

City of Santa Ana 2021-2029 Housing Element Update



**Planning Commission
Public Hearing**

December 20, 2021



Outline

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

City of Santa Ana General Plan
Housing Element
2021-2029

City of Santa Ana
Planning Division



*HCD Review Draft: October 21, 2021
Table B-14 was revised on October 22, 2021*



Housing Element Overview - 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

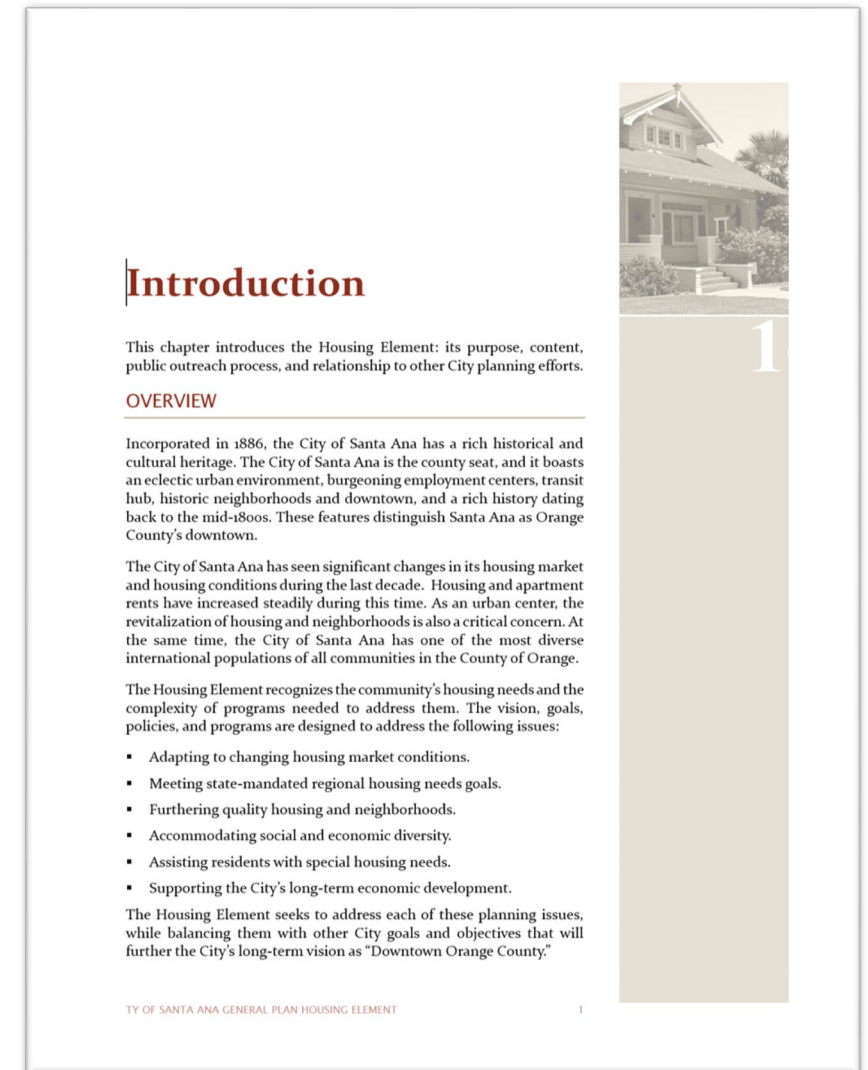


Certified by the Department of Housing & Community Development



Housing Element Overview - 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 Engagement - Opportunities

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



Community Engagement - 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

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



Program Evaluation Highlights

Andalucia



The Depot at Santiago



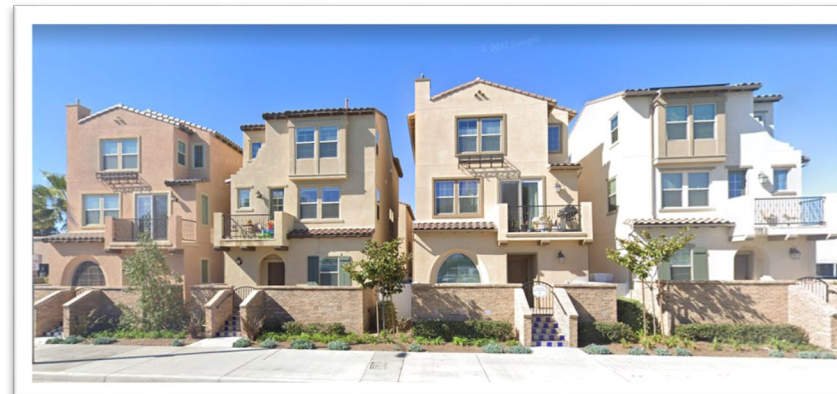
The Arts Collective



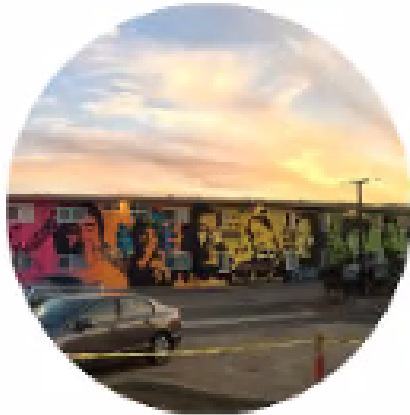
The Heritage



KB Homes



Program Evaluation Highlights



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 & Housing Plan

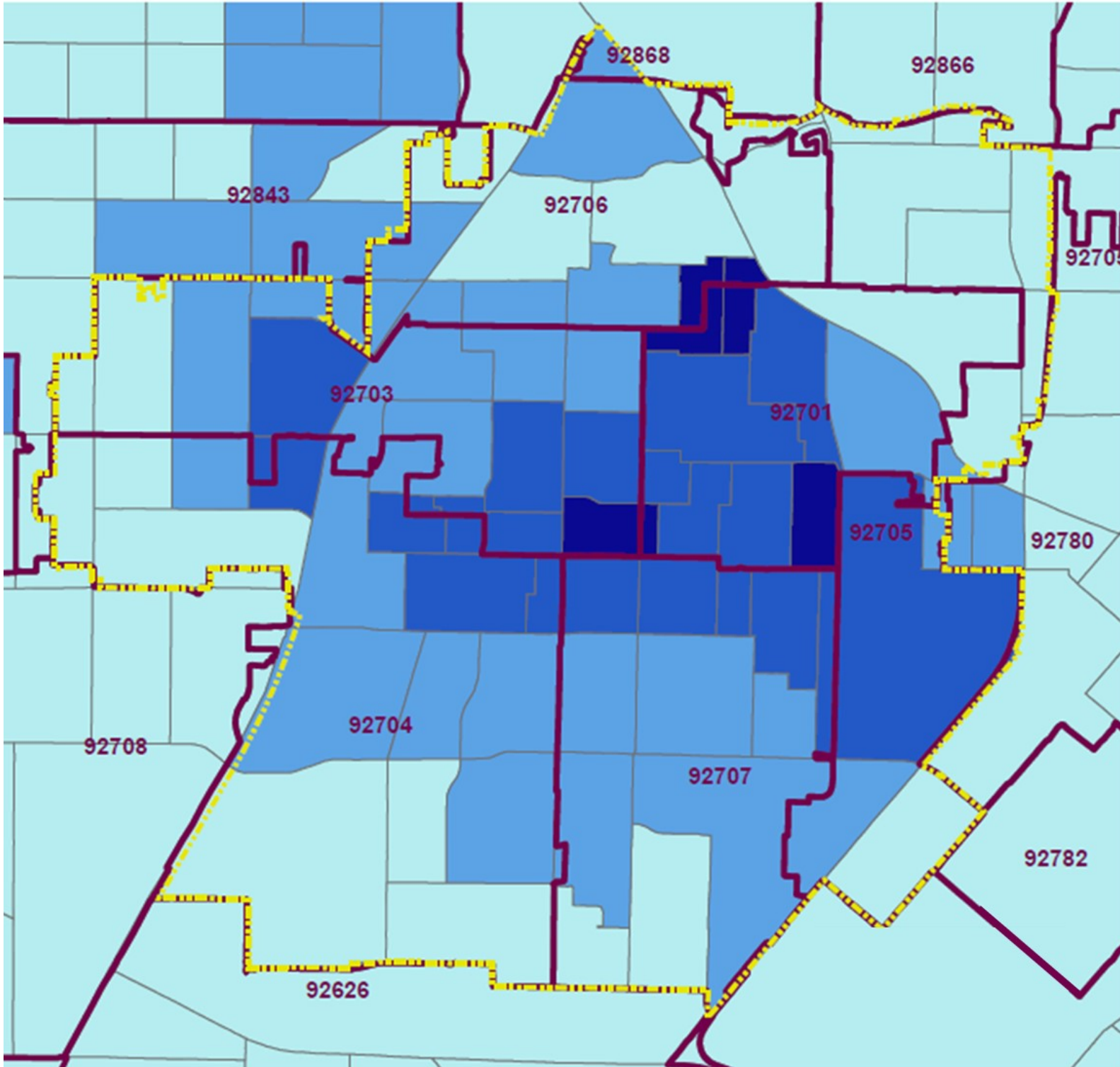
- » **GOAL 1:** HOUSING AND NEIGHBORHOODS
- » **GOAL 2:** HOUSING SUPPLY AND DIVERSITY
- » **GOAL 3:** HOUSING ASSISTANCE
- » **GOAL 4:** SPECIAL NEEDS
- » **GOAL 5:** AFFIRMATIVELY FURTHERING FAIR HOUSING *New*



Policy Framework & Housing Plan - AFH

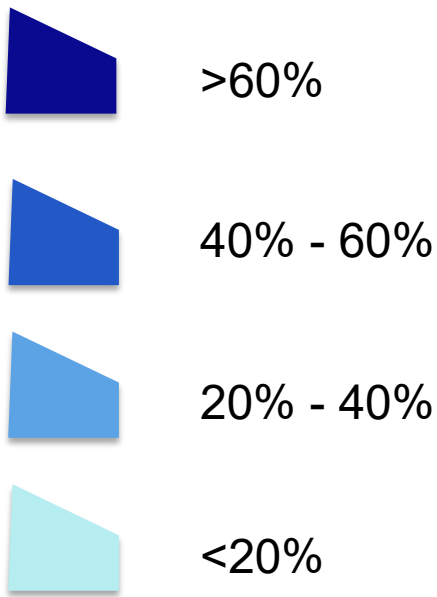
- » Additional legislation passed in 2018 – AB 686
- » Analyze barriers that restrict housing access in Housing Element
- » Commit to meaningful actions that affirmatively further fair housing and prioritize addressing contributing issues
- » Sites for potential lower income housing located, to the degree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

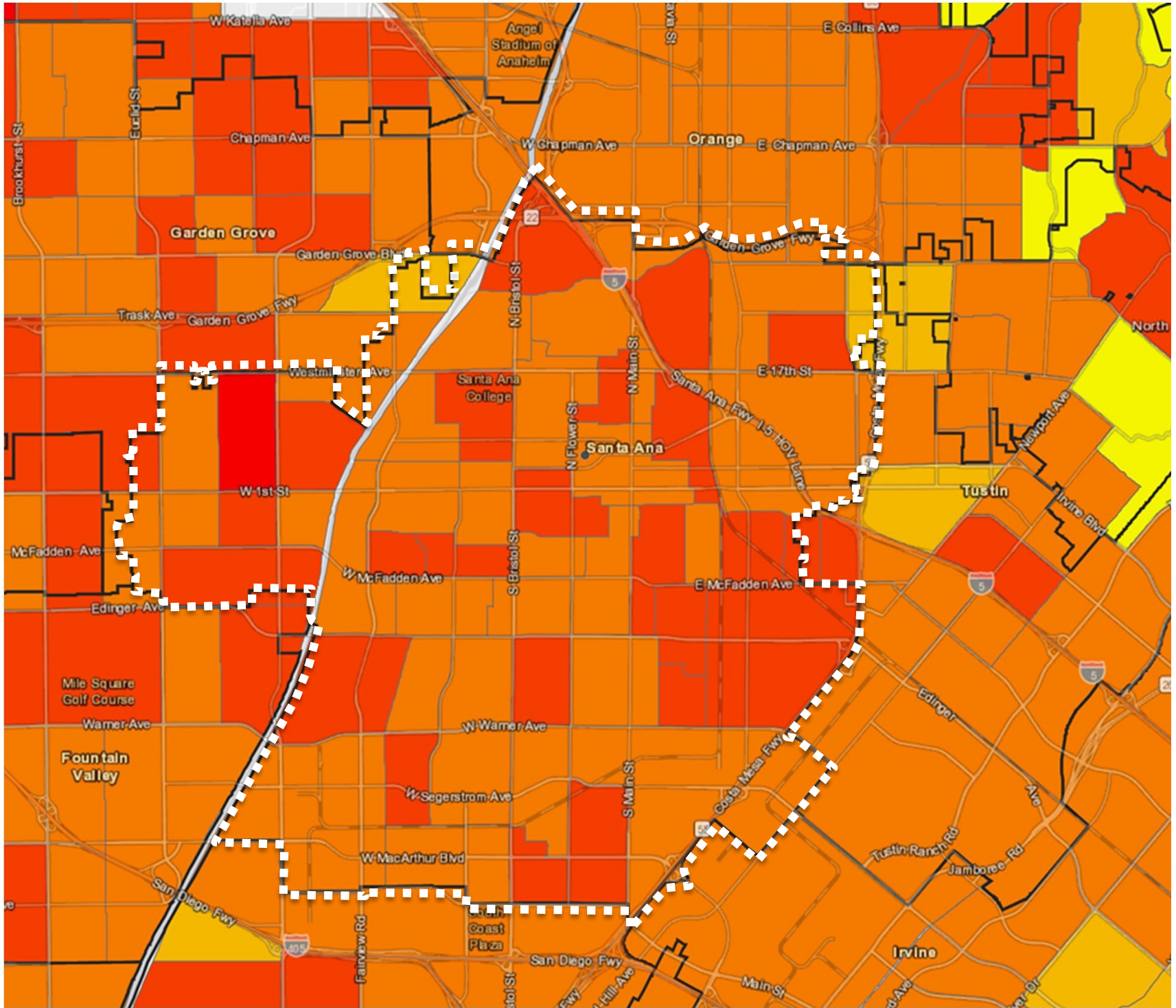




(R) Overcrowded Households (CHHS) - Tract

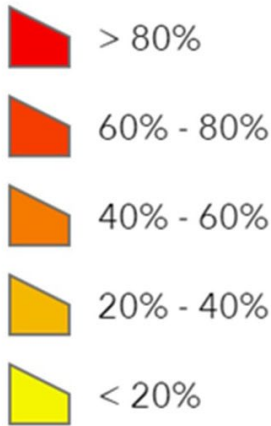
Percent of Overcrowded Households

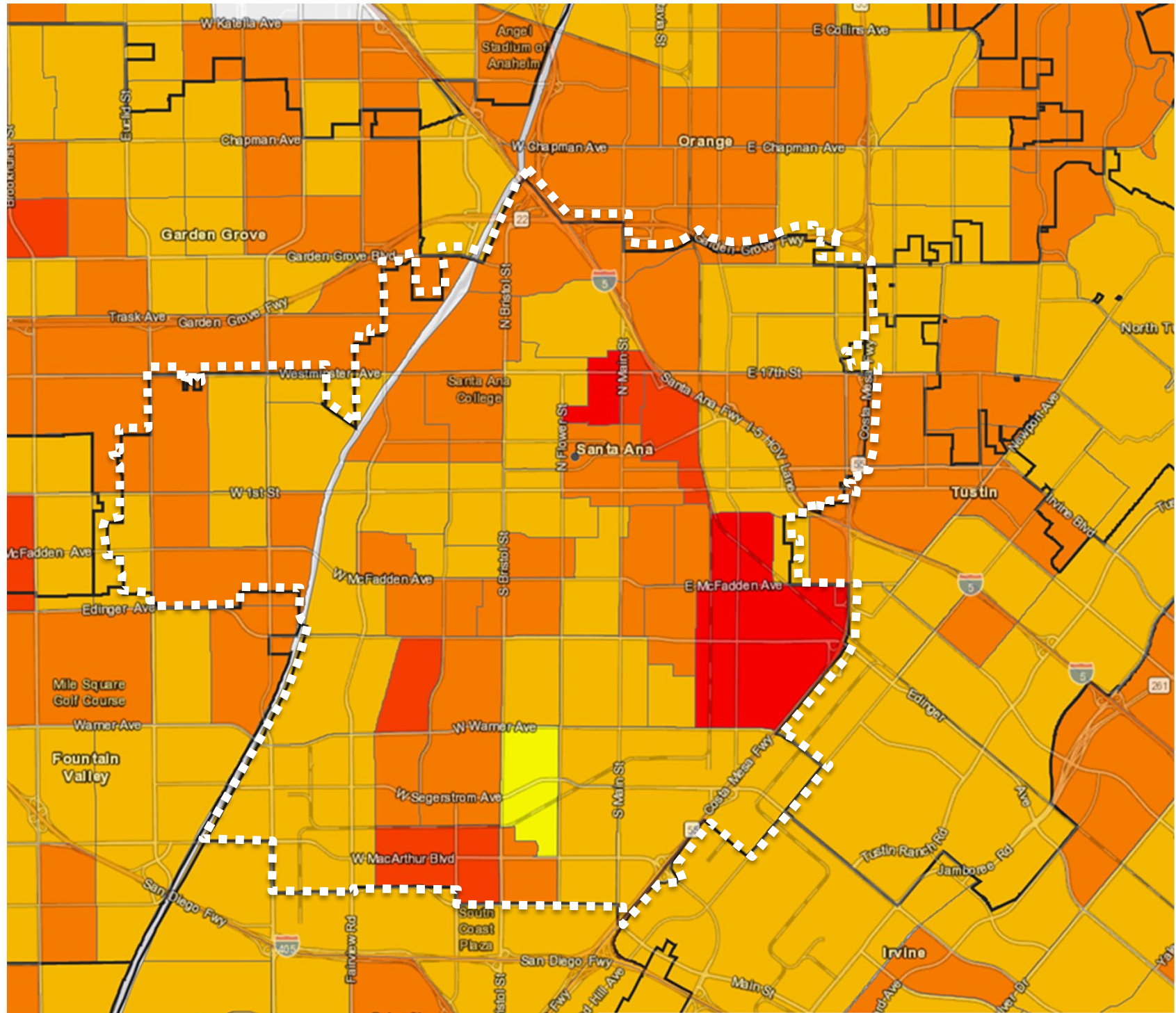




(R) Overpayment by Renters (ACS, 2015 - 2019) - Tract

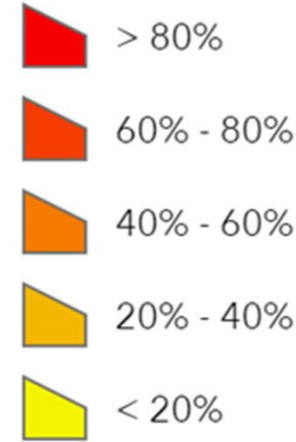
Percent of Renter Households for whom Gross Rent (Contract Rent Plus Tenant-Paid Utilities) is 30.0 Percent or More of Household Income





(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 & Housing Plan

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

Affirm, promote, and implement social justice and equity in the provision, type, and affordability of housing and the availability of 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 5.4 – Resources and Services.** Continue to fund services and support organizations that provide counseling, dispute resolution and fair housing services, and make a concerted effort to disseminate resources to underrepresented residents, including non-English speakers. *NEW*



Policy Framework & Housing 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*
- **Action 52** - Partner with legal assistance organizations to provide legal clinics for tenants on tenants' rights and recourse for intimidation and unjust evictions. *New*



Policy Framework & Housing 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*
- **Action 39** – Identify funding and partner with community based organizations to support a Community Land Trust (CLT) program. *New*



Policy Framework & Housing Plan

» Residential Overcrowding

- **Policy 2.10** – Overcrowding Conditions. Facilitate the development of affordable accessory dwelling units and additions and improvements to existing homes to alleviate 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 incentive program to covenant their affordability. *New*



Policy Framework & Housing Plan

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

- **Policy 2.5 – 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 24** – Provide financial assistance to support the production and/or rehabilitation of affordable housing for extremely low, very-low and low-income families.
- **Action 25** – Apply for opportunities to expand the number of housing choice vouchers provided by the Housing Authority, and continue to set aside at least 75 percent of vouchers for extremely low-income households. *New*



Regional Housing Needs Allocation (RHNA)

- » Projected housing need for 2021-2029 6th Cycle
- » 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	5,064	6,169
ADU Projections ²	90	155	108	7	360
Moderate Pipeline ³			203		
Balance to Accommodate	102	-482	232	-3,244	-3,392

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.



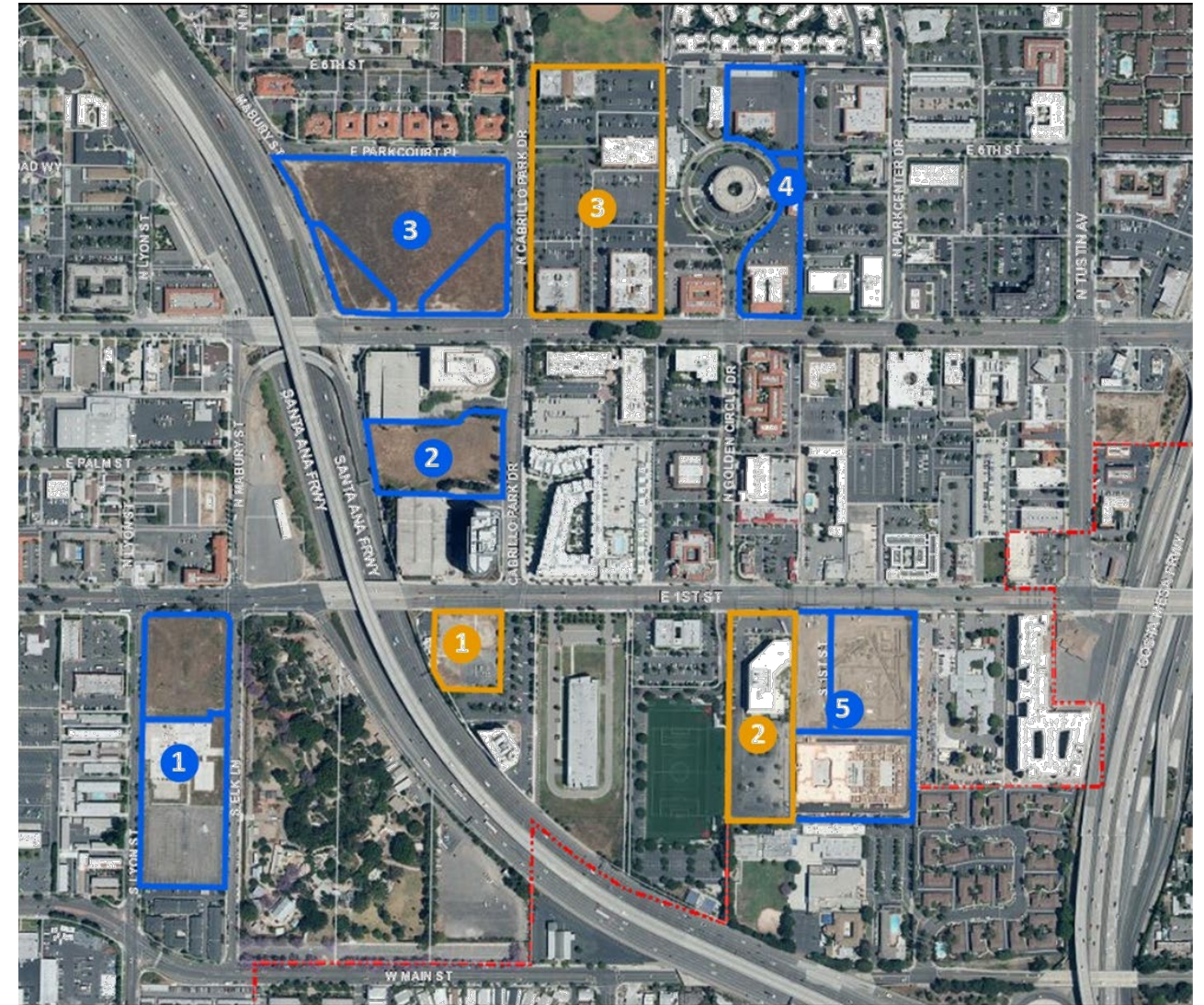
Housing Opportunity Sites

» Metro East Overlay Zone

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

» Harbor Mixed Use Transit Specific Plan

» Transit Zoning Code



Potential Housing Site

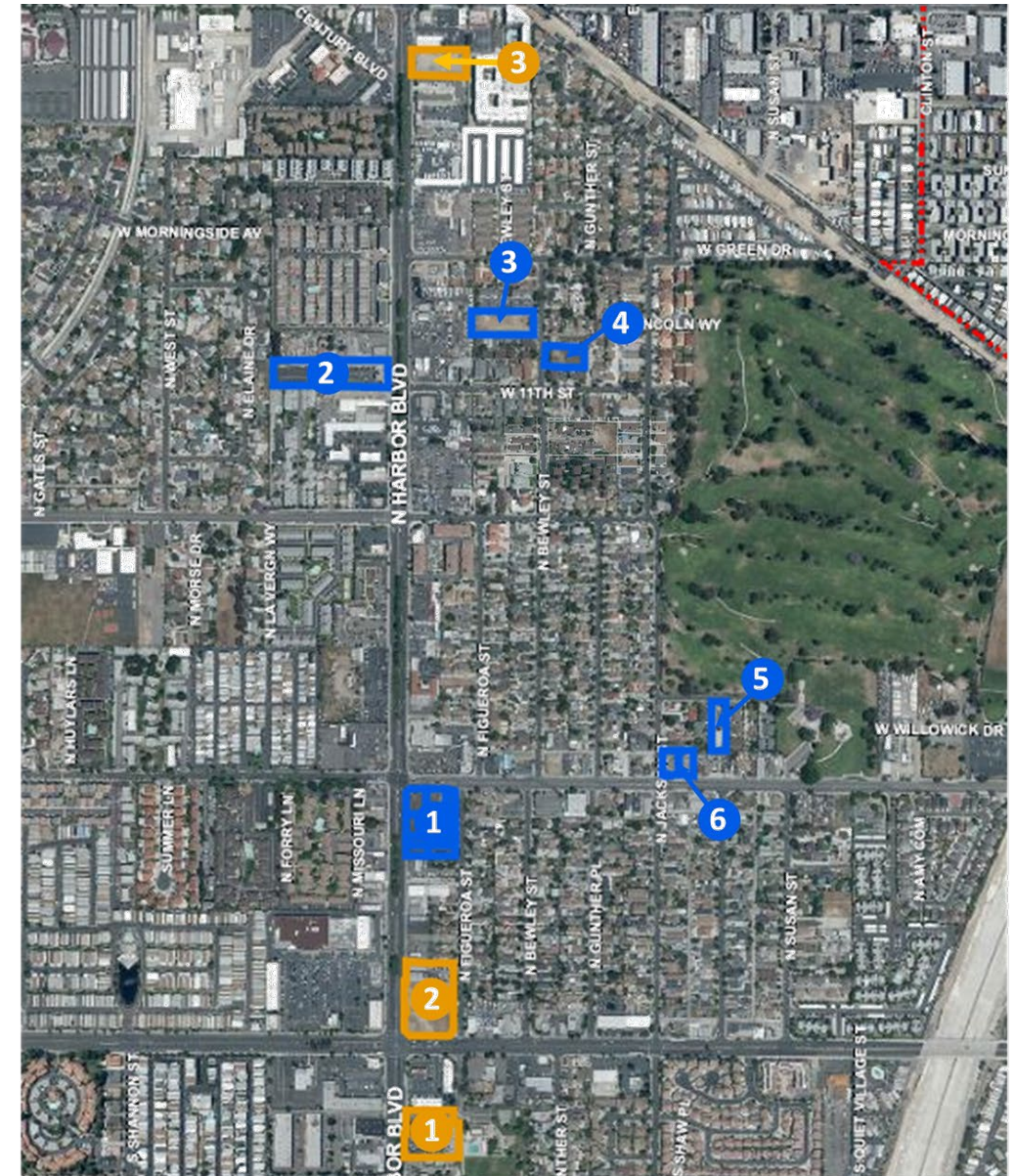


Pipeline Projects



Housing Opportunity Sites

- » Metro East Overlay Zone
- » **Harbor Mixed Use Transit Specific Plan**
 - Total Acres: 4.42
 - Assumed Density: 30
 - Residential Units: 133
- » Transit Zoning Code



Potential Housing Site

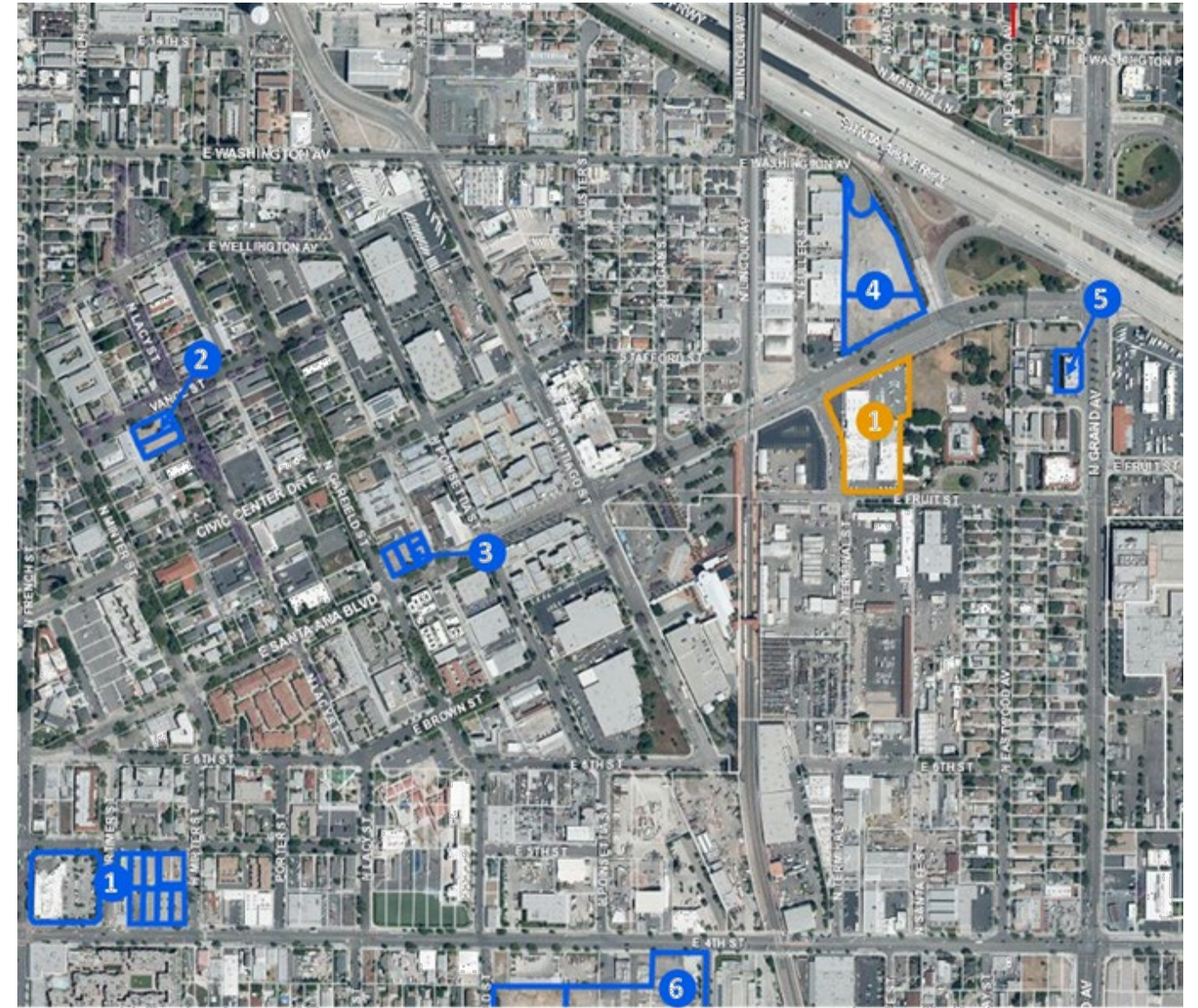


Pipeline Projects



Housing Opportunity Sites

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



Potential Housing Site



Pipeline Projects



HCD Preliminary Feedback

- » Assessment of Fair Housing (AFH)
 - » Local data and knowledge
 - » Patterns and trends
- » Special Needs Housing
 - » Clarifications on number and type of units available
 - » Homeless shelter ordinance
- » Data and Program Clarifications
- » Housing Opportunity Sites Analysis
 - » Sites in relation to AFH analysis



Project Schedule and Next Steps

- » HCD Comment Letter – December 20, 2021
- » Planning Commission Public Hearing – December 20, 2021
- » City Council Public Hearing for Adoption – February 1, 2022
- » Submit Adopted Housing Element to HCD – February 11, 2022
- » Public Review of Housing Element Refinements (30 days) – January to February 2022
- » HCD Reviews Revised Housing Element (60 days) – February through April 2022
- » HCD Certification of Housing Element - April 2022



Recommendation

- » Recommend that the City Council adopt resolutions approving:
 - General Plan Amendment No. 2021-01
 - Addendum to the 2014-2021 Initial Study/Negative Declaration