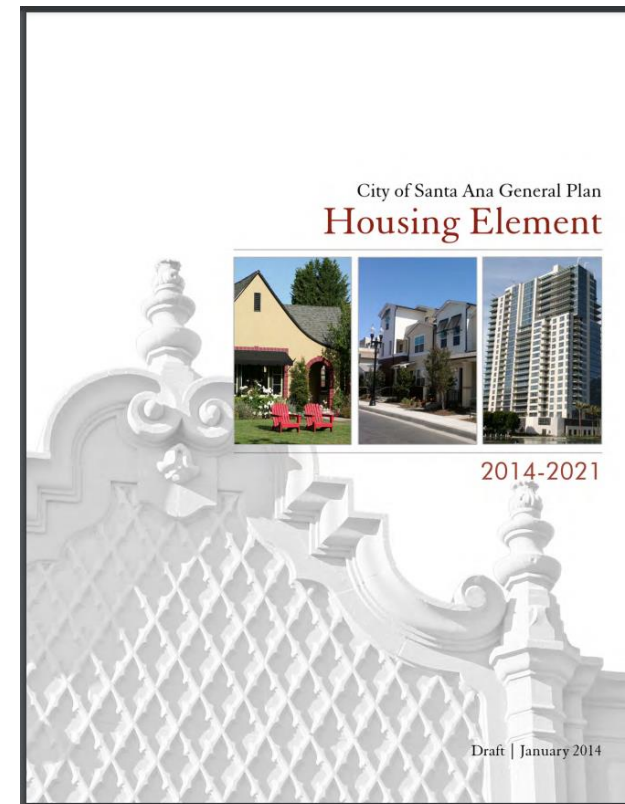
WELCOME & PURPOSE – Housing Element Roundtable

- » 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



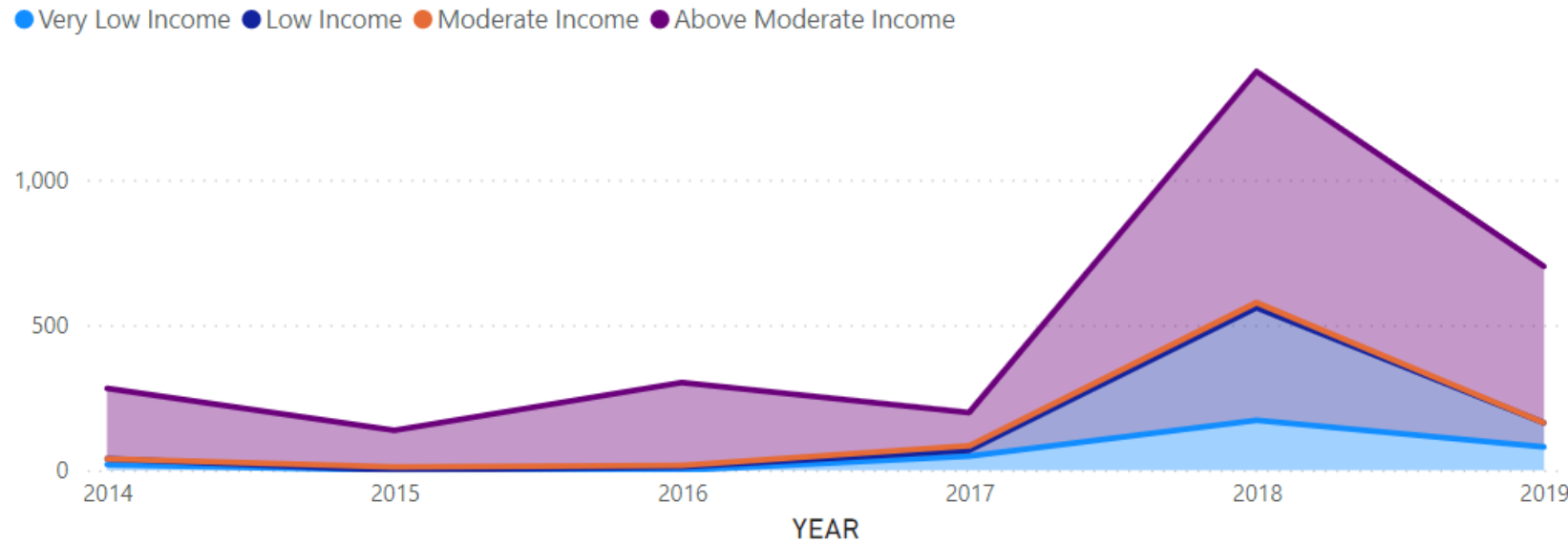
AGENDA – Housing Element Roundtable

- » Welcome & Purpose of Roundtable
- » Overview/Discussion of Santa Ana Housing Programs
 - Housing Supply
 - Building Design
 - Incentives
 - Regulatory Incentives
- » Next Steps

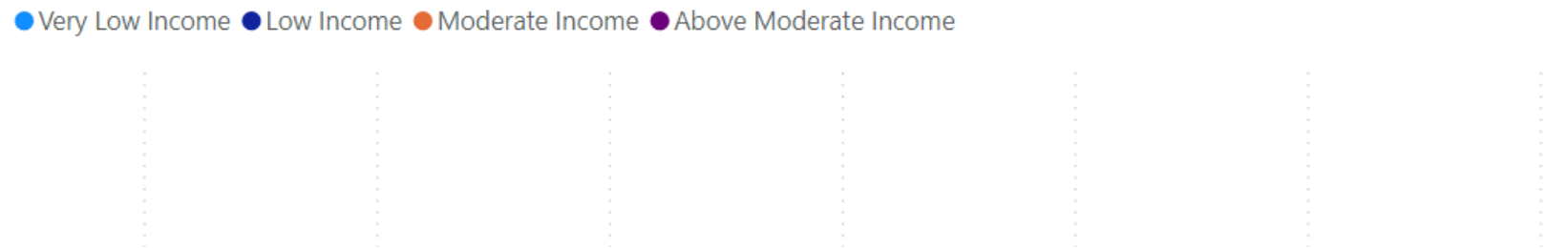


Review of Past Efforts

5th Cycle Permits by Affordability by Year ⓘ



5th Cycle Permits by Jurisdiction



Very Low Income		
321	45	713.3%
5th Cycle Permits	5th Cycle RHNA	% Attained
Low Income		
523	32	1634.4%
5th Cycle Permits	5th Cycle RHNA	% Attained
Moderate Income		
49	37	132.4%
5th Cycle Permits	5th Cycle RHNA	% Attained
Above Moderate Income		
2,103	90	2336.7%
5th Cycle Permits	5th Cycle RHNA	% Attained



Potential Capacity to Accommodate RHNA

Land Resource	Very Low Income	Low Income	Moderate Income	Above Mod Income	Total
RHNA ¹	606	362	545	1,624	3,157
Pipeline Projects	414 ²	529	2	8,154	9,099
Remaining RHNA	192	-167	543	-6,530	-5,942

¹ RHNA with Transfer from the County (Crossroads Project)

² 281 are for extremely low income (0-30% AMI)

- **City needs 6.5 acres of land for Very Low Income (30 du/ac)**
- **41 ADUs issued in 2020**





Housing Supply

- Transit Zoning Code
- MEMU Overlay Zone
- District Centers
- Harbor Corridor Specific Plan
- General Plan Update
- Zoning Code Update

Housing Supply



#	Program	Objective	Status
16	Transit Zoning Code (TZC)	<ul style="list-style-type: none"> Implementation of TZC for eligible properties Facilitate and encourage development of varied housing types at a mix of affordability levels Manage the development of Housing Authority-owned property with quality sustainable housing 	Redevelopment of downtown parking lot to mixed-use project (171 housing units); predevelopment of three Housing Authority-owned properties (16-unit permanent supportive housing, 2-unit ownership housing, and 43 units for permanent supportive housing)
17	Metro East Mixed Use (MEMU) Overlay Zone	<ul style="list-style-type: none"> Implement MEMU Overlay Zone policies to facilitate and encourage development of new housing and the long-term transition of the area 	Construction completed for 418 affordable senior housing units; building permits for 603-unit mixed-use development project; pre-development for a 650-unit mixed-use development on a vacant site.
18	District Centers	<ul style="list-style-type: none"> Facilitate and encourage development of mixed-use housing in the District Centers Consider the amendment of District Center boundaries to allow for new residential that meets City housing goals and policies 	City identified "Focus Areas" for new housing and mixed-use sustainable development; proposed District Center and Urban Neighborhood LU designations; approval of The Bowery project expands district boundary and adds 1,100 units.

Relevant new state laws:

SB 166 No Net Loss Zoning: requires the City to maintain development opportunities throughout the RHNA cycle

SB 330 Housing Crisis Act: precludes downzoning below land use as of 2018

AB 1397 Non-vacant Sites: establishes greater thresholds to considered a non-vacant site as developable for a housing element



Housing Supply



#	Program	Objective	Status
19	Harbor Mixed Use Transit Corridor	<ul style="list-style-type: none"> Adopt the Harbor Mixed Use Transit Corridor Specific Plan and rezone land for residential/mixed uses 	Harbor Corridor Specific Plan approved in 2014; rezoned commercial uses for residential/mixed-use development with potential for 2,000 additional units; rezoned area includes 248 acres for mixed-use and housing opportunities and provides incentive for developers.
20	Comprehensive General Plan Update	<ul style="list-style-type: none"> Public outreach to develop the vision and guiding principles for the General Plan. Explore best practices for General Plan updates and innovative community engagement. 	Held the EIR Scoping Meeting for the General Plan Update; hosted two community workshops to share the progress and contents of the draft General Plan.
21	Zoning Ordinance Update	<ul style="list-style-type: none"> Conduct RFP process to update Zoning Ordinance Public outreach on design/development standards Revise Zoning Ordinance to achieve consistency with the updated General Plan land use and goals 	RFP is scheduled to be released in 2021, with the zoning code update anticipated to be completed in 2022.

Relevant new state laws:

SB 166 No Net Loss Zoning: requires the City to maintain development opportunities throughout the RHNA cycle

SB 330 Housing Crisis Act: precludes downzoning below land use as of 2018

AB 1397 Non-vacant Sites: establishes greater thresholds to considered a non-vacant site as developable for a housing element

2021-2029 Housing Element Update





Building Design

- Building Design Guidelines
- Green Building
- Development Review

Building Design



#	Program	Objective	Status
22	Building Design Guidelines	<ul style="list-style-type: none"> Create comprehensive design guidelines for residential/mixed-use along major transportation corridors. Create Active Design Guidelines to encourage and foster housing designs that improve health and wellness. 	3 design guideline tools include the MEMU Overlay Zone, Transit Zoning Code (SD-84), and Harbor Corridor Specific Plan; completion of two public realm plans that provide design guidelines and treatments for the MEMU and SP-2 plan areas.
23	Green Building	<ul style="list-style-type: none"> Create Green building policy to incorporate sustainable concepts into residential/nonresidential uses Continue to seek partnerships. Implement provisions of CalGreen to encourage sustainable practices. 	Completion of adaptive reuse affordable housing project with 57 units (Santa Ana Arts Collective); construction of 148-unit adaptive reuse project (Eight, Eight, 8); partnership with SoCal Edison;
24	Development Review	<ul style="list-style-type: none"> Provide residential and mixed use project review through site plan review, environmental clearance, and mitigation monitoring. Create checklist of healthy design components based on the adopted Active Design Guidelines 	Weekly Planning Development Review forums to evaluate residential and mixed-use projects; Active Design Guidelines are in review

Relevant new state laws:

SB 35 Streamline Approval Process: some affordable projects become by right if housing production below annual RHNA projections
 SB 330 Housing Crisis Act: provides greater certainty for entitlement process (development standards, fees, and approval timing)





Incentives

- Affordable Housing
- Extremely Low Income Housing
- Successor Housing Agency
- Density Bonus Ordinance
- Housing Opportunity Ordinance
- Adaptive Reuse

Incentives



#	Program	Objective	Status
25	Affordable Housing Incentives	<ul style="list-style-type: none"> Provide financial assistance to support the production and/or rehabilitation of affordable housing for lower and moderate income households. Continue to work with nonprofit and for-profit organizations that provide affordable housing. 	Adopted resolution to approve the issuance of bonds for the Legacy Square affordable housing project; one affordable housing project awarded funding; three affordable housing projects with City financial support completed construction (Heroes' Landing, Santa Ana Arts Collective and Casa Querencia); RFP for Affordable Housing Development forthcoming for 2021
26	Extremely Low Income Housing	<ul style="list-style-type: none"> Target funding and housing incentive programs to facilitate and encourage the development of lower and moderate income housing. Work with nonprofit organizations that provide affordable housing to extremely low income. Seek to expand the number of housing choice vouchers; set aside at least 75% of vouchers for extremely low income households. 	95% of the budget authority from HUD for Housing Choice Vouchers was utilized to provide rental assistance to extremely low income households; 130 new vouchers for extremely low-income households were awarded to the Housing Authority; Westview House and Crossroads at Washington both in pre-development with large number of units for extremely low-income households

Relevant new state laws:
 AB 1521 Preserving Affordable Rental Stock: requires expiring affordable units to be offered first to qualified preservation purchasers



Incentives



#	Program	Objective	Status
27	Successor Housing Agency	<ul style="list-style-type: none"> Provide and/or leverage City funds with other sources to support the production, preservation, and/or rehabilitation of housing and economic development. 	<p>Closing out projects previously funded by Housing Successor Agency funds; Pre-development work for 2 homeownership units for moderate income households is underway for a site awarded to Habitat for Humanity in the 2018 Request for Proposal (RFP) for Affordable Housing Development. Pre-development work is also underway for two additional sites awarded in the 2018 RFP for construction of 85 units (Crossroads at Washington) and 16 units (FX Residences) of affordable housing.</p>

Relevant new state laws: N/A



Incentives



#	Program	Objective	Status
28	Density Bonus Ordinance Update	<ul style="list-style-type: none"> Update and implement the density bonus ordinance in accordance with changes to state law. 	Approval of a Density Bonus Agreement for the development of a mixed-use project with 19 affordable units for very-low income.
29	Housing Opportunity Ordinance	<ul style="list-style-type: none"> Require eligible housing development projects an increase in density if at least 15% of units are affordable to low income and at least 10% affordable to moderate income. Develop policies and procedures for occupancy of units created under the Housing Opportunity Ordinance. Incorporate affordable housing opportunity requirements within zone changes or adaptive reuse projects. 	Housing Opportunity Ordinance was updated in 2020 to modify the threshold and lower the in-lieu fee in order to stimulate development activity during the COVID-19 pandemic; Ad Hoc Committee formed by City Council to review and amend the Housing Opportunity Ordinance again in 2021

Relevant new state laws:
 AB 2345 Density Bonus: allows increase in density bonuses to 50% and increases the number of incentives provided
 AB 1505 Inclusionary Housing: explicitly authorizes jurisdictions to impose inclusionary requirements on rental housing projects



Incentives



#	Program	Objective	Status
30	Adaptive Reuse	<ul style="list-style-type: none"> Seek opportunities for adaptive reuse of structures with historic merit or otherwise suitable to be converted to quality residential and mixed use projects. 	<p>City adopted Adaptive Reuse ordinance in 2014 to allow existing non-residential buildings located in Project Incentive Areas to convert to residential dwellings or live/work opportunities; construction completed on the Santa Ana Arts Collective adaptive reuse project (57 units); construction continues on converting a 10-story office building into 148 residential units (Eight, Eight, 8).</p>

Relevant new state laws: N/A



Regulatory Incentives

- Specific Development District
- Variety in Household Sizes Program
- Parking Study



Regulatory Incentives



#	Program	Objective	Status
31	Specific Development District	<ul style="list-style-type: none"> Facilitate quality development in District Centers and other locales through the implementation of the Specific Development District. 	Specific Development zoning district continue to facilitate mixed-use/residential development. In 2020, Specific Development No. 96 was adopted, facilitating the entitlement of 1,100 residential units (Warner Redhill Mixed Use Development).
32	Variety in Household Sizes Program	<ul style="list-style-type: none"> Implement programs to increase opportunities to build new family rental housing, including rental housing for large families Monitor applications for new residential development to track housing type and balance of unit sizes/bedrooms proposed. 	Residential proposals and bedroom mixes are reviewed during the Development Review process; annual monitoring system is in place to identify the balance of bedroom sizes provided citywide; average number of bedrooms per units constructed is 1.6.
33	Parking Study	<ul style="list-style-type: none"> Conduct parking study and, depending on findings, the City will propose a program to mitigate parking constraints along with residential/mixed-use standards. 	Approval of parking reduction for development within an area of the Harbor Corridor Specific Plan; MEMU Overlay Zone parking study; residential Permit Parking and street parking continues to be evaluated to mitigate parking constraints.

Relevant new state laws:

Numerous bills on ADUs: requires jurisdictions to permit ADUs by right and streamlines the cost/time to build ADUs



Project Schedule

» Summer 2021

- Roundtable Meetings
 - **Workshop #4: Special Needs & Fair Housing**
- Citywide Santa Ana Housing Survey & Community Forum

» Fall 2021

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



DISCUSSION - Housing Element Roundtable



For more information

» 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>



NEXT STEPS: Policies & Programs to Address Housing

Roundtable # 4 – Special Needs &
Fair Housing (June 30, 2021)



2021-29 Housing
Element Update

