

City of Santa Ana 2021-2029 Housing Element Update



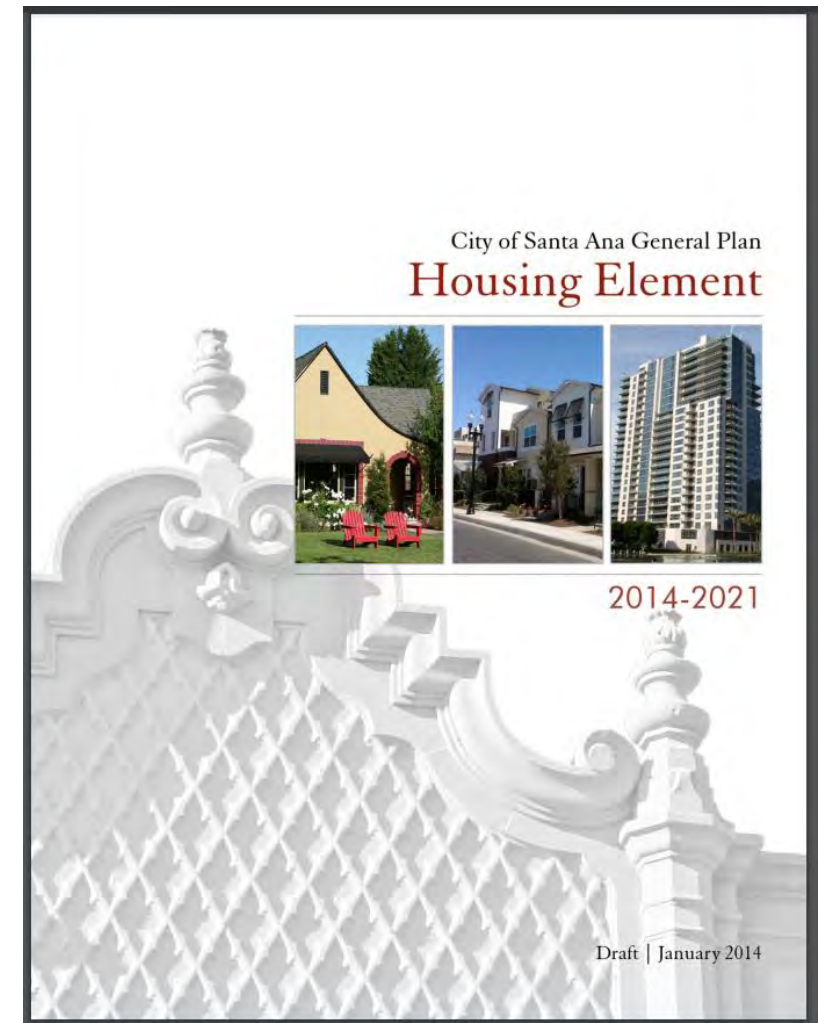
Planning Commission

October 11, 2021



Agenda

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



Housing Element Law



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



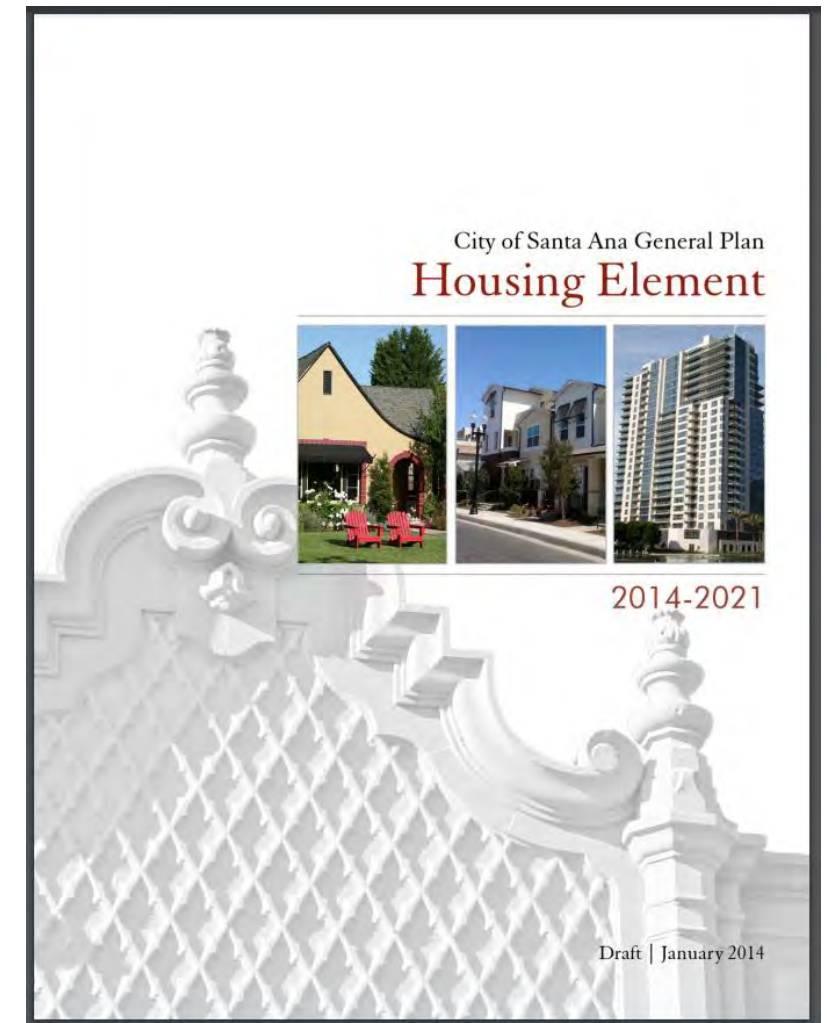
Required Element of the General Plan governed by California Government Code Sections 65580-65589.11.



Must be updated every 8 years

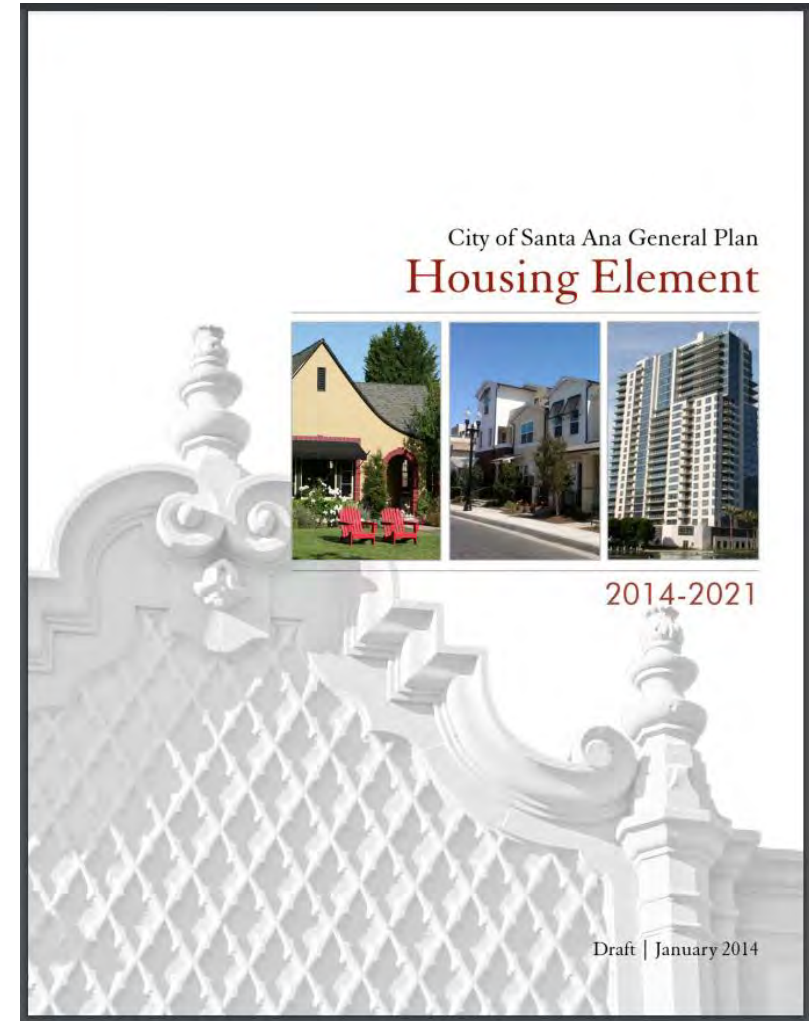


Certified by the Department of Housing & Community Development (HCD)



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 E



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



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



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



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

POLICY FRAMEWORK AND 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:** AFFIRMING FAIR HOUSING *New*



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)



Housing Resources and Opportunity Sites

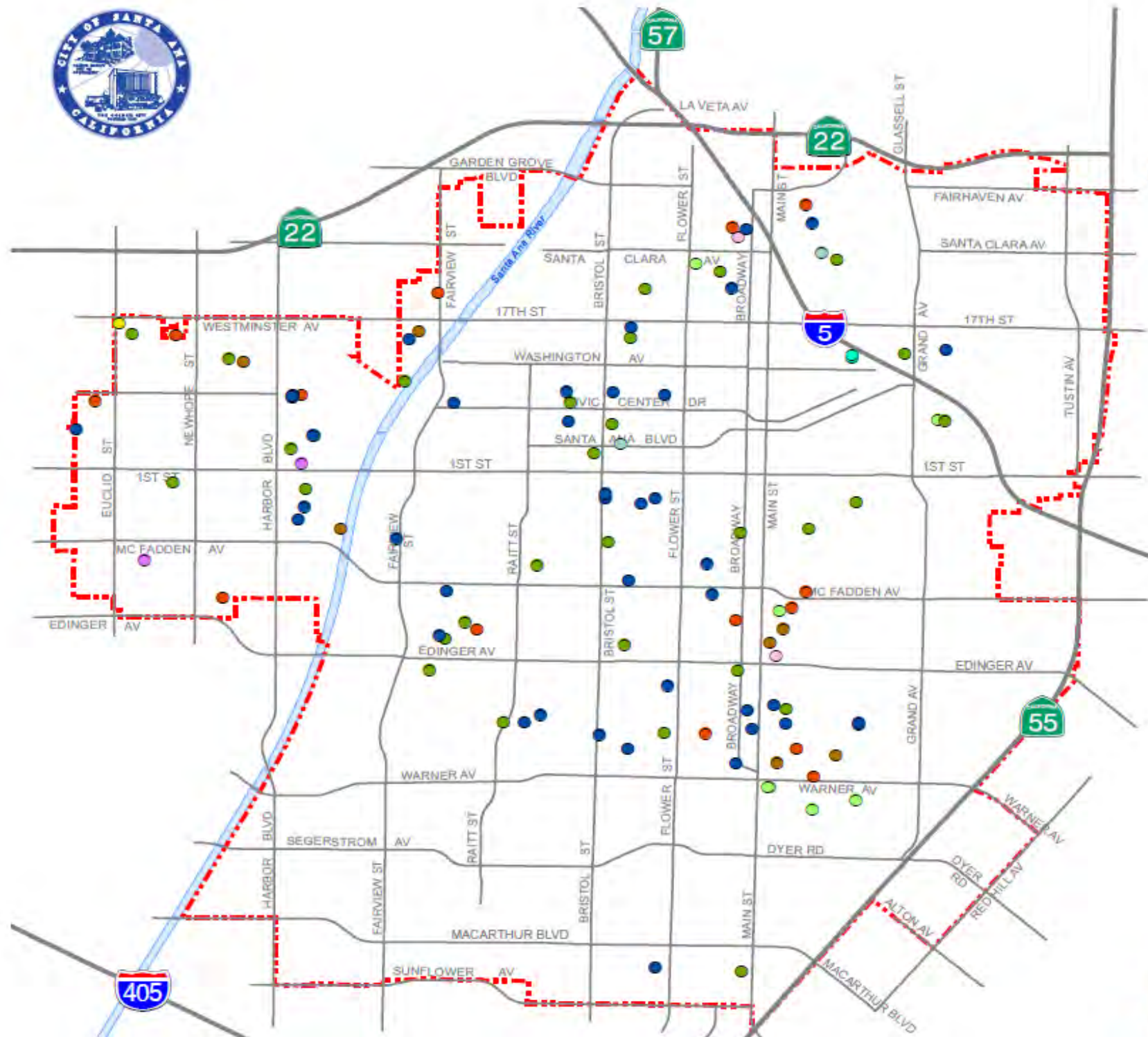
Projects	Affordability-Level				Total
	Very-Low	Low	Moderate	Above	
Pipeline-Projects ¹					
SUBTOTAL	414	529	2	5,063	5,883
Accessory-Dwelling-Unit-Projection²					
Accessory-Dwelling-Units/Junior-Accessory-Dwelling-Units--Citywide	90	155	108	7	360
Moderate-Pipeline³					
Moderate-Pipeline-Units--Citywide			203		
RHNA-Allocation-by-Affordability-Category	606	362	545	1,624	3,137
Balance-of-RHNA-to-Accommodate	102	-482	232	-3,243	-3,106





City of Santa Ana

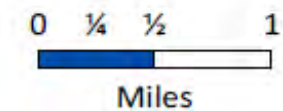
Accessory Dwelling Unit (ADU) Production 2010 - 2020



Year Built (# of ADUs)

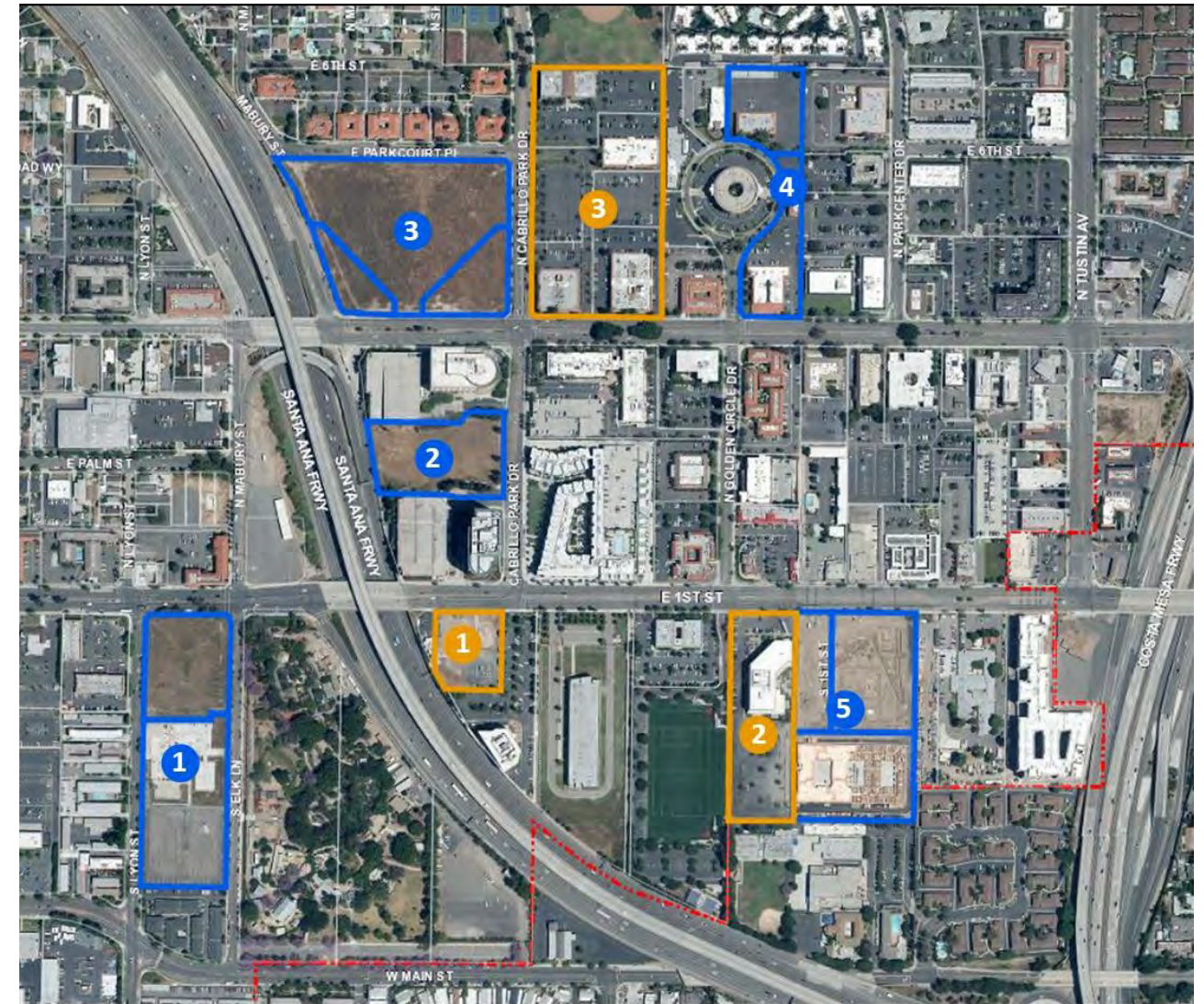
- 2010 (2)
- 2012 (2)
- 2013 (2)
- 2014 (7)
- 2015 (1)
- 2016 (2)
- 2017 (7)
- 2018 (14)
- 2019 (30)
- 2020 (41)



Total of 108 ADUs



Housing Opportunity Sites

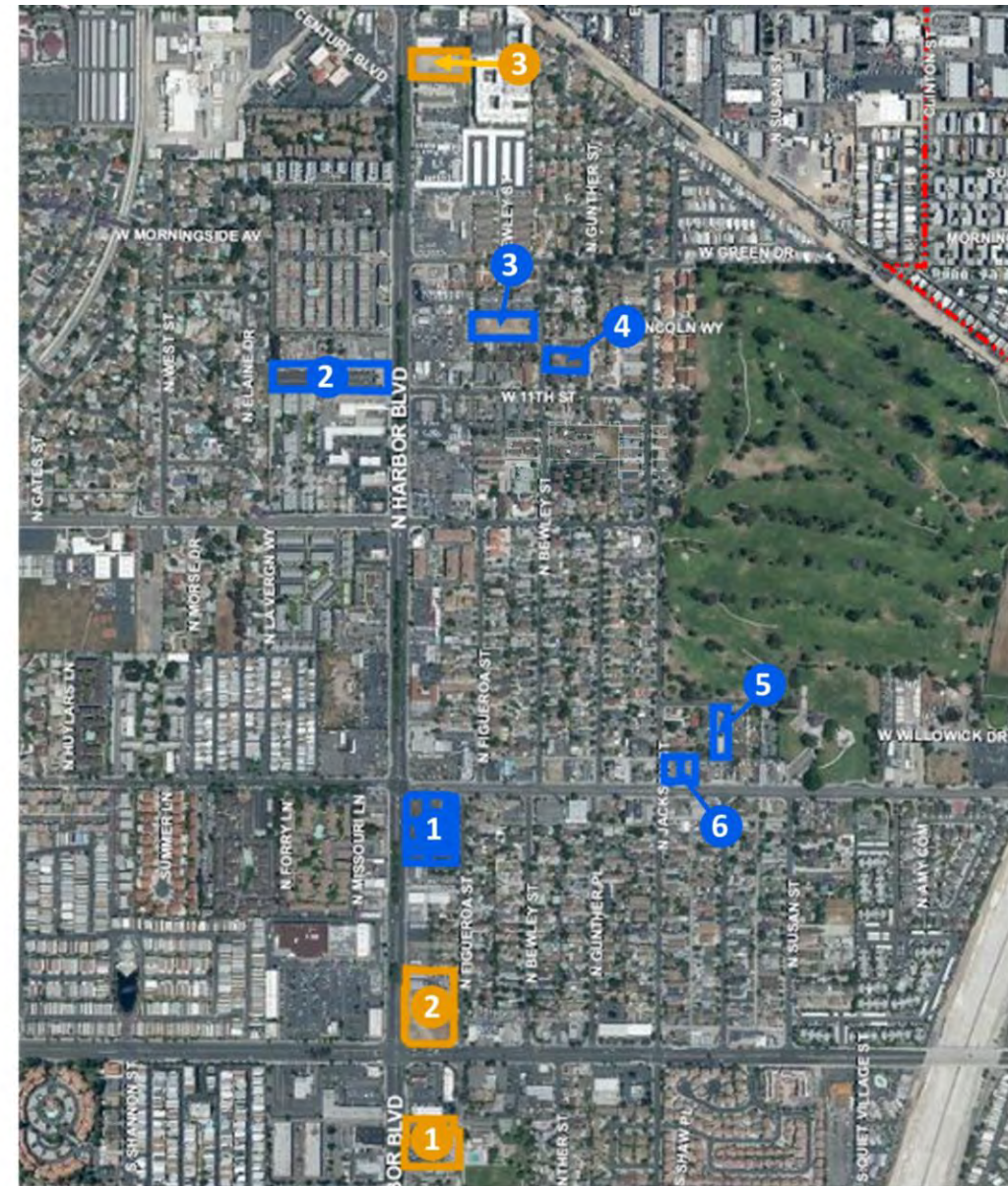
- » **Metro East Overlay Zone**
- » Harbor Mixed Use Transit Specific Plan
- » Transit Zoning Code Overlay



-  Potential Housing Site
-  Pipeline Projects

Housing Opportunity Sites

- » Metro East Overlay Zone
- » **Harbor Mixed Use Transit Specific Plan**
- » Transit Zoning Code Overlay



Potential Housing Site

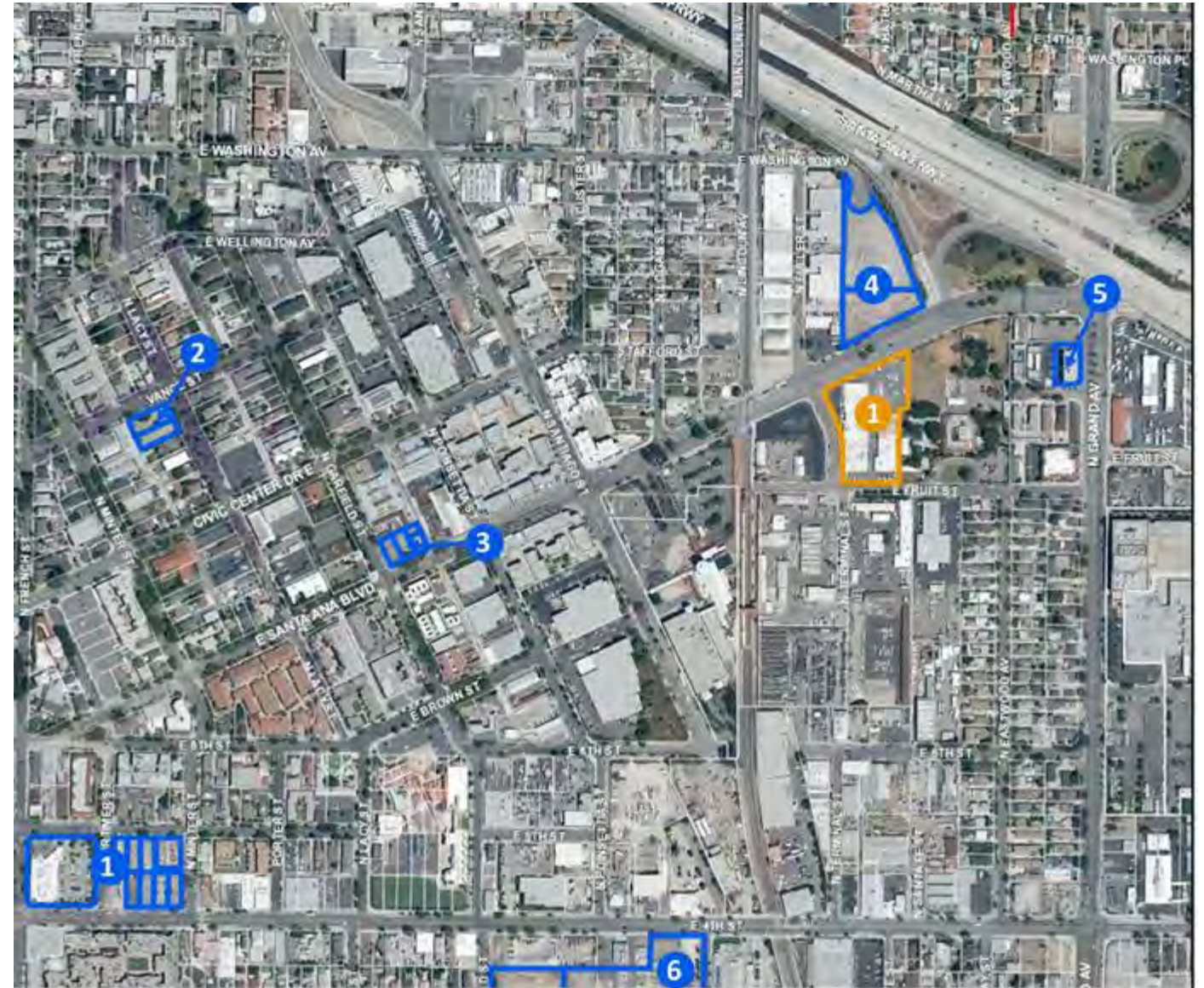




Pipeline Projects



Housing Opportunity Sites

- » Metro East Overlay Zone
- » Harbor Mixed Use Transit Specific Plan
- » **Transit Zoning Code Overlay**



-  Potential Housing Site
-  Pipeline Projects



Affirming 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



Factors Contributing to Fair Housing

Table E-1

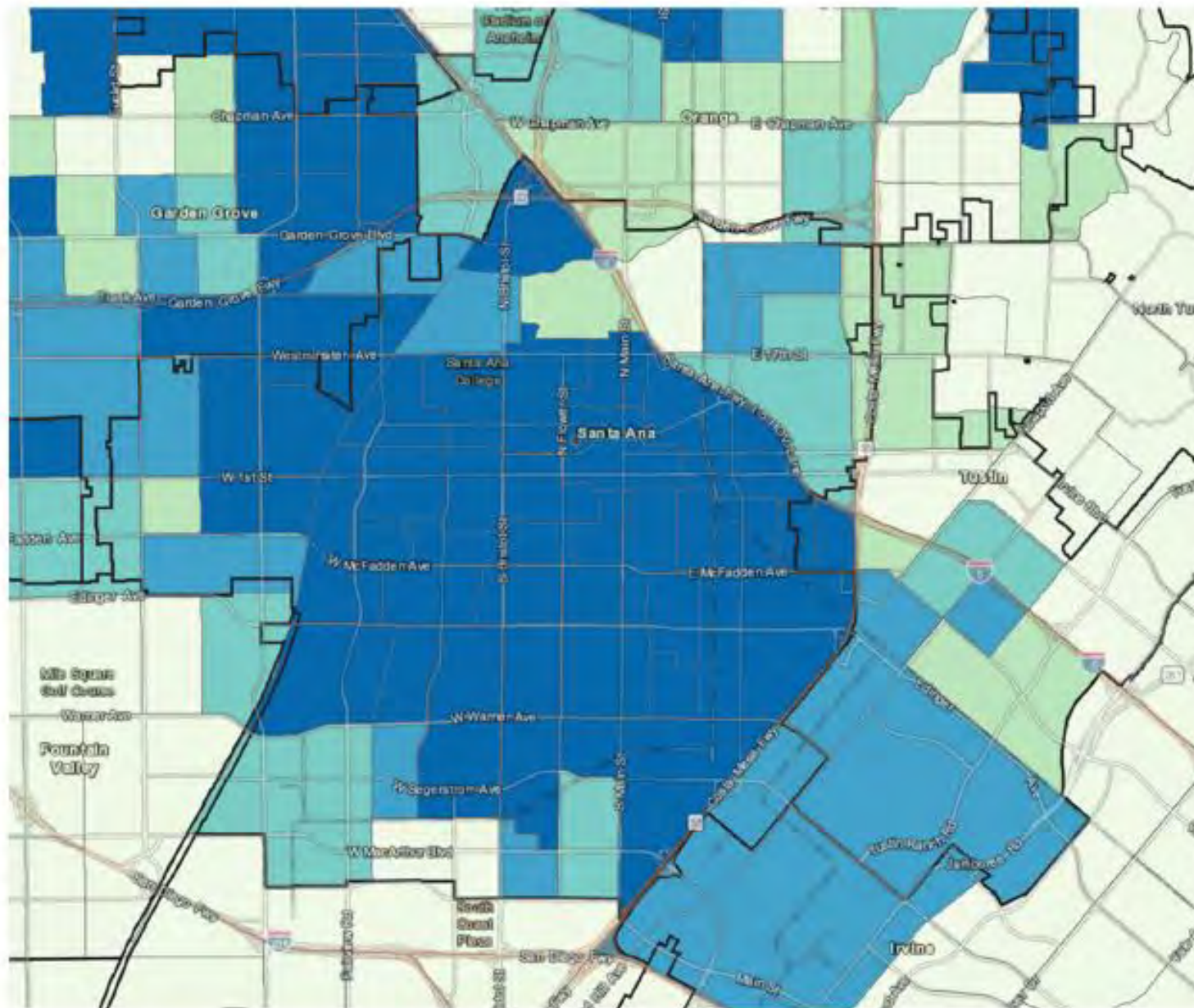
Priority Fair Housing Issues, Contributing Factors, and Implementation Actions

<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; 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

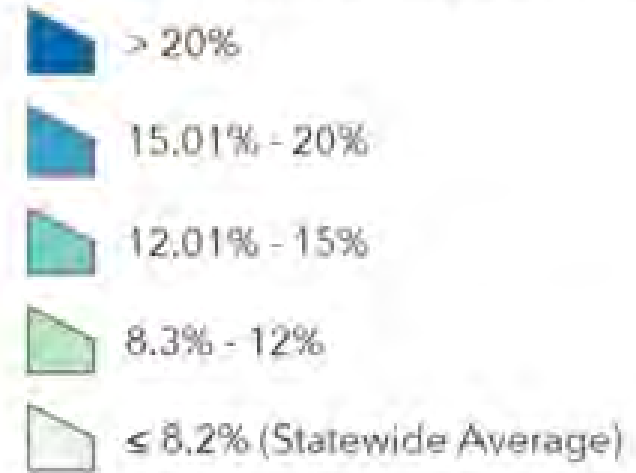
Source: City of Santa Ana, General Plan Housing Element Housing Framework, September 2021



Exhibit E-7 – Overcrowded Households - Tract



Percent of Overcrowded Households



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.



PROJECT SCHEDULE & NEXT STEPS

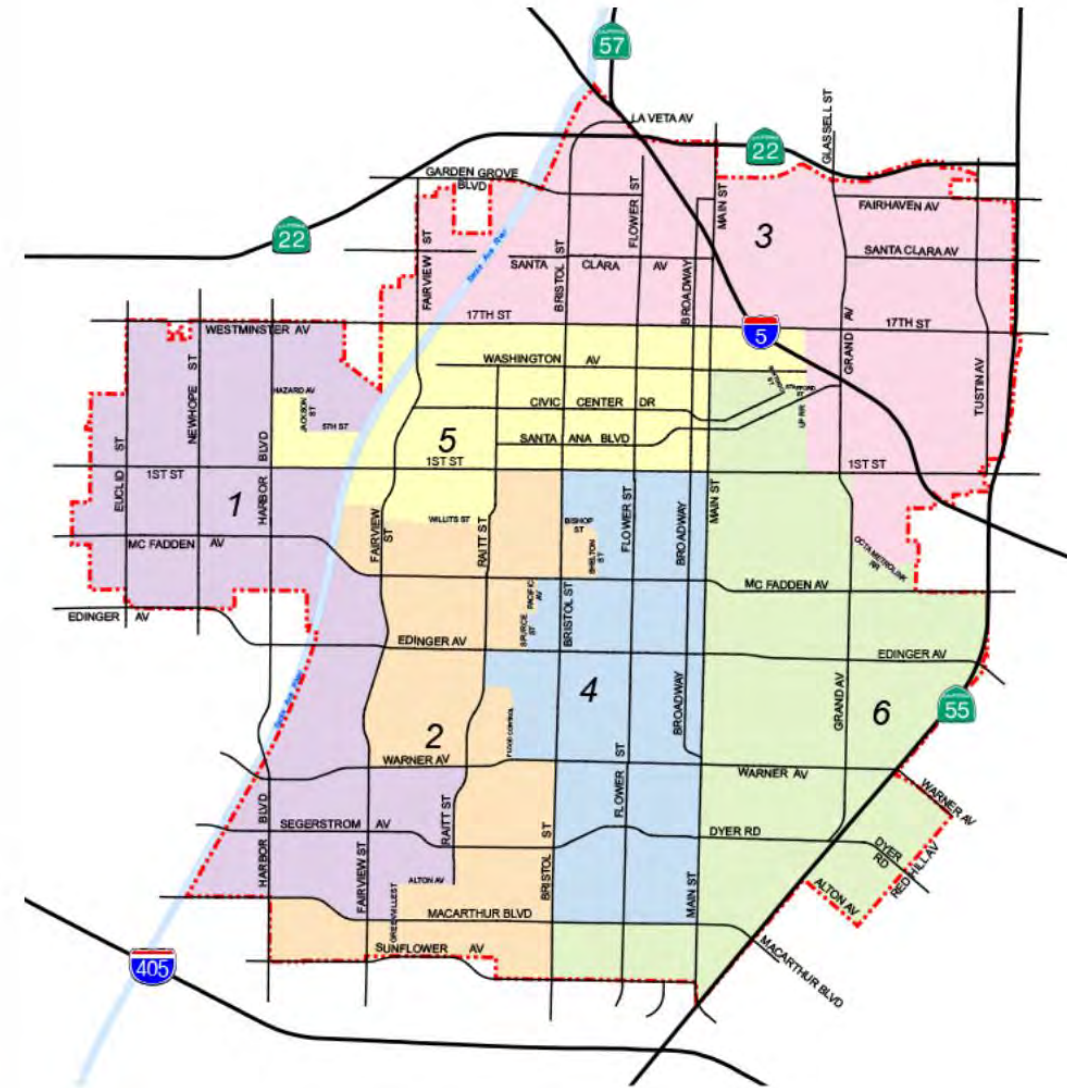


2021-29 Housing
Element Update



Project Schedule and Next Steps

- Public Review of Draft Element – October 11th
- Planning Commission Study Session- October 11th
- 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 – Dec. 20th
- 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>



PLANNING COMMISSION DISCUSSION

