

City of Santa Ana 2021-2029 Housing Element Update



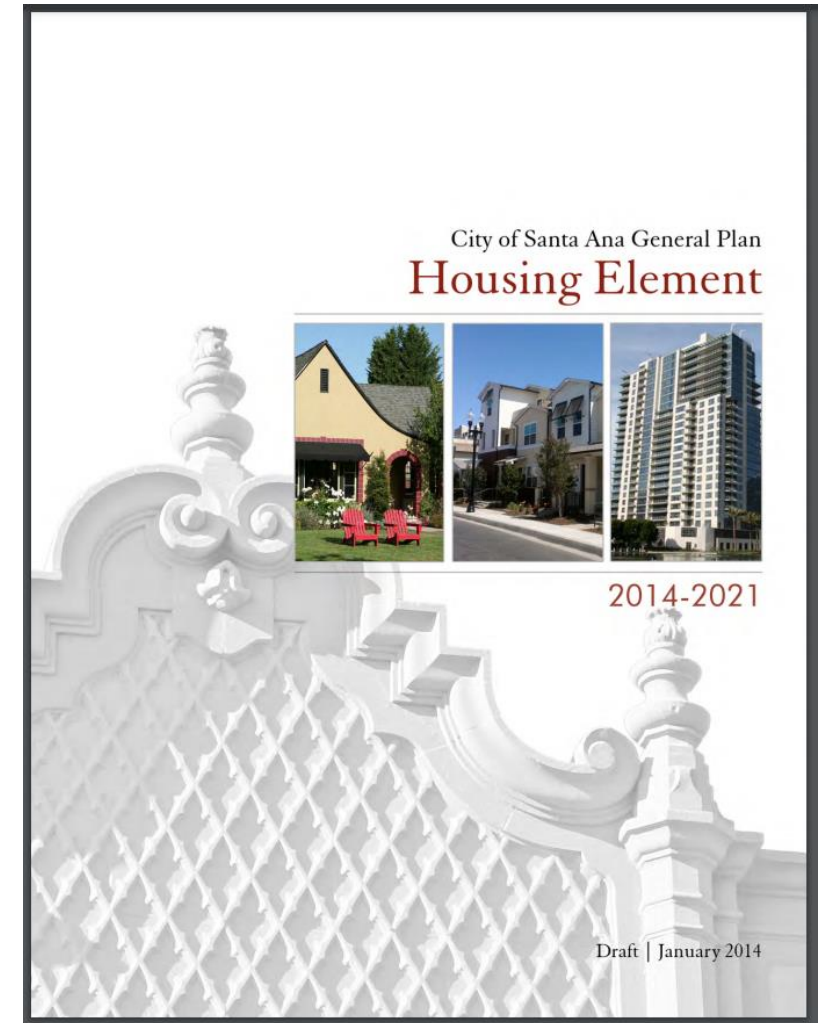
Roundtable Forum

June 2, 2021



AGENDA – Housing Element Roundtable

- » Welcome & Purpose of Roundtable
- » Housing Element Overview
- » Existing Housing Needs
- » Accommodating Future Housing Needs
- » Discussion & Comments
- » Next Steps



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



HOUSING ELEMENT OVERVIEW



**2021-29 Housing
Element Update**



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

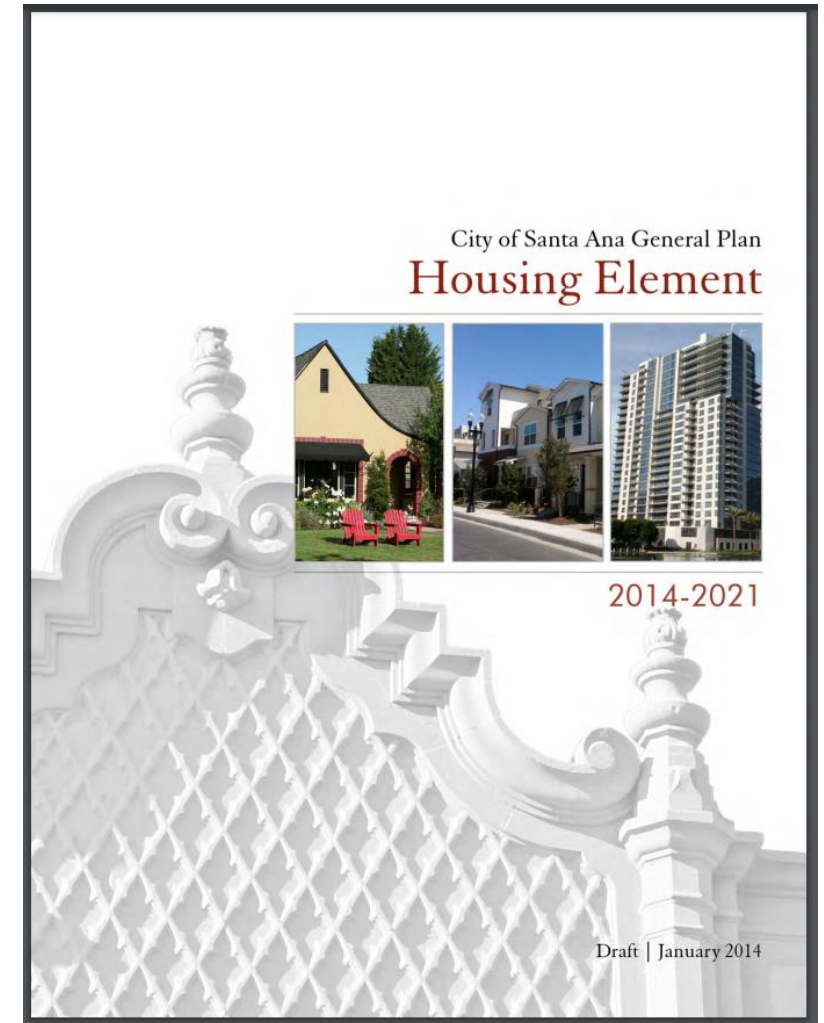


Must be updated every 8 years



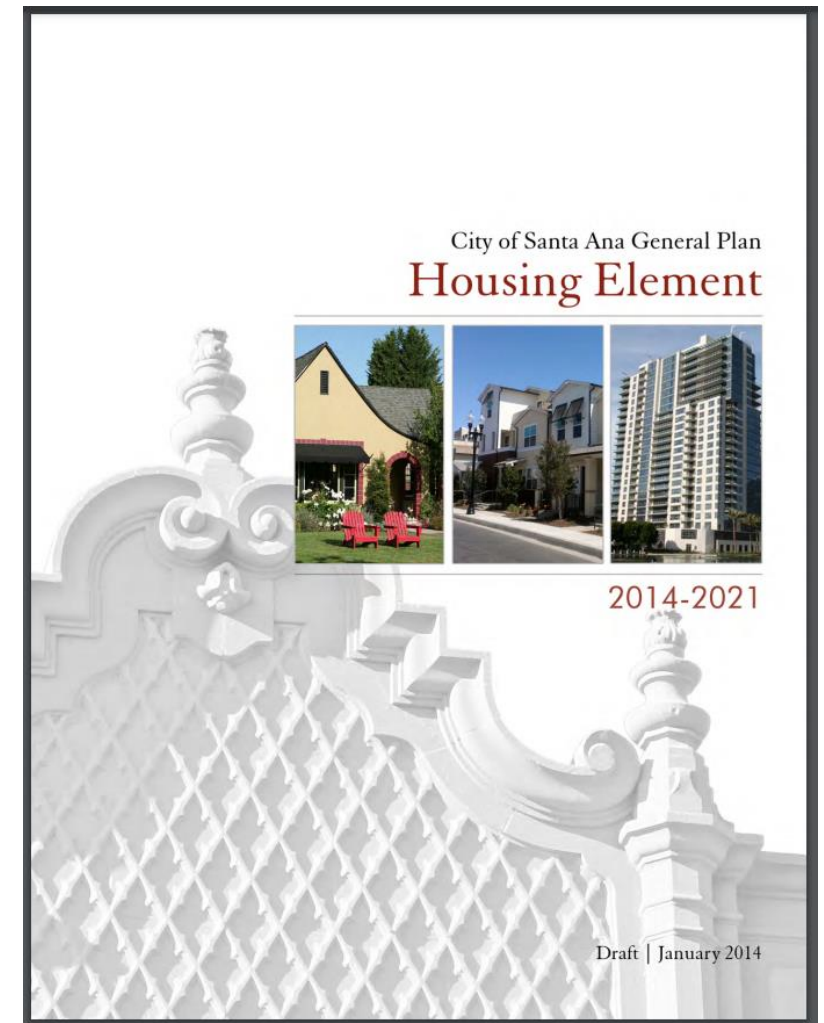
Certified by HCD

(California Department of Housing and Community Development)



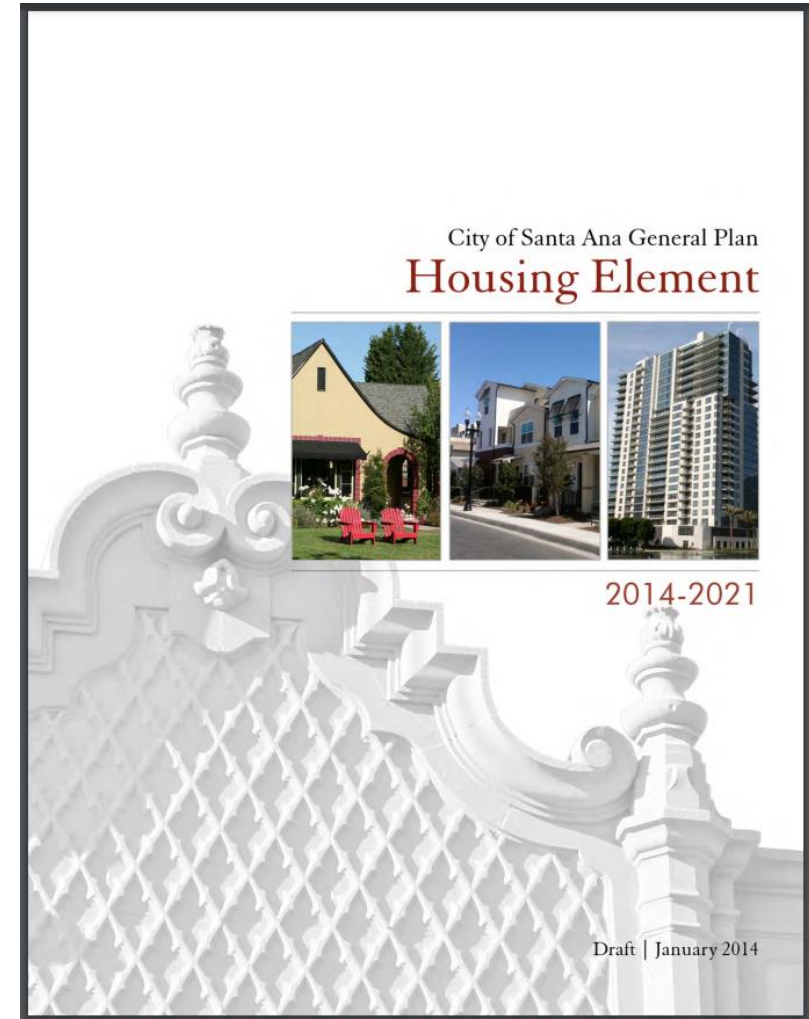
Housing Element Planning Period

- » Eight Years (2021 – 2029)
- » Council Adoption Deadline: **October 15, 2021**
- » Must be adopted within 120 days of this deadline or state-mandated to be updated every four years



Housing Element Contents

- » Assessment of housing needs
- » Constraints to housing production
- » Evaluation of past housing programs
- » Revised goals, policies, and programs
- » Land resources to accommodate RHNA allocation (Regional Housing Needs Assessment)
- » Address new housing legislation



Related Outreach

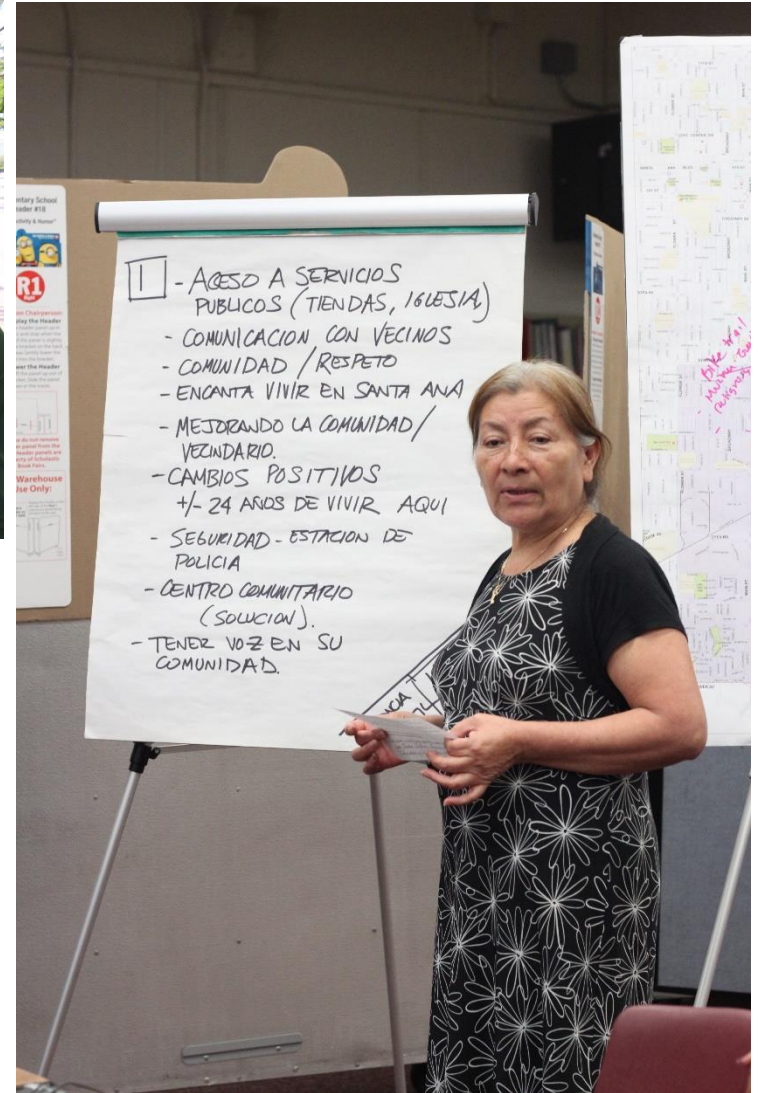
- » 2020-2024 Consolidated Plan
 - Needs Assessment Survey
 - City's access to federal funds for housing programs
 - Community Development Block Grant (CDBG)
 - HOME Investment Partnership (HOME)
 - Emergency Solutions Grant (ESG)



Related Outreach

» General Plan Update

- Surveys and workshops on Land Use, Mobility and other elements, with focus on Environmental Justice
- The General Plan sets forth the City's long-range planning goals and policies based on a Vision Statement and five Core Values developed with the community.



Project Schedule

» Summer 2021

- Roundtable Meetings
 - Workshop #2: Housing & Livable Neighborhoods
 - Workshop #3: Housing Supply & Diversity
 - 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



HIGHLIGHTS OF EXISTING HOUSING NEEDS



2021-29 Housing
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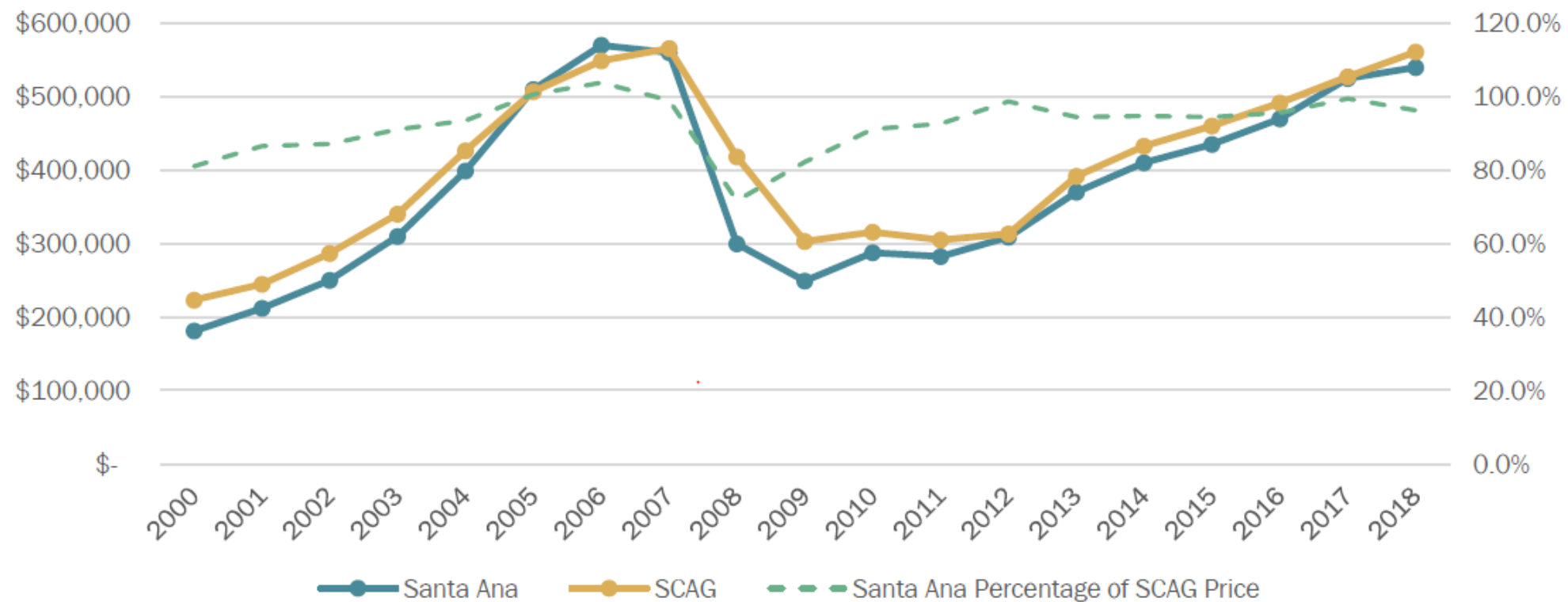


Existing Housing Needs

» Housing costs steadily increasing faster than wages

Median sales price over \$500,000

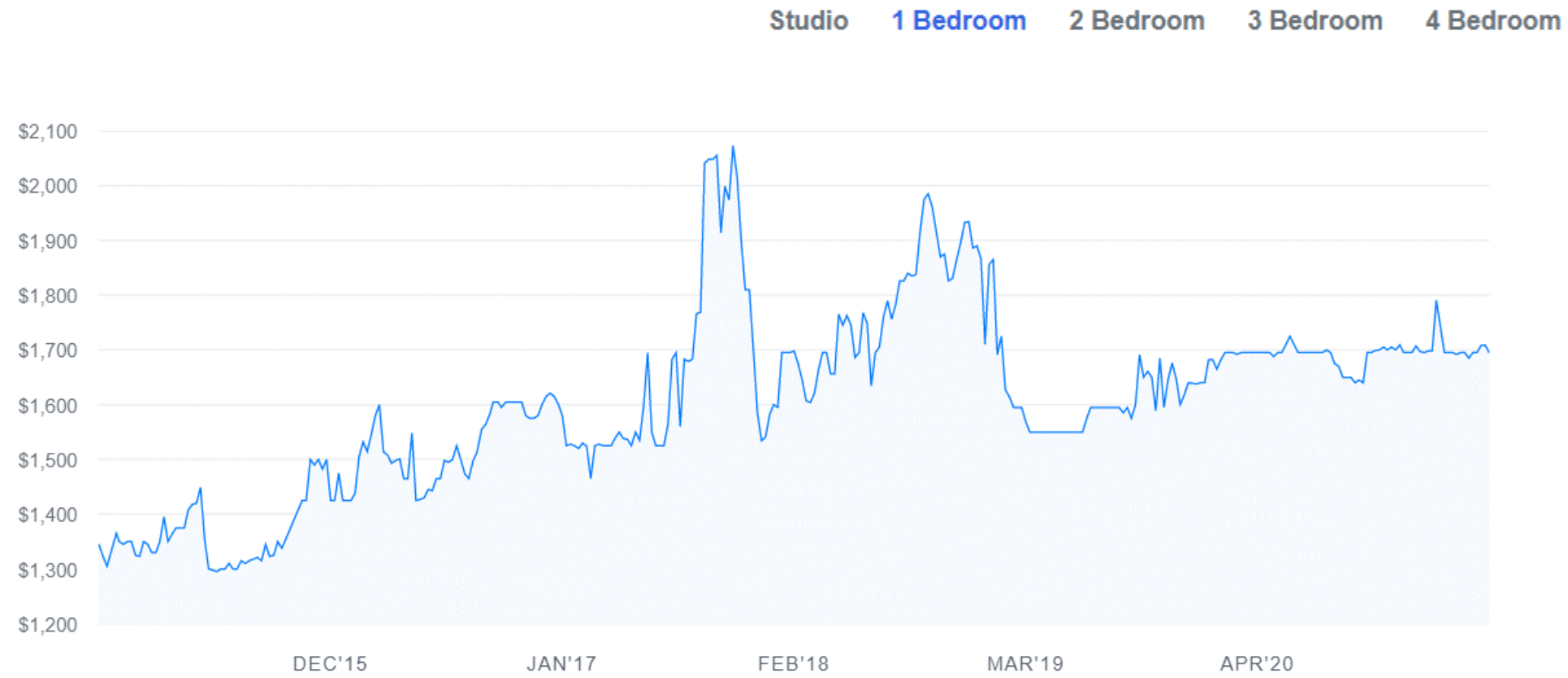
Median Home Sales Price for Existing Homes



Existing Housing Needs

» Housing costs steadily increasing faster than wages

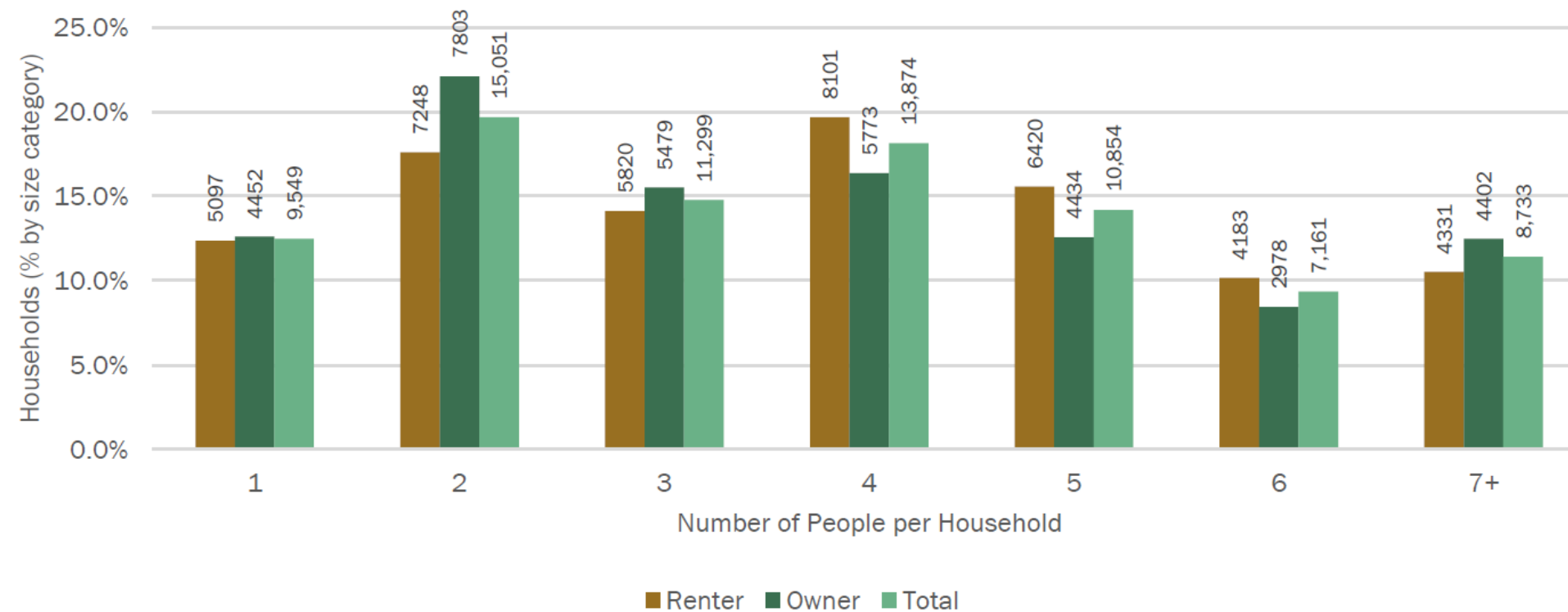
Avg rent 1 bedroom ~\$1,700 | 64% of renters spend >30% of income on housing



Existing Housing Needs

- » Average household size
4.3 in Santa Ana vs 3.0 across Orange County

Households by Household Size

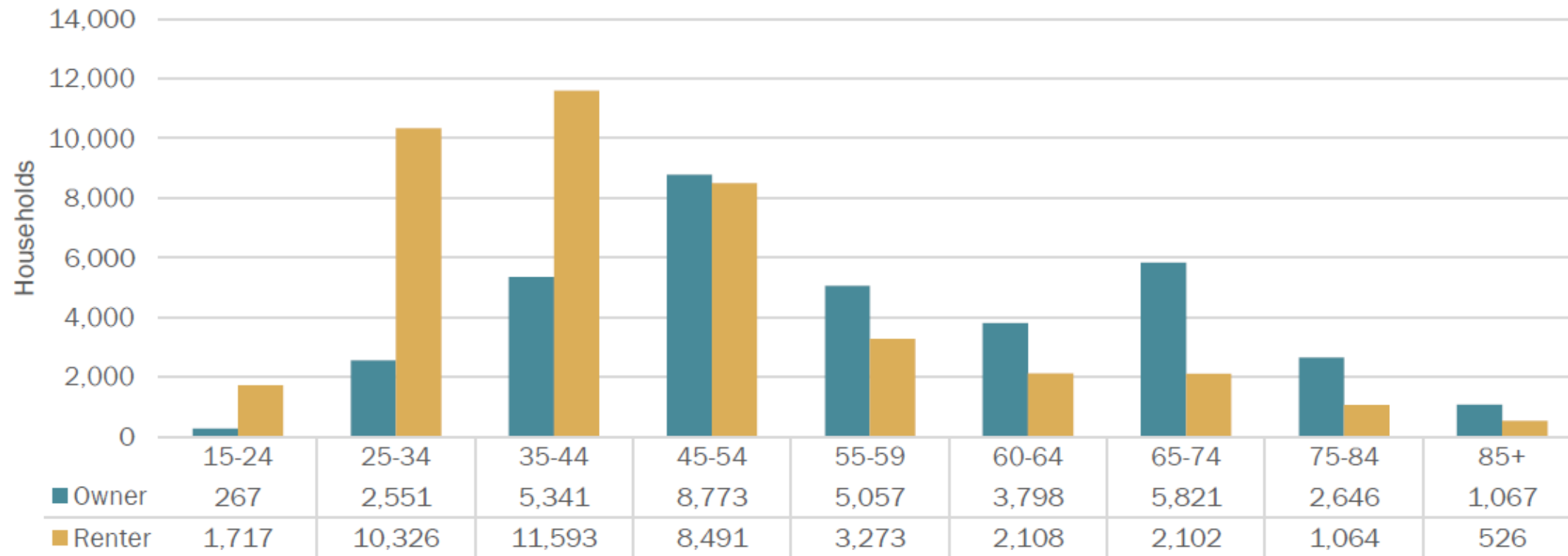


Existing Housing Needs

» Young population

27% of the population in Santa Ana is under 18 years old (median age: 31)

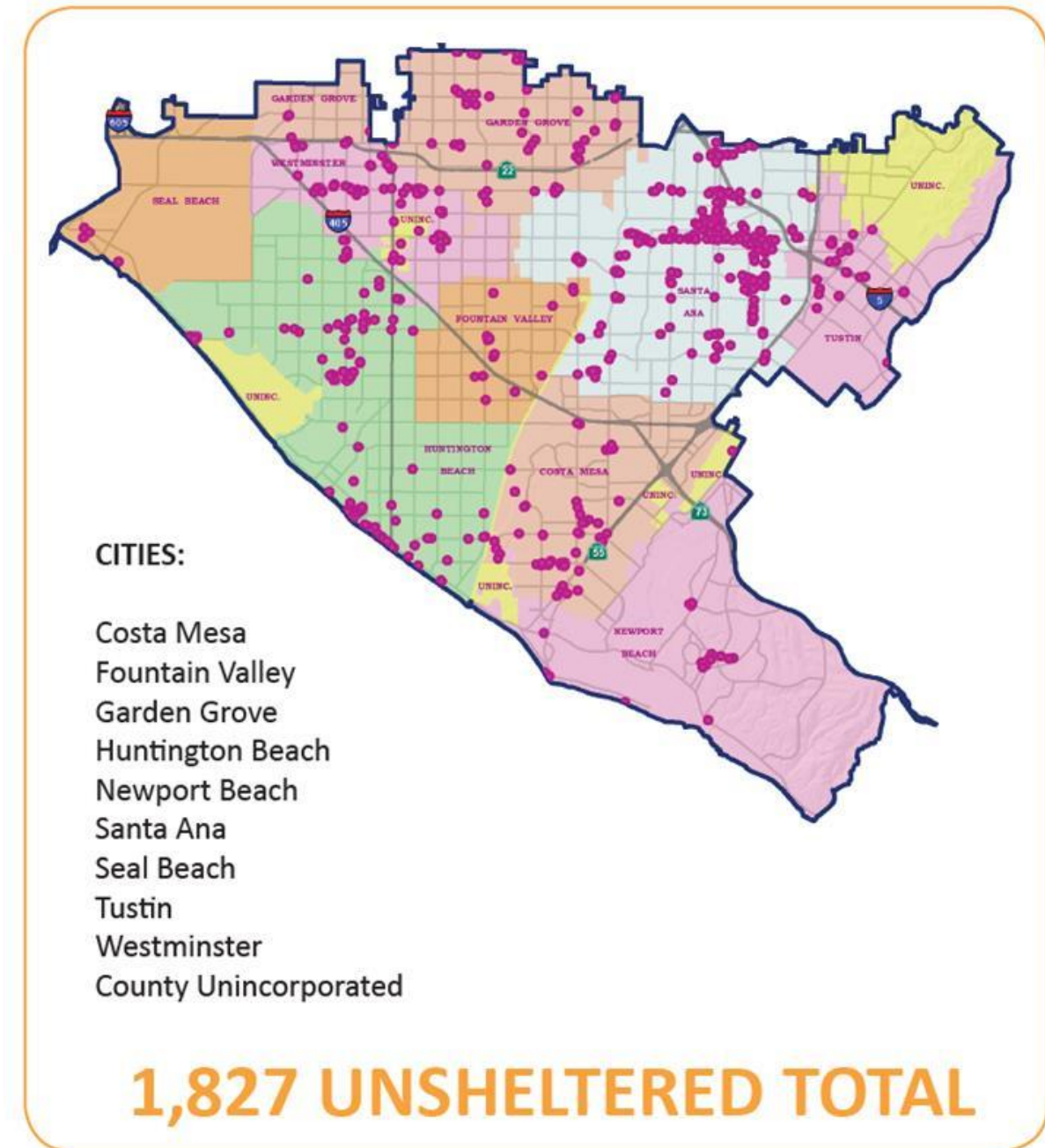
Housing Tenure By Age



Existing Housing Needs

» Homelessness

- **2019:** Point in Time count identifies 1,827 homeless unsheltered individuals in the **central county** jurisdictions; of this total 830 individual are identified in Santa Ana.
- **Santa Ana's** Point in Time count identifies at total of 1,769 homeless individuals with 939 sheltered
- **2020:** 2020-2024 Consolidated Plan and 2020 Annual Action Plan



Fair Housing

- » Additional legislation passed in 2018 – AB 686
- » Analyze barriers that restrict housing access in HE
- » 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



ACCOMMODATING FUTURE HOUSING NEEDS



**2021-29 Housing
Element Update**



Future Housing Needs

» Regional Housing Needs Assessment (RHNA)

- Projected housing need for 2021-2029
- HCD assigned 1.34 million to SCAG, which then allocated 3,095 to Santa Ana

	Very Low (<50% of AMI)	Low (50-80% of AMI)	Moderate (80-120% of AMI)	Above Mod (>120% AMI)	Total
Units	586	362	523	1,624	3,095
Percent	19%	12%	17%	52%	100%



What is Affordable?



**Young family
2 working parents
and 2 kids**

3-bedrooms

Income Category	Max Annual Income	Max Affordable	
		Monthly Rent	Purchase Price
Very Low	< \$67K	\$1,300	-
Low	\$67-108K	\$1,600	\$264,000
Moderate	\$108-128k	\$3,000	\$563,000
Above Mod	> \$128K	> \$3,000	> \$563,000

Sources: Income: 2021 HCD Income Limits. Rent: Based on the 2021 Orange County household incomes published by the California Housing & Community Development Department; 1.5 persons per bedroom. Purchase Price: Based on Bankrate.com site average APR on 4/1/21 plus a 50 basis point margin. Assumptions: 3-bedroom, 35% income; down payment at 5% affordable price, and 1.1% property tax.

- » State / federal programs calculate affordable prices based on:
 - county median income levels
 - 30% max of household income spent on housing



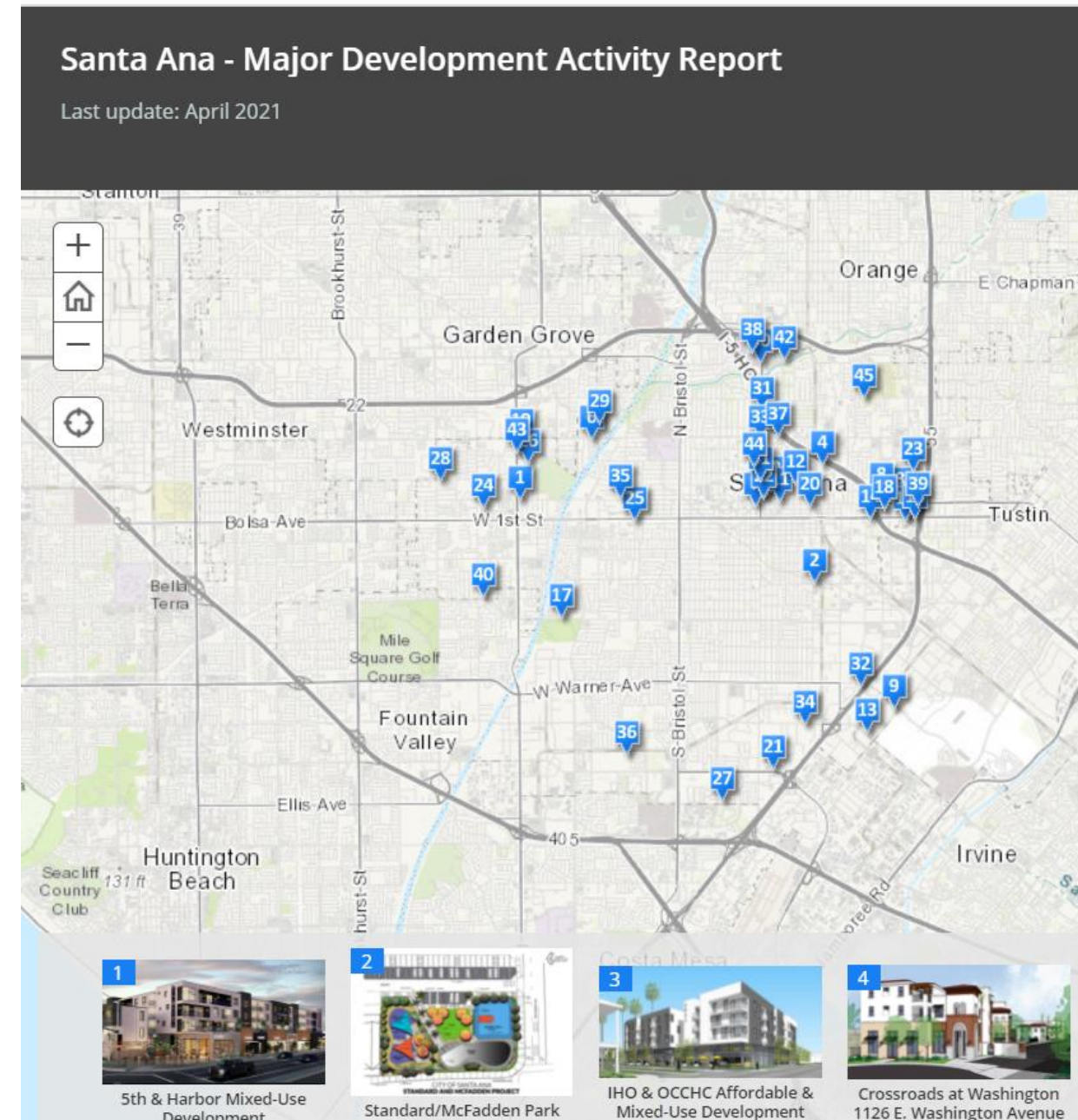
Who Needs Affordable Housing?

- » Our children's teachers
- » Our college graduates
- » Our parents/retirees
- » Our essential workers
- » Many more...



How to Accommodate Future Need (RHNA)

- » Existing/proposed projects
- » Vacant and underutilized land
(state default density to demonstrate capacity for lower income housing = 30 du/ac)
- » Accessory dwelling units (ADUs)
- » Build or maintain housing opportunity capacity until 2029



CURRENT ACTIVITIES TO PROMOTE AFFORDABLE HOUSING



2021-29 Housing
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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



City Efforts to Assist those Experiencing Homelessness

» The Orchard

- City's first Permanent Supportive Housing project opened in 2018 and provides 71 units.



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



DISCUSSION - Housing Element Roundtable



What do you see as the greatest opportunity or challenge to improving the quality of housing in Santa Ana?

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 # 2 – Housing &
Neighborhoods (Preservation &
Assistance) June 9, 2021



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