

1. Density Bonus Agreement Application No. 2022-01 – Pedro Gomez, Case Planner

Project Location: 1411 North Broadway

Project Applicant: Brateil Aghasi, representing WISEPlace, on behalf of WISEPlace, a California nonprofit public benefit corporation (Property Owner).

Proposed Project: The applicant proposes to construct a 48-unit permanent supportive housing community. In order to facilitate the construction of the project, the applicant is requesting approval of Density Bonus Agreement (DBA) No. 2022-01 to utilize waivers from development standards and/or development concessions as permitted pursuant to California Government Code sections 65915 through 65918 and as implemented by the Santa Ana Municipal Code (SAMC) Sections 41-1600 through 41-1607.

Environmental Impact: In accordance with the California Quality Environmental Act (CEQA), the recommended action is exempt from CEQA per Section 15194 (Affordable Housing Exemption). This exemption applies to development projects for affordable housing that meet the threshold criteria set forth in Section 15192; are not located on a site more than five acres in area; are located within an urbanized area with a population density of at least 5,000 persons per square mile, and immediately adjacent to qualified urban uses; and that consist of the construction of 100 or fewer residential housing units that are affordable to low-income households. Therefore, no additional environmental review is required. Based on this analysis, a Notice of Exemption, Environmental Review No. 2022-05 will be filed for this project.

Recommended Action: Adopt a resolution approving Density Bonus Agreement Application No. 2022-01 as conditioned.



**City of Santa Ana
20 Civic Center Plaza, Santa Ana, CA 92701
Planning Commission Staff Report
May 9, 2022**

Topic: Density Bonus Agreement No. 2022-01 – Santa Ana-Tustin YWCA (1411 N. Broadway)

RECOMMENDED ACTION

Adopt a resolution approving Density Bonus Agreement Application No. 2022-01 as conditioned.

EXECUTIVE SUMMARY

Brateil Aghasi, representing WISEPlace, on behalf of WISEPlace, a California nonprofit public benefit corporation (Property Owner), is requesting approval of a density bonus agreement (DBA) No. 2022-01 to allow the construction of an affordable 48-unit permanent supportive housing community at 1411 North Broadway. As proposed, the project will take advantage of waivers from development standards and/or development concessions through the density bonus agreement pursuant to California Government Code sections 65915 through 65918 and Santa Ana Municipal Code (SAMC) Section 41-1600 through 41-1607. The request satisfies the purpose and intent of the City's Adaptive Reuse Ordinance and the Midtown Specific Plan (SP-3) zoning designation to promote a pedestrian-oriented environment with a mix of land uses, and will provide additional affordable housing stock to an underserved segment of the region's population. As a result, staff recommends approval of the DBA.

Historic Commission Action

At its regular meeting on March 3, 2022, the Historic Resources Commission (HRC) considered Historic Exterior Modification Application (HEMA) No. 2022-02 to allow exterior modifications to the historic Santa Ana-Tustin Young Women's Christian Association (YWCA) building located on the subject property. The HRC recommended approval of HEMA No. 2022-02, with added conditions, by a vote of 8:0 (Commissioner Frazier absent).

DISCUSSION

Background

The property is known as the Santa Ana-Tustin YWCA building and was constructed in 1950 and dedicated in February 1951. The building was Santa Ana YWCA's first purpose-built headquarters and included a gymnasium, kitchen, nursery, lobby, meeting rooms, and offices. The building was individually listed as No. 63 on the local Santa Ana Register of Historical Properties ("Register") in 2001 and was categorized as "Landmark."

Throughout the 1950s, the Santa Ana YWCA offered summer programs and adult classes and hosted various community events in its new building. The Santa Ana YWCA's mission narrowed in the mid-1980s when the chapter began focusing more specifically on serving unhoused women. In order to support women experiencing homelessness in Santa Ana, an addition designed as a hotel was planned in 1985. This short-term housing facility comprised a tall second-floor addition at the rear of the building and was intended to address the hundreds of homeless women camping outside of the YWCA at that time. The construction of 20 double-occupancy rooms over the original gymnasium was completed in 1986, and the hotel opened in 1987.

In 1999 the local YWCA reorganized as a new non-profit, WISEPlace, and disaffiliated from the National YWCA. WISEPlace (Women Inspired, Supported, and Empowered) is a transitional living center serving the needs of unaccompanied homeless women in Orange County. The new organization ended its ties with the YWCA in order to focus on their own mission statement. When it opened, WISEPlace offered meals and shelter for 30 women at a time and provided assistance and guidance enabling women to transition to independent living. In 2019 WISEPlace announced a partnership with Jamboree Housing Corporation with plans to modernize the subject building and construct permanent supportive housing at the facility.

Project Description

The property consists of a one- to two-story building (Santa Ana-Tustin YWCA building) ranging from 9,266 square feet (one-story portion) and 5,896 square feet (two-story portion) in size. The proposed project includes the complete demolition of the two-story portion, the partial demolition of the one-story portion, and the reconstruction of a 34,552-square-foot building. The improvements are intended to facilitate the site's development of an affordable rental residential community, consisting of forty-eight housing units and 7,459 square feet of open space. The development will consist of the rehabilitation and conversion of a portion of the existing one-story building into offices, a training center, community room, an onsite manager unit, and two residential units. The project also includes the construction of a new four-story building with flats/apartment

units over an at-grade parking area with 20 parking spaces to accommodate residents, visitors, and staff.

Of the 48 units proposed, one unit would be set aside as an onsite manager two-bedroom unit, approximately 979 square feet in size, with a full kitchen, bathroom, in-unit storage, and open/common (living) areas. Forty-seven units are proposed as permanent supportive housing (PSH) units, affordable to individuals earning less than thirty percent (30%) of the area median income (AMI). The PSH units would range in size from 400 to 599 square feet, and would be designed as studios containing full kitchens, bedrooms, bathrooms, and open/common (living) areas. The development will feature onsite amenities such as communal laundry facilities on the second through fourth floor, onsite bicycle storage, a computer room, offices spaces, community rooms, outdoor courtyards, a dog run area, and a 348-square-foot fitness room.

Open space will be provided through two private exterior areas approximately 8,055 square feet in size. One area will be a courtyard located on the ground floor and would be approximately 4,236 square feet in size, while the second would be a roof deck on the fourth floor and would be approximately 852 square feet in size. The design and layout of the proposed open space would create a unique outdoor area within the development, which function as a passive outdoor space and provide functional amenities to residents, such as a proposed dog run area on the ground floor courtyard. Moreover, the ground floor courtyard features a robust landscape palette with seating options and a variety of hardscaping materials, trees, and shrubs. The proposed trees and shrubs include, but are not limited to, forest pansy and strawberry trees, douglas iris, Mexican marigold, coastal woolly bush, foxtail agave, foothill sedge, and California bay laurel. The roof deck would feature high-quality seating and landscape planters.

While the new construction will result in complete and partial demolition of the Santa Ana-Tustin YWCA building, the project will preserve most of the historic materials and features of the one-story portion, including its overall form, low-pitched clay tile roof, board-formed concrete walls, north façade porch, French doors, and most steel windows. The overall design, massing, features, and materials of the new construction will be compatible with, but differentiated from the remaining historic portion of the building. The addition will reflect a simplified, Spanish Colonial Revival aesthetic, with a low-pitched gable roof covered in clay tiles, stucco-clad walls, and punched rectangular window openings. The new construction will be significantly set back from North Broadway in order to minimize its visibility and overall visual impact on the historic character of the existing building from the public right-of-way. It will be compatible with, but distinct from the existing historic building. Overall, the project will include solid materials that will ensure that the project ages well for the duration of the building's lifetime.

The project is proposed to be entirely affordable with 47 units of permanent supportive housing for unhoused, unaccompanied women experiencing chronic homelessness.

During the density bonus agreement term, the units are to be rented to, or held vacant and available for immediate occupancy by extremely-low income tenants. These affordable units will rent to individuals who earns less than 30% of the AMI for Orange County.

Table 1: Project and Location Information

Item	Information	
Project Address and Council Ward	1411 North Broadway – Ward 5	
Nearest Intersection	North Broadway and West 15 th Street	
General Plan Designation	Professional and Administrative Office (PAO)	
Zoning Designation	Midtown Specific Plan (SP-3)	
Surrounding Land Uses	North	Commercial/Professional Offices
	East	Commercial/Professional Offices
	South	Professional Offices
	West	Multi-Family Residences and Professional Offices
Property Size	0.60 acres (26,136 square feet)	
Existing Site Development	The subject site is developed with a one- to two-story institutional building known as the Santa Ana-Tustin YWCA building. The Santa Ana-Tustin YWCA building is individually listed on the Register of Historical Properties as “Landmark.”	
Building Size	9,266 square feet (one-story portion) and 5,896 square feet (two-story portion)	
Use Permissions	Multi-Family Residential (permitted under adaptive reuse ordinance)	
Zoning Code Sections Affected	Uses	Article XVI.II. (Adaptive Reuse); Article XVI.I (Density Bonus); Corridor District of the Midtown Specific Plan (SP-3)

Adaptive Reuse Ordinance

As designed, the project is proposed to meet the City’s Adaptive Reuse Ordinance (Article XVI.II of the SAMC). The purpose of the ordinance is to provide alternative development standards for the conversion of eligible buildings, or portions thereof, in project incentive areas from nonresidential uses to dwelling units. The Santa Ana-Tustin YWCA building is eligible for adaptive reuse as it is located within the project incentive area, was constructed prior to July 1, 1974, and has been determined to be a historically significant building.

Pursuant to the ordinance, residential uses are permitted in the project incentive areas irrespective of the underlying zoning as part of an approved adaptive reuse project. The change in use is subject to five development standards, including minimum units size; required commercial/retail space; common area spaces; open space; and compliance with Chapter 30 (Places of Historical And Architectural Significance) of the SAMC, façade easements and any other related historic guidelines, including the Secretary of the Interior Standards for any necessary exterior modifications. In addition to the above-mentioned development standards, the project would also be subject to the

development standards in Broadway Corridor District of the Midtown Specific Plan (SP-3) zoning designation as well as other chapters of the SAMC, including but not limited to, allowable height, setbacks, and floor area ratio (FAR).

Density Bonus

The California Density Bonus law allows developers proposing five or more residential units to seek increases in base density for providing on-site housing units in exchange for providing affordable units on site. To help make constructing on-site affordable units feasible, the law allows developers to seek up to three incentives/concessions and an unlimited number of waivers, which are essentially variances from development standards that would help the project be built without significant burden and without detriment to public health. The first version of the Density Bonus Law was adopted in 1979 and has since been amended at various times. Recent revisions allow affordable housing developers to request incentives/concessions and/or waivers for 100-percent affordable developments, even if they do not require a numerical density bonus. Moreover, in early 2017, the law was amended to restrict the ability of local jurisdictions to require studies to “justify” the density bonus and requested incentives/waivers and places the onus on local jurisdictions to prove that the incentives/concessions or waivers are not financially warranted.

The purpose of the State Density Bonus Law is to encourage the development and availability of affordable housing by requiring the inclusion of affordable housing units within new developments. Pursuant to California Government Code sections 65915 (d)(1) and 65915 (e)(1), a local jurisdiction is limited in its ability to deny requested concessions and waivers and is preempted from denying the Density Bonus Agreement application. Due to the project’s 100-percent affordability rate the developer can seek up to three density bonus concessions and unlimited waivers, pursuant to Section 65915 et al. of the California Government Code (Density Bonuses and Other Incentives). Although the City has analyzed the project for several areas of concern, the conditions of approval proposed for the project are intended to address any of the project’s potential impacts. Table 2 outlines the incentives/concessions and waivers requested by the applicant.

Table 2 Requested Incentives/Concessions

Standard	Required	Provided
Building Height and Number of Stories	The maximum building height for all buildings is 35 feet, or three stories, whichever is less – <i>Broadway Corridor District of the Midtown Specific Plan (SP-3) zoning designation</i>	The new building is proposed at a height of 54 feet and 6-inches and four stories – <i>Requires Concession (1 of 3), Cal. Gov’t Code Sec. 65915 (d)(1)(2)(B)</i>
Underground Utility Installations	All utilities as part of the proposed project shall be required to be installed underground – <i>Section 41-626 of SAMC - Underground utility installations.</i>	All proposed utilities will be undergrounded with the exception of existing overhead power lines over the existing building along with

Standard	Required	Provided
		recorded Southern California Easement (to remain) – <i>Requires Concession (2 of 3), Cal. Gov’t Code Sec. 65915 (d)(1)(2)(B)</i>

As designed, the project is eligible to exercise its ability to seek State density bonus incentives and/or concessions because it is a 100-percent affordable project for permanent supportive housing. However, the project does not seek an increase in allowable dwelling units as the project is designed as an adaptive reuse project. Pursuant to Article XVI.II (Adaptive Reuse) in the SAMC, adaptive reuse projects can exceed the maximum general plan density provided the adaptive reuse project complies with the development standards.

In addition, the site is parked in compliance with California Government Code Section Cal. 65915 (p)(4). Pursuant to the California Density Bonus Law, and upon the request of the developer, a City cannot not impose any minimum vehicular parking requirement for a rental supportive housing development, as defined in Section 50675.14 of the California Health and Safety Code. Although not required to provide parking, the site provides 20 total parking spaces, or 0.42 spaces per unit, which includes two accessible parking stalls. Lastly, pursuant to the adaptive reuse ordinance, parking spaces are not be required for any converted use within the building. Therefore, no parking is required for the administrative/residential portions of the converted building within the one-story portion of the building.

Analysis of the Issues

Pursuant to Section 41-1607 of the SAMC, an application for a density bonus agreement is required to be approved by the Planning Commission for any project containing “deviations” (incentives/concessions and/or waivers). The Planning Commission’s review of the density bonus agreement is based on the following findings:

1. The proposed development will materially assist in accomplishing the goal of providing affordable housing opportunities in economically balanced communities throughout the city.
2. The development will not be inconsistent with the purpose of the underlying zone or applicable designation in the general plan land use element.
3. The deviation is necessary to make it economically feasible for the applicant to utilize a density bonus authorized for the development pursuant to section 41-1603.

Because the project does not require a Site Plan Review Application, review and analysis of the proposed project’s land use, site planning and architectural design is not within the Planning Commission’s purview. Therefore, the following subsections analyze the applicant’s request for the Density Bonus Agreement application only.

Table 3: Analysis of the Requested Incentives/Concessions (3) and Waivers (2)

Standard	Analysis
Building Height and Number of Stories (Incentive/Concession)	<p>The maximum height permitted in the Corridor District of the Midtown Specific Plan (SP-3) is 35 feet or three stories (whichever is less). As proposed, the maximum height of the new structure would be 54-feet, six-inches, and four-stories. However, only the stairwell and elevator penthouse will be at the maximum height, the rest of the four-story structure would be 46-feet, eleven-inches in height.</p> <p>The proposed fourth story is needed to make construction of the residential development financially feasible. As designed, the upper three levels above the ground floor parking are needed to accommodate space for the forty-five of the on-site affordable units. The proposed parking stalls account for one above-grade level of the building, adding to the overall height of the development and restricting the residential units to three levels. The application of the three-story maximum building height standard would physically preclude construction of the permanent supportive housing project.</p> <p>Lastly, the proposed new construction will only be a few feet taller than the existing north-south wing (two-story portion) of the Santa Ana-Tustin YWCA building that it is replacing. The existing north-south wing is approximately 48 feet in height, while the four-story structure is proposed to be 46-feet, eleven-inches in height. The new construction will be significantly set back from North Broadway in order to minimize its visibility and overall visual impact on the historic character of the existing building from the public right-of-way.</p>
Underground Utility Installations (Incentive/Concession)	<p>The SAMC requires that all utilities be installed underground when: (1) Any property is developed with a new or relocated building or structure; or (2) When an addition is proposed to a multi-family or non-residential structure in excess of twenty-five (25) percent of the existing floor area. The existing project site conditions include an overhead utility pole with overhead power lines over the existing building along with a recorded SCE easement.</p> <p>The design is proposed to preserve the historic materials and features of the east-west wing (one-story portion) of the Santa Ana-Tustin YWCA building, including its overall form, low-pitched clay tile roof, board-formed concrete walls, north façade porch, French doors, most steel windows. Undergrounding the existing overhead power lines would compromise the historic one-story portion and would result in the demolition of the historic materials and features, to a point where the essential form and integrity of the historic building and its environment would be impaired. Therefore, the project would not comply with Chapter 30 (Places of Historical And Architectural Significance) of the SAMC, nor comply with the Secretary of the Interior Standards, and would potentially result in a loss of a cultural resource.</p>

Standard	Analysis
	Lastly, the undergrounding of the overhead power lines would result in the loss of three units, and essential services to the residential community, including offices, a training center, and a community room. In order to maintain the current proposed unit count and offer the proposed site amenities, the developer would be required to provide new construction (rather than adaptive reuse), further increasing development costs.

When analyzed cumulatively, the two requested concessions could be avoided if the project were designed on a different site, using a different site plan, or demolished a cultural resource. If the project were designed with a subterranean parking structure, designed with reduced massing (one less level), or designed to demolish and replace the one-story portion of the historic building, additional area on site would become available to allow for the undergrounding the overhead utilities, and would allow the project to meet the required height requirement. However, these changes would reduce the number of units that could be constructed on the site and therefore reduce the number of affordable housing units that would result from the project. In addition, the changes would increase development costs and reduce the financial feasibility of redeveloping the site, resulting in the affordable housing project becoming financially infeasible due to the significantly increased financial implications.

Public Notification

The applicant held a virtual Sunshine Ordinance community meeting on February 3, 2022. This meeting was publicly noticed in the OC Register, posted on the City’s website, and invitation mailers were sent to all addresses within a 1000-foot radius of the project site, as well as local community organizations. The meeting included a presentation on the project as well as a question and answer period to address concerns and collect feedback. Approximately 17 individuals attended the meeting.

On March 9, 2022, the applicant held a second virtual Sunshine Ordinance community meeting. This meeting was also publicly noticed in the OC Register, posted on the City’s website, and invitation mailers were sent to all addresses within a 1000-foot radius of the project site, as well as local community organizations. The meeting included a brief presentation and summary on the project, a summary of the HRC public hearing and actions, as well as a question and answer period to address concerns and collect feedback. Approximately 14 individuals attended the meeting. Materials from both the February 3 and March 9 meetings were posted to the project’s webpage on the City’s website.

The subject site is not located within any one specific Neighborhood Association. However, the site is adjacent to the Lacy, French Court, and Willard neighborhood association boundaries. The presidents of these neighborhood associations were notified by mail 10 days prior to this public hearing. In addition, the project site was

posted with a notice advertising this public hearing, a notice was published in the Orange County Reporter and mailed notices were sent to all property owners within 1,000 feet of the project site. At the time of this printing, no correspondence, either written or electronic, had been received from any members of the public.

ENVIRONMENTAL IMPACT

Pursuant to the Adaptive Reuse Ordinance (Ordinance No. NS-2874), the proposed project is found and determined to be consistent with the General Plan of the City of Santa Ana. Therefore, in accordance with the California Environmental Quality Act, the recommended action is exempt from further review under Section 15194 (Affordable Housing Exemption), as this project meets all the required criteria as a 100-percent affordable/permanent supportive housing development. Based on this analysis, a Notice of Exemption, Environmental Review No. 2022-05 will be filed for this project.

FISCAL IMPACT

There is no fiscal impact associated with this action.

EXHIBIT(S)

1. Resolution
2. 1,000-Foot Radius Map – 1411 N. Broadway
3. Site Photos
4. Executive Summary – 1411 N. Broadway
5. Site Plan
6. Floor Plans
7. Building Elevations and Section
8. Landscape Plans and Open Space
9. HRC Staff Report
10. First and Second Sunshine Ordinance Meeting Minutes
11. Draft Density Bonus Agreement
12. Copy of Public Notices

Submitted By:

Pedro Gomez, AICP, Senior Planner

Approved By:

Minh Thai, Executive Director of Planning and Building Agency, Planning and Building Agency

RESOLUTION NO. 2022-xx

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ANA APPROVING DENSITY BONUS AGREEMENT APPLICATION NO. 2022-01 AS CONDITIONED FOR A NEW PERMANENT SUPPORTIVE HOUSING DEVELOPMENT FOR THE PROPERTY LOCATED 1411 NORTH BROADWAY

BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SANTA ANA AS FOLLOWS:

Section 1. The Planning Commission of the City of Santa Ana hereby finds, determines and declares as follows:

1. Brateil Aghasi, representing WISEPlace, on behalf of WISEPlace, a California nonprofit public benefit corporation (Property Owner), is requesting approval of Density Bonus Agreement Application No. 2022-01, as conditioned, to allow the construction of an affordable 48-unit permanent supportive housing community at 1411 North Broadway.
2. The City's Adaptive Reuse Ordinance was adopted in 2014 in support of the General Plan policies of encouraging high-density residential development within the City's District Centers, in support of projects that contribute to the redevelopment and revitalization of the urban centers, promotion of rehabilitation of commercial properties, and support of development which provides a positive contribution to neighborhood character and identity. The City found and determined that the Adaptive Reuse Ordinance was consistent with the General Plan of the City of Santa Ana.
3. The California Density Bonus law allows developers to seek increases in base density for providing on-site housing units in exchange for providing affordable units on site. To help make constructing on-site affordable units feasible, the law allows developers to seek incentives/concessions or waivers that would help the project be built without significant burden and without detriment to public health.
4. The project is eligible to exercise its ability to seek State density bonus incentives and/or concessions because it is a 100-percent affordable project for permanent supportive housing, less one (1) manager's unit. However, the project does not seek an increase in allowable dwelling units as the project is designed as an adaptive reuse project.
5. On March 3, 2022, the Historic Resources Commission (HRC) held a duly noticed public hearing to consider Historic Exterior Modification Application (HEMA) No. 2022-02 to allow exterior modifications to the historic Santa

Ana-Tustin Young Women's Christian Association (YWCA) building. The HRC recommended approval of HEMA No. 2022-02, with added conditions, by a vote of 8:0 (Commissioner Frazier absent).

6. Density Bonus Agreement Application No. 2022-01 was originally agendized for the April 25, 2022, Planning Commission meeting. However, at the request of staff the Planning Commission voted to continue the item to the May 9, 2022, Planning Commission meeting, without opening up the public hearing for testimony, written and oral.
7. On May 9, 2022, the Planning Commission of the City of Santa Ana held the duly noticed, continued public hearing regarding the density bonus application and at that time considered all testimony, written and oral.
8. Section 41-1607 of the Santa Ana Municipal Code (SAMC) requires an application for a density bonus agreement containing deviations (incentives/concessions and/or waivers) to be approved by the Planning Commission.
9. The Planning Commission determines that the following findings, which must be established in order to grant this Density Bonus Agreement application pursuant to SAMC Section 41-1607, have been established for Density Bonus Agreement No. 2022-01 to allow construction of the proposed project:
 1. The proposed development will materially assist in accomplishing the goal of providing affordable housing opportunities in economically balanced communities throughout the city.

The proposed development will provide 47 permanent supportive rental-housing units and one (1) onsite manager unit, contributing toward the City's rental housing stock to serve the needs of diverse and underserved populations. The request satisfies the purpose and intent of the City's Adaptive Reuse Ordinance and the Midtown Specific Plan (SP-3) zoning designation to promote a pedestrian-oriented environment with a mix of land uses, and will provide additional affordable housing stock to an underserved segment of the region's population. Moreover, the construction of this project will contribute toward an economically balanced community by providing housing for different demographic and income levels in an area rich with employment opportunities, commercial development, and market-rate housing.

2. The development will not be inconsistent with the purpose of the underlying zone or applicable designation in the general plan land use element.

At the time of adoption, the City found that the Adaptive Reuse Ordinance would not adversely affect the character, livability or appropriate development in the City and that the adaptive reuse ordinance is consistent with the goals, objectives and provisions of the City's General Plan. Pursuant to the ordinance, residential uses are permitted in the project incentive areas irrespective of the underlying zoning as part of an approved adaptive reuse project.

Therefore, pursuant to the Adaptive Reuse Ordinance, the proposed project is found and determined to be consistent with the purpose of the underlying zone or applicable designation in the general plan land use element. Moreover, the project supports the Adaptive Reuse Ordinance and General Plan policies of: encouraging high-density residential development within the City's District Centers; promoting rehabilitation of commercial properties; supporting development which provides a positive contribution to neighborhood character and identity; encouraging the retention and reuse of historical buildings and sites; and encourage development which provides a clean and safe environment for the City's residents, workers and visitors.

3. The deviation is necessary to make it economically feasible for the Applicant to utilize a density bonus authorized for the development pursuant to section 41-1603.

The proposed project requires two deviations through incentives/concessions: (1) Building Height and Number of Stories; and (2) Underground Utility Installations. The two deviations are described as follows:

*Building Height and Number of Stories
(Incentive/Concession)*

The maximum height permitted in the Corridor District of the Midtown Specific Plan (SP-3) is 35 feet or three stories (whichever is less). As proposed, the height of the new structure would be 54 feet, six inches (54'6"), and four-stories.

The proposed fourth story is needed to make construction of the residential development financially feasible. As designed, the upper three levels above the ground floor parking are

needed to accommodate space for 45 of the on-site affordable units. The proposed parking stalls account for one above-grade level of the building, adding to the overall height of the development and restricting the residential units to three levels. The application of the three-story maximum building height standard would physically preclude construction of the permanent supportive housing project.

Lastly, the proposed new construction will only be a few inches taller than the existing north-south wing (two-story portion) of the Santa Ana-Tustin YWCA building. Additionally, the new construction will be significantly set back from North Broadway in order to minimize its visibility and overall visual impact on the historic character of the existing building from the public right-of-way.

Underground Utility Installations (Inventive/Concession)

The SAMC requires that all utilities be installed underground when: (1) Any property is developed with a new or relocated building or structure; or (2) When an addition is proposed to a multi-family or non-residential structure in excess of twenty-five (25) percent of the existing floor area. The existing project site conditions include an overhead utility pole with overhead power lines over the existing building along with a recorded SCE easement.

The design is proposed to preserve the historic materials and features of the east-west wing (one-story portion) of the Santa Ana-Tustin YWCA building, including its overall form, low-pitched clay tile roof, board-formed concrete walls, north façade porch, French doors, most steel windows. Undergrounding the existing overhead power lines would compromise the historic one-story portion and would result in the demolition of the historic materials and features, to a point where the essential form and integrity of the historic building and its environment would be impaired. Therefore, the project would not comply with Chapter 30 (Places of Historical And Architectural Significance) of the SAMC, nor comply with the Secretary of the Interior Standards, and would potentially result in a loss of a cultural resource.

Lastly, the undergrounding of the overhead power lines would result in the loss of three units, and essential services to the residential community, including offices, a training center, and

a community room. In order to maintain the current proposed unit count and offer the proposed site amenities, the developer would be required to provide new construction (rather than adaptive reuse), further increasing development costs.

When analyzed cumulatively, the two requested concessions could be avoided if the project were designed on a different site, using a different site plan, or demolished a cultural resource. If the project were designed with a subterranean parking structure, designed with reduced massing (one less level), or designed to demolish and replace the one-story portion of the historic building, additional area on site would become available to allow for the undergrounding the overhead utilities, and would allow the project to meet the required height requirement. However, these changes would reduce the number of units that could be constructed on the site and therefore reduce the number of affordable housing units that would result from the project. In addition, the changes would increase development costs and reduce the financial feasibility of redeveloping the site, resulting in the affordable housing project becoming financially infeasible due to the significantly increased financial implications.

10. The Applicant agrees to indemnify, hold harmless, and defend the City of Santa Ana, its officials, officers, agents, and employees, from any and all liability, claims, actions or proceedings that may be brought arising out of its approval of this project, and any approvals associated with the project, including, without limitation, any environmental review or approval, except to the extent caused by the sole negligence of the City of Santa Ana.

Section 2. In accordance with the California Environmental Quality Act, the recommended action is exempt from further review under Section 15194 (Affordable Housing Exemption), as this project meets all the required criteria as a 100-percent affordable/permanent supportive housing development. Based on this analysis, a Notice of Exemption, Environmental Review No. 2022-05 will be filed for this project.

Section 3. The Applicant shall indemnify, protect, defend and hold the City and/or any of its officials, officers, employees, agents, departments, agencies, authorized volunteers, and instrumentalities thereof, harmless from any and all claims, demands, lawsuits, writs of mandamus, referendum, and other proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolution procedures (including, but not limited to arbitrations, mediations, and such other procedures), judgments, orders, and decisions (collectively “Actions”), brought against the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, any action of, or any permit or approval issued by the City and/or

any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City) for or concerning the project, whether such Actions are brought under the Ralph M. Brown Act, California Environmental Quality Act, the Planning and Zoning Law, the Subdivision Map Act, Code of Civil Procedure sections 1085 or 1094.5, or any other federal, state or local constitution, statute, law, ordinance, charter, rule, regulation, or any decision of a court of competent jurisdiction. It is expressly agreed that the City shall have the right to approve the legal counsel providing the City's defense, and that Applicant shall reimburse the City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the Applicant of any Action brought and City shall cooperate with Applicant in the defense of the Action.

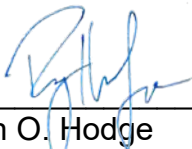
Section 4. The Planning Commission of the City of Santa Ana, after conducting the public hearing, hereby approves Density Bonus Agreement No. 2022-01 as conditioned for the construction of an affordable 48-unit rental residential community for the project located at 1411 North Broadway, as conditioned in Exhibit A, attached hereto and incorporated herein. This decision is based upon the evidence submitted at the above-referenced hearing, which includes, but is not limited to: the Request for Planning Commission Action dated May 9, 2022, and exhibits attached thereto; and the public testimony, written and oral, all of which are incorporated herein by this reference.

ADOPTED this 9th day of May, 2022 by the following vote:

AYES: Commissioners:
NOES: Commissioners:
ABSENT: Commissioners:
ABSTENTIONS: Commissioners:

Thomas Morrissey
Chairperson

APPROVED AS TO FORM:
Sonia R. Carvalho, City Attorney

By: _____
Ryan O. Hodge
Assistant City Attorney

CERTIFICATE OF ATTESTATION AND ORIGINALITY

I, CHRISTINA LEONARD Recording Secretary, do hereby attest to and certify the attached Resolution No. 2022-xx to be the original resolution adopted by the Planning Commission of the City of Santa Ana on May 9, 2022.

Date: _____

Recording Secretary
City of Santa Ana

EXHIBIT A
Conditions for Approval for Density Bonus Agreement Application No. 2022-01

Density Bonus Agreement Application No. 2022-01 is approved subject to compliance, to the reasonable satisfaction of the Planning Manager, with applicable sections of the Santa Ana Municipal Code, the California Administrative Code, the California Building Standards Code, and all other applicable regulations. In addition, it shall meet the following conditions of approval:

The Applicant must comply with each and every condition listed below prior to exercising the rights conferred by the Density Bonus Agreement.

The Applicant must remain in compliance with all conditions listed below throughout the life of the development project. Failure to comply with each and every condition may result in the revocation/termination of the Density Bonus Agreement.

1. All proposed site improvements must conform to the Development Project (DP) Review approval of DP No. 2022-01 and Historic Exterior Modification Application (HEMA) No. 2022-02.
2. Any amendment to the DP No. 2022-01 or HEMA No. 2022-02, including modifications to approved materials, finishes, architecture, site plan, landscaping, unit count, mix, and square footages must be submitted to the Planning Division for review. At that time, staff will determine if administrative relief is available or if the Development Project Review or Historic Exterior Modification Application must be amended.
3. A residential property manager shall live on site, and the Applicant and onsite management shall at all times maintain a 24-hour emergency contact and contact information on file with the City.
4. All mechanical equipment shall be screened from view from public and courtyard areas.
5. Plans submitted for building plan check shall depict and dimension all existing topography, within the public right-of-way, along the property frontage (i.e., trees, driveway approach, street signs, streetlights, etc.).
6. Plans submitted for building plan check shall depict and note the installation of all public utilities required to service the project site (i.e., new sewer lateral, water laterals, fire service, irrigation laterals and storm drain).
7. Plans submitted for building plan check shall depict and note all existing easements, per the current title report. Moreover, the applicant shall submit copies of all the referenced and supporting documents defining each easement, as well as clarify easements on the site plan and/or Alta/ACSM Land Title Survey.

8. Plans submitted for building plan check shall depict and note the removal of abandoned driveway(s) and replacement with sidewalk, curb and gutter (per City Standards.)
9. Plans submitted for building plan check shall depict and note the removal and reconstruction of the concrete sidewalk along the entire property frontage of Sycamore Street, with tree wells.
10. Plans submitted for building plan check shall depict and note the relocation of any and all utility to be 10-foot minimum away from the driveways top of the "X".
11. Plans submitted for building plan check shall depict and note the removal of the PCC pavement for half of the street width, along the property frontage on Sycamore Street and reconstruction of full depth (8-inch) PCC pavement per City Standards, and the approved street improvement plans.
12. The applicant shall provide a will serve letter obtained from Republic Services. The trash service shall be required to be roll-off, where the waste truck operator pulls the bin out to the street. Moreover, the trash enclosure shall be close enough to the street for roll-off service. Lastly, the trash enclosure shall be designed to handle new waste requirements per Senate Bill (SB) 1383.
13. Plans submitted for building plan check shall include a note to read, "The Developer agrees to enter into a Maintenance Agreement with the City for the maintenance of all improvements within the public right-of-way. The Maintenance Agreement shall include and note the affirmative obligation by the Developer to maintain all improvements in the public right-of-way, which include the meandering sidewalk 20 feet on either side of the trash enclosure and ramp. The area shall be free of debris, oil, and any hazardous material that might endanger pedestrians and subject to cleaning in accordance with all state and federal laws. The cost of such maintenance shall be exclusively borne by the Developer".
14. The applicant shall provide to the City of Santa Ana a letter requesting the removal of any existing street tree(s) that conflict with the proposed improvements. Any street tree removal within the public right-of-way is subject to approval by the Environmental and Transportation Advisory Committee (ETAC). The City will present the information to the ETAC committee for action.
15. Plans submitted for building plan check shall include a note to read, "This site will be designed and constructed in accordance with the California Regional Water Quality Control Board Santa Ana Region Order No. R8-2009-0030 discharge requirements (MS4 Permit)."
16. A final detailed amenity plan must be reviewed and approved prior to issuance of any building permits. The plan shall include details on the hardscape design,

lighting concepts and outdoor furniture for amenity, plaza, or courtyard areas as well as an installation plan. The exact specifications for these items are subject to the review and approval by the Planning Division.

17. Prior to installation of landscaping, the Applicant shall submit photos and specifications of all trees to be installed on the project site for review and approval by the Planning Division. Specifications shall include, at a minimum, the species, box size (24 inches minimum), brown trunk height (10-foot minimum), and name and location of the supplier.
18. Prior to issuance of building permits, the Applicant shall submit a construction schedule and staging plan to the Planning Division for review and approval. The plan shall include construction hours, staging areas, parking and site security/screening during project construction.
19. Prior to any structural modification/demolition activities, the Applicant shall retain, at its sole expense, a professional who meets the Secretary of the Interior's Historic Preservation Professional Qualifications Standards ("Professional"). The Professional should have experience in architectural historic preservation and adaptive re-use of historic structures. The Professional shall be onsite to monitor the complete demolition of the two-story portion and the partial demolition of the one-story portion of the historic Santa Ana-Tustin YWCA building. The partial demolition of the one-story portion shall be consistent with Secretary of the Interior's Standards (the "Standards") for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, & Reconstructing Historic Buildings (Kay D. Weeks and Anne E. Grimmer, revised 2017).

The Professional shall ensure that the project will not result in the demolition of the Santa Ana-Tustin YWCA building. The one-story portion of the building (east-west wing), which has only been minimally altered and is the portion of the building most visible from the public right-of-way, shall be retained and rehabilitated and shall continue to retain all of its character-defining features.

20. Five (5) calendar days prior to any structural modification/demolition activities, the Applicant shall provide written and electronic notice of the start date for the removal work to the following organizations and the City: Santa Ana Planning and Building Agency, Santa Ana Planning Commission, and Santa Ana Historic Resources Commission. Notice shall be provided via email if available and in writing and delivered by overnight delivery to the address on record with the City for each named organization.
21. After project occupancy, landscaping and hardscape materials must be maintained as shown on the approved landscape plans.
22. Prior to final occupancy, a Property Maintenance Agreement must be recorded against the property. The agreement will be subject to review and applicability by

the Planning and Building Agency, the Community Development Agency, the Public Works Agency, and the City Attorney to ensure that the property and all improvements located thereupon are properly maintained, Applicant (and the owner of the property upon which the authorized use and/or authorized improvements are located if different from the Applicant) shall execute a maintenance agreement with the City of Santa Ana which shall be recorded against the property and which shall be in a form reasonably satisfactory to the City Attorney. The maintenance agreement shall contain covenants, conditions and restrictions relating to the following:

(a) Compliance with operational conditions applicable during any period(s) of construction or major repair (e.g., proper screening and securing of the construction site; implementation of proper erosion control, dust control and noise mitigation measure; adherence to approved project phasing etc.);

(b) Compliance with ongoing operational conditions, requirements and restrictions, as applicable (including but not limited to hours of operation, security requirements, the proper storage and disposal of trash and debris, enforcement of the parking management plan, and/or restrictions on certain uses);

(c) Ongoing compliance with approved design and construction parameters, signage parameters and restrictions as well as landscape designs, as applicable;

(d) Ongoing maintenance, repair and upkeep of the property and all improvements located thereupon (including but not limited to controls on the proliferation of trash and debris about and immediately adjacent to the property; the proper and timely removal of graffiti; the timely maintenance, repair and upkeep of damaged, vandalized and/or weathered buildings, structures and/or improvements; the timely maintenance, repair and upkeep of exterior paint, parking striping, lighting and irrigation fixtures, walls and fencing, publicly accessible bathrooms and bathroom fixtures, landscaping and related landscape improvements and the like, as applicable);

(e) If Applicant and the owner of the property are different (e.g., if the Applicant is a tenant or licensee of the property or any portion thereof), both the Applicant and the owner of the property shall be signatories to the maintenance agreement and both shall be jointly and severally liable for compliance with its terms.

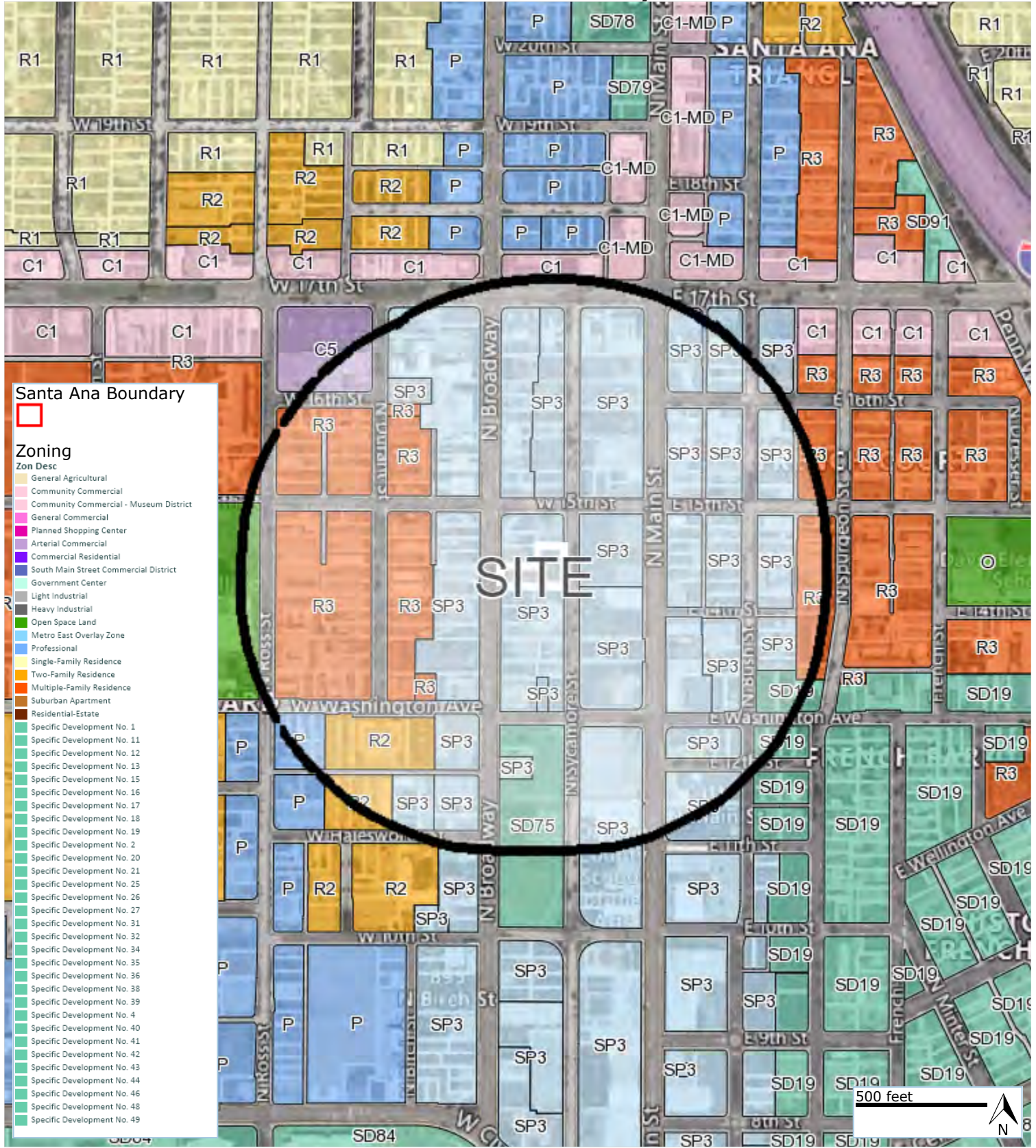
(f) The maintenance agreement shall further provide that any party responsible for complying with its terms shall not assign its ownership interest in the property or any interest in any lease, sublease, license or sublicense, unless the prospective assignee agrees in writing to assume all of the duties, obligations and responsibilities set forth under the maintenance agreement.

(g) The maintenance agreement shall contain provisions relating to the enforcement of its conditions by the City and shall also contain provisions

authorizing the City to recover costs and expenses which the City may incur arising out of any enforcement and/or remediation efforts which the City may undertake in order to cure any deficiency in maintenance, repair or upkeep or to enforce any restrictions or conditions upon the use of the property. The maintenance agreement shall further provide that any unreimbursed costs and/or expenses incurred by the City to cure a deficiency in maintenance or to enforce use restrictions shall become a lien upon the property in an amount equivalent to the actual costs and/or expense incurred by the City.

(h) The execution and recordation of the maintenance agreement shall be a condition precedent to the issuance of final approval for any construction permit related to this entitlement.

Density Bonus Agreement No. 2022-01, WISEPlace PSH 1411 North Broadway



Existing Conditions Photographs, Exterior (ARG, 2021)



View southeast of 1411 N. Broadway, one-story wing, north facade.



View east of the west and south façades.



View east of the main (north) entrance porch.



View west of the north façade, one-story wing.



View south of the north façade of the one-story wing and west façade of the two-story wing.



View southeast of the west façade of the two-story wing. Note the 1980s addition.



View southeast of the north façade, two-story wing.



View northwest of the east and south façades from North Sycamore Street.

Interior

The interior of the one-story, east-west wing is primarily entered from paired doors at the north façade porch. The main entrance leads to an open lobby area with a reception desk at the east end. The lobby has a simple plaster ceiling and walls, and replacement laminate flooring. To the west of the lobby is a lounge/common area. The lounge was recently remodeled with new wall and floor finishes, skylights, and built-in shelving. To the east of the lobby is a double-loaded corridor with offices and other small secondary rooms on either side. The corridor retains the same ceiling, wall, and floor finishes as the lobby. Offices have plaster ceilings and walls and carpet flooring.

The east end of the one-story wing is connected to the two-story wing that runs north-south along the east property line. The first floor of the two-story wing is characterized by a large double-height gymnasium accessed through multiple pairs of slab doors along the west wall. The

gym retains an acoustic tile ceiling, plaster walls, and wood strip flooring. A small, raised stage is centered on the north wall of the space. The upper floor of this wing was not accessed during ARG's site visit at the property.

Existing Conditions Photographs, Interior (ARG, 2021)



View northeast of the entrance lobby and reception desk.



View southwest of the lounge/common area.



View east of the office corridor.



View north of an office (typical).



NAME	Santa Ana-Tustin YWCA			REF. NO. 63
ADDRESS	1411 North Broadway			
CITY	Santa Ana	ZIP	92706-3997	ORANGE COUNTY
YEAR BUILT	1950	LOCAL REGISTER CATEGORY: Landmark		
HISTORIC DISTRICT		NEIGHBORHOOD	N/A	
NATIONAL REGISTER CRITERIA FOR EVALUATION	A, C	NATIONAL REGISTER STATUS CODE	5S1	

Location: Not for Publication Unrestricted

USGS 7.5" Quad _____ Date: _____ T _____ R _____ of _____ of Sec _____ : _____ B.M.

Prehistoric Historic Both

ARCHITECTURAL STYLE: Mission/Spanish Colonial Revival

DESCRIPTION/BACKGROUND RELATED TO PERIOD ARCHITECTURE:

The Mission/Spanish Colonial Revival style, as its name implies, encompasses two major subcategories. The Mission Revival vocabulary, popular between 1890 and 1920, drew its inspiration from the missions of the Southwest. Identifying features include curved parapets (or *espadana*); red tiled roofs and coping; low-pitched roofs, often with overhanging eaves; porch roofs supported by large, square piers; arches; and wall surfaces commonly covered in smooth stucco. The Spanish Colonial Revival flourished between 1915 and 1940, reaching its apex during the 1920s and 1930s. The movement received widespread attention after the Panama-California Exposition in San Diego in 1915, where lavish interpretations of Spanish and Mexican prototypes were showcased. Easily recognizable hallmarks of the Spanish Colonial Revival are low-pitched roofs, usually with little or no overhangs and red tile roof coverings, flat roofs surrounded by tiled parapets, and stuccoed walls. The Spanish vocabulary also includes arches, asymmetry, balconies and patios, window grilles, and wood, wrought iron, tile, or stone decorative elements.

CONSTRUCTION HISTORY: (Construction data, alterations, and date of alterations)

July 6, 1950: Construct YWCA recreation and office building.
April 9, 1951: Finish auditorium for YWCA.
April 28, 1952: Neon sign for YWCA.
November 23, 1960: Interior alterations for YWCA.
August 15, 1975: New locker & shower room for YWCA.
April 21, 1986: Add second story [above existing gymnasium], remodel room adjacent to gym.

RELATED FEATURES: (Other important features such as barns, sheds, fences, prominent or unusual trees, or landscape)

None noted.

DESCRIPTION: (Describe resource and its major elements. Include design, materials, condition, alterations, size, settings, and boundaries.)

A one-story, L-shaped building that extends from Broadway east to Sycamore Street, the Santa Ana-Tustin YWCA exhibits the combination of Mediterranean and California Ranch style features that is typical of the post World War II Spanish Colonial Revival style. It is strongly horizontal in orientation, with a very low-pitched gable roof clad in red clay tile extending past the building to shelter a loggia. Substantial square piers support the overhang. The Broadway elevation is dominated by a large, central red brick chimney, flanked on each side by pairs of steel sash multi-paned windows, reflecting the use of the space inside as a living room. A gymnasium/auditorium is located in the eastern, Sycamore wing. The building has little architectural detailing, and the landscaping is neat and simple. Modifications include the addition of a second story above the gymnasium, requiring the enclosure of some window and door openings and application of new coating of stucco.

HISTORIC HIGHLIGHTS:

Declaring “the girls of today are the wives, mothers, homemakers, business women, voters, and civic leaders of tomorrow . . . let us here at home pay more attention to our own girls and young women by helping the Santa Ana-Tustin YWCA have a building of its own at last,” the leadership of the YWCA kicked off its 1949-1950 building campaign. The local YWCA was an outgrowth of the movement started in 1924 by Ralph Smedley at the YMCA. Initially, the YWCA met at the YMCA, moving to rented quarters in several locations over the next quarter of a century. The organization acquired three contiguous lots on Sycamore and Broadway in the 1940s and engaged architect Harold Gimeno to design the new facility. Ground was broken in June 1950 and construction on the new \$114,000 building begun by the Allison Honer Company. The new YWCA was dedicated in February 1951, with some interior work, including the auditorium, finished over the next few months. The building is currently (2001) in its 50th year of service.

RESOURCE ATTRIBUTES: (List attributes and codes from Appendix 4 of Instructions for Recording Historical Resources, Office of Historic Preservation.)

HP 13: Community center / social hall

RESOURCES PRESENT:

Building Structure Object Site District Element of District Other

MOVED? No Yes Unknown Date: _____ Original Location: _____

STATEMENT OF SIGNIFICANCE: (Discuss importance in terms of historical or architectural context as defined by theme, period, geographic scope, and integrity.)

Santa Ana was founded by William Spurgeon in 1869 as a speculative townsite on part of the Spanish land grant known as Rancho Santiago de Santa Ana. Early growth and development was stimulated by the arrival of the Southern Pacific Railroad in 1878 and the Santa Fe Railroad in 1886. By the end of the 1880s, Santa Ana’s downtown business district was defined by five city blocks of brick commercial buildings on Fourth Street, with the heart of the city at the intersection of Fourth and Main Streets. Following its incorporation as a city in 1886, Santa Ana was recognized as one of the leading communities in the area in 1889 when it became the seat of the newly created County of Orange.

From the beginning, social and fraternal organizations played an important role in the history of the town. The Masons and the Oddfellows both organized in 1875, and were followed before the close of the decade by the Good Templars Lodge and the Workmen Lodge. Dedicated to community service and fellowship, such organizations sponsored community events, often held in halls constructed for the purpose. Spurred by the growth the community experienced during the 1920s, several new associations were founded, and many older groups constructed new homes. The Santa-Tustin YWCA building, constructed in 1950, represents a third generation of club buildings to grace the community. The YWCA evolved from the YMCA movement started in 1924 by Ralph Smedley. There were many organizations within the YWCA framework, including the young businesswomen’s group; girl’s reserve programs; teen clubs; meetings for the wives of servicemen stationed in the area during and after World War II; a newcomers club; class for mothers of small children; a senior social club; and other classes and seminars. Dedicated in February of 1951, the YWCA has continued to serve the community with important programs from this building and represents a significant historic pattern in the development of Santa Ana.

Exhibiting the simplicity of design characteristic of the post World War II Spanish Colonial Revival, the YWCA is also significant for architectural merit. Character-defining exterior features of the building, which should be preserved, include, but may not be limited to: roof configuration and materials; stucco cladding; brick chimney; original fenestration; loggia; and the horizontal emphasis of the building’s massing.

SUMMARY/CONCLUSION:

The YWCA building is included in the Santa Ana Register of Historic Property, meeting Criteria 1 for distinguishing characteristics of an architectural style or period and Criteria 4 for historical significance related to association with a renowned organization. The building has been categorized as “Landmark” because it “has historical/cultural significance to the City of Santa Ana” (Municipal Code, Section 30-2.2). The property also appears to be eligible for listing in the California Register of Historical Resources.

OWNER AND ADDRESS: Ron Middlebrook
1411 North Broadway
Santa Ana, CA 92706

RECORDED BY: (Name, affiliation, and address)

Leslie Heumann & Liz Carter

Science Applications International Corporation

35 S. Raymond Avenue, Suite 204, Pasadena, CA 91105

DATE RECORDED: April 25, 2001

SURVEY TYPE: (Intensive, reconnaissance, or other)

Intensive Survey Update

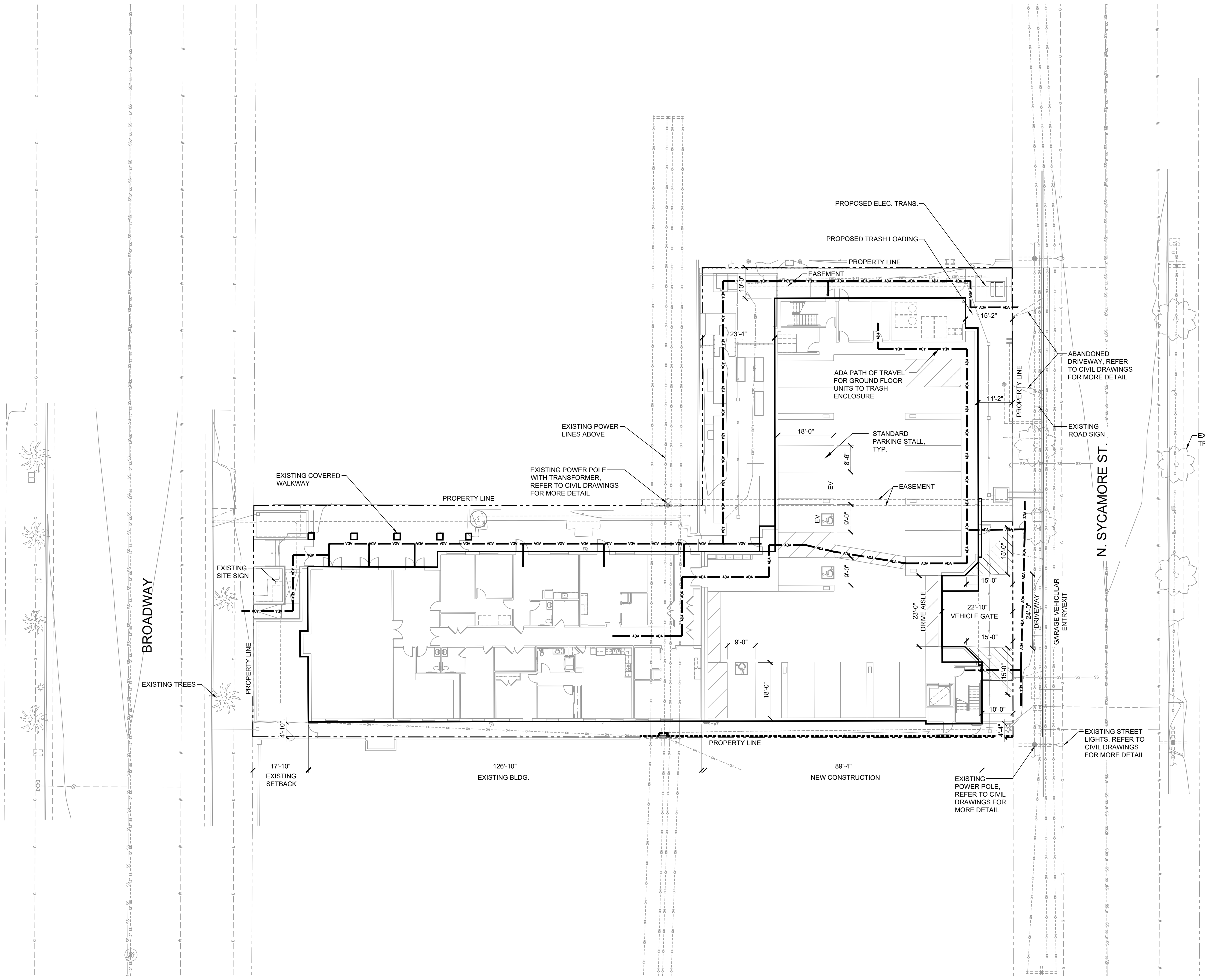
REPORT CITATION: (Cite survey report and other sources)
City of Santa Ana, *Santa Ana's Historic Treasures*.

REFERENCES: (List documents, date of publication, and page numbers. May also include oral interviews.)
Harris, Cyril M. *American Architecture: An Illustrated Encyclopedia*. New York, WW Norton, 1998.
Marsh, Diann. *Santa Ana, An Illustrated History*. Encinitas, Heritage Publishing, 1994.
McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1984.
National Register Bulletin 16A. "How to Complete the National Register Registration Form."
Washington DC: National Register Branch, National Park Service, US Department of the Interior, 1991.
Whiffen, Marcus. *American Architecture Since 1780*. Cambridge: MIT Press, 1969.
Y.W.C.A. "The Girl of Today." (no date; 1949 or 1950)
"Aiding Girls in Y.W.C.A. Purpose," *Santa Ana Journal*, 7/6/1936.
"Dedicate New Y on Sunday," unknown source, 2/19/1951.

EVALUATOR: Leslie J. Heumann **DATE OF EVALUATION:** April 25, 2001

EXPLANATION OF CODES:

- National Register Criteria for Evaluation: (From Appendix 7 of Instructions for Recording Historical Resources, Office of Historic Preservation)
 - A:** that are associated with events that have made a significant contribution to the broad patterns of our history.
 - C:** that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.
- National Register Status Code: (From Appendix 2 of Instructions for Recording Historical Resources, Office of Historic Preservation)
 - 5S1:** Is separately listed or designated under an existing local ordinance, or is eligible for such listing or designation.



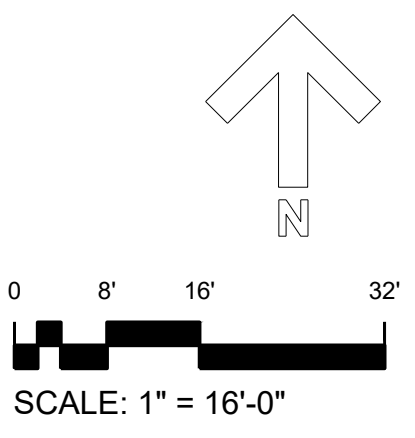
LEGEND

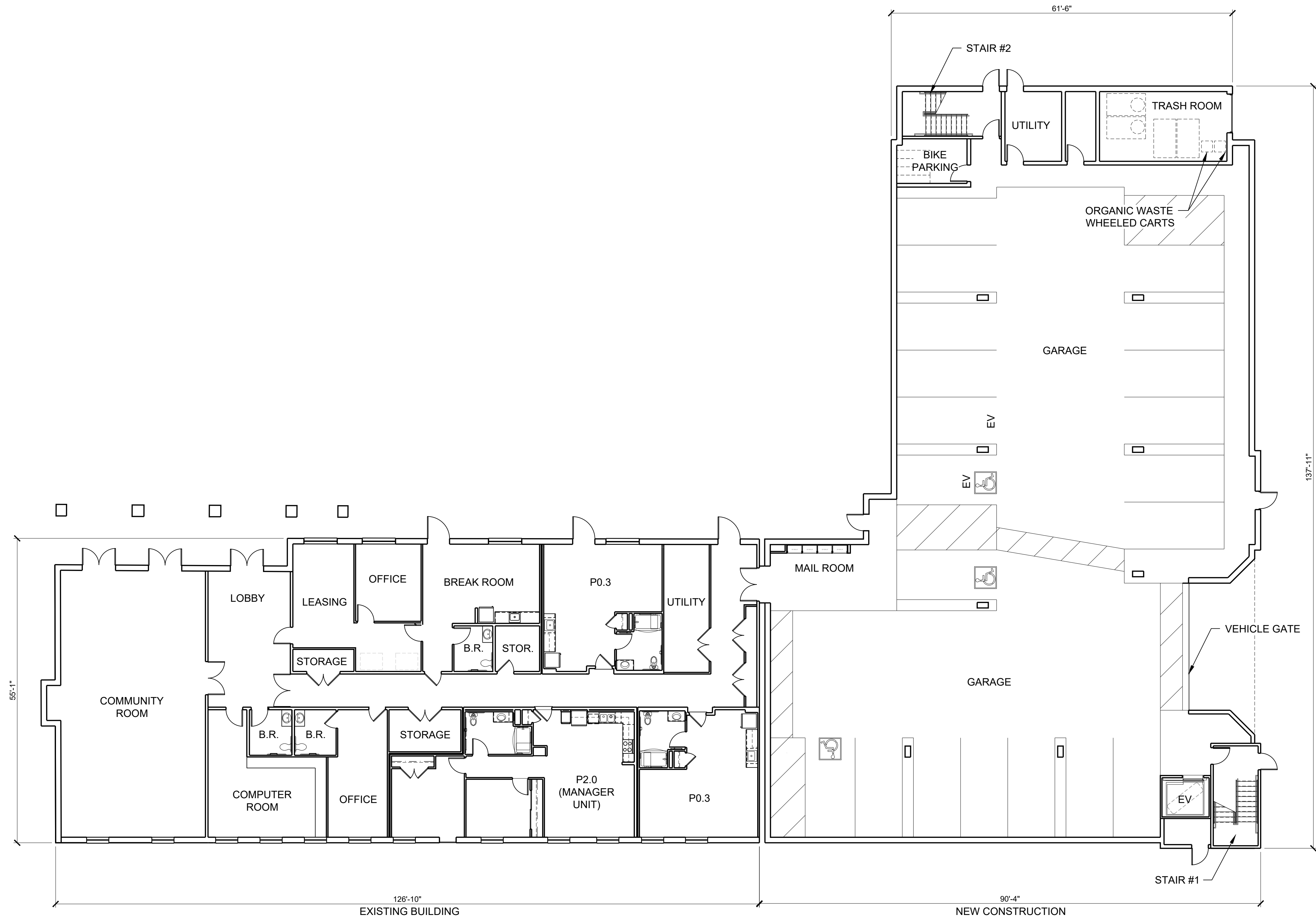
- PROPERTY LINE
- ADA --- ADA PATH OF TRAVEL

NOTE:

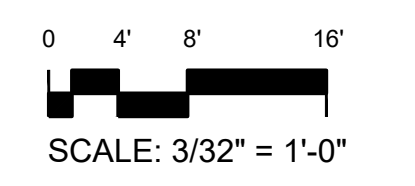
1. ALL PARKING STALLS TO BE DOUBLE - STRIPED AND DESIGNED TO MEET THE PARKING LOT LANDSCAPE PLANTER DETAIL DESIGN REQUIREMENTS
2. INSTALL STREETLIGHT(S) ALONG THE PROPERTY FRONTAGE AS NEEDED PER APPROVED STREET IMPROVEMENT PLANS AND CITY STANDARDS. REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
3. SIDEWALK ALONG ENTIRE PROPERTY FRONTAGE OF SYCAMORE STREET TO BE REMOVED AND RECONSTRUCTED WITH TREE WELLS. REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
4. PCC PAVEMENT FOR HALF OF STREET WIDTH ALONG PROPERTY FRONTAGE ON SYCAMORE STREET TO BE REMOVED, AND ASPHALT CONCRETE PAVEMENT PER CITY STANDARDS AND APPROVED STREET IMPROVEMENT PLANS TO BE RECONSTRUCTED. REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
5. REFER TO CIVIL DRAWINGS FOR ALL EXISTING AND PROPOSED UTILITIES.
6. TRASH SERVICE TO BE ROLL-OFF SERVICE.
7. THE DEVELOPER AGREES TO ENTER INTO A MAINTENANCE AGREEMENT WITH THE CITY FOR THE MAINTENANCE OF ALL IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY. THE MAINTENANCE AGREEMENT SHALL INCLUDE AND NOTE THE AFFIRMATIVE OBLIGATION BY THE DEVELOPER TO MAINTAIN ALL IMPROVEMENTS IN THE PUBLIC RIGHT-OF-WAY, WHICH INCLUDE THE MEANDERING SIDEWALK 20 FEET ON EITHER SIDE OF THE TRASH ENCLOSURE AND RAMP. THE AREA SHALL BE FREE OF DEBRIS, OIL, AND ANY HAZARDOUS MATERIAL THAT MIGHT ENDANGER PEDESTRIANS AND SUBJECT TO CLEANING IN ACCORDANCE WITH ALL STATE AND FEDERAL LAWS. THE COST OF SUCH MAINTENANCE SHALL BE EXCLUSIVELY BORNE BY THE DEVELOPER.
8. THIS SITE WILL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD SANTA ANA REGION ORDER NO. R8-2009-0030 DISCHARGE REQUIREMENTS (MS4 PERMIT)

SITE PLAN 1



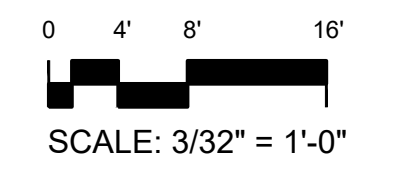


FIRST FLOOR PLAN 1



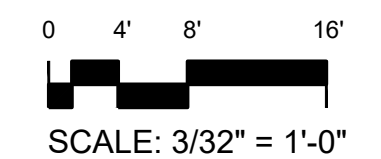


SECOND FLOOR PLAN 1



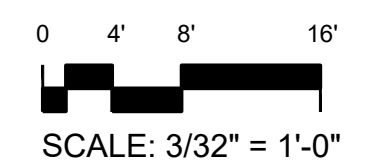


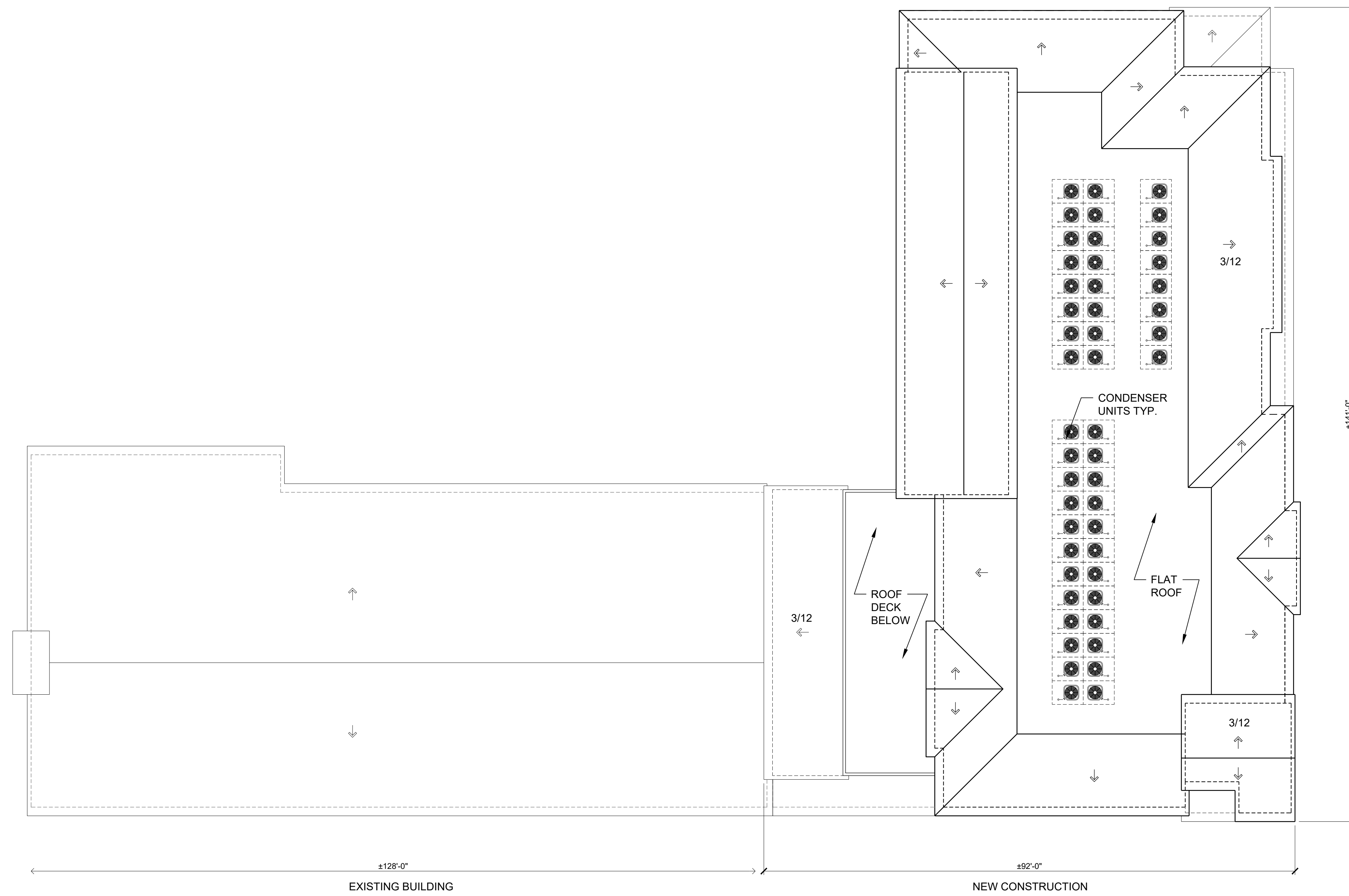
THIRD FLOOR PLAN 1



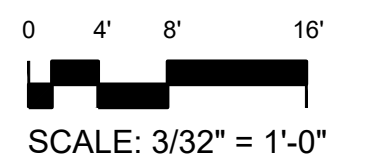


FOURTH FLOOR PLAN 1

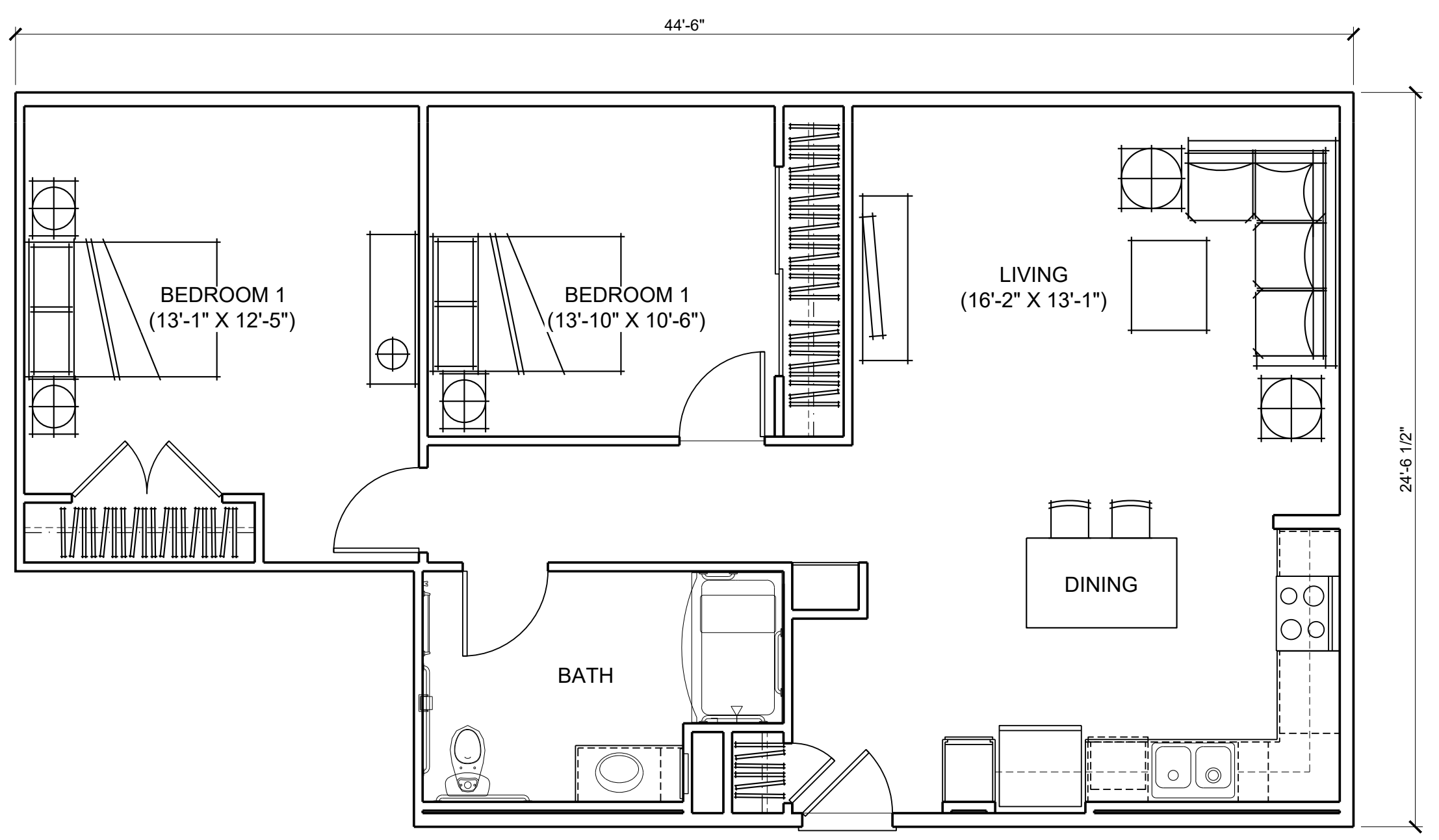




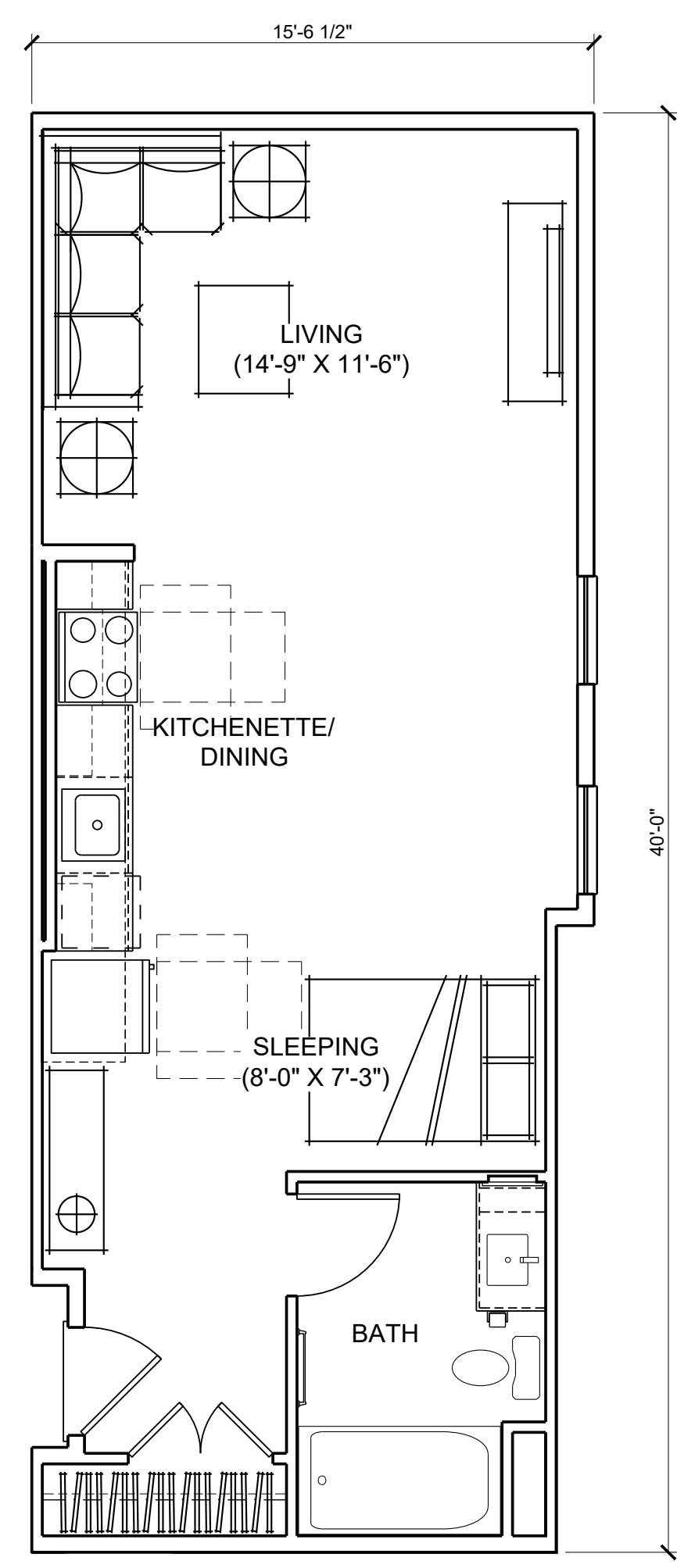
ROOF PLAN 1



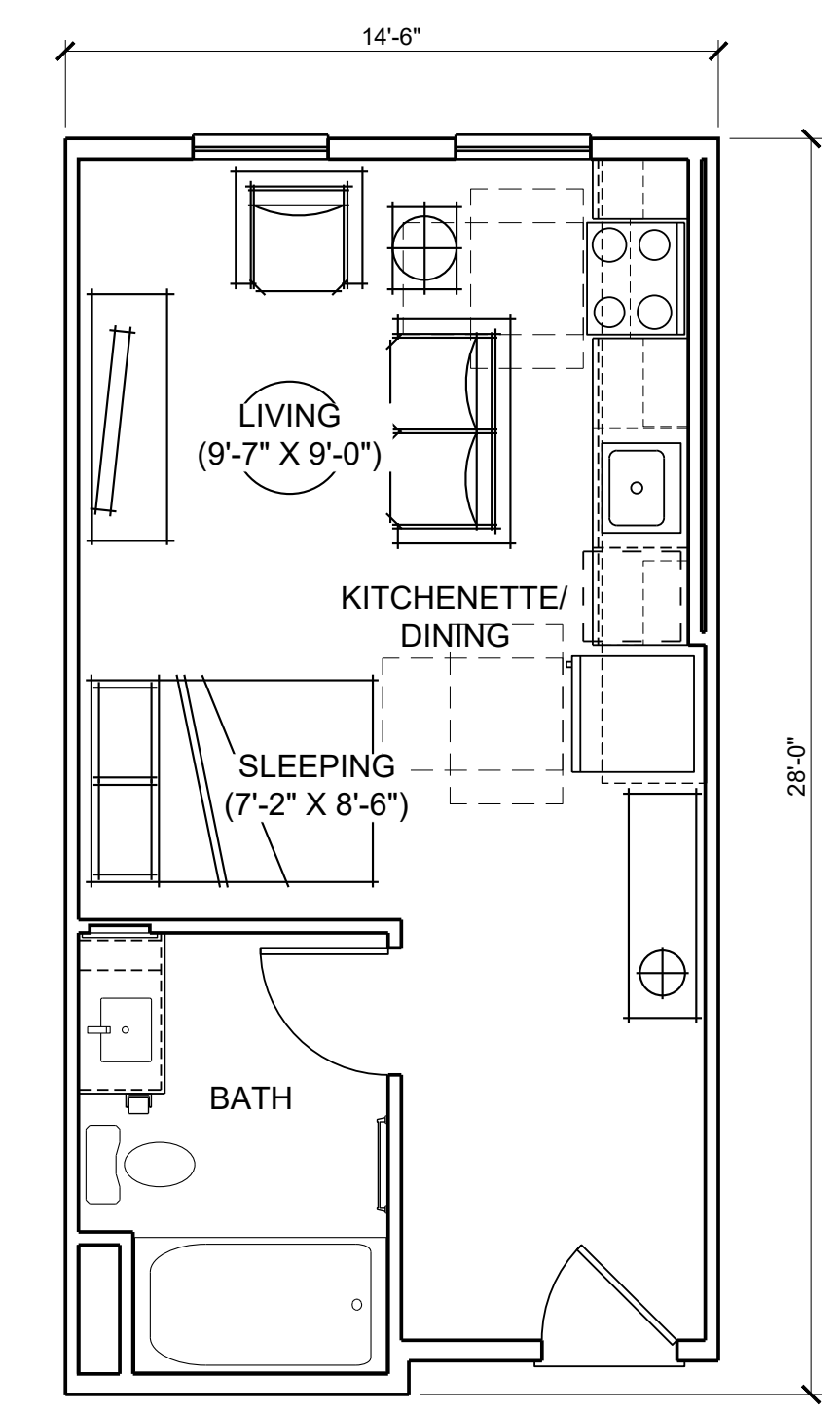
A2.4
ROOF PLAN



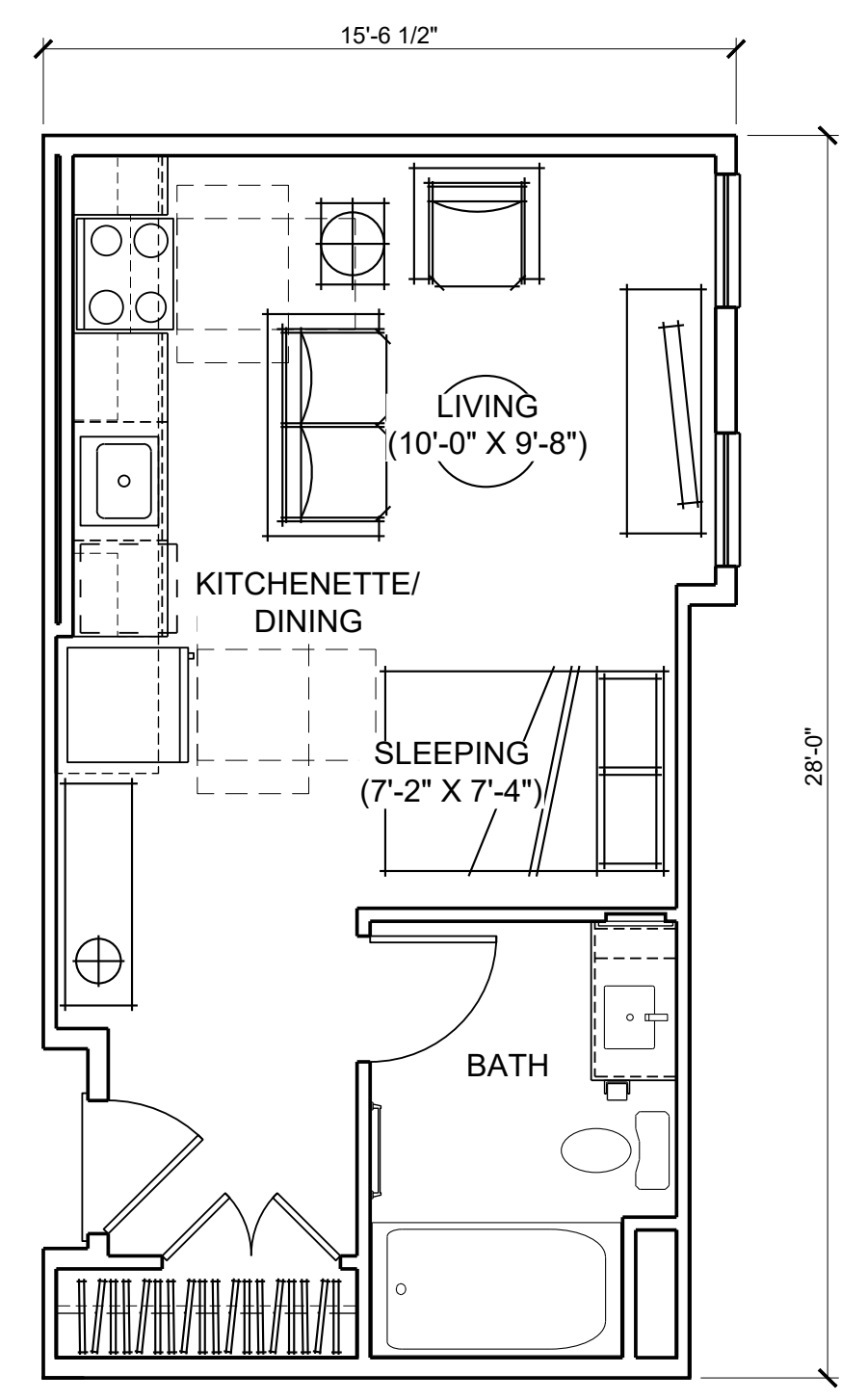
P2.0 6
2 BED / 2 BATH - 979 S.F.



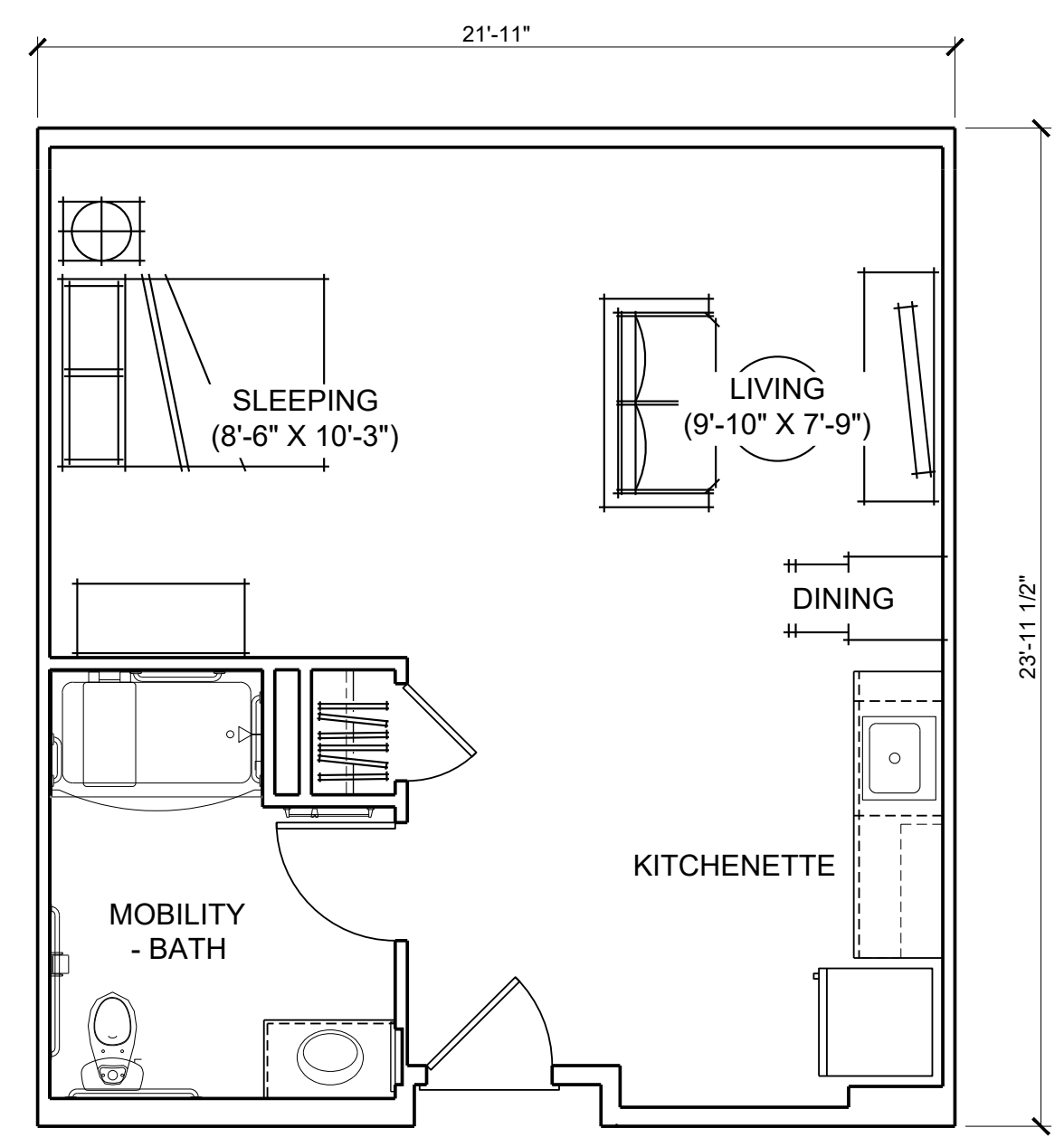
P0.4 4
STUDIO - 599 S.F.



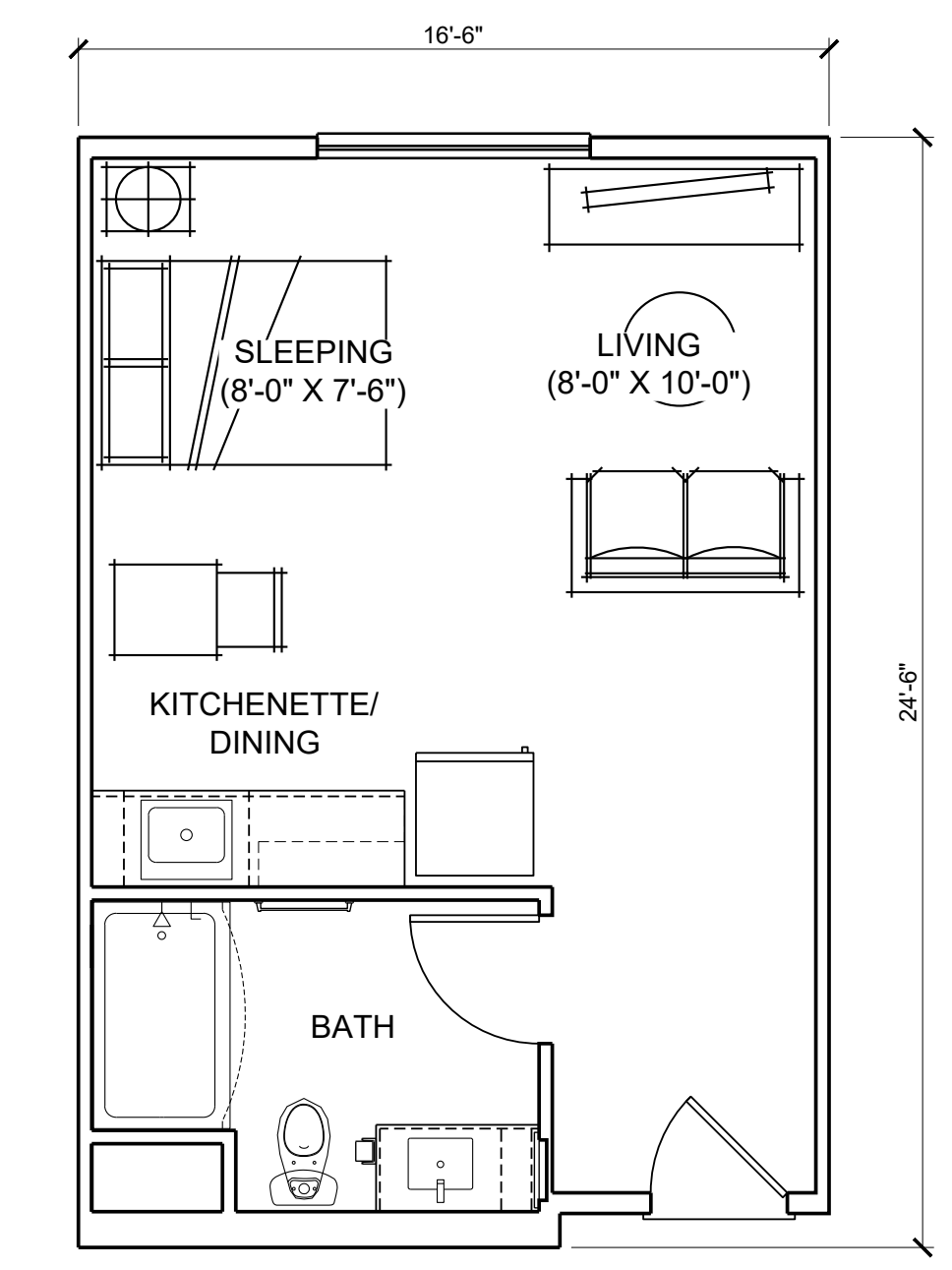
P0.1 2
STUDIO - 401 S.F.



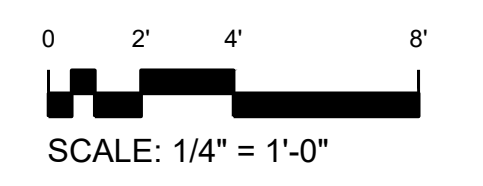
P0.4 ALT 5
STUDIO - 413 S.F.



P0.3 3
STUDIO - 521 S.F.



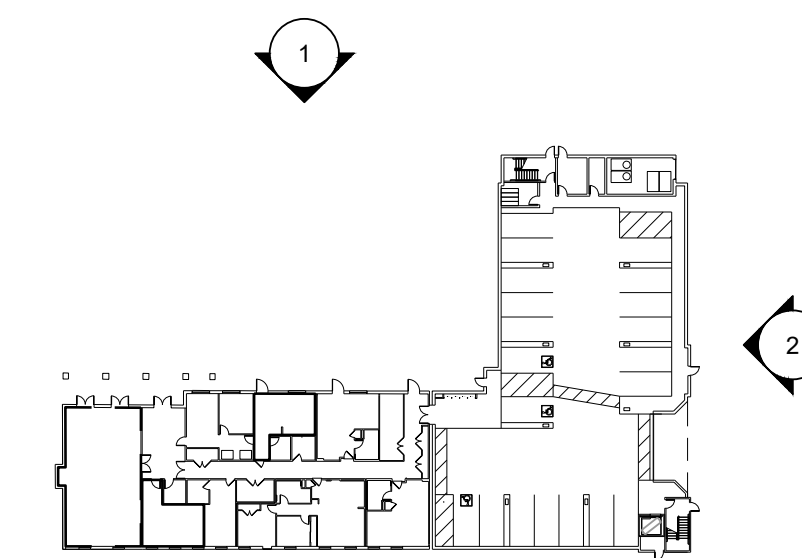
P0.0 1
STUDIO - 400 S.F.





EAST ELEVATION 2

KEY PLAN

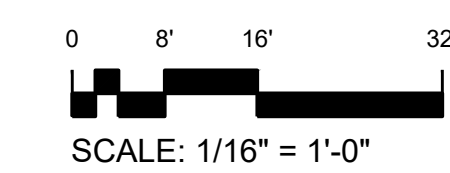


MATERIAL LEGEND:

- 1 EXTERIOR PLASTER
- 2 PLASTER SCREEDS
- 3 VINYL WINDOWS
- 4 PAINTED METAL GUARDRAIL
- 5 DECORATIVE WROUGHT IRON DETAIL
- 6 DECORATIVE CONCRETE BLOCK
- 7 WOOD TRELLIS
- 8 MANUFACTURED CONCRETE ROOF TILE
- 9 EXTERIOR LIGHT FIXTURE



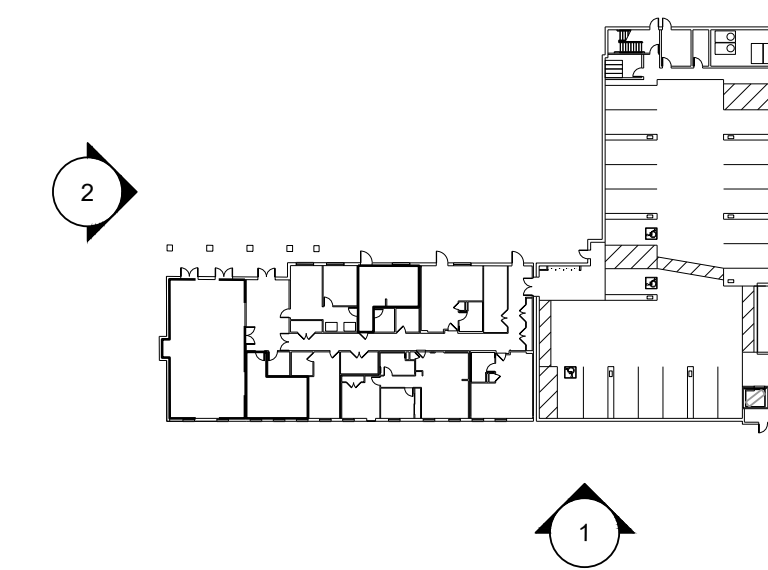
NORTH ELEVATION 1





WEST ELEVATION 2

KEY PLAN

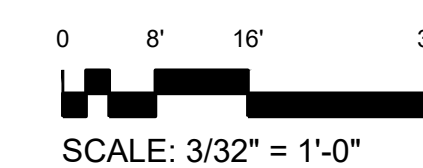


MATERIAL LEGEND:

- 1 EXTERIOR PLASTER
- 2 PLASTER SCREEDS
- 3 VINYL WINDOWS
- 4 PAINTED METAL GUARDRAIL
- 5 DECORATIVE WROUGHT IRON DETAIL
- 6 DECORATIVE CONCRETE BLOCK
- 7 WOOD TRELLIS
- 8 MANUFACTURED CONCRETE ROOF TILE
- 9 EXTERIOR LIGHT FIXTURE



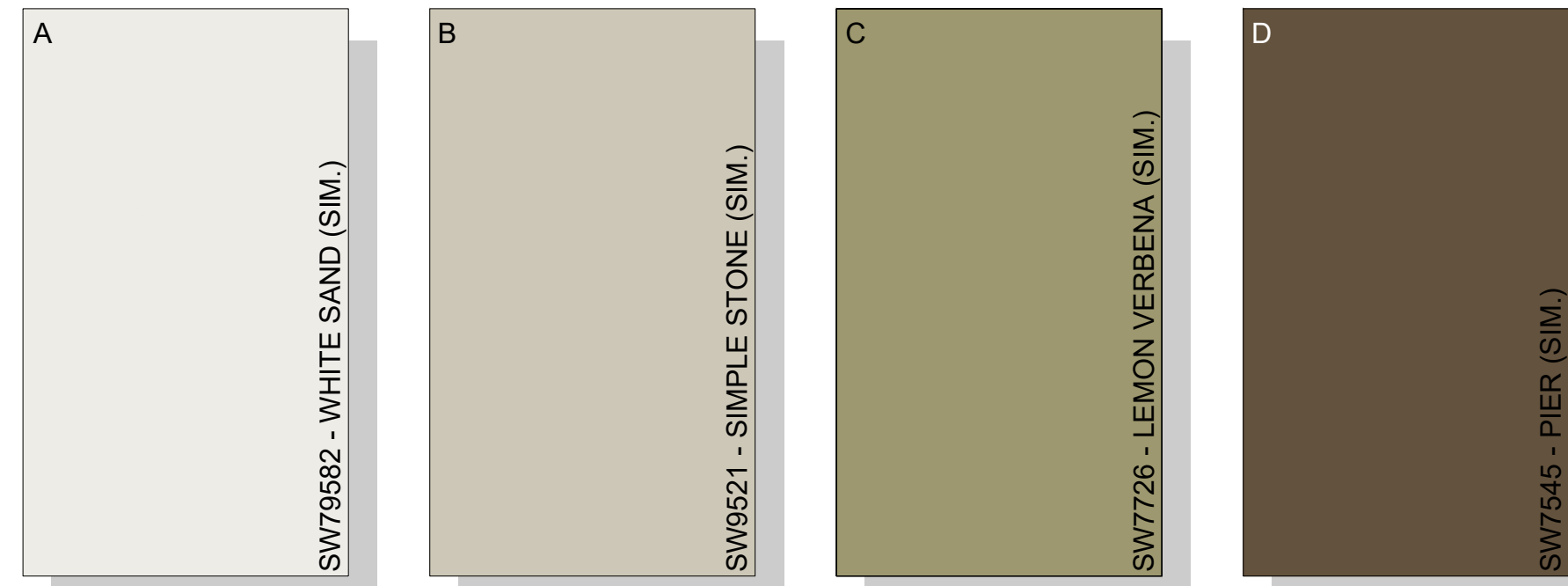
SOUTH ELEVATION 1



1 EXTERIOR PLASTER
LIGHT SAND FINISH



2 PAINT COLORS



3 MANUFACTURED CONCRETE ROOF TILE
(NEW CONSTRUCTION ONLY)



4 COLORED VINYL WINDOW

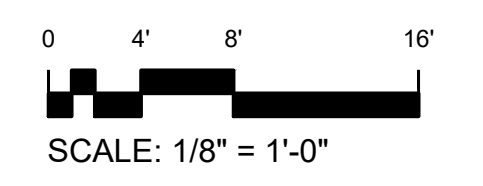
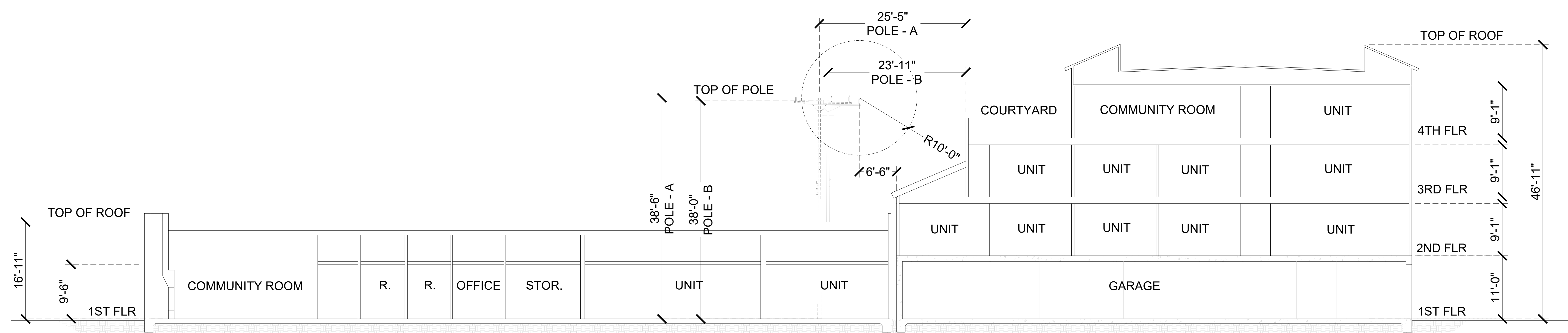
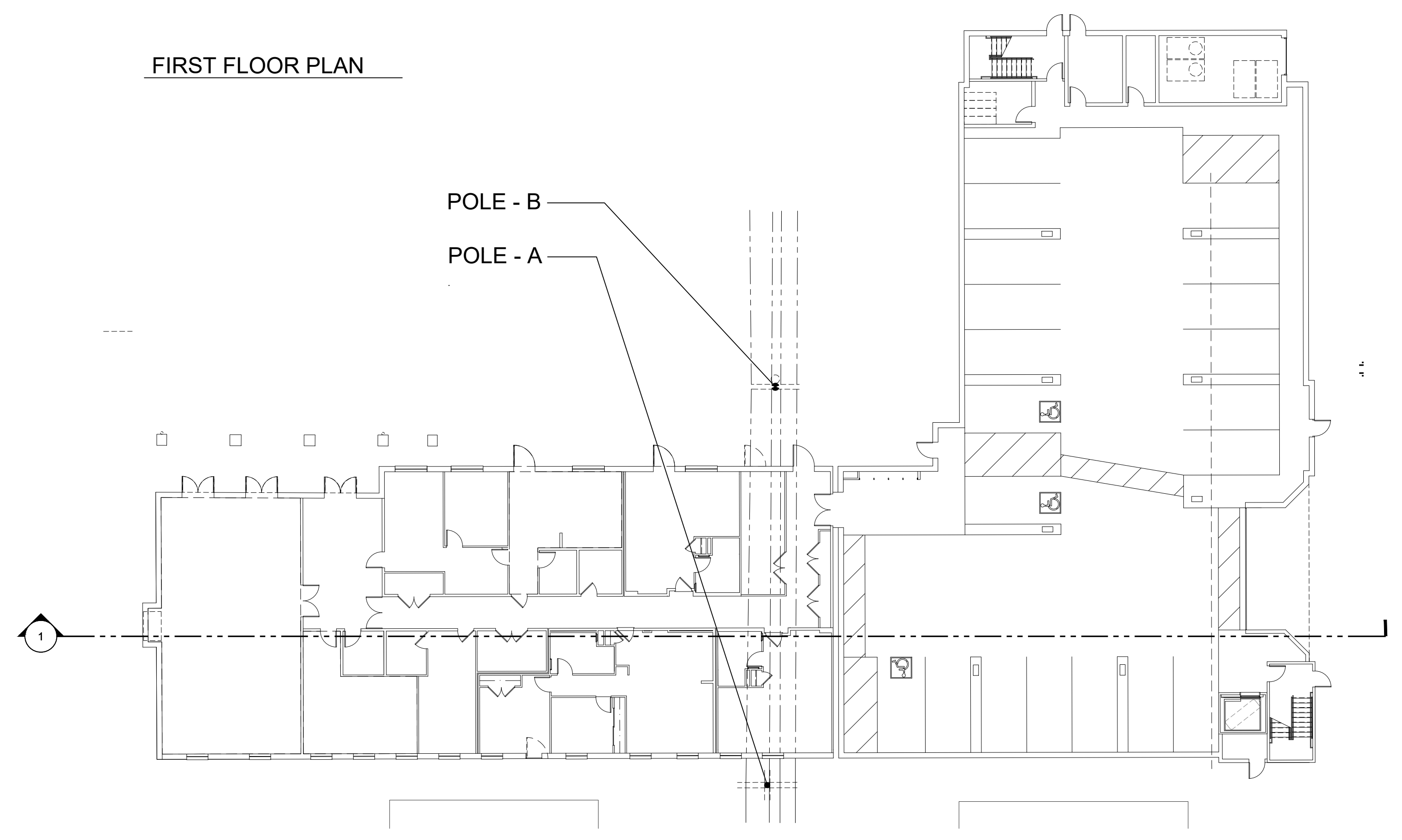


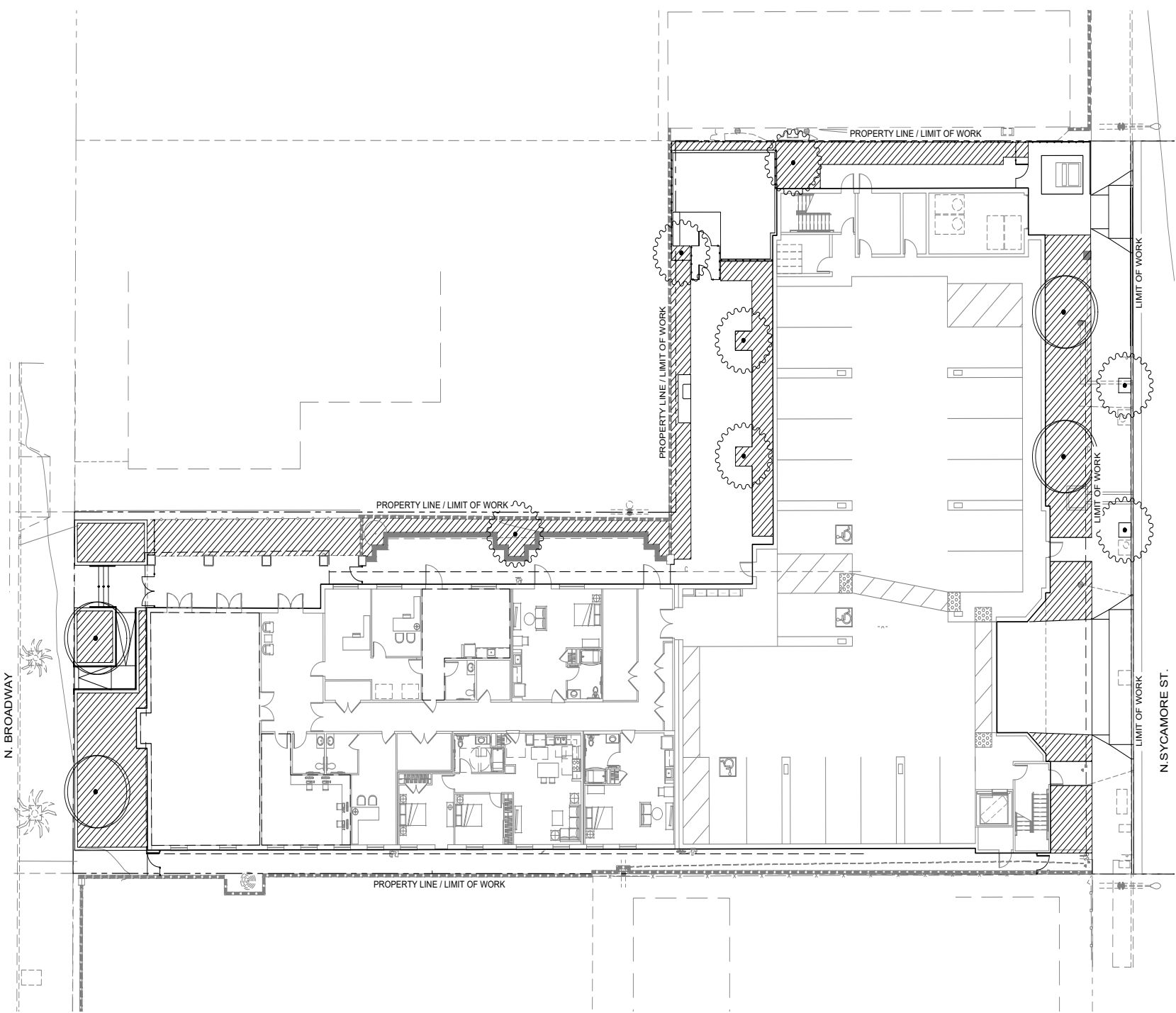
5 DECORATIVE CONCRETE BLOCK



S. SYCAMORE STREET ELEVATION

FIRST FLOOR PLAN





PLANTING LEGEND: Trees

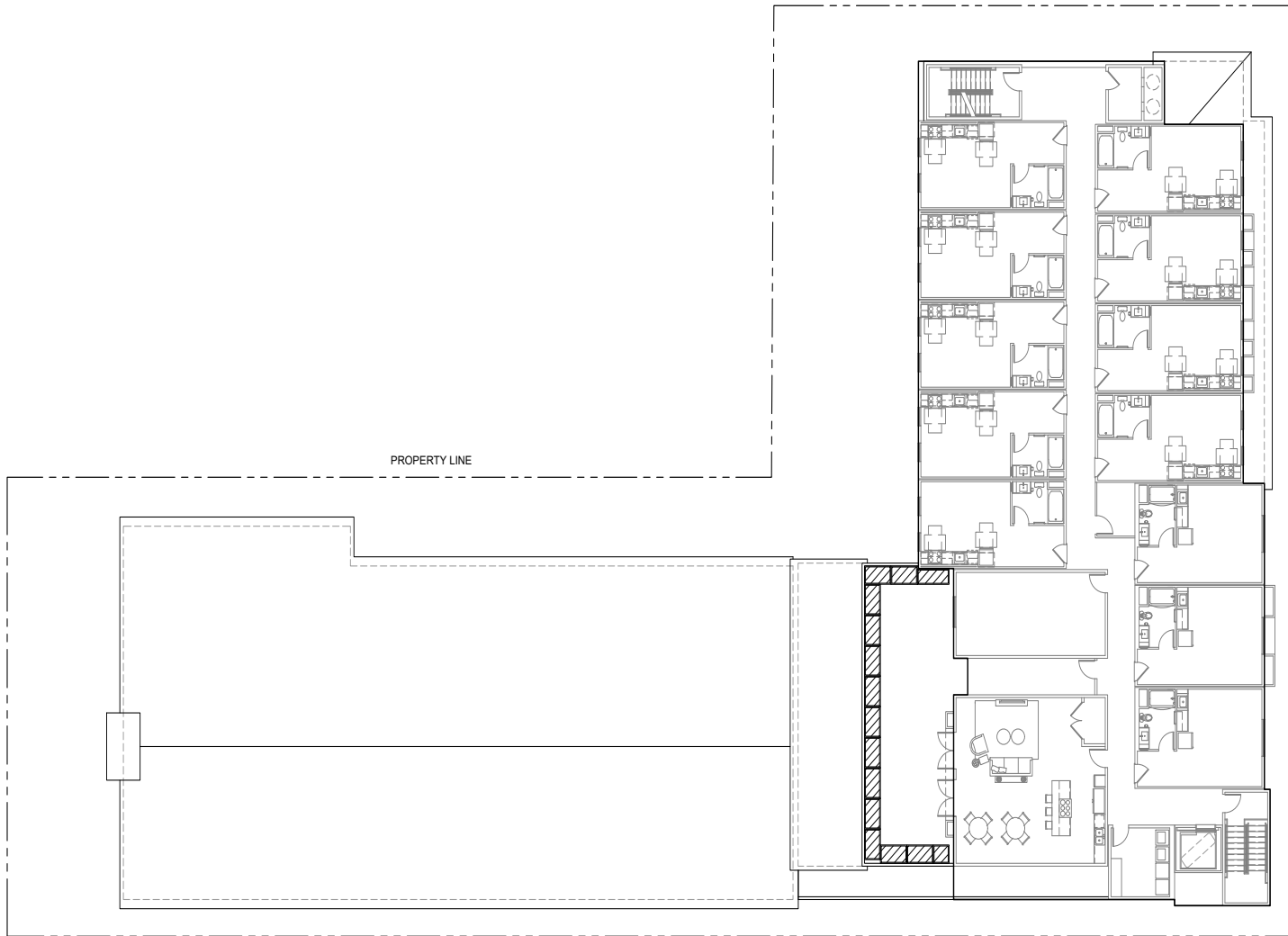
SYMBOL	NAME	SIZE	QTY	WATER REQ.*	DETAIL
	EXISTING TREE - PROTECT IN PLACE	N/A	N/A	N/A	N/A
	ARBUTUS UNEDO STRAWBERRY TREE	24" BOX MIN.	14	N/A	N/A
	CEROS OCCIDENTALIS 'FOREST PANSY' FOREST PANSY REDBUD	24" BOX MIN.	5	LOW	N/A

PLANTING LEGEND: Shrubs, Grasses, and Groundcovers

SYMBOL	NAME	SIZE	QTY	WATER REQ.*	DETAIL
	ADENANTHOS SERICEUS	TBD	TBD	TBD	N/A
	COAST WOOLLY BUSH	TBD	TBD	TBD	N/A
	AGAVE ATTENUATA	TBD	TBD	TBD	N/A
	FOXTAL AGAVE	TBD	TBD	TBD	N/A
	CALAMAGROSTIS X ACUTIFLORA 'MARL FOERSTER' FEATHER REED GRASS	TBD	TBD	TBD	N/A
	CAREX TUMULICOLA	TBD	TBD	TBD	N/A
	FOOTHILL SEDGE	TBD	TBD	TBD	N/A
	ELEAGNUS PUNGENS SILVERBERRY	TBD	TBD	TBD	N/A
	HELICHERA MAXIMA ISLAND ALUM ROOT	TBD	TBD	TBD	N/A
	IRIS DOUGLASIANA DOUGLAS IRIS	TBD	TBD	TBD	N/A
	LAURUS NOBILIS CALIFORNIA BAY LAUREL	TBD	TBD	TBD	N/A
	LOMANDRA LONGIFOLIA MATT RUSH	TBD	TBD	TBD	N/A
	LOMANDRA LONGIFOLIA 'BREEZE' DWARF MATT RUSH	TBD	TBD	TBD	N/A
	MAHONIA AQUIFOLIUM 'COMPACTA' OREGON GRAPE	TBD	TBD	TBD	N/A
	OLEA EUROPAEA 'LITTLE OLLIE' DWARF OLIVE	TBD	TBD	TBD	N/A
	PITOSPORUM CRASSIFOLIUM KARO	TBD	TBD	TBD	N/A
	RIBES VIBURNIFOLIUM CATALINA CURRANT	TBD	TBD	TBD	N/A
	SALVIA 'ALLEN CHICKERING' ALLEN CHICKERING SAGE	TBD	TBD	TBD	N/A
	SALVIA 'BEE'S BLISS' BEE'S BLISS SAGE	TBD	TBD	TBD	N/A
	TAGETES LEMMONII MEXICAN MARIGOLD	TBD	TBD	TBD	N/A
	YERSENIA LAETITIA 'DE LA MINA' CEDROS ISLAND VERBENA	TBD	TBD	TBD	N/A
	WESTRINGIA FRUTICOSA 'MUNDI' MUNDI COAST ROSEMARY	TBD	TBD	TBD	N/A

*WATER REQUIREMENT PLANT FACTOR IS BASED ON WUCOLS DATABASE AND CAN BE FOUND ONLINE AT: <http://ucanr.edu/sites/wucols/>





PLANTING LEGEND: Trees

SYMBOL	NAME	SIZE	QTY	WATER REQ.*	DETAIL
	EXISTING TREE - PROTECT IN PLACE	N/A	N/A	N/A	N/A
	ARBUTUS UNEDO STRAWBERRY TREE	24" BOX MIN.	14	N/A	N/A
	CERCIS OCCIDENTALIS 'FOREST PANSY' FOREST PANSY REDBUD	24" BOX MIN.	5	LOW	N/A

PLANTING LEGEND: Shrubs, Grasses, and Groundcovers

SYMBOL	NAME	SIZE	QTY	WATER REQ.*	DETAIL
	ADENANTHOS SERICEUS COAST WOOLY BUSH	TBD	TBD	TBD	N/A
	AGAVE ATTENUATA FOXTAIL AGAVE	TBD	TBD	TBD	N/A
	CALAMAGROSTIS X ACUTIFLORA 'MARL FOERSTER' FEATHER REED GRASS	TBD	TBD	TBD	N/A
	CAREX TUMULICOLA FOOHILL SEDGE	TBD	TBD	TBD	N/A
	ELEAGNUS PUNGENS SILVERBERRY	TBD	TBD	TBD	N/A
	HELICOVERA MAXIMA ISLAND ALUM ROOT	TBD	TBD	TBD	N/A
	IRIS DOUGLASIANA DOUGLAS IRIS	TBD	TBD	TBD	N/A
	LAURUS NOBILIS CALIFORNIA BAY LAUREL	TBD	TBD	TBD	N/A
	LOMANDRA LONGIFOLIA MATT RUSH	TBD	TBD	TBD	N/A
	LOMANDRA LONGIFOLIA 'BREEZE' DWARF MATT RUSH	TBD	TBD	TBD	N/A
	MAHONIA AQUIFOLIUM 'COMPACTA' OREGON GRAPE	TBD	TBD	TBD	N/A
	OLEA EUROPAEA 'LITTLE OLLIE' DWARF OLIVE	TBD	TBD	TBD	N/A
	PITTOSPORUM CRASSIFOLIUM KARO	TBD	TBD	TBD	N/A
	RIBES VIBURNIFOLIUM CATALINA CURRANT	TBD	TBD	TBD	N/A
	SALVIA 'ALLEN CHICKERING' ALLEN CHICKERING SAGE	TBD	TBD	TBD	N/A
	SALVIA 'BEE'S BLISS' BEE'S BLISS SAGE	TBD	TBD	TBD	N/A
	TAGETES LEMMONII MEXICAN MARIGOLD	TBD	TBD	TBD	N/A
	YERSENA LACONIA 'DE LA MINA' CEDROS ISLAND VERBENA	TBD	TBD	TBD	N/A
	WESTRINGIA FRUTICOSA 'MUNDI' MUNDI COAST ROSEMARY	TBD	TBD	TBD	N/A

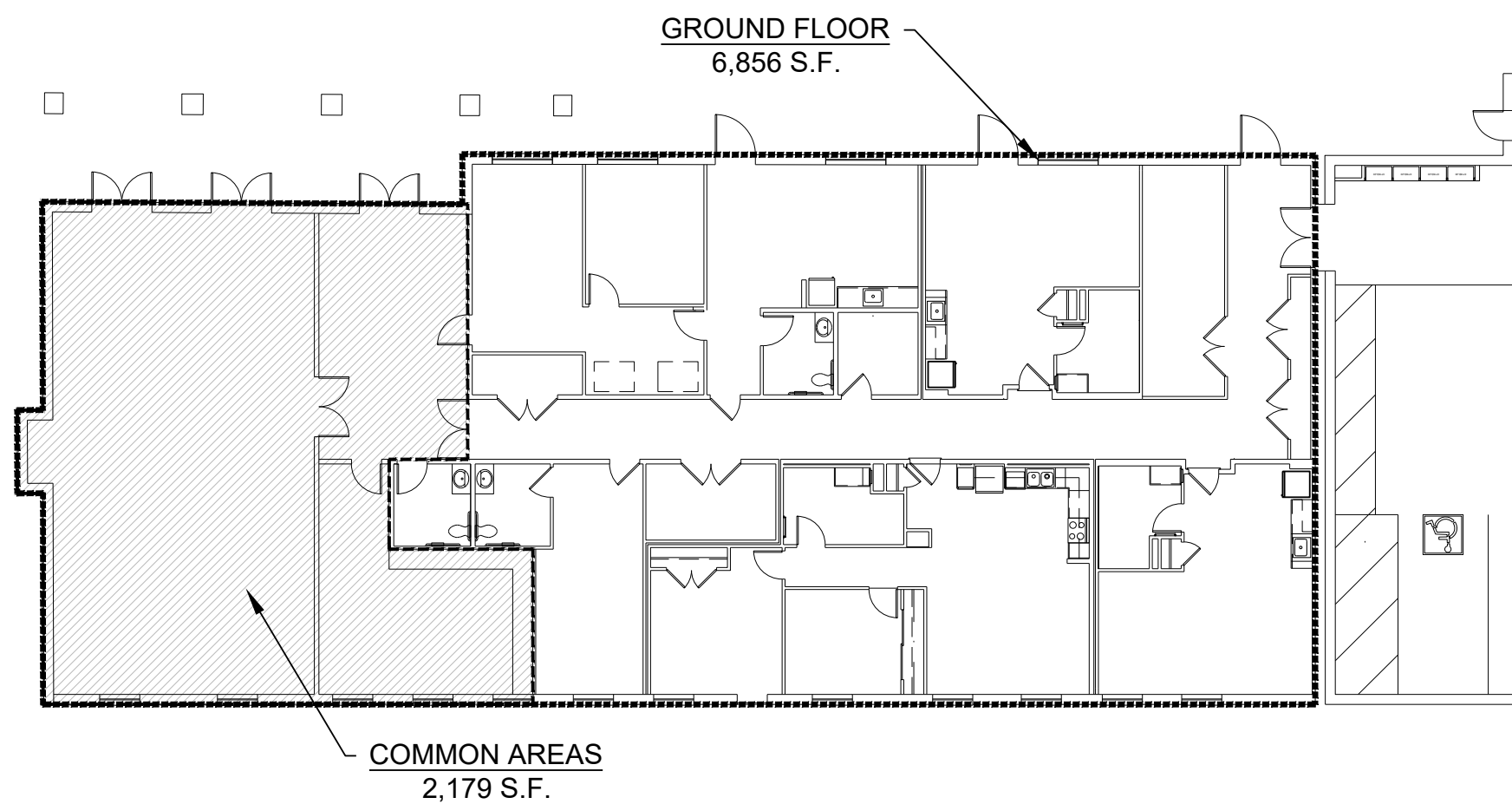
*WATER REQUIREMENT PLANT FACTOR IS BASED ON WUCOLS DATABASE AND CAN BE FOUND ONLINE AT: <http://ucanr.edu/sites/wucols/>



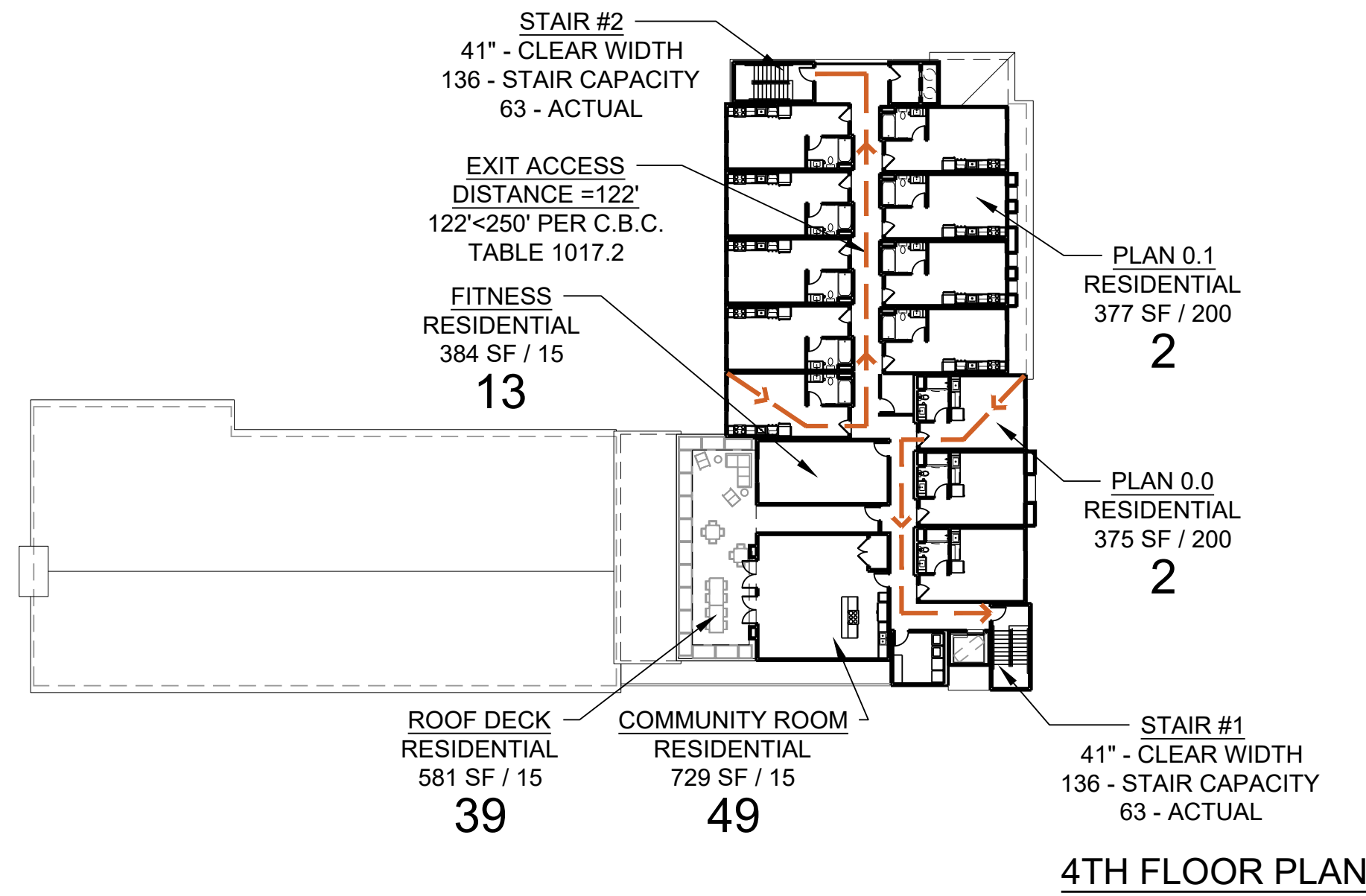
COMMON AREA ALLOWED (SAMC SEC. 41-1652 (b)(3))

COMMON AREA ALLOWED:
MAX 50% OF GROUND FLOOR AREA (6,856 S.F.) = 3,428 S.F.

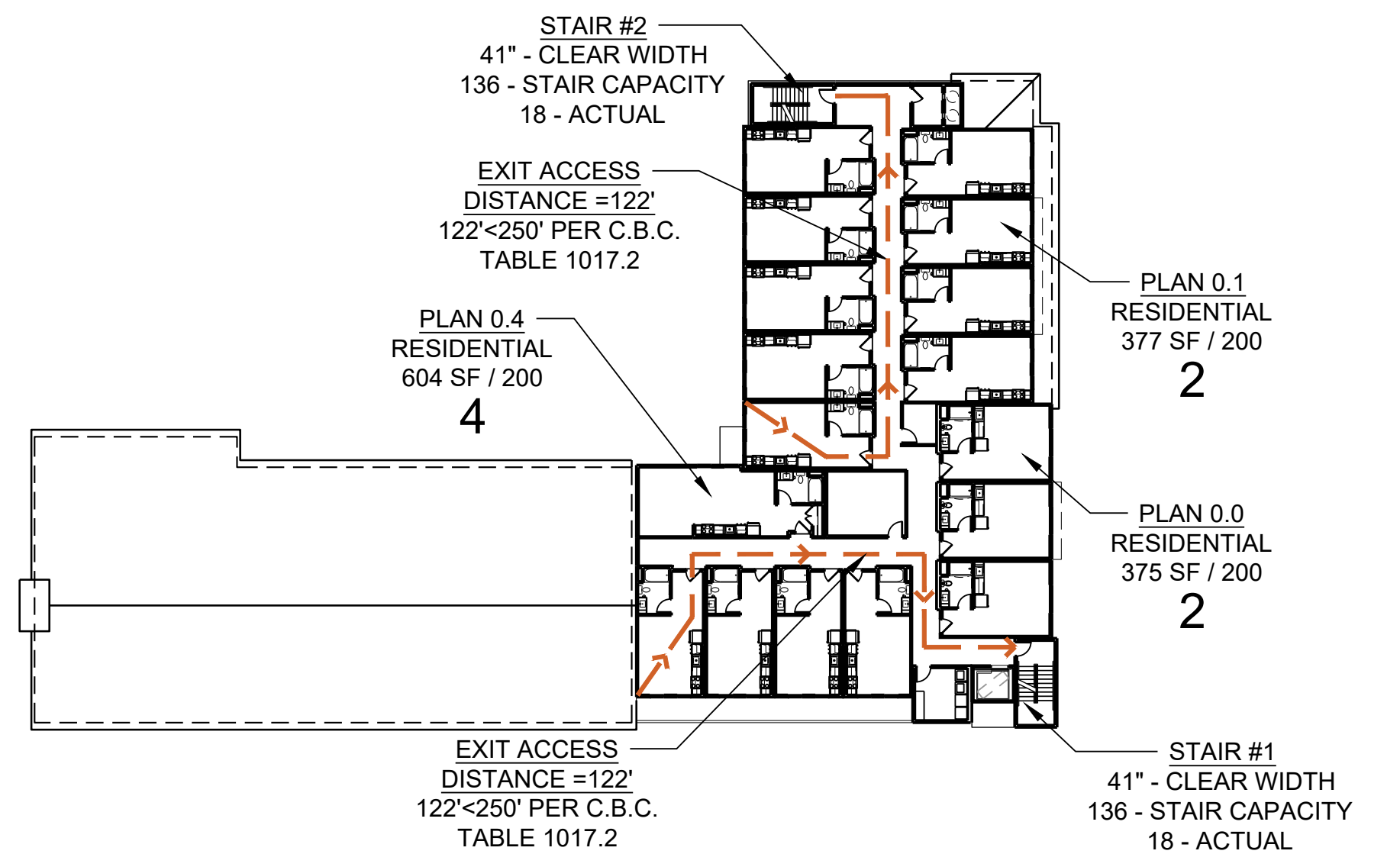
COMMON AREA PROVIDED= 2,179 S.F.



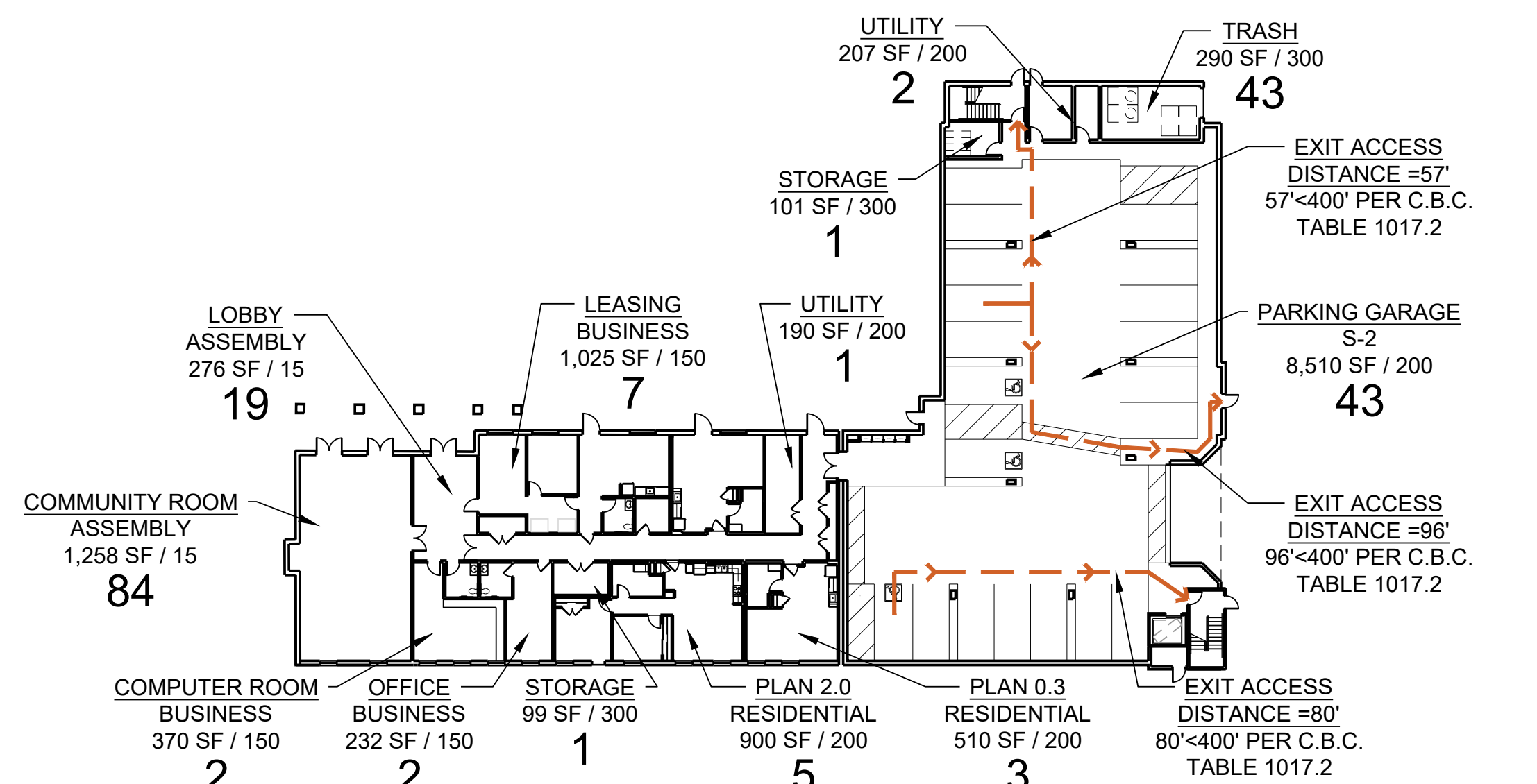
GROUND FLOOR COMMON AREAS 4



4TH FLOOR PLAN

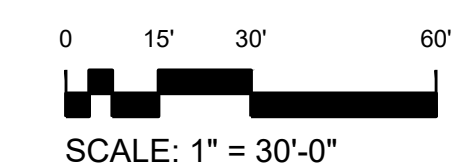


2ND FLOOR PLAN*
*3RD FLOOR PLAN, SIMILAR



1ST FLOOR PLAN

EXITING PLAN 2



LEGEND

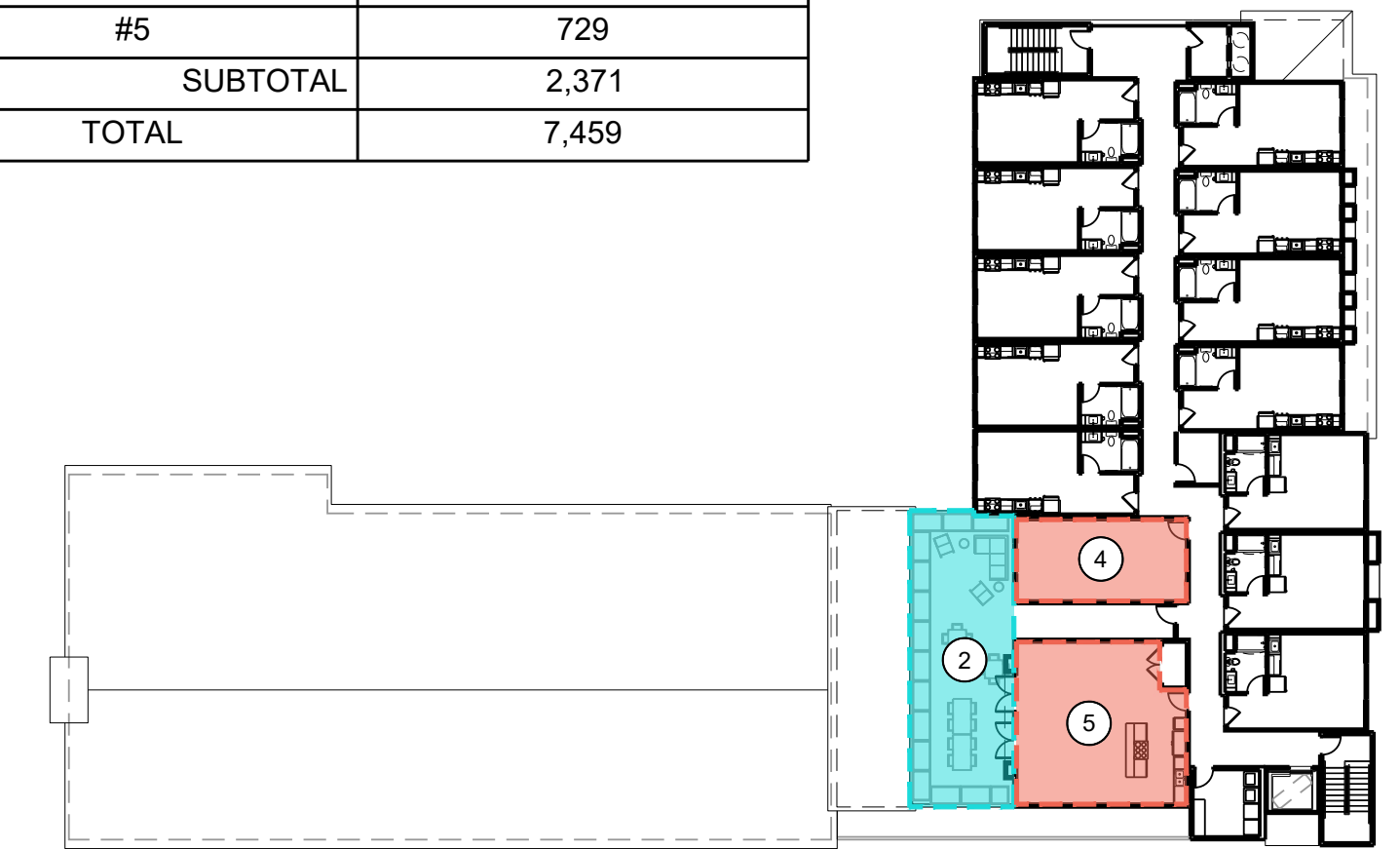
- EXTERIOR OPEN SPACE
- INTERIOR OPEN SPACE

OPEN SPACE SUMMARY

OPEN SPACE REQUIRED:
10% OF BUILDING AREA (39,923 S.F.) = 3,992 S.F.
25% OF REQ. PROVIDED IN INTERIOR O.S. = 998 S.F.

OPEN SPACE PROVIDED:
EXTERIOR OPEN SPACE PROVIDED = 5,088 S.F.
INTERIOR OPEN SPACE PROVIDED = 2,371 S.F. (32%)
TOTAL PROVIDED = 7,459 S.F.

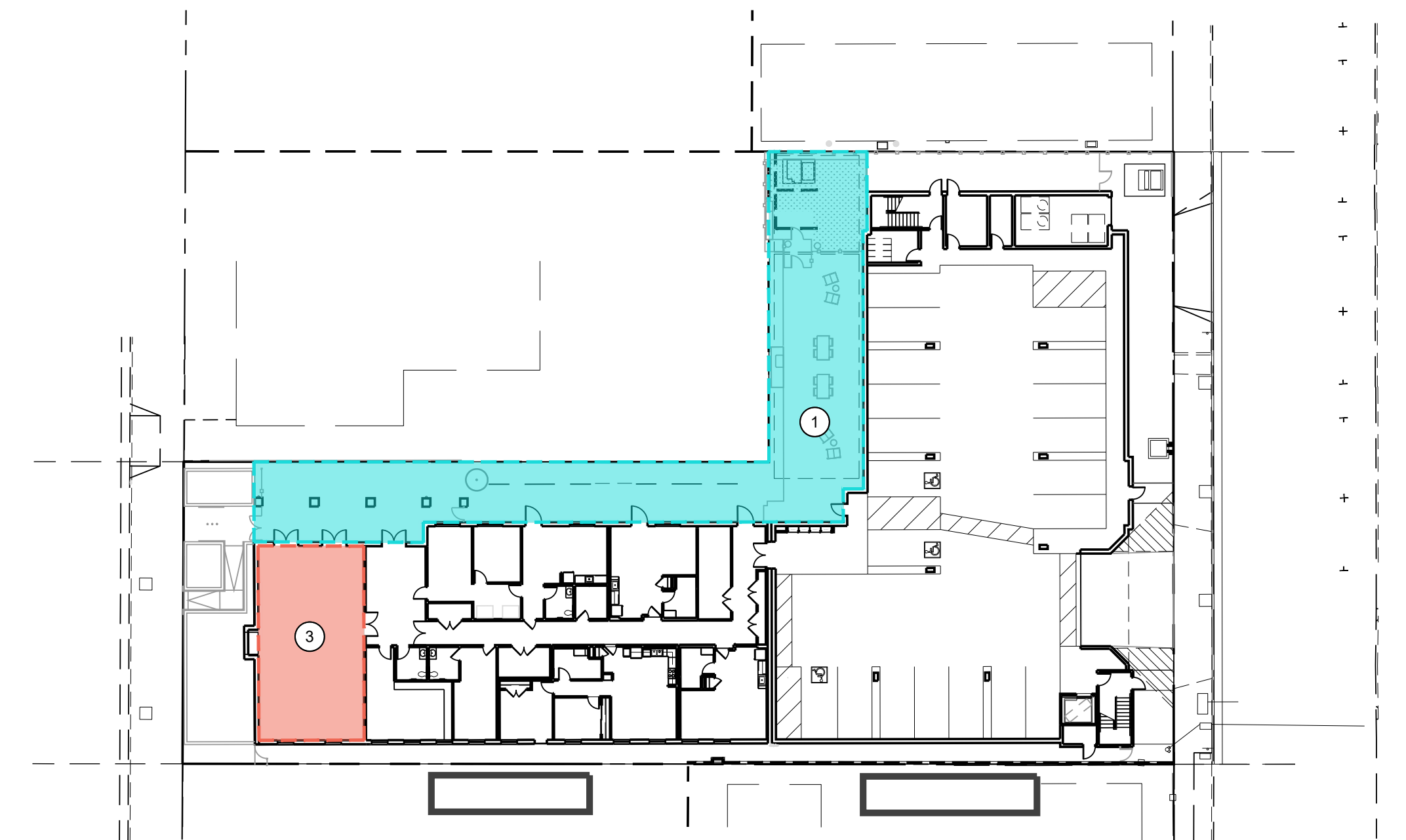
COMMON OPEN SPACE	
ZONE	AREA (S.F.)
EXTERIOR OPEN SPACE	
#1	4,236
#2	852
SUBTOTAL	5,088
INTERIOR OPEN SPACE	
#3	1,258
#4	384
#5	729
SUBTOTAL	2,371
TOTAL	7,459



4TH FLOOR PLAN

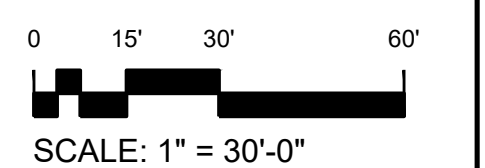
ALLOWABLE BUILDING HEIGHT, STORIES, AND AREA						
BUILDING HEIGHTS AND NUMBER OF STORIES FOR TYPE VA CONSTRUCTION						
	OCC. CLASS	SPRINKLER	ALLOWABLE NUMBER OF STORIES C.B.C. TABLE 504.4	PROPOSED STORIES	ALLOWABLE HEIGHT C.B.C. TABLE 504.3	PROPOSED HEIGHT
RESIDENTIAL BUILDING A	R-2	S (W/O AREA INCREASE)	4	4	60 FT.	54.5 FT.
SINGLE OCCUPANCY, MULTI-STORY BUILDING (CBC 506.2.3)						
ALLOWABLE BUILDING AREA PER STORY (Aa) (CBC 506.2)						
TYPE VA	(PER CBC 506.2.3) Single-Occupancy, Multistory A _s = [A _v + (NS x I _s)] x S _a					
	(PER CBC TABLE 506.2: R-2) Sprinklered Multiple A _s = 36,000 sf I _s = 0 (NOT TAKEN) NS = 12,000 sf S _a = 2					
	A _s = [36,000 + (12,000 x 0)] x 2					
	A _s = (36,000 + 0) x 2					
	A _s = 72,000 sf					
PROVIDED AREA BASED ON 2019 C.B.C. CHAPTER 2 DEFINITION "AREA, BUILDING"						
	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	TOTAL SQUARE FOOTAGE	ALLOWABLE AREA (Aa)
	6,856	8,833	8,208	7,531	24,572	< 72,000

ALLOWABLE BUILDING HEIGHT, STORIES, AND AREA 3



SITE PLAN

OPEN SPACE SUMMARY 1



2. Historic Exterior Modification Application No. 2022-02 – Pedro Gomez, Case Planner

Project Location: 1411 North Broadway located in the Midtown Specific Plan (SP-3) zoning designation.

Project Applicant: Brateil Aghasi/WISEPlace

Project Description: The applicant is proposing an adaptive reuse project to rehabilitate and convert an existing one-story historic building, listed as “Landmark” on the historic register and known as the Santa Ana-Tustin YWCA, into offices, a training center, community room, and three residential studio units. The project also consists of a new four-story addition with parking at ground level and residential units, laundry rooms, and communal space at the upper levels.

Environmental Impact: In accordance with the California Environmental Quality Act, the recommended action is exempt from further review under Section 15331, Class 31, as this action is designed to preserve a historic resource. Categorical Exemption No. 2022-05 will be filed for this project.

Recommended Action: Adopt a resolution approving a Certificate of Appropriateness for Historic Exterior Modification Application No. 2022-02.



City of Santa Ana
20 Civic Center Plaza, Santa Ana, CA 92701
Historic Resources Commission Staff Report
March 3, 2022

Topic: HEMA No. 2022-02 – Santa Ana-Tustin YWCA (1411 N. Broadway)

RECOMMENDED ACTION

Adopt a resolution approving a Certificate of Appropriateness for Historic Exterior Modification Application No. 2022-02.

EXECUTIVE SUMMARY

Brateil Aghasi, representing WISEPlace, is requesting approval of Historic Exterior Modification Application (HEMA) No. 2022-02 to allow exterior modifications for the Santa Ana-Tustin Young Women's Christian Association (YWCA) building located at 1411 N. Broadway. The modifications are associated with the rehabilitation of the building into a proposed affordable housing community that will provide permanent accommodations for unhoused women. The property was listed as "Landmark" on the local Santa Ana Register of Historical Properties ("Register") in 2001.

DISCUSSION

Project Location and Site Description

The subject property is located along North Broadway, south of 15th Street and between Broadway and Sycamore Street. The General Plan land use designation for the site is Professional and Administrative Office (PAO) and is located within the Broadway Corridor District of the Midtown Specific Plan (SP-3) zoning designation. The property consists of an L-shaped parcel developed with a one- to two-story institutional building ranging from 9,266 square feet (one-story portion) and 5,896 square feet (two-story portion), on an approximately 0.60-acre lot.

The property is known as the Santa Ana-Tustin YWCA building and is individually listed as No. 63 on the Register. It was placed on the Register in 2001 and was categorized as "Landmark," following an intensive-level survey evaluation by Science Applications International Corporation in 2001. The survey determined that the building was eligible for listing as a local landmark under Santa Ana Criterion 1 for embodying the "distinguishing characteristics" of the Spanish Colonial Revival style and under Santa

Ana Criterion 4 for its association with the Santa Ana-Tustin YWCA, an important social and cultural institution in the community. The evaluation also notes that the building appeared eligible for listing in the California Register of Historical Resources. However, the building is not designated under federal (National Register) or state (California Register) programs.

The property is a late and modest example of the Spanish Colonial Revival style applied to an institutional building in Santa Ana. While the building retains some elements of the style, including an asymmetrical floor plan, horizontal massing, and a low-pitched roof with clay tile roofing, it represents a rather modest, late interpretation of the architectural idiom and does not possess high artistic values. Moreover, the building is associated with postwar institutional development patterns in the Santa Ana. Specifically, the building is associated with the Santa Ana-Tustin YWCA, an important social and cultural institution in the city. Although associated with Santa Ana's postwar institutional development patterns, the building has undergone major changes since its construction, most notably a large upper-story addition atop the building's north-south wing in the mid-1980s and the infill of some windows and doors. Character-defining features of the former YWCA building include:

- Prominent street frontage on North Broadway
- Rectangular massing
- Low-pitched asymmetrical gable roof at the east-west wing
- Clay tile roofing at the east-west wing (clay tiles replaced in kind)
- Board-formed, painted concrete walls at the east-west wing
- Entry porch at the north façade of the east-west wing
- Multi-light wood French doors at the north façade of the east-west wing
- Punched window openings holding multi-light steel windows at the east-west wing
- Exterior brick chimney centered on the west façade gable end of the east-west wing
- Open lounge/community room at the west end of the east-west wing
- Double-loaded corridor flanked by smaller rooms in the east-west wing
- Open lounge/community room at the west end of the east-west wing (interior)
- Double-loaded corridor flanked by smaller rooms in the east-west wing (interior)

Background

The Santa Ana-Tustin YWCA building was constructed in 1950 and dedicated in February 1951. It was built for approximately \$114,000, designed by architect Harold Gimeno, and constructed by notable local builder, Allison Honer. The building was Santa Ana YWCA's first purpose-built headquarters and included a gymnasium, kitchen, nursery, lobby, meeting rooms, and offices.

The Santa Ana-Tustin YWCA was established in 1924 and officially became a chapter of the National YWCA in 1925. Originally holding weekly meetings at the Santa Ana YMCA building (205 W. Civic Center Drive), the local YWCA chapter relocated to the Masonic building on 5th and Sycamore streets in 1925. From its founding, the organization offered myriad classes and recreation activities, hosted summer camps and networking events, and provided a place for socialization and refuge for women in the community.

By the early 1940s, the Santa Ana-Tustin YWCA had an active membership of several hundred. Santa Ana experienced a population boom in the postwar era, resulting in a rise in membership of its community organizations, including the YWCA. After operating out of five different rented facilities for 26 years, the local chapter saw the need for new, expanded facilities to accommodate its influx of members, and a building fund campaign commenced in 1949.

Throughout the 1950s, the Santa Ana YWCA continued to offer summer programs and adult classes and hosted various community events in its new building. In 1963 the chapter officially changed their name to the Santa Ana-South Orange County YWCA to address growing membership outside of the city. The building continued to provide the same programming as it had since its establishment.

The Santa Ana YWCA's mission narrowed in the mid-1980s when the chapter began focusing more specifically on serving unhoused women. In order to support women experiencing homelessness in Santa Ana, a 'hotel' addition was planned in 1985. This short-term housing facility comprised a tall second-floor addition at the rear of the building and was intended to address the hundreds of homeless women camping outside of the YWCA at that time. The construction of 20 double-occupancy rooms over the original gymnasium was completed in 1986, and the hotel opened in 1987.

In 1999 the local YWCA reorganized as a new non-profit, WISEPlace, and disaffiliated from the National YWCA. WISEPlace (Women Inspired, Supported, and Empowered) is a transitional living center serving the needs of unaccompanied homeless women in Orange County. The new organization severed ties with the YWCA in order to focus on their own mission statement. When it opened, WISEPlace offered meals and shelter for 30 women at a time and provided assistance and guidance enabling women to transition to independent living. In 2019 WISEPlace announced a partnership with Jamboree Housing Corporation with plans to modernize the building at 1411 N. Broadway and construct permanent supportive housing at the facility.

Project Description

The applicant is proposing rehabilitation of the building into a proposed housing development that will provide permanent accommodations for unhoused, unaccompanied women. The majority of the one-story east-west wing of the historic

building (stretching roughly 123 feet from the front/west façade to the rear) will be rehabilitated for use as offices, a training center, community room, and three residential studio units. Construction of new program will necessitate partial interior demolition on the wing; however, the overall floor plan of the wing (community room at the west end and double-loaded corridor flanked by smaller rooms) will remain the same.

The wing that runs north-south along the east property line (which has been significantly altered by the 1986 upper-story addition) will be demolished and replaced with a new four-story addition in the approximate location and footprint of the existing wing. The new addition will have parking at ground level and residential units, laundry rooms, and communal space at the upper levels. The addition will be significantly set back from the west property line (approximately 145 feet) and only two inches taller than the existing north-south wing so as to minimize its visibility from the property's primary street frontage on North Broadway.

As proposed, the new construction will be designed as a simplified, contemporary variation of the Spanish Colonial Revival style, with elements such as a low-pitched clay tile roof, rectangular massing, and stucco wall cladding. It will be compatible with, but distinct from the existing historic building. The redevelopment requires review and approval of the subject HEMA application by the Historic Resources Commission, as well as approval of a Density Bonus Agreement by the Planning Commission and City Council.

Analysis of the Issues

As proposed, the project will follow the *Secretary of the Interior's Standards* (the Standards) for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, & Reconstructing Historic Buildings (Kay D. Weeks and Anne E. Grimmer, revised 2017). The proposed exterior modifications would be considered a *rehabilitation* project and as such be evaluated against ten criteria.

To assist with determining the project's conformance with the Standards, the applicant has provided a Historic Resource Assessment prepared by their historic consultants, Katie Horak, Principal; Evanne St. Charles, Senior Associate; and Rosa Lisa Fry, all with Architectural Resources Group (ARG). These individuals meet the minimum professional qualifications as required by the Standards to perform historical identification, evaluation, registration, and treatment activities. ARG's findings and conclusions with respect to the project's compliance with the Standards are attached for the Historic Resources Commission's (HRC's) consideration. The following is a review of ARG's findings as they pertain to the applicable criteria:

1. *A property will be used as it was historically or be given a new use that requires minimal changes to its distinctive materials, features, spaces, and spatial relationships.*

The Project complies with Standard No. 1. The building will continue in its present use as housing for unhoused women. Exterior distinctive materials and features, including the building's rectangular massing and L-shaped plan, as well as the east-west wing's low-pitched gable roof with clay tile roofing, board-formed painted concrete walls, entry porch, most steel windows, French doors, and brick chimney will be retained. The general spatial arrangement of the east-west wing (lounge/communal area at the west end with a double-loaded corridor flanked by smaller rooms) will also remain.

- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

The Project complies with Standard No 2. The historic character of the former YWCA building will be retained and preserved under the Project. The building's distinctive materials and features (rectangular massing, L-shaped plan, low-pitched clay tile roof, board-formed painted concrete walls, north façade entry porch and French doors, brick chimney, nearly all of its original steel windows, and its overall first floor configuration in the east-west wing) will be retained. The overall spatial configuration of the east-west wing (open lounge/community room at the west end and double-loaded corridor with smaller rooms comprising the rest of the wing) will also be preserved. While a few historic steel windows will be removed during demolition of the rear position of the building, the majority of original windows will remain, and the few being removed will not significantly impact the historic character of the building.

- 3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

The Project complies with Standard No. 3. The Project will not add any conjectural features or elements from other historic properties.

- 4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.*

Standard No. 4 does not apply to the Project's impact on the subject building. Most of the prior changes to the building, including the construction of an upper-story addition at the north-south wing, re-cladding in stucco, and infill/removal of original windows and doors, occurred after 1985. Because the building's period of significance is between 1950 and 1985, none of these later alterations have acquired historic significance in their own right.

- 5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*

The Project meets Standard No. 5. As described in detail in the discussion of Standard Nos. 1 and 2, all of the building's most distinctive materials, features, finishes, and construction techniques/examples of craftsmanship will be preserved under the Project.

- 6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

The Project complies with Standard No. 6. Any deteriorated historic features or materials (board-formed concrete walls, steel windows, wood French doors, brick chimney) identified during the building's rehabilitation will be repaired rather than replaced to the extent feasible. If deteriorated beyond repair, features/materials will be replaced in kind. Additionally, the building's original exterior paint palette, identified through historical paint analysis, will be restored as part of the Project.

- 7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

The Project meets Standard No. 7. Any chemical or physical treatments required during the building's rehabilitation will be undertaken using the gentlest means possible so as to minimize damage to historic fabric.

- 8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

Standard No. 8 does not apply with regard to the Project's impact on the former YWCA building.

- 9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

The Project complies with Standard No. 9. A four-story addition will replace the north-south wing at the rear of the building. While the new construction will result

in partial demolition of the building, the majority of the section of the building to be removed was significantly altered in the 1980s and thus contains no historic materials, features, or spatial relationships that characterize the property. The Project will preserve the historic materials and features of the historic east-west wing, including its overall form, low-pitched clay tile roof, board-formed concrete walls, north façade porch, French doors, most steel windows.

The overall design, massing, features, and materials of the new construction will be compatible with, but differentiated from the remaining historic portion of the building. The addition will reflect a simplified, Spanish Colonial Revival aesthetic, with a low-pitched gable roof covered in clay tiles, stucco-clad walls, and punched rectangular window openings. The new construction will be significantly set back from North Broadway in order to minimize its visibility and overall visual impact on the historic character of the existing building from the public right-of-way.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The Project complies with Standard No. 10. The building's original form and integrity was compromised with the construction of an upper-story addition above the north-south wing in 1986. Thus, demolition of the north-south wing and construction of a new four-story wing in its place will not impair the overall integrity of the existing building. The one-story, rectangular form of the east-west wing, as well as most of the east-west wing's historic materials and features, are still intact. If the new four-story addition at the rear of the building is removed in the future, the essential form and integrity of the historic east-west wing will be unimpaired.

In conclusion, staff has determined that the project complies with *The Secretary of the Interior's Standards for Rehabilitation*. Specifically, the analysis has determined that the proposed project meets the Standards for Rehabilitation because the Project will not result in the demolition of the Santa Ana-Tustin YWCA building. Although the Project proposes the removal of the existing north-south wing of the building, that wing has already been significantly altered and does not retain any distinctive historic features or spaces. The east-west wing, which has only been minimally altered and is the portion of the building most visible from the public right-of-way, will be retained and rehabilitated. Thus, the building will continue to retain all of its character-defining features.

Moreover, the Project will retain the historic building's street frontage on North Broadway. Even though the Project proposes the construction of a four-story addition to the building, the new construction will be significantly set back from North Broadway (approximately 145') and will not block any important views of the historic resource. Most importantly, due

to the additive nature, if the new four-story addition at the rear of the building is removed in the future, the essential form and integrity of the historic east-west wing will be unimpaired.

The role of the Historic Resources Commission is to issue a Certificate of Appropriateness upon finding that the proposed modifications do not substantially change the character and integrity of the historic properties per Santa Ana Municipal Code Section 30-6, meet the Secretary of Interior's Standards per CEQA and the City's Certified Local Government agreement with the State of California. Staff finds that the historic exterior modification application meets the necessary criteria to be awarded a Certificate of Appropriateness and should be approved. It is also recommended that staff approve the exact materials and finishes to be used prior to installation to ensure quality and compatibility.

Public Notification

The applicant held a virtual Sunshine Ordinance community meeting on the evening of February 3, 2022. This meeting was publicly noticed in the OC Register, posted on the City's website, and invitation mailers were sent to all addresses within a 1000-foot radius of the project site, as well as local community organizations. The meeting included a presentation on the project as well as a question and answer period to address concerns and collect feedback. Approximately 17 individuals attended the meeting. As required by the Sunshine Ordinance, a second community meeting is tentatively scheduled for March 9, 2022, prior to the project review application being resubmitted to the City.

The subject site is not located within any one specific Neighborhood Association. However, the site is adjacent to the Lacy, French Court, and Willard neighborhood association boundaries. The presidents of these neighborhood associations were notified by mail 10 days prior to this public hearing. In addition, the project site was posted with a notice advertising this public hearing, a notice was published in the Orange County Reporter and mailed notices were sent to all property owners within 500 feet of the project site. At the time of this printing, no correspondence, either written or electronic, had been received from any members of the public.

ENVIRONMENTAL IMPACT

In accordance with the California Environmental Quality Act, the recommended action is exempt from further review under Section 15331, Class 31, as this action is designed in a manner consistent with the Secretary of Interior's Standards. Based on this analysis, a Notice of Exemption, Environmental Review No. 2022-05 will be filed for this project.

FISCAL IMPACT

There is no fiscal impact associated with this action.

EXHIBIT(S)

1. Resolution
2. 500-Foot Radius Map – 1411 N. Broadway
3. Site Photos
4. Executive Summary – 1411 N. Broadway
5. Site Plan
6. Building Plans and Elevations
7. Historic Resource Assessment

Submitted By:
Pedro Gomez, AICP, Senior Planner

Approved By:
Minh Thai, Executive Director of Planning and Building Agency, Planning and Building Agency

RESOLUTION NO. 2022-02

A RESOLUTION OF THE HISTORIC RESOURCES COMMISSION OF THE CITY OF SANTA ANA APPROVING THE CERTIFICATE OF APPROPRIATENESS FOR THE PROPERTY LOCATED AT 1411 NORTH BROADWAY (HISTORIC EXTERIOR MODIFICATION APPLICATION NO. 2022-02)

BE IT RESOLVED BY THE HISTORIC RESOURCES COMMISSION OF THE CITY OF SANTA ANA AS FOLLOWS:

Section 1. The Historic Resources Commission of the City of Santa Ana hereby finds, determines and declares as follows:

- A. Brateil Aghasi, representing WISEPlace ("Applicant"), is requesting approval of Historic Exterior Modification Application No. 2022-02 to allow exterior modifications to the property at 1411 North Broadway, historically known as the Santa Ana-Tustin YWCA building.
- B. The legal owner of the property is WISEPlace, a California nonprofit public benefit corporation.
- C. The legal description for the subject property is attached hereto as Exhibit A and incorporated by this reference as though fully set forth herein.
- D. The Santa Ana-Tustin YWCA building is individually listed as No. 63 on the Santa Ana Register of Historical Properties and categorized as "Landmark" in 2001.
- E. The Santa Ana-Tustin YWCA building was constructed in 1950 and dedicated in February 1951. It is late and modest example of the Spanish Colonial Revival style applied to an institutional building in Santa Ana. It was listed as a local landmark under Santa Ana Criterion 1 for embodying the "distinguishing characteristics" of the Spanish Colonial Revival style and under Santa Ana Criterion 4 for its association with the Santa Ana-Tustin YWCA, an important social and cultural institution in the community. Character-defining exterior features of the building that should be preserved include, but may not be limited to: Prominent street frontage on North Broadway; Rectangular massing; Low-pitched asymmetrical gable roof at the east-west wing; Clay tile roofing at the east-west wing (clay tiles replaced in kind); Board-formed, painted concrete walls at the east-west wing; Entry porch at the north façade of the east-west wing; Multi-light wood French doors at the north façade of the east-west wing; Punched window openings holding multi-light steel windows at the east-west wing; Exterior brick chimney centered on the west façade gable end of the east-west wing; Open lounge/community room at the west end of the east-west wing;

Double-loaded corridor flanked by smaller rooms in the east-west wing;
Open lounge/community room at the west end of the east-west wing; and
Double-loaded corridor flanked by smaller rooms in the east-west wing.

- F. Pursuant to Santa Ana Municipal Code Section 30-6, no exterior physical modifications, other than those identified by the Historic Resources Commission for administrative approval by city staff, shall be permitted with respect to a historic structure until the Historic Resources Commission approves such request at a duly noticed public hearing and issues a certificate of appropriateness. The Historic Resources Commission shall issue the certificate of appropriateness upon finding that the proposed modification(s) does not substantially change the character and integrity of the historic property.
- G. The applicant is proposing rehabilitation of the building into a housing development that will provide permanent accommodations for unhoused, unaccompanied women. The majority of the one-story east-west wing of the historic building (stretching roughly 123 feet from the front/west façade to the rear) will be rehabilitated for use as offices, a training center, community room, and three residential studio units. Construction of new program will necessitate partial interior demolition on the wing; however, the overall floor plan of the wing (community room at the west end and double-loaded corridor flanked by smaller rooms) will remain the same.

The wing that runs north-south along the east property line (which has been significantly altered by the 1986 upper-story addition) will be demolished and replaced with a new four-story addition in the approximate location and footprint of the existing wing. The new addition will have parking at ground level and residential units, laundry rooms, and communal space at the upper levels. The addition will be significantly set back from the west property line (approximately 145 feet) and only two inches taller than the existing north-south wing so as to minimize its visibility from the property's primary street frontage on North Broadway.

As proposed, the new construction will be designed as a simplified, contemporary variation of the Spanish Colonial Revival style, with elements such as a low-pitched clay tile roof, rectangular massing, and stucco wall cladding. It will be compatible with, but distinct from the existing historic building.

- H. Pursuant to Santa Ana Municipal Code Section 30-6, the Historic Resources Commission held a duly noticed public hearing on March 3, 2022 for the request for exterior modifications to the Santa Ana-Tustin YWCA building.
- I. Since the property is deemed a historic structure, all exterior modifications are required to meet the Secretary of Interior's Standards for Rehabilitation.
 - 1. The following Secretary of Interior's Standards are applicable:

- i. The Project complies with Standard No. 1. The building will continue in its present use as housing for unhoused women. Exterior distinctive materials and features, including the building's rectangular massing and L-shaped plan, as well as the east-west wing's low-pitched gable roof with clay tile roofing, board-formed painted concrete walls, entry porch, most steel windows, French doors, and brick chimney will be retained. The general spatial arrangement of the east-west wing (lounge/communal area at the west end with a double-loaded corridor flanked by smaller rooms) will also remain.
- ii. The Project complies with Standard No. 2. The historic character of the former YWCA building will be retained and preserved under the Project. The building's distinctive materials and features (rectangular massing, L-shaped plan, low-pitched clay tile roof, board-formed painted concrete walls, north façade entry porch and French doors, brick chimney, nearly all of its original steel windows, and its overall first floor configuration in the east-west wing) will be retained. The overall spatial configuration of the east-west wing (open lounge/community room at the west end and double-loaded corridor with smaller rooms comprising the rest of the wing) will also be preserved. While a few historic steel windows will be removed during demolition of the rear position of the building, the majority of original windows will remain, and the few being removed will not significantly impact the historic character of the building.
- iii. The Project complies with Standard No. 3. The Project will not add any conjectural features or elements from other historic properties.
- iv. The Project meets Standard No. 5. As described in detail in the discussion of Standard Nos. 1 and 2, all of the building's most distinctive materials, features, finishes, and construction techniques/examples of craftsmanship will be preserved under the Project.
- v. The Project complies with Standard No. 6. Any deteriorated historic features or materials (board-formed concrete walls, steel windows, wood French doors, brick chimney) identified during the building's rehabilitation will be repaired rather than replaced to the extent feasible. If deteriorated beyond repair, features/materials will be replaced in kind. Additionally, the building's original exterior paint palette, identified through historical paint analysis, will be restored as part of the Project.
- vi. The Project meets Standard No. 7. Any chemical or physical treatments required during the building's rehabilitation will be

undertaken using the gentlest means possible so as to minimize damage to historic fabric.

- vii. The Project complies with Standard No. 9. A four-story addition will replace the north-south wing at the rear of the building. While the new construction will result in partial demolition of the building, the majority of the section of the building to be removed was significantly altered in the 1980s and thus contains no historic materials, features, or spatial relationships that characterize the property. The Project will preserve the historic materials and features of the historic east-west wing, including its overall form, low-pitched clay tile roof, board-formed concrete walls, north façade porch, French doors, most steel windows.

The overall design, massing, features, and materials of the new construction will be compatible with, but differentiated from the remaining historic portion of the building. The addition will reflect a simplified, Spanish Colonial Revival aesthetic, with a low-pitched gable roof covered in clay tiles, stucco-clad walls, and punched rectangular window openings. The new construction will be significantly set back from North Broadway in order to minimize its visibility and overall visual impact on the historic character of the existing building from the public right-of-way.

- viii. The Project complies with Standard No. 10. The building's original form and integrity was compromised with the construction of an upper-story addition above the north-south wing in 1986. Thus, demolition of the north-south wing and construction of a new four-story wing in its place will not impair the overall integrity of the existing building. The one-story, rectangular form of the east-west wing, as well as most of the east-west wing's historic materials and features, are still intact. If the new four-story addition at the rear of the building is removed in the future, the essential form and integrity of the historic east-west wing will be unimpaired.
- ix. Standards 4 and 8 are not applicable. No features of this description would be affected by this Project.

Section 2. In accordance with the California Environmental Quality Act, the recommended action is exempt from further review under Section 15331, Class 31, as this action is designed in a manner consistent with the Secretary of Interior's Standards. Categorical Exemption, Environmental Review No. 2022-05 will be filed for this project.

Section 3. The Historic Resources Commission of the City of Santa Ana after conducting the public hearing hereby approves the Certificate of Appropriateness for Historic Exterior Modification Application No. 2022-02, as conditioned in Exhibit B,

attached hereto and incorporated herein. The Historic Resources Commission finds that the proposed modifications do not substantially change the character and integrity of the historic property. This decision is based upon the evidence submitted at the above said hearing, which includes, but is not limited to: the Staff Report and exhibits attached thereto and the public testimony, all of which are incorporated herein by this reference.

Section 4. The Historic Resources Commission Secretary is hereby directed to file a certified copy of this Resolution with the County Recorder's Office after the adoption of this Resolution pursuant to Public Resources Code Section 5029.

ADOPTED this 3rd day of March 2022.


Tim Rush
Chairperson

APPROVED AS TO FORM:
Sonia R. Carvalho, City Attorney

By: 
John M. Funk
Sr. Assistant City Attorney

AYES: Commission members: CARPENTER, CHRISTY, HARDY,
MCCLOUGHLIN, MURASHIE,
PENA-SARMIENTO, RUSH, SHIPP (8)

NOES: Commission members:

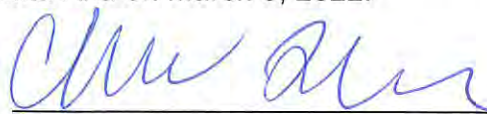
ABSTAIN: Commission members:

NOT PRESENT: Commission members: FRAZIER (1)

CERTIFICATE OF ATTESTATION AND ORIGINALITY

I, CHRISTINA LEONARD, Commission Secretary, do hereby attest to and certify the attached Resolution No. 2022-02 to be the original resolution adopted by Historic Resources Commission of the City of Santa Ana on March 3, 2022.

Date: 4.5.22


Commission Secretary
City of Santa Ana

**EXHIBIT A
LEGAL DESCRIPTION**

APN	Address	Legal Description	Owner Names
398-523-04	1411 North Broadway	<p>THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SANTA ANA IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:</p> <p>PARCEL 1:</p> <p>THE EAST 130.00 FEET OF THAT PORTION OF THE LAND ALLOTTED TO JACOB ROSS, AS DESCRIBED IN THE FINAL DECREE OF PARTITION OF THE RANCHO SANTIAGO DE SANTA ANA, WHICH WAS ENTERED SEPTEMBER 12, 1869 IN BOOK "B", PAGE 410 OF JUDGMENTS OF THE DISTRICT COURT OF THE 17TH JUDICIAL DISTRICT IN AND FOR LOS ANGELES COUNTY, CALIFORNIA, DESCRIBED, AS FOLLOWS:</p> <p>BEGINNING AT A POINT 1028.50 FEET SOUTH OF THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 10 WEST, SAN BERNARDINO MERIDIAN; THENCE WEST 319.70 FEET TO A PORTION THE CENTERLINE OF SYCAMORE STREET, AS DESCRIBED IN THAT</p>	WISEPlace, a California nonprofit public benefit corporation

CERTAIN FINAL JUDGMENT,
SUPERIOR COURT CASE
NO. 23280, A CERTIFIED
COPY OF WHICH WAS
RECORDED JANUARY 08,
1929 IN BOOK 227. PAGE 401
OF OFFICIAL RECORDS OF
ORANGE COUNTY,
CALIFORNIA, SAID POINT
BEING THE TRUE POINT OF
BEGINNING; THENCE WEST
310.37 FEET TO THE
SOUTHWEST CORNER OF
THE LAND DESCRIBED IN A
DEED TO T. J. MULLINIX
RECORDED OCTOBER 29,
1897 IN BOOK 33, PAGE 197
OF DEEDS OF SAID ORANGE
COUNTY; THENCE NORTH
77 FEET 1 INCH; THENCE
EAST 310.37 FEET TO SAID
CENTERLINE; THENCE
SOUTH 77 FEET 1 INCH TO
THE TRUE POINT OF
BEGINNING.

PARCEL 2:

THE WEST HALF OF THAT
PORTION OF THE LAND
ALLOTTED TO JACOB ROSS,
AS DESCRIBED IN THE
FINAL DECREE OF
PARTITION OF THE RANCHO
SANTIAGO DE SANTA ANA,
WHICH WAS ENTERED
SEPTEMBER 12, 1868 IN
BOOK "B". PAGE 410 OF
JUDGEMENT OF THE
DISTRICT COURT OF THE
17TH JUDICIAL DISTRICT IN
AND FOR LOS ANGELES
COUNTY, CALIFORNIA,
DESCRIBED AS FOLLOWS:

FREE RECORDING PURSUANT TO
GOVERNMENT CODE § 27383

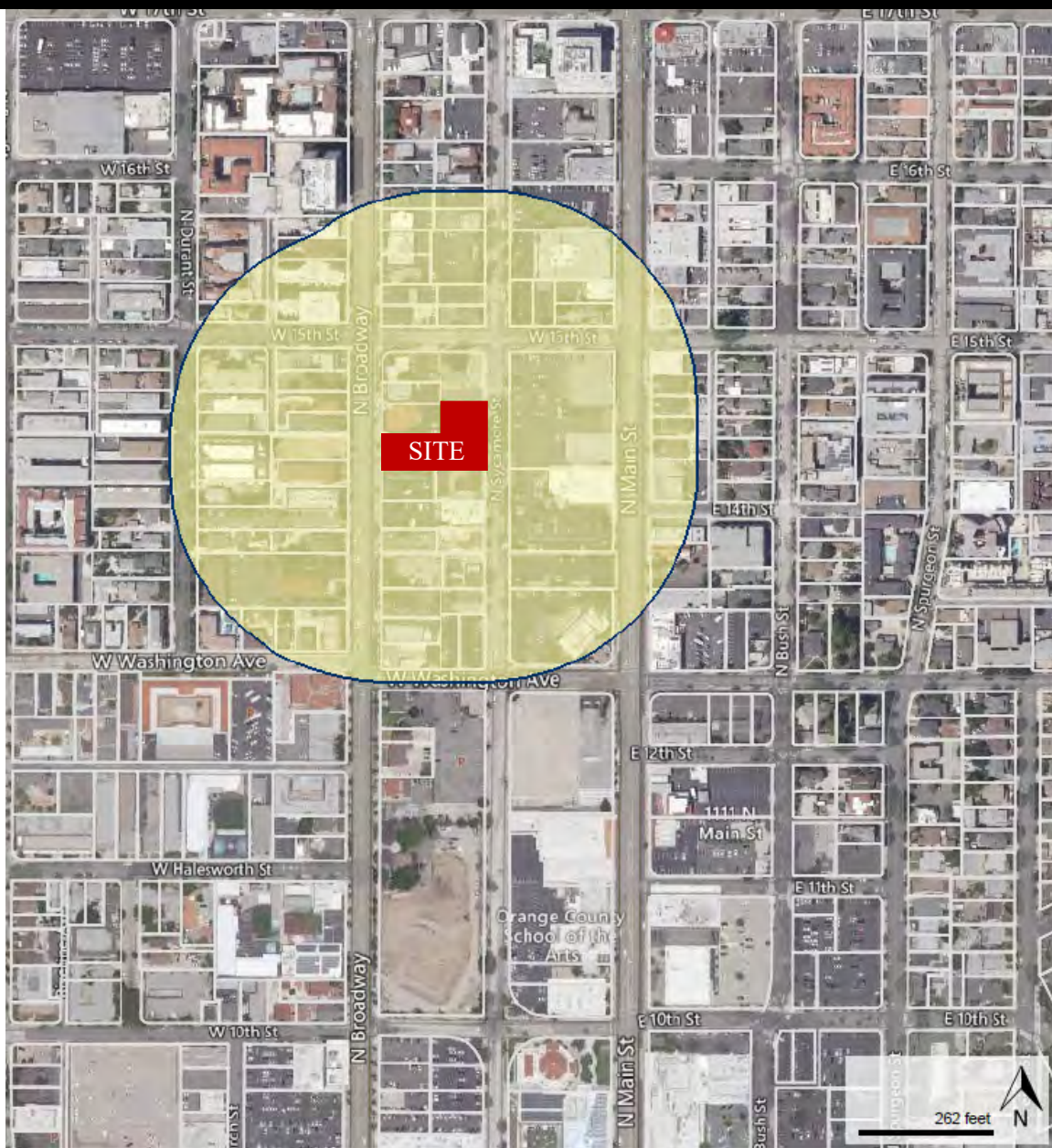
		<p>BEGINNING AT A POINT 1028.50 FEET SOUTH OF THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 10 WEST, SAN BERNARDINO MERIDIAN; THENCE WEST 630.00 FEET; THENCE SOUTH 75.00 FEET; THENCE EAST 630.00 FEET; THENCE NORTH 75.00 FEET TO THE POINT OF BEGINNING.</p> <p>THE EAST LINE OF SAID WEST HALF BEING THE CENTERLINE OF SYCAMORE STREET, AS DESCRIBED IN THAT CERTAIN FINAL JUDGMENT, SUPERIOR COURT CASE NO. 23280, A CERTIFIED COPY OF WHICH WAS RECORDED <u>JANUARY 08. 1929 IN BOOK 227, PAGE 401 OF OFFICIAL RECORDS</u> OF ORANGE COUNTY, CALIFORNIA.</p>	
--	--	--	--

EXHIBIT B

**Conditions of Approval for Historic Exterior Modification Application (HEMA)
No. 2022-02**

The Applicant must comply with each and every condition listed below prior to exercising the rights conferred by the Historic Resource Commission's approval and the City of Santa Ana Register of Historic Properties pursuant to Section 30-6 of the Santa Ana Municipal Code. The Applicant must remain in compliance with all conditions listed below:

1. Prior to final occupancy, the applicant shall install a bronze plaque honoring and recognizing the structure at 1411 North Broadway, historically known as the Santa Ana-Tustin YWCA building. The plaque shall include the historic name, address, year built, and local historic register designation. The final dimensions, location, text and description on the plaque shall be reviewed and approved by planning staff.
2. Prior to final occupancy, the applicant shall provide landscaping along the rear of the building, adjacent to North Sycamore Street, and along North Broadway, where feasible. The proposed landscaping shall be consistent and compatible with the existing historic building. The final landscape design and landscape palette shall be reviewed and approved by planning staff. (***Added by the Historic Resources Commission on March 3, 2022***)



500' RADIUS

HEMA NO. 2022-02
1411 NORTH BROADWAY
SANTA ANA-TUSTIN YWCA

PLANNING AND BUILDING AGENCY

EXHIBIT 2

Existing Conditions Photographs, Exterior (ARG, 2021)



View southeast of 1411 N. Broadway, one-story wing, north facade.



View east of the west and south façades.



View east of the main (north) entrance porch.



View west of the north façade, one-story wing.



View south of the north façade of the one-story wing and west façade of the two-story wing.



View southeast of the west façade of the two-story wing. Note the 1980s addition.



View southeast of the north façade, two-story wing.



View northwest of the east and south façades from North Sycamore Street.

Interior

The interior of the one-story, east-west wing is primarily entered from paired doors at the north façade porch. The main entrance leads to an open lobby area with a reception desk at the east end. The lobby has a simple plaster ceiling and walls, and replacement laminate flooring. To the west of the lobby is a lounge/common area. The lounge was recently remodeled with new wall and floor finishes, skylights, and built-in shelving. To the east of the lobby is a double-loaded corridor with offices and other small secondary rooms on either side. The corridor retains the same ceiling, wall, and floor finishes as the lobby. Offices have plaster ceilings and walls and carpet flooring.

The east end of the one-story wing is connected to the two-story wing that runs north-south along the east property line. The first floor of the two-story wing is characterized by a large double-height gymnasium accessed through multiple pairs of slab doors along the west wall. The

gym retains an acoustic tile ceiling, plaster walls, and wood strip flooring. A small, raised stage is centered on the north wall of the space. The upper floor of this wing was not accessed during ARG's site visit at the property.

Existing Conditions Photographs, Interior (ARG, 2021)



View northeast of the entrance lobby and reception desk.



View southwest of the lounge/common area.



View east of the office corridor.



View north of an office (typical).



NAME	Santa Ana-Tustin YWCA			REF. NO. 63
ADDRESS	1411 North Broadway			
CITY	Santa Ana	ZIP	92706-3997	ORANGE COUNTY
YEAR BUILT	1950	LOCAL REGISTER CATEGORY: Landmark		
HISTORIC DISTRICT		NEIGHBORHOOD	N/A	
NATIONAL REGISTER CRITERIA FOR EVALUATION	A, C	NATIONAL REGISTER STATUS CODE	5S1	

Location: Not for Publication Unrestricted

USGS 7.5" Quad _____ Date: _____ T _____ R _____ of _____ of Sec _____ : _____ B.M.

Prehistoric Historic Both

ARCHITECTURAL STYLE: Mission/Spanish Colonial Revival

DESCRIPTION/BACKGROUND RELATED TO PERIOD ARCHITECTURE:

The Mission/Spanish Colonial Revival style, as its name implies, encompasses two major subcategories. The Mission Revival vocabulary, popular between 1890 and 1920, drew its inspiration from the missions of the Southwest. Identifying features include curved parapets (or *espadana*); red tiled roofs and coping; low-pitched roofs, often with overhanging eaves; porch roofs supported by large, square piers; arches; and wall surfaces commonly covered in smooth stucco. The Spanish Colonial Revival flourished between 1915 and 1940, reaching its apex during the 1920s and 1930s. The movement received widespread attention after the Panama-California Exposition in San Diego in 1915, where lavish interpretations of Spanish and Mexican prototypes were showcased. Easily recognizable hallmarks of the Spanish Colonial Revival are low-pitched roofs, usually with little or no overhangs and red tile roof coverings, flat roofs surrounded by tiled parapets, and stuccoed walls. The Spanish vocabulary also includes arches, asymmetry, balconies and patios, window grilles, and wood, wrought iron, tile, or stone decorative elements.

CONSTRUCTION HISTORY: (Construction data, alterations, and date of alterations)

July 6, 1950: Construct YWCA recreation and office building.
April 9, 1951: Finish auditorium for YWCA.
April 28, 1952: Neon sign for YWCA.
November 23, 1960: Interior alterations for YWCA.
August 15, 1975: New locker & shower room for YWCA.
April 21, 1986: Add second story [above existing gymnasium], remodel room adjacent to gym.

RELATED FEATURES: (Other important features such as barns, sheds, fences, prominent or unusual trees, or landscape)

None noted.

DESCRIPTION: (Describe resource and its major elements. Include design, materials, condition, alterations, size, settings, and boundaries.)

A one-story, L-shaped building that extends from Broadway east to Sycamore Street, the Santa Ana-Tustin YWCA exhibits the combination of Mediterranean and California Ranch style features that is typical of the post World War II Spanish Colonial Revival style. It is strongly horizontal in orientation, with a very low-pitched gable roof clad in red clay tile extending past the building to shelter a loggia. Substantial square piers support the overhang. The Broadway elevation is dominated by a large, central red brick chimney, flanked on each side by pairs of steel sash multi-paned windows, reflecting the use of the space inside as a living room. A gymnasium/auditorium is located in the eastern, Sycamore wing. The building has little architectural detailing, and the landscaping is neat and simple. Modifications include the addition of a second story above the gymnasium, requiring the enclosure of some window and door openings and application of new coating of stucco.

HISTORIC HIGHLIGHTS:

Declaring “the girls of today are the wives, mothers, homemakers, business women, voters, and civic leaders of tomorrow . . . let us here at home pay more attention to our own girls and young women by helping the Santa Ana-Tustin YWCA have a building of its own at last,” the leadership of the YWCA kicked off its 1949-1950 building campaign. The local YWCA was an outgrowth of the movement started in 1924 by Ralph Smedley at the YMCA. Initially, the YWCA met at the YMCA, moving to rented quarters in several locations over the next quarter of a century. The organization acquired three contiguous lots on Sycamore and Broadway in the 1940s and engaged architect Harold Gimeno to design the new facility. Ground was broken in June 1950 and construction on the new \$114,000 building begun by the Allison Honer Company. The new YWCA was dedicated in February 1951, with some interior work, including the auditorium, finished over the next few months. The building is currently (2001) in its 50th year of service.

RESOURCE ATTRIBUTES: (List attributes and codes from Appendix 4 of Instructions for Recording Historical Resources, Office of Historic Preservation.)

HP 13: Community center / social hall

RESOURCES PRESENT:

Building Structure Object Site District Element of District Other

MOVED? No Yes Unknown Date: _____ Original Location: _____

STATEMENT OF SIGNIFICANCE: (Discuss importance in terms of historical or architectural context as defined by theme, period, geographic scope, and integrity.)

Santa Ana was founded by William Spurgeon in 1869 as a speculative townsite on part of the Spanish land grant known as Rancho Santiago de Santa Ana. Early growth and development was stimulated by the arrival of the Southern Pacific Railroad in 1878 and the Santa Fe Railroad in 1886. By the end of the 1880s, Santa Ana’s downtown business district was defined by five city blocks of brick commercial buildings on Fourth Street, with the heart of the city at the intersection of Fourth and Main Streets. Following its incorporation as a city in 1886, Santa Ana was recognized as one of the leading communities in the area in 1889 when it became the seat of the newly created County of Orange.

From the beginning, social and fraternal organizations played an important role in the history of the town. The Masons and the Oddfellows both organized in 1875, and were followed before the close of the decade by the Good Templars Lodge and the Workmen Lodge. Dedicated to community service and fellowship, such organizations sponsored community events, often held in halls constructed for the purpose. Spurred by the growth the community experienced during the 1920s, several new associations were founded, and many older groups constructed new homes. The Santa-Tustin YWCA building, constructed in 1950, represents a third generation of club buildings to grace the community. The YWCA evolved from the YMCA movement started in 1924 by Ralph Smedley. There were many organizations within the YWCA framework, including the young businesswomen’s group; girl’s reserve programs; teen clubs; meetings for the wives of servicemen stationed in the area during and after World War II; a newcomers club; class for mothers of small children; a senior social club; and other classes and seminars. Dedicated in February of 1951, the YWCA has continued to serve the community with important programs from this building and represents a significant historic pattern in the development of Santa Ana.

Exhibiting the simplicity of design characteristic of the post World War II Spanish Colonial Revival, the YWCA is also significant for architectural merit. Character-defining exterior features of the building, which should be preserved, include, but may not be limited to: roof configuration and materials; stucco cladding; brick chimney; original fenestration; loggia; and the horizontal emphasis of the building’s massing.

SUMMARY/CONCLUSION:

The YWCA building is included in the Santa Ana Register of Historic Property, meeting Criteria 1 for distinguishing characteristics of an architectural style or period and Criteria 4 for historical significance related to association with a renowned organization. The building has been categorized as “Landmark” because it “has historical/cultural significance to the City of Santa Ana” (Municipal Code, Section 30-2.2). The property also appears to be eligible for listing in the California Register of Historical Resources.

OWNER AND ADDRESS: Ron Middlebrook
1411 North Broadway
Santa Ana, CA 92706

RECORDED BY: (Name, affiliation, and address)

Leslie Heumann & Liz Carter

Science Applications International Corporation

35 S. Raymond Avenue, Suite 204, Pasadena, CA 91105

DATE RECORDED: April 25, 2001

SURVEY TYPE: (Intensive, reconnaissance, or other)

Intensive Survey Update

REPORT CITATION: (Cite survey report and other sources)
City of Santa Ana, *Santa Ana's Historic Treasures*.

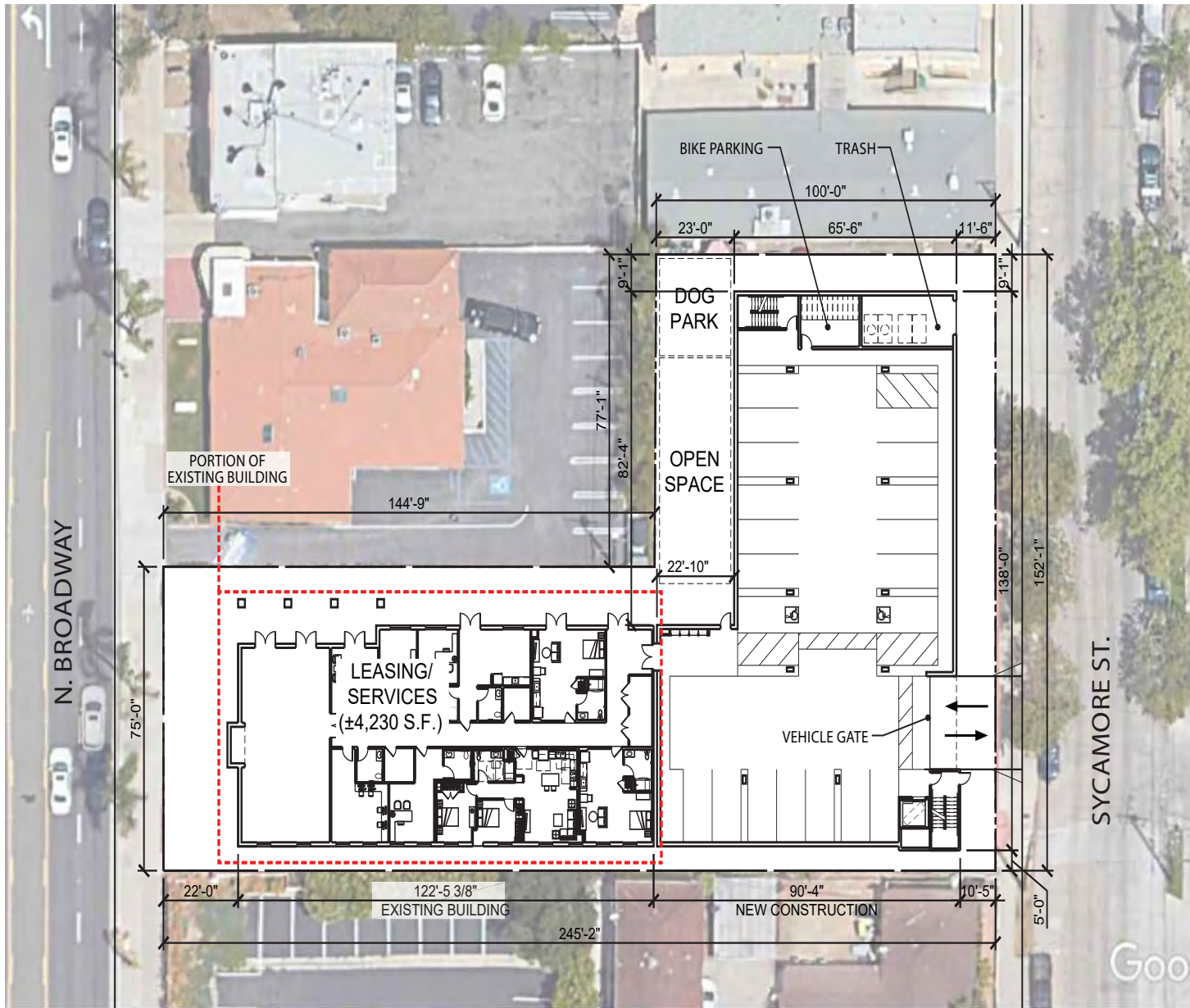
REFERENCES: (List documents, date of publication, and page numbers. May also include oral interviews.)
Harris, Cyril M. *American Architecture: An Illustrated Encyclopedia*. New York, WW Norton, 1998.
Marsh, Diann. *Santa Ana, An Illustrated History*. Encinitas, Heritage Publishing, 1994.
McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1984.
National Register Bulletin 16A. "How to Complete the National Register Registration Form."
Washington DC: National Register Branch, National Park Service, US Department of the Interior, 1991.
Whiffen, Marcus. *American Architecture Since 1780*. Cambridge: MIT Press, 1969.
Y.W.C.A. "The Girl of Today." (no date; 1949 or 1950)
"Aiding Girls in Y.W.C.A. Purpose," *Santa Ana Journal*, 7/6/1936.
"Dedicate New Y on Sunday," unknown source, 2/19/1951.

EVALUATOR: Leslie J. Heumann **DATE OF EVALUATION:** April 25, 2001

EXPLANATION OF CODES:

- National Register Criteria for Evaluation: (From Appendix 7 of Instructions for Recording Historical Resources, Office of Historic Preservation)
 - A:** that are associated with events that have made a significant contribution to the broad patterns of our history.
 - C:** that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

- National Register Status Code: (From Appendix 2 of Instructions for Recording Historical Resources, Office of Historic Preservation)
 - 5S1:** Is separately listed or designated under an existing local ordinance, or is eligible for such listing or designation.



VICINITY MAP



PROJECT SUMMARY

ZONE:	SP-3: MIDTOWN SPECIFIC PLAN
SITE AREA:	±0.6 ACRES
TOTAL UNITS:	49 DU
DENSITY:	82 DU/AC
PARKING:	20 SPACES
CONSTRUCTION TYPE:	1 AND 3 LEVELS OF TYPE V OVER 1 LEVEL OF TYPE I
LEASING/SERVICES:	±4,015 S.F.
COMMUNITY AREA:	±2,168 S.F.
NET RENTABLE AREA:	±20,598 S.F.

UNIT SUMMARY

UNIT	TYPE	AREA	TOTAL
P0.0 (PSH)	STUDIO	(±404 S.F.)	9 UNITS
P0.1 (PSH)	STUDIO	(±406 S.F.)	37 UNITS
P0.3 (PSH)	STUDIO	(±503 S.F.)	2 UNITS
P2.0 (MNGR.)	2BED /1BA	(±934 S.F.)	1 UNIT
TOTAL:			49 UNITS

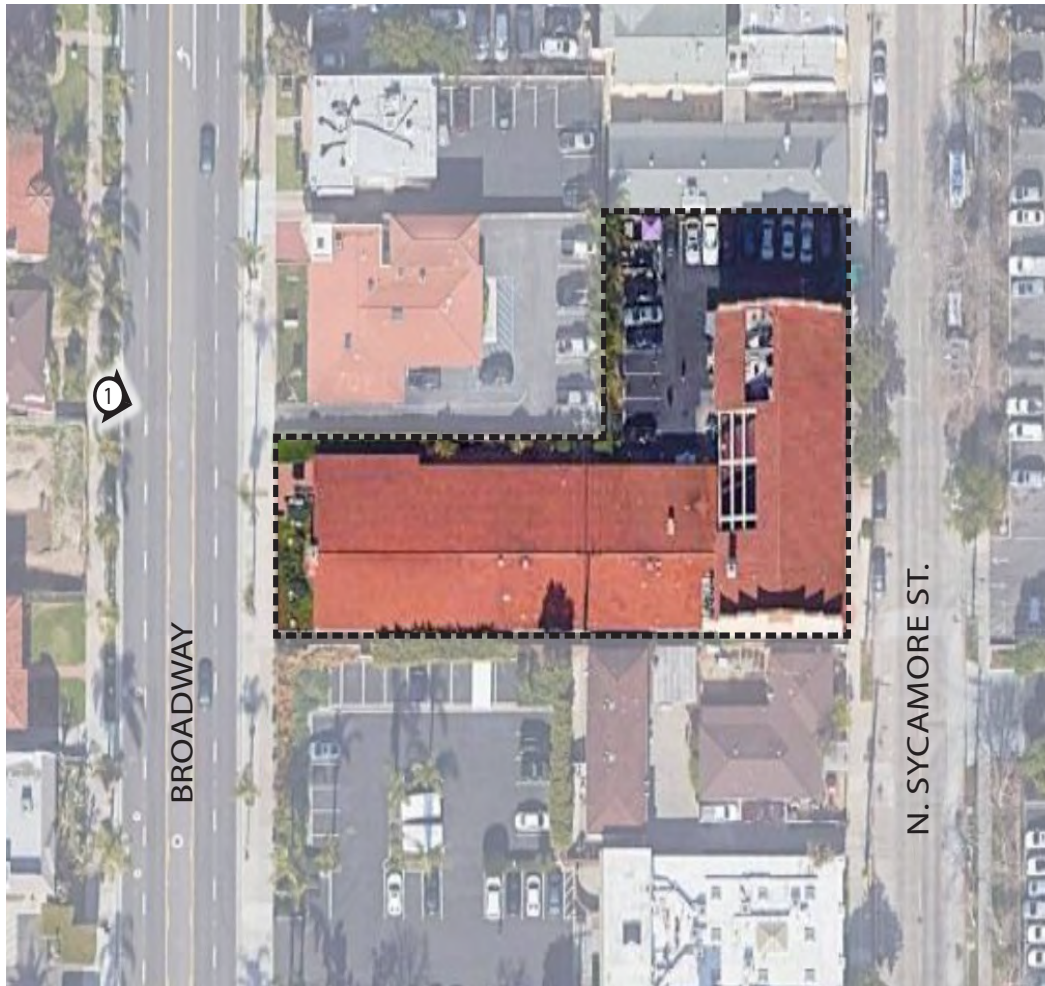
PARKING SUMMARY

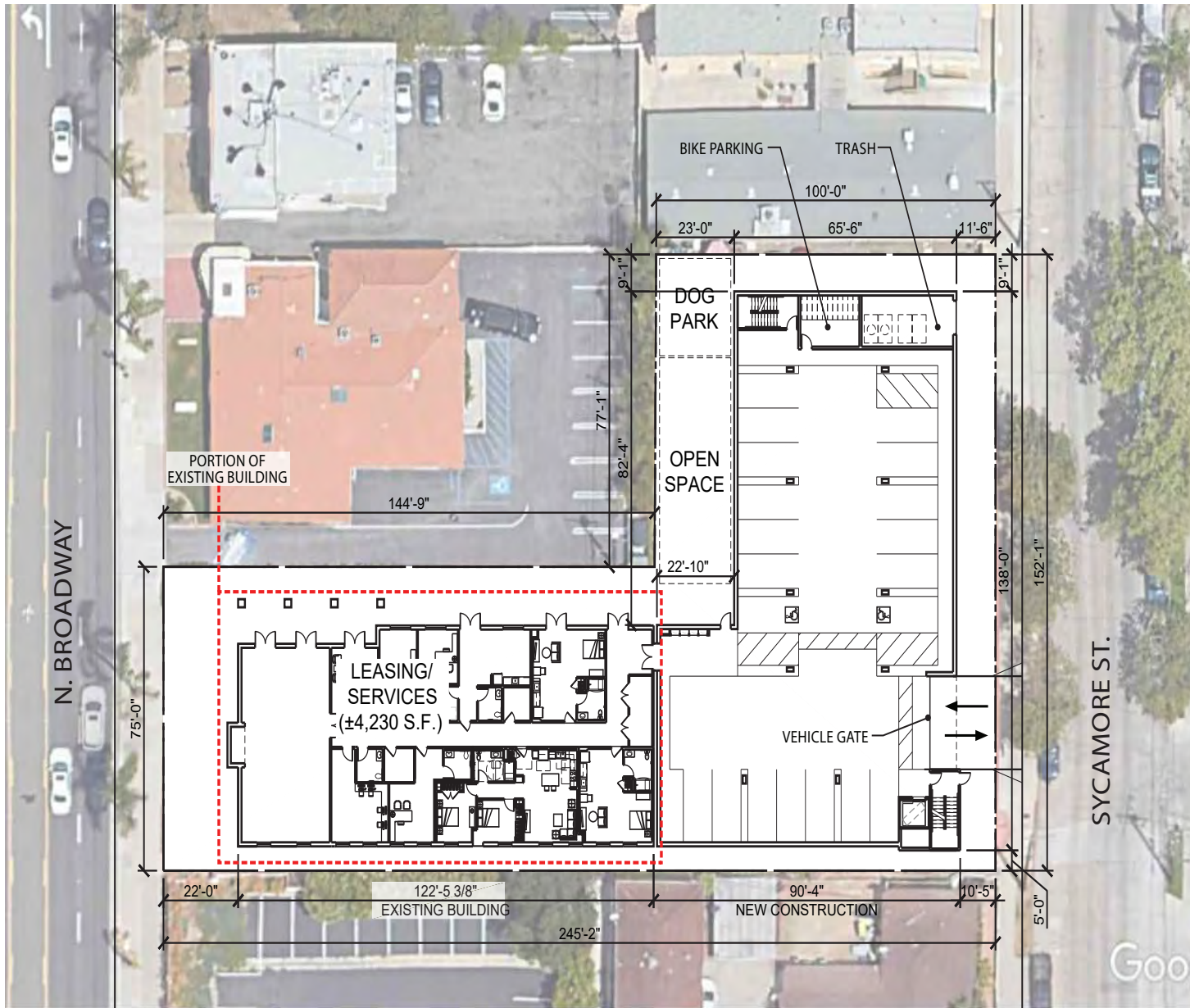
PARKING REQUIRED PER AB 774:		
0.3 STALLS/UNIT	49 UNITS	15 SPACES
TOTAL REQUIRED:		15 SPACES
PARKING PROVIDED:		
STANDARD		18 STALLS
ADA		2 STALLS
TOTAL PROVIDED:		20 STALLS
PARKING RATIO:		0.40 PER UNIT



WISEPlace

Santa Ana, CA





VICINITY MAP



PROJECT SUMMARY

ZONE:	SP-3: MIDTOWN SPECIFIC PLAN
SITE AREA:	±0.6 ACRES
TOTAL UNITS:	49 DU
DENSITY:	82 DU/AC
PARKING:	20 SPACES
CONSTRUCTION TYPE:	1 AND 3 LEVELS OF TYPE V OVER 1 LEVEL OF TYPE I
LEASING/SERVICES:	±4,015 S.F.
COMMUNITY AREA:	±2,168 S.F.
NET RENTABLE AREA:	±20,598 S.F.

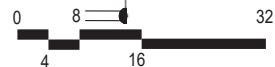
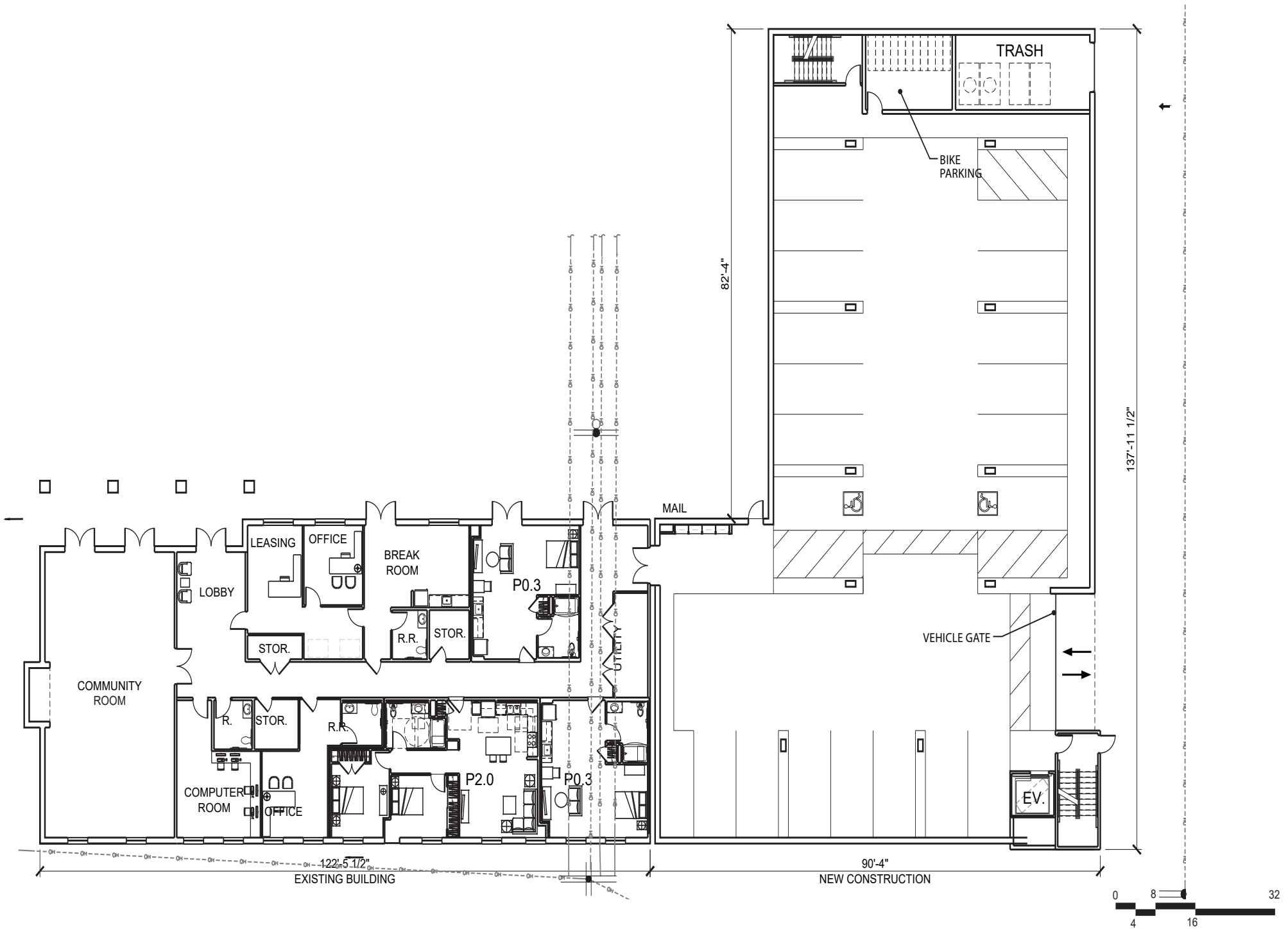
UNIT SUMMARY

UNIT	TYPE	AREA	TOTAL
P0.0 (PSH)	STUDIO	(±404 S.F.)	9 UNITS
P0.1 (PSH)	STUDIO	(±406 S.F.)	37 UNITS
P0.3 (PSH)	STUDIO	(±503 S.F.)	2 UNITS
P2.0 (MNGR.)	2BED /1BA	(±934 S.F.)	1 UNIT
TOTAL:			49 UNITS

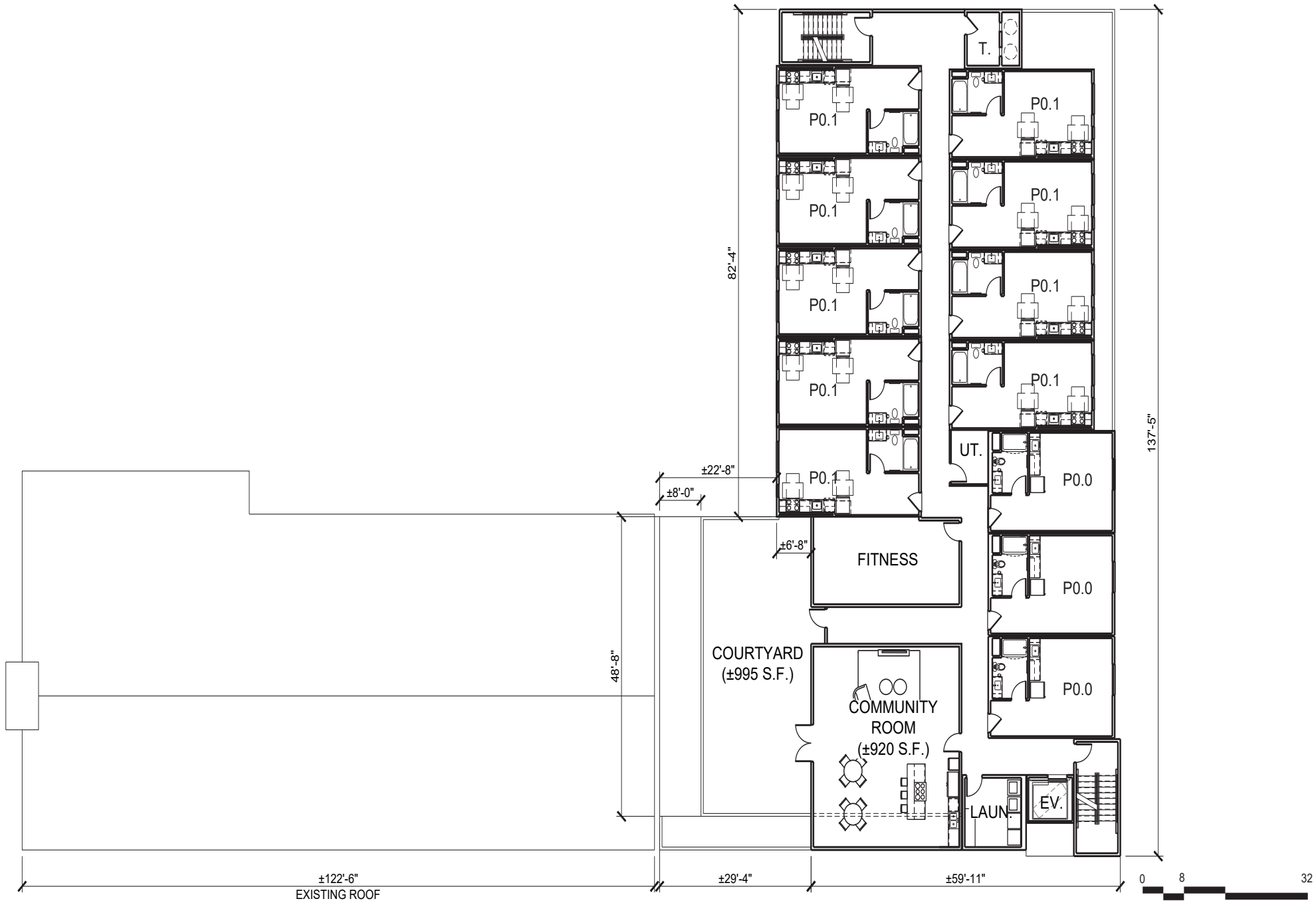
PARKING SUMMARY

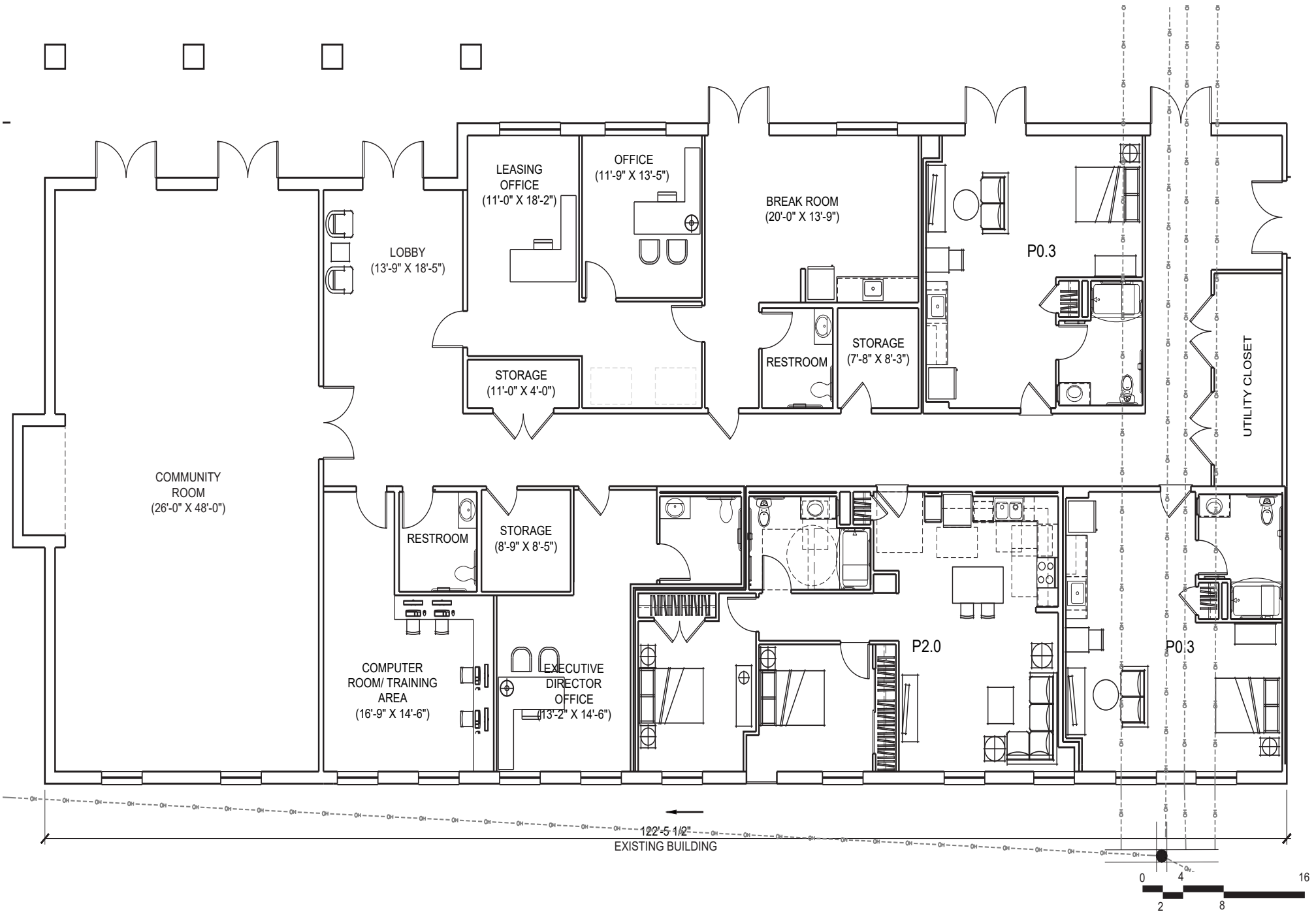
PARKING REQUIRED PER AB 774:		
0.3 STALLS/UNIT	49 UNITS	15 SPACES
TOTAL REQUIRED:		15 SPACES
PARKING PROVIDED:		
STANDARD		18 STALLS
ADA		2 STALLS
TOTAL PROVIDED:		20 STALLS
PARKING RATIO:		0.40 PER UNIT











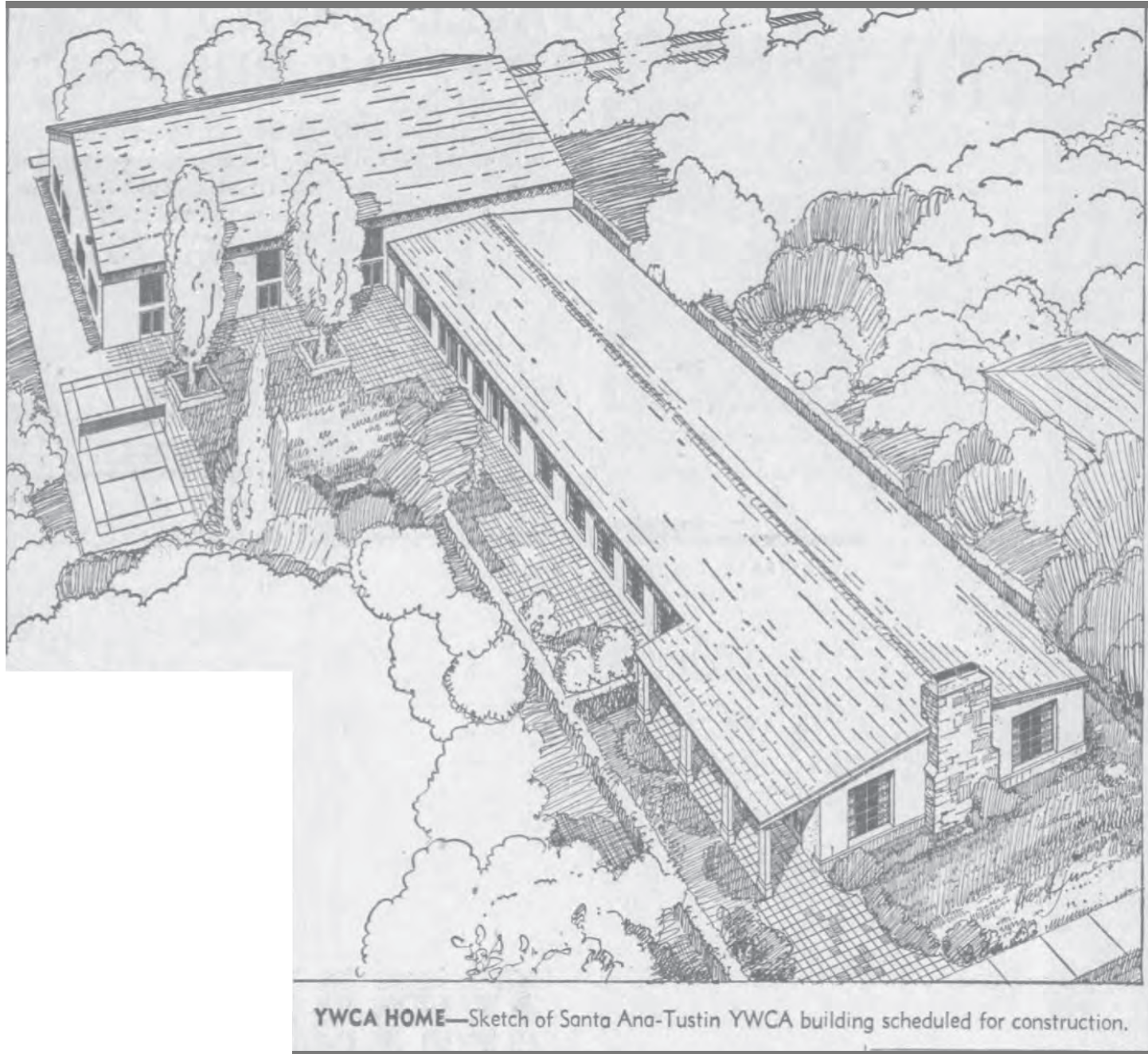


IMAGE FROM THE LOS ANGELES TIMES CIRCA 1950

EXISTING



KEY MAP



PROPOSED - VIEW LOOKING NORTH ON BROADWAY

EXISTING



KEY MAP

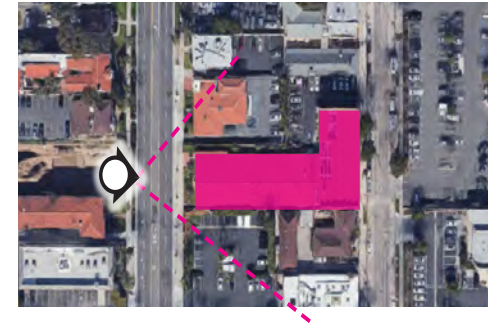


PROPOSED - VIEW LOOKING SOUTH ON BROADWAY

EXISTING

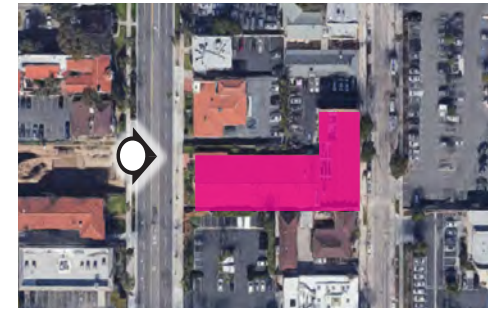


KEY MAP



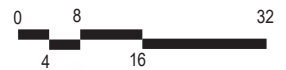
PROPOSED - VIEW LOOKING EAST ON BROADWAY

KEY MAP

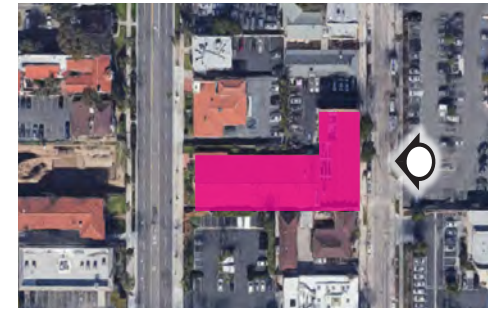


WEST ELEVATION (BROADWAY)

*EXISTING BUILDINGS ARE REMOVED FOR CLARITY

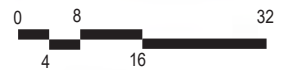


KEY MAP

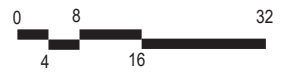
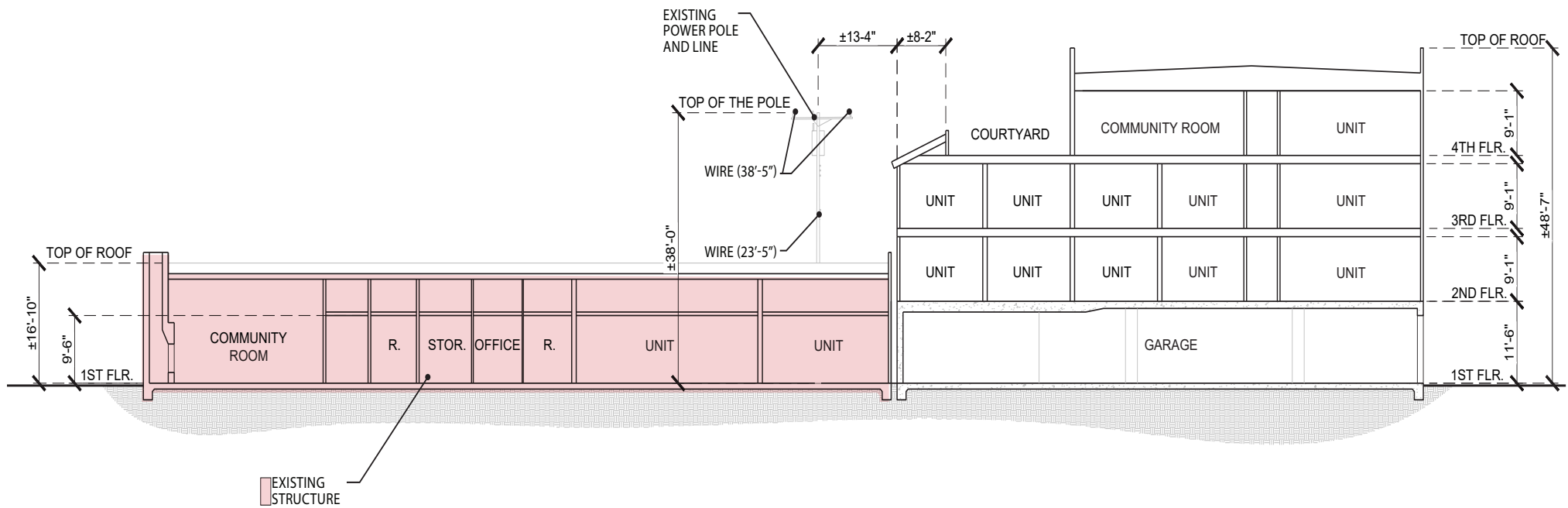
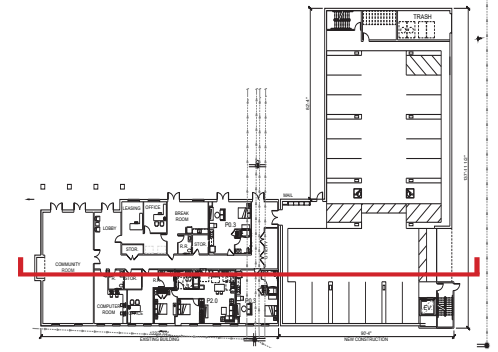


EAST ELEVATION (SYCAMORE STREET)

EXISTING BUILDINGS ARE REMOVED FOR CLARITY



KEY MAP





1411 N. Broadway, City of Santa Ana, CA

Historic Resource Assessment

Prepared for:

Jamboree Housing

Prepared by:



Architectural
Resources Group

Los Angeles, California

January 12, 2022

Table of Contents

1. Executive Summary.....	1
1.1. Introduction	1
1.2. Methodology	2
1.3. Preparer Qualifications	2
2. Property Description and Development	3
2.1. Site and Setting	3
2.2. Architectural Description	4
2.3. Chronology of Development and Use.....	9
3. Historical Background and Context.....	11
3.1. Institutional Development in Santa Ana	11
3.2. Young Women’s Christian Association (YWCA)	12
3.3. Development of the Subject Property	14
3.4. Spanish Colonial Revival Architecture	15
3.5. Harold Gimeno, A.I.A.....	16
3.6. Allison Honer, Contractor	17
4. Regulatory Framework	18
4.1. Definition of Historical Resources.....	18
4.2. Federal, State, and Local Evaluation Criteria	18
5. Evaluation of Historical Significance	23
5.1. Previous Evaluations and Studies	23
5.2. Evaluation of Significance	23
5.3. Evaluation of Integrity.....	25
5.4. Character-Defining Features.....	27
6. Impacts Analysis.....	28
6.1. Summary of Historical Resource Findings	28
6.2. Significance Threshold	28
6.3. Project Description.....	29
6.4. Analysis of Project Impacts	29
6.5. Summary of Continued Eligibility.....	32

6.6. Analysis of Indirect Impacts32
7. Conclusion 34
8. References 35

1. Executive Summary

1.1. Introduction

Architectural Resources Group (ARG) has prepared this Historic Resource Assessment (HRA) related to the proposed development project (“the Project”) at 1411 N. Broadway (APN 398-523-04), in the City of Santa Ana. The Project Site is bound by North Broadway to the west and North Sycamore Street to the east. The Site is currently developed with a one- and two-story L-shaped building and small paved surface parking lot. Constructed in 1950, the building was originally occupied by the Santa Ana-Tustin YWCA. In the late 1990s, it was adapted for use as WISEPlace, a non-profit organization that provides shelter for unhoused, unaccompanied women. There are no other buildings or structures on the Project Site.

The Project includes the rehabilitation of the 1411 N. Broadway building into an approximately 49-unit housing development that will provide permanent accommodations for unhoused women. The majority of the east-west wing of the historic building (stretching approximately 123’ from the front/west façade to the rear) will be retained and rehabilitated. The rear, north-south wing of the building will be demolished and replaced with a new four-story addition containing parking at ground level and additional housing at the upper levels. Refer to *Section 6.3* for a more detailed description of the Project.

The purpose of this report is to fulfill the requirements of the California Environmental Quality Act (CEQA) as they relate to historical resources. CEQA states that “a project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment.”¹ An evaluation of potential impacts under CEQA includes both a determination of whether, and the extent to which, historical resources as defined by CEQA are present on and adjacent to the site and, if so, the identification of potential impacts to historical resources caused by the project.

In summary, it is ARG’s professional opinion that the former YWCA building is ineligible for listing in the National Register of Historic Places (National Register) and the California Register of Historical Resources (California Register) due to the fact that it has been altered over time in such a way that its historic integrity is significantly diminished. The building is a designated City of Santa Ana Landmark, and therefore it meets the definition of a historical resource under CEQA.²

Based on an analysis of the Project and its potential impact to historical resources, ARG finds that the Project meets the *Secretary of the Interior’s Standards for Rehabilitation* (the Standards) and will therefore not cause a substantial adverse change to the former YWCA building’s historical significance. The historical resource will retain all of its character-defining features and will continue to retain sufficient integrity to convey its significance as a local Santa Ana Landmark following the completion of the Project. It will remain eligible for listing under local designation criteria. Furthermore, as the building is not located directly adjacent to any designated or eligible

¹ California Public Resources Code, Section 21084.1.

² California Code of Regulations (CCR) Section 15064.5(a)(1-3).

historical resources, the Project will not have any indirect impacts on adjacent historical resources.

Therefore, the Project will not have a significant unavoidable impact on any historical resources on or adjacent to the Project Site.

1.2. Methodology

For preparation of this HRA, ARG performed the following tasks for research, documentation, and analysis:

- Conducted a search in California’s Built Environment Resource Directory (BERD) and Historic Resources Inventory (HRI) for previous survey and evaluation data.
- Reviewed federal and state technical bulletins, local ordinances, and other materials related to the evaluation of historical resources.
- Conducted primary and secondary source research related to the history and development of the property.
- Identified applicable historic contexts and themes.
- Evaluated the building against eligibility criteria of the National Register and California Register.
- Reviewed the Project and evaluated its potential to impact historical resources under CEQA.

ARG staff consulted the following archives and repositories as part of their research for this assessment: Orange County Assessor; building permits obtained from the City of Santa Ana Planning and Building Agency; newspapers.com and California Digital Newspaper Collection databases; historic aerials accessed online through historicaerials.com and UCSB Frame Finder; and ARG’s in-house library collection. A complete list of references is included at the end of this report.

In addition to primary and secondary source research, ARG conducted a site visit of the property on June 29, 2021. During the site visit, the property was photographed and notes were taken on its physical appearance and condition.

1.3. Preparer Qualifications

This report was prepared by Katie Horak, Principal; Evanne St. Charles, Senior Associate; and Rosa Lisa Fry, all of whom meet the *Secretary of the Interior’s Professional Qualifications Standards*, 36 CFR Part 61, in Architectural History.³

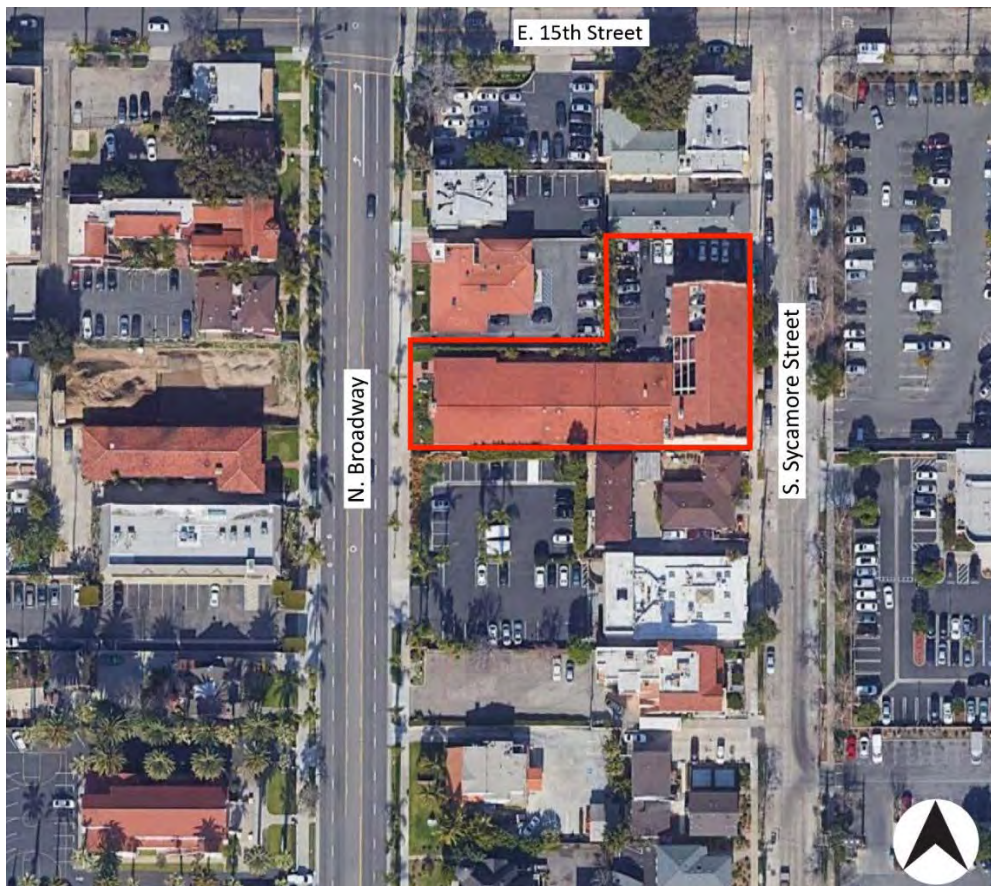
³ National Park Service, “Professional Qualifications Standards,” accessed October 2021, https://www.nps.gov/history/local-law/arch_stnds_9.htm.

2. Property Description and Development

2.1. Site and Setting

The Project Site is located at 1411 N. Broadway in the City of Santa Ana. The Site fronts on North Broadway to the east and North Sycamore Street to the west. It sits just south of East 15th Street, approximately 0.7 mile from Santa Ana City Hall (see Map 1). The streets in the surrounding area adhere to a rectilinear grid pattern, and the topography is flat. Adjacent properties are developed with primarily one- and two-story commercial, institutional, and residential buildings from the early 20th century to the decades following World War II. There are multiple residences as well as one institutional building (Fire Station Headquarters No. 1, 1322 N. Sycamore St.) within the same block as the Project Site that have been designated or identified as eligible for listing under federal, state, or local programs (see Map 2 and *Section 6.6*).⁴ The block also contains several paved surface parking lots.

The Site consists of an L-shaped parcel developed with a one- to two-story institutional building and small paved surface parking lot.



Map 1. Project location map (Google Maps; adapted by ARG, 2021). The Project Site is outlined in red.

⁴ Fire Station Headquarters No. 1 is also listed in the National Register.



Map 2. Map showing locations of surrounding previously identified historical resources (shaded blue). The Project Site is shaded red (Google Maps; adapted by ARG, 2021).

2.2. Architectural Description

Exterior

Constructed in 1950, the former YWCA building is a modest, pared down example of the Spanish Colonial Revival style. It is one to two stories in height and L-shaped in plan with a one-story wing running east-west along the south property line and fronting on North Broadway, and a two-story wing extending north-south along the east/rear property line, on North Sycamore Street.

The one-story, east-west wing of the building historically and currently holds a lobby, lounge, and offices. The wing is capped with a front-facing gable roof covered with clay tile roofing. At the west gable end, the roofline extends further north to form a porch that shelters the building's primary entrance on the north façade. The walls of this wing are painted board-formed concrete, and fenestration comprises multi-light steel windows within "punched" openings.

The primary entrance is located at the west end of the north façade and consists of a partial-width porch accessing three sets of multi-light wood French doors (one with sidelights). The doors are sheltered by the main roofline, which extends beyond the north façade and is supported by rectangular pillars. To the east of the north façade entrance are two additional sets of multi-light wood French doors (one with sidelights), three slab doors, and paired and grouped multi-light steel windows.

The west façade faces North Broadway and is fronted by a non-historic raised planter. An exterior brick chimney is located at the center of the façade and is flanked by two sets of paired multi-light steel casement windows topped with multi-light fixed sashes.

The south façade fronts the adjacent property. It is lined with paired multi-light steel windows at its west end and aluminum sliding replacement windows at the east end. The east end of the one-story, east-west wing of the building abuts the two-story, north-south wing.

The two-story, north-south wing historically and currently holds a gymnasium at the first floor. In 1986, the wing was significantly altered with the construction of a second-story addition that comprises housing units. The addition necessitated the enclosure of some original window and door openings, and stucco was applied over the wing's painted board-formed concrete exterior walls. The north-south wing is capped with a gable roof covered in clay tile roofing; parapet walls project above the roofline and bound the gable ends. The west roof plane is interrupted by a central open trellis structure marking the location of a second-story patio. Historic grouped multi-light steel windows are still present at the first story of the north and south façades, and metal sliding windows line the second story of the south and east façades. Non-original paired slab doors provide access to the gym from the north façade, and non-historic recessed fully glazed metal doors access the building from the south façade, off North Sycamore Street.

Existing Conditions Photographs, Exterior (ARG, 2021)



View southeast of 1411 N. Broadway, one-story/east-west wing, north facade.



View east of the west and south façades.



View east of the main (north) entrance porch.



View west of the north façade.



View south of the north façade of the east-west wing and west façade of the north-south wing.



View southeast of the west façade of the two-story/north-south wing. Note the 1980s addition.



View southeast of the north façade.



View northwest of the east and south façades from North Sycamore Street.

Interior

The interior of the one-story, east-west wing is primarily entered from paired doors at the north façade porch. The main entrance leads to an open lobby area with a reception desk at the east end. The lobby has a simple plaster ceiling and walls, and replacement laminate flooring. To the west of the lobby is a lounge/common area. The lounge was recently remodeled with new wall and floor finishes, skylights, and built-in shelving. To the east of the lobby is a double-loaded corridor with offices and other small secondary rooms on either side. The corridor retains the same ceiling, wall, and floor finishes as the lobby. Offices have plaster ceilings and walls and carpet flooring.

The east end of the one-story wing is connected to the two-story wing that runs north-south along the east property line. The first floor of the two-story wing is characterized by a large double-height gymnasium accessed through multiple pairs of slab doors along the west wall. The

gym retains an acoustic tile ceiling, plaster walls, and wood strip flooring. A small, raised stage is centered on the north wall of the space. The upper floor of this wing was not accessed during ARG's site visit at the property.

Existing Conditions Photographs, Interior (ARG, 2021)



View northeast of the entrance lobby and reception desk.



View southwest of the lounge/common area.



View east of the office corridor.



View north of an office (typical).

2.3. Chronology of Development and Use

Following is a chronology of development and use of the property at 1411 N. Broadway. Source materials include City of Santa Ana Planning and Building Agency building permits, historic newspaper articles, and aerial photographs.

- 1950 Following a 1949 building campaign, the Santa Ana-Tustin YWCA recreation and office building was constructed at 1411 N. Broadway. The property was owned by the YWCA, and the contractor was Allison Honer.⁵ Harold Gimeno was the architect.⁶
- 1951 The gymnasium was finished by Honer.⁷
- 1952 Signs were added to the property (not extant).⁸
- 1963 Roof trusses were repaired by Miller Iron Works.⁹
- The YWCA chapter changed the name of their organization to the Santa Ana-South Orange County YWCA to address growing membership outside of the city.¹⁰
- 1975 A new locker and shower room was built by Pyramid Construction.¹¹
- 1985 The Santa Ana YWCA's mission narrowed in the mid-1980s when the chapter began focusing more specifically on serving unhoused women. In order to support women experiencing homelessness, a 'hotel' addition was planned for the building.¹²
- 1986 The second-story 'hotel' addition was constructed, and a room adjacent to the gym was remodeled. Some window/door openings were infilled and exterior walls covered in stucco.¹³
- 1998 Interior renovations were carried out.¹⁴
- 1999 In 1999 the YWCA chapter reorganized as a new non-profit, WISEPlace, and disaffiliated from the National YWCA.¹⁵
- 2012 The one-story wing was re-roofed with in-kind clay tiles.¹⁶

⁵ City of Santa Ana Planning and Building Agency, Permit No. 4214.

⁶ "Plans for YWCA Structure at Santa Ana Announced," *Los Angeles Times*, January 15, 1950.

⁷ City of Santa Ana Planning and Building Agency, Permit No. 898.

⁸ City of Santa Ana Planning and Building Agency, Permit No. 2657.

⁹ City of Santa Ana Planning and Building Agency, Permit No. 2902.

¹⁰ "Santa Ana YWCA Will Change Name," *Los Angeles Times*, November 20, 1963.

¹¹ City of Santa Ana Planning and Building Agency, Permit No. 18148.

¹² Benjamin Epstein, "A New-Fashioned 'Roof Raising' for Homeless Women," *Los Angeles Times*, May 3, 1985; Karen A. Gallegos, "Santa Ana: YWCA Gets \$50,000 Toward a New Hotel," *Los Angeles Times*, June 13, 1985.

¹³ City of Santa Ana Planning and Building Agency, Permit No. 34756.

¹⁴ City of Santa Ana Planning and Building Agency, Permit No. 10116700.

¹⁵ "Mission and History," WISEPlace, accessed October 2021, <https://wiseplace.org/mission-history/>.

¹⁶ City of Santa Ana Planning and Building Agency, Permit No. 10174060.

In addition to the chronology outlined above, other alterations to the subject property were noted during the June 29, 2021 site visit. Following is a list of alterations undertaken at unknown dates:

- Some windows and doors were replaced on both wings.
- Interior finishes in the one-story wing were replaced.
- The lounge/common area in the one-story wing was remodeled.

3. Historical Background and Context

3.1. Institutional Development in Santa Ana

Prior to the Euro-American occupation of California, the Acjachemen (commonly known as the Juaneño) and Tongva (commonly known as the Gabrieleno) peoples inhabited the area that would become known as the City of Santa Ana.¹⁷ In the 1770s, present-day Santa Ana and the surrounding region were colonized by Spanish missionaries, leading to the enslavement and demise of the region's native inhabitants. In 1810, the King of Spain granted Spanish soldier José Antonio Yorba the title to the Rancho Santiago de Santa Ana land grant, comprising 62,516 acres which today contain the communities of Orange, Tustin, Santa Ana, Olive, El Modena, Costa Mesa, and part of Newport Beach.¹⁸

William Henry Spurgeon is credited with founding the City of Santa Ana in 1869 upon land that had previously been a portion of the expansive Rancho Santiago de Santa Ana. Spurgeon's intent was to create a town and open a store. After buying 74.2 acres of the former Spanish land grant, he had a 24-block townsite plotted in 1870. Following the trend of late 19th-century Southern California city-building, Santa Ana was actualized as affordable train fares and attractive weather lured people from across the country in the late 1800s.

In addition to running his general store, Spurgeon worked on key infrastructural plans for the nascent community, constructing the first road linking Santa Ana to Anaheim (and therefore Los Angeles). In 1877, Spurgeon and other Santa Ana boosters successfully campaigned for the Southern Pacific Railroad to build a rail line extension from Anaheim and a depot in Santa Ana. Ten years later, the California Central Railway connected San Diego and Los Angeles via Santa Ana, further contributing to the city's growth. During the same period, the Santa Ana, Orange, and Tustin Street Railway deepened local connections with a horse-drawn streetcar line.¹⁹

Remaining active in the institutional development of his community for the rest of his life, William Spurgeon became the city postmaster in 1870 and the first mayor when the booming town of 2,000 people incorporated in 1886. When Orange County was formed in 1889, bustling Santa Ana was selected as the county seat with Spurgeon elected chairman to the County Board of Supervisors. Spurgeon was also responsible for Santa Ana's water supply, building artesian wells for the city in 1889.²⁰

Agriculture was the economic backbone of budding Orange County, however in Santa Ana commercial development also progressed, growing from five city blocks of brick businesses centered on 4th and Main Streets in the 1880s, to a large civic and commercial downtown by the 1920s. Other early development included the establishment of a school room in 1870 and the

¹⁷ Native Land Digital, accessed December 2021, <https://native-land.ca/>.

¹⁸ Carol H. Jordan, *Tustin: An Illustrated History* (Tustin: Tustin Area Historical Society, 2007), 13.

¹⁹ Juanita Lovret, *Tustin As It Once Was* (Charleston, SC: The History Press, 2011), 39-40.

²⁰ Marge Bitetti, Guy Ball, and the Santa Ana Historical Preservation Society, *Images of Early Santa Ana* (Charleston, SC: Arcadia Publishing, 2006), 23.

formation of the Santa Ana School District in 1888.²¹ Religious institutions, which first convened in local residences, were launched in 1870 with the establishment of the Methodist-Episcopal Church.

A first generation of community organizations and social clubs, often segregated by gender, were inaugurated during the early days of Santa Ana. Associations specifically for women included a chapter of the Ebell Society, an organization supporting women’s education and philanthropic work, and the Woman’s Christian Temperance Union, which successfully rallied against local bars, forcing the closure of all saloons in the city in 1903.²² Fraternal organizations dedicated to community service included the Masons, the Oddfellows, the Good Templars Lodge, and the Workman’s Lodge, all initiated in Santa Ana before the end of the 19th century.²³ These groups often met in purpose-built halls to celebrate events and promote community engagement.

The next iteration of community social clubs was born in the early 20th century, and the construction of associated clubhouses continued into the 1920s. A branch of the Young Men’s Christian Association (YMCA) was first organized in Santa Ana in 1907, though a purpose-built headquarters facility, containing a gym, patio, swimming pool, dormitories, and meeting rooms, was not constructed until 1923.²⁴ The initiator of the YMCA building campaign was Ralph Smedley, secretary of the organization and later founder of Toastmasters International, an oratory club. The YMCA building—designed by noted Santa Ana architect Fredrick Eley and listed in the National Register—served countless other organizations, including the emergent Young Women’s Christian Association (YWCA) in Santa Ana, though the two organizations have always been independent entities. The Santa Ana-Tustin YWCA was established shortly after the completion of the YMCA facility in 1924, and the women’s group was granted use of the building on a weekly basis.²⁵

The post-World War II period represented the third era of institutional social club-building as Santa Ana’s population grew dramatically after 1945. The swelling population, substantially composed of young servicemen and their families, meant an increase in membership for many organizations, including the veterans’ clubs, the YMCA, and the YWCA. The latter association, which had been operating out of rented facilities for 26 years, commenced a building campaign in 1949 to develop its own independent facility at 1411 N. Broadway.

3.2. Young Women’s Christian Association (YWCA)

The Santa Ana-Tustin YWCA was a local affiliate of the YWCA, an organization originally founded to empower young women during the social upheaval of the industrial revolution. The earliest established YWCA represented the unification of two disparate entities in mid-19th century London: a Prayer Union begun by Emma Robarts and a Christian home for traveling nurses and

²¹ “District History,” *Santa Ana Public Schools Foundation*, accessed October 2021, <http://santaanapublicschoolsfoundation.org/district-history/>.

²² Bitetti, 26.

²³ Leslie Heumann, YMCA 203-205 West Civic Center Drive, “Update to the Santa Ana Historic Survey, Final Resources Inventory: Downtown,” recorded May 2001.

²⁴ Ibid.

²⁵ “Santa Ana Women to Have ‘Y’ Building Use Mondays,” *Santa Ana Daily Register*, March 11, 1924.

other young women run by Mary Jane Kinnaird.²⁶ Entirely independent of the YMCA, though originally similar in mission statement, early branches of the YWCA focused on the spiritual, physical, and mental well-being of young women relocating from rural to urban environs.

In New York City in 1858, the Ladies Christian Association became the first affiliate of the YWCA in the United States. The organization opened a boarding house in 1860 and an employment bureau in 1872 by which point they, and other American women’s organizations with similar aims, had adopted the name YWCA and had written a constitution. In 1894 the World YWCA was established by student associations in the United States, England, Sweden, and Norway, and by 1900, YWCA branches specifically for Black and Native American women had opened in the United States. The YWCA of the USA was formally incorporated in New York City in 1907, at which point a National Board was created. Turn-of-the-century initiatives included short-term urban housing, bilingual instruction to help immigrant women, lobbying for minimum wage and labor laws, a commission on sex education, establishing day care centers, and supporting a professional female workforce for the U.S. Armed Forces during World War I.²⁷

Although initially focused on helping young women through lifestyle changes arising from industrialization, by the 1920s this directive was no longer the YWCA’s main priority. Urban concerns such as unsanitary working conditions, long uninterrupted hours, and low wages continued to be addressed by the organization; however, fighting racial discrimination grew to be one of the organization’s central issues, particularly in the United States. Initially an all-white—later segregated—organization reflecting early 20th century mores, the YWCA eventually pioneered equity practices including desegregation, interracial conferences, and exposing patterns of discrimination in legislation and institutional practices.

The association’s earliest racially conscious efforts included charitable support for formerly enslaved women and racially inclusive conferences starting in 1915.²⁸ The Student Association of the YWCA and Black chapters of the organization promoted anti-lynching sentiment in the 1930s, and the 1934 YWCA Convention declared that American associations should support federal efforts toward interracial cooperation. During World War II, the YWCA extended its services to interned Japanese Americans in concentration camps and offered resettlement aid after the war ended. The YWCA Interracial Charter published in 1946 was the result of decades of progressive thought and stated, “wherever there is injustice on the basis of race, whether in the community, the nation, or the world, our protest must be clear and our labor for its removal vigorous and steady.”²⁹ By 1949 the National Convention pledged that the YWCA would work for the integration and full participation of minority groups in all phases of community life.

Originally founded as a faith-based organization for Protestant women, the YWCA’s religious affiliation has expanded since its inception. By the 1960s the YWCA declared itself “Christian but

²⁶ “YWCA is on a Mission,” *YWCA USA*, 2013, accessed October 2021, <https://www.ywca.org/about/history/>.

²⁷ “YWCA is on a Mission.”

²⁸ Barbara J. Nelson and Alissa Hummer, “Mission Expansion: The Origins of the YWCA’s Anti-Racism Campaign,” from *Leadership and Diversity: A Casebook* (UCLA, 2004), accessed October 2021, <https://www.yumpu.com/en/document/read/42416582/mission-expansion-the-origins-of-the-ywcas-anti-racism-campaign>.

²⁹ “YWCA is on a Mission.”

open,” allowing women of all religions into membership and leadership positions. In 2015 the organization’s corporate name was officially changed from “Young Women’s Christian Association of the United States of America, Inc.” to “YWCA USA, Inc.” further highlighting religious inclusivity.

At its core the YWCA has always prioritized and promoted female empowerment. Advocacy issues have included childcare programming enabling women to join the workforce, housing for victims of domestic violence and women in transition, and sexual health education. Economic empowerment, financial literacy, scholarship programs, and technology training have also been major recent drives within the organization. In 2021 the YWCA has over 200 local associations within the United States serving 2 million individuals across the country.³⁰

3.3. Development of the Subject Property

The Santa Ana-Tustin YWCA was established in 1924 and officially became a chapter of the National YWCA in 1925. Originally holding weekly meetings at the Santa Ana YMCA building (205 W. Civic Center Drive), the local YWCA chapter relocated to the Masonic building on 5th and Sycamore streets in 1925. From its founding, the organization offered myriad classes and recreation activities, hosted summer camps and networking events, and provided a place for socialization and refuge for women in the community.³¹ A 1942 article in the *Santa Ana Register* describes the importance the of the local chapter to the city’s female residents:

Scores of girls and young women coming to Santa Ana to fill their role as typists, stenographers, etc., go immediately to the YWCA to take advantage of the organization’s rooms registry service. Other young women seek the benefits of the YW lounge, library and kitchen. Counseling, too, is a part of the service rendered...[and] many organizations hold their meetings [in the YW rooms].³²

By the early 1940s, the Santa Ana-Tustin YWCA had an active membership of several hundred.³³ Santa Ana experienced a population boom in the postwar era, resulting in a rise in membership of its community organizations, including the YWCA. After operating out of five different rented facilities for 26 years, the local chapter saw the need for new, expanded facilities to accommodate its influx of members, and a building fund campaign commenced in 1949. Constructed in 1950 and dedicated in February 1951, 1411 N. Broadway was the Santa Ana YWCA’s first purpose-built headquarters. Designed by local architect Harold Gimeno, the new facility included a gymnasium, kitchen, nursery, lobby, meeting rooms, and offices.³⁴

³⁰ “In Your Community,” *YWCA USA*, accessed October 2021, <https://www.ywca.org/what-we-do/in-your-community/>.

³¹ “Secretary is Optimistic for Future of Y.W.C.A.,” *Santa Ana Register*, August 6, 1925; “New Teachers Join Staff of Y.W.C.A. Here,” *Santa Ana Register*, September 8, 1926; “Girls Volleyball team to Play Game,” *Santa Ana Register*, June 1, 1927; “Local Business Women To Be Entertained,” *Santa Ana Register*, April 8, 1929.

³² “YWCA Board, Membership Work for the Community,” *Santa Ana Register*, May 26, 1942.

³³ “YWCA Board, Membership Work for the Community.”

³⁴ “Plans for YWCA Structure at Santa Ana Announced.”

Throughout the 1950s, the Santa Ana YWCA continued to offer summer programs and adult classes and hosted various community events in its new building.³⁵ In 1963 the chapter officially changed their name to the Santa Ana-South Orange County YWCA to address growing membership outside of the city. The building continued to provide the same programming as it had since its establishment.³⁶

The Santa Ana YWCA's mission narrowed in the mid-1980s when the chapter began focusing more specifically on serving unhoused women. In order to support women experiencing homelessness in Santa Ana, a 'hotel' addition was planned for the 1411 N. Broadway building in 1985. This short-term housing facility comprised a tall second-floor addition at the rear of the 1950 building and was intended to address the hundreds of homeless women camping outside of the YWCA at that time.³⁷ The construction of 20 double-occupancy rooms over the original gymnasium was completed in 1986, and the hotel opened in 1987.

In 1999 the local YWCA reorganized as a new non-profit, WISEPlace, and disaffiliated from the National YWCA. WISEPlace (Women Inspired, Supported, and Empowered) is a transitional living center serving the needs of unaccompanied homeless women in Orange County. The new organization severed ties with the YWCA in order to focus on their mission statement: "To lead the effort of ending homelessness for unaccompanied women through housing solutions and empowering wrap-around services that provide a path toward personal self-reliance."³⁸ When it opened, WISEPlace offered meals and shelter for 30 women at a time and provided assistance and guidance enabling women to transition to independent living.³⁹

In 2019 WISEPlace announced a partnership with Jamboree Housing Corporation with plans to modernize the building at 1411 N. Broadway and construct permanent supportive housing at the facility. WISEPlace was chosen as a California 2021 Nonprofit of the Year by Assemblymember Tom Daly.⁴⁰

3.4. Spanish Colonial Revival Architecture

The subject property is a late and modest example of the Spanish Colonial Revival style applied to an institutional building in Santa Ana. Spanish Colonial Revival architecture gained widespread popularity throughout Southern California after the 1915 Panama-California Exposition in San Diego. The exposition's buildings were designed by architect Bertram Grosvenor Goodhue, who wished to go beyond the popular Mission architectural interpretations of the state's colonial past and highlight the richness of Spanish precedents found throughout Latin America. The exposition prompted other designers to look directly to Spain for architectural inspiration. The Spanish

³⁵ "Santa Ana YWCA Helps Youngsters Find Jobs," *Tustin News*, July 3, 1953; "YWCA Announces Adult Program for Fall Months," *Tustin News*, September 18, 1953; "Annual Fashion Show-Brunch Set by Santa Ana YWCA," *Tustin News*, March 7, 1957.

³⁶ "Santa Ana YWCA Will Change Name," *Los Angeles Times*, November 20, 1963.

³⁷ Epstein, "A New-Fashioned 'Roof Raising' for Homeless Women," *Los Angeles Times*, May 3, 1985; Gallegos, "Santa Ana: YWCA Gets \$50,000 Toward a New Hotel," *Los Angeles Times*, June 13, 1985.

³⁸ "Mission and History," *WISEPlace*.

³⁹ Chris Ceballos, "New Name for YWCA but Same Goal," *Los Angeles Times*, February 17, 2000.

⁴⁰ "Mission and History," *WISEPlace*.

Colonial Revival style was an attempt to create a “native” California architectural style that drew upon and romanticized the state’s colonial past.

The popularity of the Spanish Colonial Revival style coincided with Southern California’s population boom of the 1920s. The versatility of the architectural idiom, allowing for builders and architects to construct buildings as simple or as lavish as money would permit, helped to further spread its popularity throughout the region. The style’s adaptability also lent its application to a variety of building types, including single- and multi-family residences, commercial properties, and institutional buildings. Spanish Colonial Revival architecture often borrowed from other styles such as Churrigueresque, Gothic Revival, Moorish Revival, or Art Deco. The style is characterized by its complex building forms, stucco-clad wall surfaces, and clay tile roofs. Spanish Colonial Revival architecture remained popular through the 1930s, with later versions simpler in form and ornamentation. A prevalent Period Revival idiom in Santa Ana, the style once dominated commercial architecture in the Downtown Santa Ana Historic District and was one of the most popular residential architectural styles during the 1920s and ‘30s.⁴¹ There are several institutional buildings in the city that are also designed in the style, including the Ebell Clubhouse (1924, listed in the National Register), the Santa Ana YMCA building (1924, listed in the National Register), and the Santa Ana Fire Station Headquarters No. 1 (1929, listed in the National Register).

Character-defining features of Spanish Colonial Revival architecture include:

- Asymmetrical or rectangular floor plan
- Horizontal massing, sometimes with towers used as vertical accents
- Smooth or textured stucco cladding
- Low-pitched clay tile roofs or roof trim
- Arched openings including windows, doorways, or arcades
- Patios, courtyards, covered porches, loggias and/or balconies
- Spare detailing making use of wrought iron, wood, terra cotta, polychromatic tile
- Cast iron or wood grilles over windows and other wall openings
- Clay tile or pipe attic vents

3.5. Harold Gimeno, A.I.A.

According to historic *Los Angeles Times* newspaper articles, architect Harold Gimeno designed the Santa Ana-Tustin YWCA.⁴² Harold Gimeno A.I.A. (1896-1980) was an architect best known for his early work in Oklahoma, though he also headed a successful California practice later in his life. Gimeno was born in New York and grew up in Norman, Oklahoma. He attended the University of Oklahoma as an undergraduate studying mathematics and went on to get his masters from Harvard University’s Graduate School of Architecture.⁴³ Upon completing his education, Gimeno returned to Norman where he was employed as professor of architecture at the University of

⁴¹ Harold M. Thomas, “Downtown Santa Ana Historic District National Register of Historic Places Nomination,” August 1983.

⁴² “Plans for YWCA Structure at Santa Ana Announced.”

⁴³ Jim Gabbert, “Buildings by Harold Gimeno,” *Preservation Oklahoma News*, April 2016, accessed October 2020, <https://www.okhistory.org/shpo/pok/POKApr2006.pdf>.

Oklahoma. Influenced by his Spanish heritage, Gimeno’s best known designs are in the Spanish Renaissance and Spanish Colonial Revival styles, including the Sooner Theater (1929) in Norman, which is listed in the National Register. The theater features original artwork by Patricio Gimeno, Harold’s father, as does the Patricio Gimeno House (1929), which Harold designed for his parents.⁴⁴

By the time Gimeno relocated to Southern California and started his own firm in the 1940s, the architect had worked in a variety of styles and began to shift his focus to institutional modernism, though he continued to design late Period Revival buildings throughout his career. In addition to the Santa Ana-Tustin YWCA (1950), Gimeno’s Orange County commissions include the Orange YMCA (1949)⁴⁵, an addition to the Lutheran Convalescent Hospital (1959), the main rehabilitation center for the Orange County Society for Crippled Children and Adults (1965), multiple buildings at Chapman College and Santa Ana College, and several elementary and secondary school buildings.

3.6. Allison Honer, Contractor

A prolific Orange County builder and developer, Allison Honer was the contractor for the Santa Ana-Tustin YWCA. Born in New York in 1897, Allison Christopher Honer was a long-time resident of Santa Ana. Largely unknown outside of Southern California, Honer’s best known constructions are all located in Santa Ana: the Floral Park residential subdivision (1920s), Old Santa Ana City Hall (1935, a Santa Ana Landmark), and Honer Plaza (1960), a Santa Ana shopping center named after the contractor.⁴⁶

⁴⁴ Ibid.

⁴⁵ Located at 146 N. Grand Street, the Spanish Colonial Revival building is currently being rehabilitated as an events space known as the Grand Gimeno.

⁴⁶ Honer Plaza was remodeled in 1988 and is now known as Bristol Marketplace; Leslie J. Heumann and Hally Soboleske, “Nisson House, California Department of Transportation, Broadway Overcrossing Historic Property Survey, March 1979,” recorded October 2019.

http://santaana.granicus.com/MetaViewer.php?view_id=&clip_id=113&meta_id=14943.

4. Regulatory Framework

4.1 Definition of Historical Resources

Pursuant to Section 15064.5 of the California Code of Regulations (CCR), Title 14, Chapter 3, the following are considered historical resources for the purposes of CEQA:

1. A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (California Register).
2. A resource included in a local register of historical resources, as defined in Section 5020.1(k) of the California Public Resources Code (PRC), or identified as significant in an historical resource survey meeting the requirements in Section 5024.1(g) of the PRC, shall be presumed to be historically or culturally significant.
3. Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing in the California Register (PRC SS5024.1; Title 14 CCR, Section 4852).

4.2. Federal, State, and Local Evaluation Criteria

National Register of Historic Places

The National Register of Historic Places (National Register) is the nation's master inventory of known historic resources. Created under the auspices of the National Historic Preservation Act of 1966, the National Register is administered by the National Park Service (NPS) and includes listings of buildings, structures, sites, objects, and districts that possess historic, architectural, engineering, archaeological, or cultural significance at the national, state, or local level. As described in National Register Bulletin 15: *How to Apply the National Register Criteria for Evaluation*, in order to be eligible for the National Register, a resource must both: (1) be *significant*, and (2) retain sufficient *integrity* to convey its significance.

Significance is assessed by evaluating a resource against established criteria for eligibility. A resource is considered significant if it satisfies any one of the following four National Register criteria:⁴⁷

- A. Associated with events that have made a significant contribution to the broad patterns of our history;

⁴⁷ Some resources may meet multiple criteria, though only one needs to be satisfied for National Register eligibility.

- B. Associated with the lives of significant persons in our past;
- C. Embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or that possesses high artistic values, or that represents a significant and distinguishable entity whose components may lack individual distinction;
- D. Has yielded, or may be likely to yield, information important in prehistory or history.

Once significance has been established, it must then be demonstrated that a resource retains enough of its physical and associative qualities – or *integrity* – to convey the reason(s) for its significance. Integrity is best described as a resource’s “authenticity” as expressed through its physical features and extant characteristics. Whether a resource retains sufficient integrity for listing is determined by evaluating the seven aspects of integrity defined by the NPS:

1. Location (the place where the historic property was constructed or the place where the historic event occurred);
2. Setting (the physical environment of a historic property);
3. Design (the combination of elements that create the form, plan, space, structure, and style of a property);
4. Materials (the physical elements that were combined or deposited during a particular period of time and in a particular manner or configuration to form a historic property);
5. Workmanship (the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory);
6. Feeling (a property’s expression of the aesthetic or historic sense of a particular period of time);
7. Association (the direct link between an important historic event/person and a historic property).

Integrity is evaluated by weighing all seven of these aspects together and is ultimately a “yes or no” determination – that is, a resource either retains sufficient integrity or it does not.⁴⁸ Some aspects of integrity may be weighed more heavily than others depending on the type of resource being evaluated and the reason(s) for its significance. Since integrity depends on a resource’s placement within a historic context, integrity can be assessed only after it has been established that the resource is significant, and under which criteria.

Generally, a resource must be at least 50 years of age to be eligible for listing in the National Register. Exceptions are made if it can be demonstrated that a resource less than 50 years old is (1) of exceptional importance, or (2) is an integral component of a historic district that is eligible for the National Register.

⁴⁸ Derived from NRB 15, Section VIII: “How to Evaluate the Integrity of a Property.”

California Register of Historical Resources

The California Register of Historical Resources (California Register) is the authoritative guide to the state's significant historical and archeological resources. In 1992, the California legislature established the California Register "to be used by state and local agencies, private groups, and citizens to identify the state's historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change."⁴⁹ The California Register program encourages public recognition and protection of resources of architectural, historical, archaeological, and cultural significance; identifies historical resources for state and local planning purposes; determines eligibility for historic preservation grant funding; and affords certain protections under CEQA. All resources listed in or formally determined eligible for the National Register are automatically listed in the California Register. In addition, properties designated under municipal or county ordinances, or through local historic resources surveys, are eligible for listing in the California Register.

The structure of the California Register program is similar to that of the National Register, but places its emphasis on resources that have contributed specifically to the development of California. To be eligible for the California Register, a resource must first be deemed significant at the local, state, or national level under one of the following four criteria, which are modeled after the National Register criteria listed above:

1. It is associated with events or patterns of events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or
2. It is associated with the lives of persons important to local, California, or national history; or
3. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values; or
4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area state or the nation.⁵⁰

Like the National Register, the California Register also requires that resources retain sufficient integrity to be eligible for listing. A resource's integrity is assessed using the same seven aspects of integrity used for the National Register. However, since integrity thresholds associated with the California Register are generally less rigid than those associated with the National Register, it is possible that a resource may lack the integrity required for the National Register but still be eligible for listing in the California Register.

⁴⁹ California Public Resource (CPR) Code, Section 5024.1 (a).

⁵⁰ California Public Resources Code SS5024.1, Title 14 CCR, Section 4852.

There is no prescribed age limit for listing in the California Register, although California Register guidelines state that “sufficient time must have passed to obtain a scholarly perspective on the events or individuals associated with the resource.”⁵¹

Resources may be nominated directly to the California Register. They are also automatically listed in the California Register if they are listed in or have been officially determined eligible for the National Register. State Historic Landmarks #770 and forward are also automatically listed in the California Register.⁵²

Santa Ana Register of Historical Properties

In 1998, the City of Santa Ana adopted Chapter 30 (Places of Historical and Architectural Significance) of the Santa Ana Municipal Code, establishing the Santa Ana Register of Historical Properties. Per Chapter 30, Section 30-2 of the Municipal Code, a building, structure, object, or site may be listed in the Santa Ana Register if the resource is 50 or more years old (or of exceptional importance) and meets one or more of the following criteria:

1. Buildings, structures or objects with distinguishing characteristics of an architectural style or period, that exemplify a particular architectural style or design features;
2. Works of notable architects, builders, or designers whose style influenced architectural development;
3. Rare buildings, structures, or objects or original designs;
4. Buildings, structures, objects or sites of historical significance which include places:
 - a. Where important events occurred;
 - b. Associated with famous people, original settlers, renowned organizations and businesses;
 - c. Which were originally present when the city was founded; or
 - d. That served as important centers for political, social, economic, or cultural activity.
5. Sites of archaeological importance;

⁵¹ California Office of Historic Preservation, *Technical Assistance Series #6: California Register and National Register: A Comparison* (Sacramento, CA: California Department of Parks and Recreation, 2001), 3. According to the *Instructions for Recording Historical Resources* (Office of Historic Preservation, March 1995), “Any physical evidence of human activities over 45 years old may be recorded for purposes of inclusion in the OHP’s filing system. Documentation of resources less than 45 years old may also be filed if those resources have been formally evaluated, regardless of the outcome of the evaluation.” This 45-year threshold is intended to guide the recordation of potential historical resources for local planning purposes, and is not directly related to an age threshold for eligibility against California Register criteria.

⁵² California Department of Parks and Recreation, Office of Historic Preservation, *Technical Assistance Series #5: California Register of Historical Resources, The Listing Process* (Sacramento, CA: California Department of Parks and Recreation, n.d.), 1.

6. Buildings or structures that were connected with a business or use which was once common, but is now rare.

Chapter 30 of the Santa Ana Municipal Code does not include language about integrity thresholds. When evaluating historical resources in cities where the municipal code does not provide guidance for assessing integrity, in accordance with best professional practices it is customary to use the National Register seven aspects of integrity to assess whether or not a resource retains sufficient integrity to convey its significance at the local level. For local eligibility, it is ARG's experience that cities typically consider integrity in determining whether a historical resource qualifies as a local landmark, but practices greater flexibility when evaluating integrity for local designation than is the case for determining state or federal eligibility.

5. Evaluation of Historical Significance

5.1. Previous Evaluations and Studies

The building at 1411 N. Broadway (the Project Site) was listed as City of Santa Ana Landmark No. 63 following an intensive-level survey evaluation by Leslie Heumann of Science Applications International Corporation in 2001. Heumann found the building eligible for listing as a local landmark under Santa Ana Criterion 1 for embodying the “distinguishing characteristics” of the Spanish Colonial Revival style and under Santa Ana Criterion 4 for its association with the Santa Ana-Tustin YWCA, an important social and cultural institution in the community. The evaluation also notes that the building appeared eligible for listing in the California Register of Historical Resources.

The building is not listed in the California Built Environment Resource Directory (BERD) or Historic Resources Inventory (HRI), and it is not designated under federal (National Register) or state (California Register) programs.

5.2. Evaluation of Significance

Because 1411 N. Broadway is designated a City of Santa Ana Landmark, ARG did not re-evaluate the building for local eligibility. However, ARG concurs that the building is significant under local registration criteria.

The building’s previous evaluation by Leslie Heumann/Science Applications International Corporation (2001), which resulted in its designation as a Santa Ana Landmark, did not provide a period of significance. For the purposes of this report, ARG recommends a period of significance of 1950-1985, commencing with the year the building was constructed as the Santa Ana-Tustin YWCA and culminating the year the local organization’s mission narrowed to focus on housing, resulting in changes to the building’s program and appearance due to major alterations, particularly at the rear north-south wing.

It is ARG’s professional opinion that the building is not eligible for listing in the National Register or California Register due to a lack of historic integrity. Following is an evaluation of the building against federal and state eligibility criteria as well as an assessment of historic integrity.

National Register and California Register

National and California Register Criteria A/1: associated with events that have made a significant contribution to the broad patterns of history.

The subject building is associated with postwar institutional development patterns in the City of Santa Ana. Specifically, the building is associated with the Santa Ana-Tustin YWCA, an important social and cultural institution in the city. Established in 1924, the local YWCA chapter provided essential services (classes, recreational activities, networking events, benefits, etc.) to women in Santa Ana and surrounding communities. The postwar era represented a significant period of institutional social club-building in the city, including for the Santa Ana-Tustin YWCA. With its rise

in membership following World War II, the YWCA embarked on a building fund campaign in 1949 for its first purpose-built headquarters. Constructed in 1950 and dedicated in February 1951, the 1411 N. Broadway facility included a gymnasium, kitchen, nursery, lobby, meeting rooms, and offices. Though no longer associated with the National YWCA, the building's current occupant, WISEPlace, continues to serve the local community through providing shelter for unhoused women.

Although 1411 N. Broadway is associated with Santa Ana's postwar institutional development patterns, and more specifically, the local chapter of the YWCA, the building has undergone major changes since its construction, most notably a large upper-story addition atop the building's north-south wing in the mid-1980s and the infill of some windows and doors. As discussed in greater detail in *Section 5.3: Evaluation of Integrity*, these alterations have diminished the building's integrity in such a way that it does not appear eligible for listing in the National Register or California Register.

National and California Register Criteria B/2: associated with the lives of persons significant in our past.

Although many individuals associated with the Santa Ana-Tustin YWCA and later iterations of the organization contributed to the community, none of the individuals associated with the local chapter appear significant to the history of the city, state, or nation in a way that is directly tied to the building. Therefore, the building is not eligible under National/California Register Criteria B/2.

National and California Register Criteria C/3: embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or that possesses high artistic values, or that represents a significant and distinguishable entity whose components may lack individual distinction.

The subject property was designed in the Spanish Colonial Revival style. While the building retains some elements of the style, including an asymmetrical floor plan, horizontal massing, and a low-pitched roof with clay tile roofing, it represents a rather modest, late interpretation of the architectural idiom and does not possess high artistic values. It does not embody the distinctive characteristics of Spanish Colonial Revival architecture seen in other institutional examples of the style in Santa Ana, including the Ebell Clubhouse, the YMCA building, and Santa Ana Fire Station Headquarters No. 1. Though the building was designed and constructed by an architect (Harold Gimeno) and builder (Allison Honer) who may be considered locally important, given its modest character, the building does not appear to be a particularly significant or representative example of their body of work. Due to its modest appearance, as well as the significant changes made to its original design in the 1980s, the building is not eligible for listing under National/California Register Criteria C/3.

National and California Register Criteria D/4: has yielded or may likely yield information important in prehistory or history.

Because a comprehensive archaeological assessment was not included in the scope of this report, the subject property's potential to yield information important in prehistory or history is currently unknown.

5.3. Evaluation of Integrity

In order for a property to be eligible for listing in the National and California Registers, it must retain sufficient integrity to convey its historic significance. As previously discussed in its evaluation of significance, the former YWCA building does not retain sufficient integrity to be eligible for listing in the National or California Registers under any criteria. Per the discussion in *Section 4.2: Federal, State, and Local Evaluation Criteria*, the City of Santa Ana Municipal Code does not include language regarding integrity thresholds, but in practice, cities typically consider integrity in determining whether a historic resource qualifies as a landmark and often show greater flexibility when evaluating integrity for local designation than is the case for determining state or federal eligibility. Set forth below is an evaluation of the 1411 N. Broadway building under the seven aspects of integrity established as part of the National Register process.

Location

The building has not been moved from its original location, and therefore retains this aspect of integrity.

Design

The building's design has been altered since its construction in 1950. In 1986, a large second-story addition was constructed over the original north-south gymnasium wing at the rear of the building. The addition necessitated the infill of some window and door openings, and the wing's exterior walls were covered in stucco. Additional, minor alterations include the replacement of some windows and doors throughout the building. While the one-story, east-west wing is still largely intact and continues to convey its original character and appearance, the large upper-story addition at the rear gymnasium wing and subsequent alterations listed above have changed the building's original form, massing, and style such that its integrity of design has been compromised.

Setting

The building was historically and is currently surrounded by primarily one- and two-story commercial, institutional, and residential buildings from the early 20th century to the decades following World War II. As its setting has not changed significantly since its construction, the building retains this aspect of integrity.

Materials

The building has lost some original materials, including some windows, doors, and interior finishes. In addition, new materials, such as stucco cladding and aluminum sliding windows, have been added to the building. However, the majority of material alterations are confined to the north-south wing, and most of the original materials comprising the east-wing wing (steel windows, wood French doors, board-formed concrete walls) still remain. For these reasons, the building's integrity of materials, while diminished, has not been altogether lost.

Workmanship

Alterations to the building in the 1980s have affected its ability to convey the typical workmanship of its period. In particular, the construction of a large upper-story addition, re-cladding in stucco, and infill of original steel windows and removal of original doors at the north-south wing have partially eroded the physical evidence of the building's 1950s craftsmanship. However, some evidence of the building's original craftsmanship, including its board-formed concrete walls, steel windows in punched window openings, and multi-light wood doors, are still present at the east-west wing. Thus, although the building's integrity of workmanship has been compromised, it has not been completely lost.

Feeling

A historic property's integrity of feeling results from the presence of physical features that, taken together, enhance the property's historic character. The building sits in its original location and retains its original setting. While the building has experienced changes to its design and materials, most alterations are confined to the rear north-south wing, and the building largely retains its original appearance from its primary street frontage on North Broadway. Thus, although its original character and appearance as a 1950s community building has been somewhat compromised by alterations in the 1980s, its integrity of feeling has not been altogether lost.

Association

The building has long been a significant fixture of the neighborhood, and while its integrity of design, materials, and feeling have been somewhat diminished by alterations in the 1980s, they have not been completely lost. Its original character and appearance as viewed from its primary street frontage on North Broadway remain mostly intact. Furthermore, as it continues to serve the community through its support of unhoused women, the building retains its association with important social and cultural institutions in the city.

In summary, the building retains integrity of location, setting, and association. Its integrity of design, materials, workmanship, and feeling have been somewhat compromised by alterations made to the building in the 1980s.

Due to the alterations noted above, the building's overall integrity has been diminished to the extent that it does not retain sufficient integrity for listing in the National or California Register.

However, it is ARG's professional opinion that the building retains sufficient integrity to convey its significance under local landmark criteria. As previously described, local municipalities often require less integrity for local designation than for listing in the National or California Register. Applying this more lenient standard, while the 1411 N. Broadway building has experienced some alterations that have diminished its integrity of design, materials, workmanship, and feeling, a sufficient degree of those aspects of integrity remains to convey the building's significance as a post-World War II YWCA building.

5.4. Character-Defining Features

Following is a list of character-defining features of the former YWCA building:

Exterior

- Prominent street frontage on North Broadway
- Rectangular massing
- Low-pitched asymmetrical gable roof at the east-west wing
- Clay tile roofing at the east-west wing (clay tiles replaced in kind)
- Board-formed, painted concrete walls at the east-west wing
- Entry porch at the north façade of the east-west wing
- Multi-light wood French doors at the north façade of the east-west wing
- Punched window openings holding multi-light steel windows at the east-west wing
- Exterior brick chimney centered on the west façade gable end of the east-west wing

Interior

- Open lounge/community room at the west end of the east-west wing
- Double-loaded corridor flanked by smaller rooms in the east-west wing

6. Impacts Analysis

6.1. Summary of Historical Resource Findings

Pursuant to Section 15064.5(a)(2) of the State CEQA Guidelines (CEQA Guidelines), the term "historical resource" includes a resource listed in a local register of historical resources or identified as significant in a historical resources survey meeting the requirements in Section 5024.1(g) of the Public Resources Code (PRC). As 1411 N. Broadway is listed in the Santa Ana Register of Historical Properties, it satisfies the definition of a historical resource as enumerated by the CEQA Guidelines. There are no other historical resources on the Project Site.

6.2. Significance Threshold

According to California CEQA Guidelines, a project has the potential to impact a historical resource when the project involves a "substantial adverse change" in the resource's significance. Substantial adverse change is defined as "physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired."⁵³

The significance of an historical resource is materially impaired when a project:

- a) Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, the California Register of Historical Resources; or
- b) Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to Section 5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of Section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project by a preponderance of evidence that the resource is not historically or culturally significant; or
- c) Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for the purposes of CEQA.⁵⁴

A project that has been determined to conform with the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* (the Standards) shall generally be considered to be a project that will not cause a significant impact on a historical resource (Title 14 CCR, Section 15064.5(b)(3)).

⁵³ CEQA Guidelines, Section 15064.5.

⁵⁴ Ibid.

6.3. Project Description

The Project includes the rehabilitation of the 1411 N. Broadway building into an approximately 49-unit housing development that will provide permanent accommodations for unhoused, unaccompanied women. The majority of the one-story east-west wing of the historic building (stretching roughly 123' from the front/west façade to the rear) will be rehabilitated for use as offices, a training center, community room, and three residential studio units. Construction of new program will necessitate partial interior demolition on the wing; however, the overall floor plan of the wing (community room at the west end and double-loaded corridor flanked by smaller rooms) will remain the same.

The wing that runs north-south along the east property line (which has been significantly altered by the 1986 upper-story addition) will be demolished and replaced with a new four-story addition in the approximate location and footprint of the existing wing. The new addition will have parking at ground level and residential units, laundry rooms, and communal space at the upper levels. The addition will be significantly set back from the west property line (approximately 145') and only two inches taller than the existing north-south wing so as to minimize its visibility from the property's primary street frontage on North Broadway.

The new construction will be designed as a simplified, contemporary variation of the Spanish Colonial Revival style, with elements such as a low-pitched clay tile roof, rectangular massing, and stucco wall cladding. It will be compatible with, but distinct from the existing historic building.

6.4. Analysis of Project Impacts

As noted above, a project has the potential to impact a historical resource if the project would result in a "substantial adverse change" to the significance of a historical resource. Generally speaking, substantial adverse change is defined as demolition or material alteration in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its inclusion in a local register of historical resources.

As discussed above, the 1411 N. Broadway building is listed in the Santa Ana Register and thus meets the definition of a historical resource for the purposes of CEQA.

The Project will not result in the demolition of the 1411 N. Broadway building. Although the Project proposes the removal of the existing north-south wing of the building, that wing has already been significantly altered and does not retain any distinctive historic features or spaces. The east-west wing, which has only been minimally altered and is the portion of the building most visible from the public right-of-way, will be retained and rehabilitated. Thus, the building will continue to retain all of its character-defining features, as follows:

- Prominent street frontage on North Broadway
- Rectangular massing
- Low-pitched asymmetrical gable roof at the east-west wing
- Clay tile roofing at the east-west wing (clay tiles replaced in kind)
- Board-formed, painted concrete walls at the east-west wing
- Entry porch at the north façade of the east-west wing

- Multi-light wood French doors at the north façade of the east-west wing
- Punched window openings holding multi-light steel windows at the east-west wing
- Exterior brick chimney centered on the west façade gable end of the east-west wing
- Open lounge/community room at the west end of the east-west wing
- Double-loaded corridor flanked by smaller rooms in the east-west wing

The Project will retain the historic building's street frontage on North Broadway. Even though the Project proposes the construction of a four-story addition to the building, the new construction will be significantly set back from North Broadway (approximately 145') and will not block any important views of the historic resource.

Furthermore, the Project has been designed in such a way that it complies with the *Secretary of the Interior's Standards for Rehabilitation*, as described in further detail below. Because the Project will retain the building's distinctive characteristics, and the design of new interventions is compatible with the historic resource and only minimally visible from the primary street frontage, the building will retain the physical characteristics that account for its inclusion in the Santa Ana Register of Historical Properties.

Compliance with the Secretary of the Interior's Standards

Following is an analysis of all Project components against the ten Standards for Rehabilitation.

1. *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*

The Project complies with Standard No. 1. The building will continue in its present use as housing for unhoused women. Exterior distinctive materials and features, including the building's rectangular massing and L-shaped plan, as well as the east-west wing's low-pitched gable roof with clay tile roofing, board-formed painted concrete walls, entry porch, most steel windows, French doors, and brick chimney will be retained. The general spatial arrangement of the east-west wing (lounge/communal area at the west end with a double-loaded corridor flanked by smaller rooms) will also remain.

2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

The Project complies with Standard No 2. The historic character of the former YWCA building will be retained and preserved under the Project. The building's distinctive materials and features (rectangular massing, L-shaped plan, low-pitched clay tile roof, board-formed painted concrete walls, north façade entry porch and French doors, brick chimney, nearly all of its original steel windows, and its overall first floor configuration in the east-west wing) will be retained. The overall spatial configuration of the east-west wing (open lounge/community room at the west end and double-loaded corridor with smaller rooms comprising the rest of the wing) will also be preserved. While a few historic steel windows will be removed during demolition of the rear position of the building, the majority of original windows will remain, and the few being removed will not significantly impact the historic character of the building.

3. *Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

The Project complies with Standard No. 3. The Project will not add any conjectural features or elements from other historic properties.

4. *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*

Standard No. 4 does not apply to the Project's impact on the subject building. Most of the prior changes to the building, including the construction of an upper-story addition at the north-south wing, re-cladding in stucco, and infill/removal of original windows and doors, occurred after 1985. Because the building's period of significance is 1950-1985, none of these later alterations have acquired historic significance in their own right.

5. *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

The Project meets Standard No. 5. As described in detail in the discussion of Standard Nos. 1 and 2, all of the building's most distinctive materials, features, finishes, and construction techniques/examples of craftsmanship will be preserved under the Project.

6. *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

The Project complies with Standard No. 6. Any deteriorated historic features or materials (board-formed concrete walls, steel windows, wood French doors, brick chimney) identified during the building's rehabilitation will be repaired rather than replaced to the extent feasible. If deteriorated beyond repair, features/materials will be replaced in kind. Additionally, the building's original exterior paint palette, identified through historical paint analysis, will be restored as part of the Project.

7. *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

The Project meets Standard No. 7. Any chemical or physical treatments required during the building's rehabilitation will be undertaken using the gentlest means possible so as to minimize damage to historic fabric.

8. *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

Standard No. 8 does not apply with regard to the Project's impact on the former YWCA building.

9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new*

work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The Project complies with Standard No. 9. A four-story addition will replace the north-south wing at the rear of the building. While the new construction will result in partial demolition of the building, the majority of the section of the building to be removed was significantly altered in the 1980s and thus contains no historic materials, features, or spatial relationships that characterize the property. The Project will preserve the historic materials and features of the historic east-west wing, including its overall form, low-pitched clay tile roof, board-formed concrete walls, north façade porch, French doors, most steel windows.

The overall design, massing, features, and materials of the new construction will be compatible with, but differentiated from the remaining historic portion of the building. The addition will reflect a simplified, Spanish Colonial Revival aesthetic, with a low-pitched gable roof covered in clay tiles, stucco-clad walls, and punched rectangular window openings. The new construction will be significantly set back from North Broadway in order to minimize its visibility and overall visual impact on the historic character of the existing building from the public right-of-way.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The Project complies with Standard No. 10. The building's original form and integrity was compromised with the construction of an upper-story addition above the north-south wing in 1986. Thus, demolition of the north-south wing and construction of a new four-story wing in its place will not impair the overall integrity of the existing building. The one-story, rectangular form of the east-west wing, as well as most of the east-west wing's historic materials and features, are still intact. If the new four-story addition at the rear of the building is removed in the future, the essential form and integrity of the historic east-west wing will be unimpaired.

6.5. Summary of Continued Eligibility

As described above, the Project meets the Secretary of the Interior's Standards with regard to its rehabilitation of the former YWCA building as well as the proposed new construction. The building is locally designated for embodying the characteristics of Spanish Colonial Revival architecture and for its association with the local YWCA chapter, an important social and cultural institution in the city. While the Project will result in some changes to the building, the building will retain all of its character-defining features and will continue to convey its significant historical associations. The building will continue to be eligible for listing as a Santa Ana Landmark upon completion of the Project.

6.6. Analysis of Indirect Impacts

The Project will not have an indirect impact on any adjacent historical resources. As previously described, the Project Site is not directly adjacent to any designated or eligible historical

resources. However, there are several known historical resources within the same block as the Site (see Map 2 and below):

- 1301-1307 N. Broadway: New Washington Apartments (Listed as a Key resource in the Santa Ana Register; assigned California Historical Resource (CHR) Status Code 5S2: Individual property that is eligible for local listing or designation)
- 1302-1308 N. Broadway: La Casa Del Rey Apartments (Listed as a Key resource in the Santa Ana Register; assigned CHR Status Code 5S2: Individual property that is eligible for local listing or designation)
- 1314 N. Broadway: Seventh Day Adventist Church (Assigned CHR Status Code 5S2: Individual property that is eligible for local listing or designation)
- 1315 N. Broadway: Dr. Raymond Smith House (Listed as a Landmark in the Santa Ana Register; assigned CHR Status Code 3S: Appears individually eligible for listing in the National Register through survey evaluation)
- 1320 N. Broadway: Weissman-Flag House (Listed as a Key resource in the Santa Ana Register; assigned CHR Status Code 5S2: Individual property that is eligible for local listing or designation)
- 1408 N. Broadway: Magnolia Apartments (Listed as a Contributive resource in the Santa Ana Register)
- 1420 N. Broadway: La Hacienda Apartments (Listed as a Key resource in the Santa Ana Register)
- 1322 N. Sycamore St.: Fire Station Headquarters No. 1 (Listed as a Landmark in the Santa Ana Register; individually listed in the National and California Registers)

Although most of the above buildings are residential and built before World War II, as previously noted, the block on which the Project Site is located contains a mixture of residential, commercial, and institutional properties constructed over multiple decades and in various architectural idioms. The block also contains several paved parking lots. Thus, there is no cohesive architectural style or development pattern. Because the historic character of the surrounding area has evolved over the years with multiple periods of development, construction of the new residential housing development will not negatively impact the above buildings' historic setting.

While the proposed new construction is taller in height than most of the surrounding buildings, it will only be two inches taller than the existing north-south wing/1980s addition. Additionally, the new addition will be significantly set back from the primary street frontage on North Broadway and will not block any significant views of the surrounding historical resources. For the above reasons, the Project will not result in any indirect impacts to historical resources.

7. Conclusion

In conclusion, the Project will not have a significant impact on the 1411 N. Broadway building. The building is designated Santa Ana Landmark No. 63 and therefore meets the definition of a historical resource for the purposes of CEQA. No other historical resources are located on the Project Site.

The Project will not materially impair the significance of the 1411 N. Broadway building. All work proposed under the Project will have minimal impact to the historic materials and character-defining features of the building and complies with the *Secretary of the Interior's Standards for Rehabilitation*. Therefore, the building will remain eligible for designation as a local landmark, and the Project will not result in a substantial adverse change to the building.

Furthermore, the Project will not indirectly impact any surrounding historical resources shown on Map 2 and enumerated in *Section 6.6*.

8. References

- Ancestry.com. United States Federal Census Records, various dates.
- Bitetti, Marge, Guy Ball, and the Santa Ana Historical Preservation Society. *Images of Early Santa Ana*. Charleston, SC: Arcadia Publishing. 2006.
- California Code of Regulations (Title 14, Division 6, Chapter 3, Sections 15000-15387).
- California Office of Historic Preservation. *Technical Assistance Series #5: California Register of Historical Resources, The Listing Process*. Sacramento, CA: California Department of Parks and Recreation, n.d.
- California Office of Historic Preservation. *Technical Assistance Series #6: California Register and National Register: A Comparison*. Sacramento, CA: California Department of Parks and Recreation, 2001.
- City of Santa Ana Planning and Building Agency. Building Permits, 1411 N. Broadway.
- “District History.” *Santa Ana Public Schools Foundation*. Accessed October 2021. <http://santaanapublicschoolsfoundation.org/district-history/>.
- Gabbert, Jim. “Buildings by Harold Gimeno.” *Preservation Oklahoma News*. April 2016. Accessed October 2020. <https://www.okhistory.org/shpo/pok/POKApr2006.pdf>.
- Heumann, Leslie. YMCA 203-205 West Civic Center Drive, “Update to the Santa Ana Historic Survey, Final Resources Inventory: Downtown.” Recorded May 2001.
- Heumann, Leslie J. and Hally Soboleske. “Nisson House, California Department of Transportation, Broadway Overcrossing Historic Property Survey, March 1979.” Recorded October 2019.
- Heumann, Leslie, and Liz Carter, Science Applications International Corporation. Santa Ana-Tustin YWCA 1411 N. Broadway, “Intensive Survey Update.” Recorded April 2001.
- “Historic Aerials.” *NETRONLINE*. Accessed October 2021. <https://www.historicaerials.com/>.
- “In Your Community.” *YWCA USA*. Accessed October 2021. <https://www.ywca.org/what-we-do/in-your-community/>.
- Jordan, Carol H. *Tustin: An Illustrated History*. Tustin: Tustin Area Historical Society, 2007.
- Los Angeles Times*, various dates as indicated in footnotes.
- Lovret, Juanita. *Tustin As It Once Was*. Charleston, SC: The History Press. 2011.
- McAlester, Virginia, and Lee McAlester. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1984.
- “Mission and History.” *WISEPlace*. Accessed October 2021. <https://wiseplace.org/mission-history/>.

National Park Service. *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*. Prepared by the staff of the National Register of Historic Places. Washington, D.C.: U.S. Department of the Interior, National Park Service, Interagency Resources Division, 1990, rev. 1991, 1995, 1997, 2001, 2002.

Native Land Digital. Accessed December 2021. <https://native-land.ca/>.

Nelson, Barbara J. and Alissa Hummer. "Mission Expansion: The Origins of the YWCA's Anti-Racism Campaign," from *Leadership and Diversity: A Casebook* (UCLA, 2004). Accessed October 2021. <https://www.yumpu.com/en/document/read/42416582/mission-expansion-the-origins-of-the-ywcas-anti-racism-campaign>.

"Our Mission in Action." YWCA USA. Accessed October 2021. <https://www.ywca.org/what-we-do/our-mission-in-action/>.

Santa Ana Register, various dates as indicated in footnotes.

Thomas, Harold M. "Downtown Santa Ana Historic District National Register of Historic Places Nomination." August 1983.

Weeks, Kay D., and Anne E. Grimmer. *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings*. Washington D.C.: U.S. Department of the Interior, National Park Service, 1995, revised 2017.

"YWCA is on a Mission." YWCA USA. 2013. accessed October 2021. <https://www.ywca.org/about/history/>.

ORANGE COUNTY REPORTER

~SINCE 1921~

Mailing Address : 600 W SANTA ANA BLVD, SANTA ANA, CA 92701
Telephone (714) 543-2027 / Fax (714) 542-6841
Visit us @ www.LegalAdstore.com

CHRISTINA LEONARD
CITY OF SANTA ANA/PLANNING & BUILDING
20 CIVIC CENTER PLAZA 2ND FLR
SANTA ANA, CA 92702

COPY OF NOTICE

Notice Type: GPN GOVT PUBLIC NOTICE

Ad Description
HRC COMMISSION @

To the right is a copy of the notice you sent to us for publication in the ORANGE COUNTY REPORTER. Thank you for using our newspaper. Please read this notice carefully and call us with any corrections. The Proof of Publication will be filed with the County Clerk, if required, and mailed to you after the last date below. Publication date(s) for this notice is (are):

02/23/2022

The charge(s) for this order is as follows. An invoice will be sent after the last date of publication. If you prepaid this order in full, you will not receive an invoice.

Publication	\$117.80
Total	\$117.80

Daily Journal Corporation

Serving your legal advertising needs throughout California.

ORANGE COUNTY REPORTER, SANTA ANA	(714) 543-2027
BUSINESS JOURNAL, RIVERSIDE	(951) 784-0111
DAILY COMMERCE, LOS ANGELES	(213) 229-5300
LOS ANGELES DAILY JOURNAL, LOS ANGELES	(213) 229-5300
SAN FRANCISCO DAILY JOURNAL, SAN FRANCISCO	(800) 640-4829
SAN JOSE POST-RECORD, SAN JOSE	(408) 287-4866
THE DAILY RECORDER, SACRAMENTO	(916) 444-2355
THE DAILY TRANSCRIPT, SAN DIEGO	(619) 232-3486
THE INTER-CITY EXPRESS, OAKLAND	(510) 272-4747

OR# 3558450

NOTICE OF PUBLIC HEARING BEFORE THE SANTA ANA HISTORIC RESOURCES COMMISSION

The City of Santa Ana encourages the public to participate in the decision-making process. We encourage you to contact us prior to the Public Hearing if you have any questions.

Historic Resources Commission

Action: The Historic Resources Commission will hold a Public Hearing to receive public testimony, and will take action on the item described below. Their decision is final unless appealed to the City Council within 10 days of the decision by any interested party or group.

Project Location: 1411 North Broadway located in the Midtown Specific Plan (SP-3) zoning designation.

Project Applicant: Brateil

Aghasi WISE Place

Project Description: The applicant is proposing an adaptive reuse project to rehabilitate and convert an existing one-story historic building, listed as "Landmark" on the historic register and known as the Santa Ana-Tustin YWCA, into offices, a training center, community room, and three residential studio units. The project also consists of a new four-story addition with parking at ground level and residential units, laundry rooms, and communal space at the upper levels.

Environmental Impact: In accordance with the California Environmental Quality Act, the recommended action is exempt from further review under Section 15331, Class 31, as this action is designed to preserve a historic resource. Categorical Exemption No. 2022-05 will be filed for this project.

Meeting Details: This matter will be heard on **Thursday, March 3, 2022, at 4:30 p.m.** in the City Council Chambers, 22 Civic Center Plaza, Santa Ana, CA 92701. **Members of the public may attend this meeting in-person or join via Zoom.** For the most up to date information on how to participate virtually in this meeting, please visit www.santa-ana.org/pb/meeting-participation.

Written Comments: If you are unable to participate in this in-person meeting, you may send written comments by e-mail to PBACComments@santa-ana.org

(reference the Agenda Item # in the subject line) or mail to Christina Leonard, Recording Secretary, City of Santa Ana, 20 Civic Center Plaza - M20, Santa Ana, CA 92701. **Deadline to submit written comments is 3:00 p.m. on the day of the meeting.** Comments received after the deadline may not be made part of the record.

Where To Get More Information: Additional details regarding the proposed action(s), including the full text of the discretionary item, may be found on the City website 72 hours prior to the public hearing at: <https://santa-ana.primegov.com/public/portal>.

Who To Contact For Questions: Should you have any questions, please contact Pedro Gomez with the Planning and Building Agency at PGomez@santa-ana.org or 714-667-2790

Note: If you challenge the decision on the above matter, you may be limited to raising only those issues you or someone else raised at the public hearing

described in this notice, or in written correspondence delivered to the Historic Resources Commission or City Council of the City of Santa Ana at, or prior to, the public hearing.

Si tiene preguntas en español, favor de llamar Nardcedalia Perez al (714) 667-2260.

Nếu có thắc mắc bằng tiếng Việt, xin điện thoại cho Tony Lai số (714) 565-2627.

2/23/22

OR-3558450#



* A 0 0 0 0 0 5 9 4 6 3 2 4 *



CITY OF SANTA ANA Planning and Building Agency

20 Civic Center Plaza • P.O. Box 1988
Santa Ana, California 92702
www.santa-ana.org/pba

NOTICE OF PUBLIC HEARING BEFORE THE SANTA ANA HISTORIC RESOURCES COMMISSION

The City of Santa Ana encourages the public to participate in the decision-making process. This notice is being sent to those who live or own property within 500 feet of the project site or who have expressed an interest in the proposed action. We encourage you to contact us prior to the Public Hearing if you have any questions.

Historic Resources Commission Action: The Historic Resources Commission will hold a Public Hearing to receive public testimony, and will take action on the item described below. Their decision is final unless appealed to the City Council within 10 days of the decision by any interested party or group.

Project Location: 1411 North Broadway located in the Midtown Specific Plan (SP-3) zoning designation.

Project Applicant: Brateil Aghasi/WISEPlace

Project Description: The applicant is proposing an adaptive reuse project to rehabilitate and convert an existing one-story historic building, listed as "Landmark" on the historic register and known as the Santa Ana-Tustin YWCA, into offices, a training center, community room, and three residential studio units. The project also consists of a new four-story addition with parking at ground level and residential units, laundry rooms, and communal space at the upper levels.

Environmental Impact: In accordance with the California Environmental Quality Act, the recommended action is exempt from further review under Section 15331, Class 31, as this action is designed to preserve a historic resource. Categorical Exemption No. 2022-05 will be filed for this project.

Meeting Details: This matter will be heard on **Thursday, March 3, 2022, at 4:30 p.m.** in the City Council Chambers, 22 Civic Center Plaza, Santa Ana, CA 92701. **Members of the public may attend this meeting in-person or join via Zoom.** For the most up to date information on how to participate virtually in this meeting, please visit www.santa-ana.org/pb/meeting-participation.

Written Comments: If you are unable to participate in this in-person meeting, you may send written comments by e-mail to PBAComments@santa-ana.org (reference the Agenda Item # in the subject line) or mail to Christina Leonard, Recording Secretary, City of Santa Ana, 20 Civic Center Plaza – M20, Santa Ana, CA 92701. **Deadline to submit written comments is 3:00 p.m. on the day of the meeting.** Comments received after the deadline may not be distributed to the Commission but will be made part of the record.

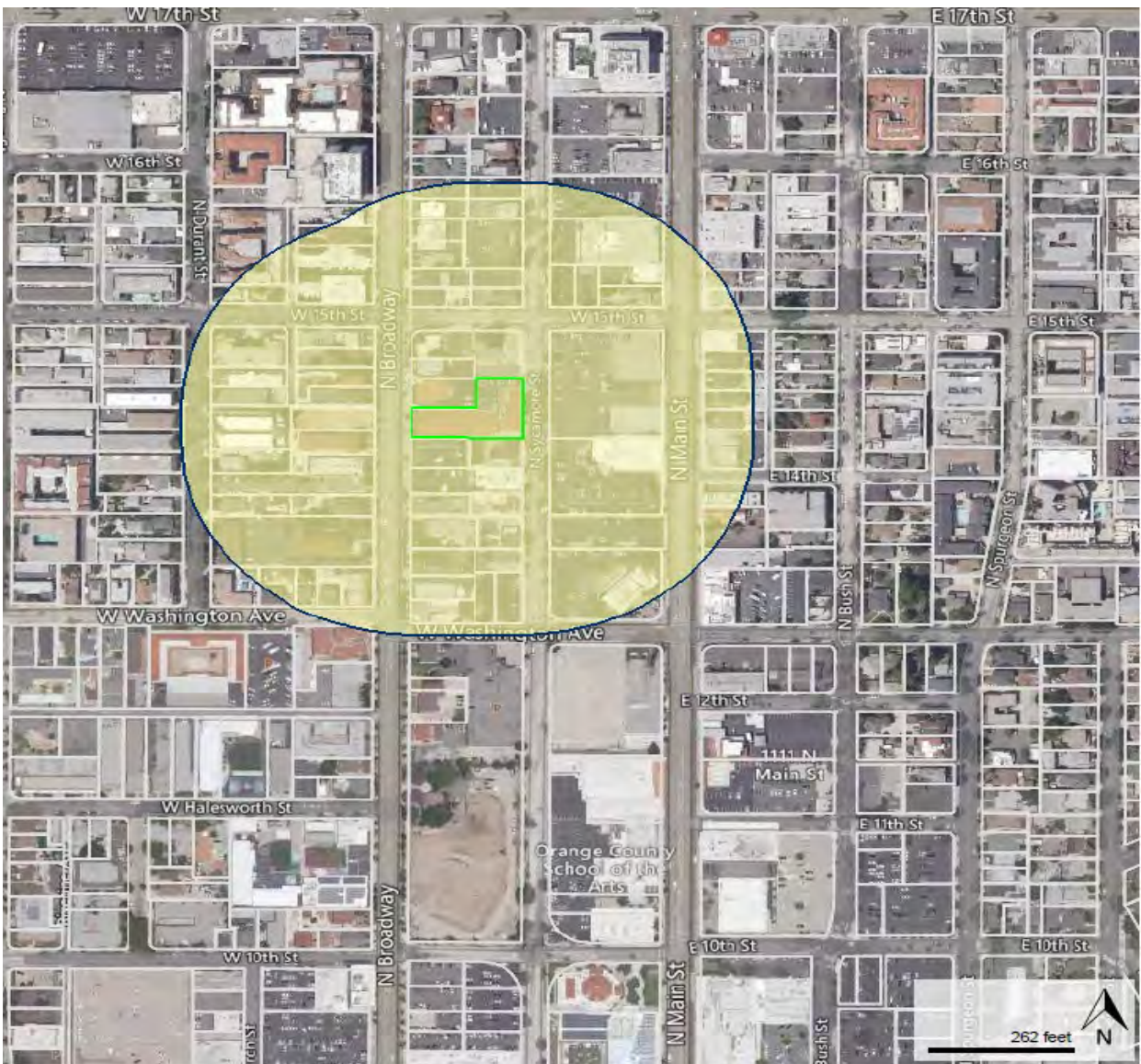
Where To Get More Information: Additional details regarding the proposed action(s), including the full text of the discretionary item, may be found on the City website 72 hours prior to the public hearing at: <https://santa-ana.primegov.com/public/portal>.

Who To Contact For Questions: Should you have any questions, please contact Pedro Gomez with the Planning and Building Agency at PGomez@santa-ana.org or 714-667-2790

Note: If you challenge the decision on the above matter, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Historic Resources Commission or City Council of the City of Santa Ana at, or prior to, the public hearing.

**Si tiene preguntas en español, favor de llamar a Narcedalia Perez al (714) 667-2260.
Nếu cần liên lạc bằng tiếng Việt, xin điện thoại cho Tony Lai số (714) 565-2627.**

500' RADIUS NOTIFICATION MAP



NOTICE OF PUBLIC HEARING BEFORE THE SANTA ANA HISTORIC RESOURCES COMMISSION

The City of Santa Ana encourages the public to participate in the decision-making process. We encourage you to contact us prior to the Public Hearing if you have any questions.

Historic Resources Commission Action: The Historic Resources Commission will hold a Public Hearing to receive public testimony, and will take action on the item described below. Their decision is final unless appealed to the City Council within 10 days of the decision by any interested party or group.

Project Location: 1411 North Broadway located in the Midtown Specific Plan (SP-3) zoning designation.

Project Applicant: Brateil Aghasi/WISEPlace

Project Description: The applicant is proposing an adaptive reuse project to rehabilitate and convert an existing one-story historic building, listed as "Landmark" on the historic register and known as the Santa Ana-Tustin YWCA, into offices, a training center, community room, and three residential studio units. The project also consists of a new four-story addition with parking at ground level and residential units, laundry rooms, and communal space at the upper levels.

Environmental Impact: In accordance with the California Environmental Quality Act, the recommended action is exempt from further review under Section 15331, Class 31, as this action is designed to preserve a historic resource. Categorical Exemption No. 2022-05 will be filed for this project.

Meeting Details: This matter will be heard on **Thursday, March 3, 2022, at 4:30 p.m.** in the City Council Chambers, 22 Civic Center Plaza, Santa Ana, CA 92701. **Members of the public may attend this meeting in-person or join via Zoom.** For the most up to date information on how to participate virtually in this meeting, please visit www.santa-ana.org/pb/meeting-participation.

Written Comments: If you are unable to participate in this in-person meeting, you may send written comments by e-mail to PBACComments@santa-ana.org (reference the Agenda Item # in the subject line) or mail to Christina Leonard, Recording Secretary, City of Santa Ana, 20 Civic Center Plaza – M20, Santa Ana, CA 92701. **Deadline to submit written comments is 3:00 p.m. on the day of the meeting.** Comments received after the deadline may not be distributed to the Commission but will be made part of the record.

Where To Get More Information: Additional details regarding the proposed action(s), including the full text of the discretionary item, may be found on the City website 72 hours prior to the public hearing at: <https://santa-ana.primegov.com/public/portal>.

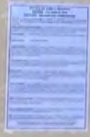
Who To Contact For Questions: Should you have any questions, please contact Pedro Gomez with the Planning and Building Agency at PGomez@santa-ana.org or 714-667-2790

Note: If you challenge the decision on the above matter, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Historic Resources Commission or City Council of the City of Santa Ana at, or prior to, the public hearing.

Si tiene preguntas en español, favor de llamar al Narcedalia Perez al (714) 667-2260.
Nếu cần liên lạc bằng tiếng Việt, xin điện thoại cho Tony Lai số (714) 565-2627.



1411



NO TRESPASSING
PRIVATE PROPERTY
VIOLATORS WILL BE
PROSECUTED TO THE FULL
EXTENT OF CALIFORNIA
LAW PENAL CODE SEC. 602



SUBJECT: Support for Historic Exterior Modification Application No. 2022-02

Dear Historic Resources Commission,

On behalf of Chapman University, I am writing to express enthusiastic support for WISEPlace and its efforts to develop supportive housing for women experiencing homelessness, some of Orange County's most vulnerable citizens for whom there has been a longstanding housing shortage.

As active members of the community who appreciate and have a passion for historical significance, Chapman University is pleased to support this solution to ending homelessness through this development and wrap around services provided by WISEPlace.

We are pleased to see the groundwork that has gone into exploring the existing WISEPlace location. Maintaining the historic integrity of the location, and restoring it, while creating housing for vulnerable women will create an important solution that has never been specifically addressed in Orange County. A place where women can live paying no more than 30% of their income in rent along with support services to address their disabling conditions will create a stable environment where they can thrive.

This opportunity to provide affordable housing at this existing location can create a welcome solution to a growing community need. I am pleased to express my strong support for this initiative.

Respectfully,



Daniele C. Struppa
Chapman University

THE
Ebell
OF SANTA ANA

March 2, 2022

Dear Historic Resources Commission,

On behalf of the Ebell Club of Santa Ana, I am writing to express enthusiastic support for WISEPlace and its efforts to develop supportive housing for women experiencing homelessness, some of Orange County's most vulnerable citizens for whom there has been a longstanding housing shortage.

As active members of the Santa Ana community, with a passion for the rich history of our great community, Ebell Club of Santa Ana, is pleased to support this solution to ending homelessness through this development and wrap around services provided by WISEPlace.

The opportunity to create housing options for women on this site with so many community amenities will provide a safe home for women for future generations.

Affordable housing is a resource to our communities that provides stability, community, and economic opportunity to our neighbors. We only have this resource if we build it. With so many rent-burdened and struggling to make ends meet because of rising rents across the state, this housing would provide a tool to help our community and provide stability, and protection for our vulnerable residents.

We are so pleased to see the groundwork that has gone into exploring the existing WISEPlace location. Restoring the historic integrity of the location is far overdue, while creating the most housing for vulnerable women will create a solution that has never been specifically addressed in Orange County. OC's first and only supportive housing focused on the needs of unaccompanied women, mostly seniors. A place where women can live paying no more than 30% of their income in rent along with support services to address their disabling conditions will create a stable environment where they can thrive. A historic building we can all be so proud of in our great community.

We are proud supporters of this opportunity to provide affordable housing at this existing location to create a welcome solution to a growing community need in support of vulnerable women.

Respectfully,



Dorothy H Dobson
President Pro Tem
Ebell Society of the Santa Ana Valley
625 French Street, Santa Ana, CA 92701



18012 Mitchell South
Irvine, CA 92614

949.660.7600
UnitedWayOC.org

March 3, 2022

TO: Historical Resource Commission

RE: Support for WISEPlace Housing Initiative

Orange County United Way (OCUW) writes today to express our support for the WISEPlace Supportive Housing development with Jamboree that is under consideration. This proposal would contribute 47 units of high-quality Permanent Supportive Housing (PSH) studio units to help end our county's homelessness crisis and one apartment for the onsite property manager.

This development is meeting a crucial and growing need in our community for an extremely vulnerable population: unaccompanied women who have found themselves experiencing homelessness. Around a third of the homeless population in Orange County are women and according to the UCI report "Homelessness in Orange County: The Costs to Our Community" the second highest reason that women become homeless in our community is because they are fleeing domestic violence.

WISEPlace has been serving the community for almost one hundred years and are expertly situated to provide the unique tailored support services that this special population requires. Their partnership with Jamboree, a well-established and trusted developer is sure to lead to both a beautiful and successful development that will lead to transformed lives.

In 2018, OCUW launched United to End Homelessness, a powerful collaboration among Orange County's top business, philanthropic, government, faith-based, and non-profit leaders committed to ending homelessness and ensuring housing and services are available for every individual who may need them. United to End Homelessness has been an influential voice in advocating for housing as the solution to end homelessness, and OCUW has always supported and maintained that affordable, stable housing is the building block to success.

Thank you for your approval of the WISEPlace Supportive Housing development. We are grateful to you for your courage and willingness to improve the lives of those in-need in our community.

Sincerely,

A handwritten signature in blue ink that reads "Susan B. Parks".

Susan B. Parks
President & CEO

SUBJECT: Support for Historic Exterior Modification Application No. 2022-02

Dear Historic Resources Commission,

On behalf of Rotary Club of Santa Ana, I am writing to express enthusiastic support for WISEPlace and its efforts to develop supportive housing for women experiencing homelessness, some of Orange County's most vulnerable citizens for whom there has been a longstanding housing shortage.

As active members of the Santa Ana community, Rotary Club of Santa Ana is pleased to support this solution to ending homelessness through this development and wrap around services provided by WISEPlace. Rotary Club of Santa Ana is a gathering of professionals who think and act both locally and globally. We are neighbors and global citizens uniting for the common good.

We are pleased to see the groundwork that has gone into exploring the existing WISEPlace location. Maintaining the historic integrity of the location, and restoring it, while creating permanent housing for vulnerable women will create an important solution that has never been specifically addressed in Orange County. A place where women can live paying no more than 30% of their income in rent along with support services to address their disabling conditions will create a stable environment where they can thrive.

The 2019 Point in Time showed there were over 6800 homeless residents in Orange County. Affordable Housing options for women are a growing community concern. One in three women make up this part of the homeless population with over 40% survivors of domestic violence. This population of women endure high rates of first-time homelessness, longer spells of homelessness, and higher barriers in accessing stable housing. Unaccompanied women also report extremely high incidence of trauma-whether physical, sexual, or psychological in nature-that is compounded by their ongoing houselessness. The opportunity to create options for women on this site with so many community amenities will provide a safe home for women for future generations.

Affordable housing is a resource to our communities that provides stability, community, and economic opportunity to our neighbors. We only have this resource if we build it. With so many rent-burdened and struggling to make ends meet because of rising rents across the state, this housing would provide a tool to help our community and provide stability, and protection for our vulnerable residents.

This opportunity to provide affordable housing at this existing location can create a welcome solution to a growing community need. I am pleased to provide support.

Respectfully,



Sariah G. Devereaux,
Rotary Club of Santa Ana President



February 25, 2022

SUBJECT: Support for Historic Exterior Modification Application No. 2022-02

Dear Historic Resources Commission,

On behalf of Second Baptist Church, I am writing to express our enthusiastic support for WISEPlace and its efforts to develop supportive housing for women experiencing homelessness, some of Orange County's most vulnerable citizens for whom there has been a longstanding housing shortage.

As active members of the Santa Ana community, Second Baptist Church is pleased to support this solution to ending homelessness through this development and wrap around services provided by WISEPlace. Second Baptist Church exists to glorify God by sharing Christ, Building Believers and Caring for all, which leads us to our ultimate vision to demonstrate the love of God to every nation, generation, and situation thereby fulfilling the Great Commission. The past 10 years, we have been very hands on, engaged as active members of our community and proud WISEPlace supporters and volunteers who work directly with the population served and have seen firsthand the power of housing solutions and wrap around services onsite.

We are pleased to see the groundwork that has gone into exploring the existing WISEPlace location. Maintaining the historic integrity of the location, and restoring it, while creating housing for vulnerable women will create an important solution that has never been specifically addressed in Orange County. A place where women can live paying no more than 30% of their income in rent along with support services to address their disabling conditions will create a permanent stable environment where they can thrive.

The 2019 Point in Time showed there were over 6,800 homeless residents in Orange County. Affordable Housing options for women are a growing community concern. One in three women make up this part of the homeless population with over 40% survivors of domestic violence. This population of women endure high rates of first-time homelessness, longer spells of homelessness, and higher barriers in accessing stable housing. Unaccompanied women also report extremely high incidence of trauma—whether physical, sexual, or psychological in nature—that is compounded by their ongoing homelessness. The opportunity to create options for women on this site with so many community amenities will provide a safe home for women for future generations.

Affordable housing is a resource to our communities that provides stability, community, and economic opportunity to our neighbors. We only have this resource if we build it. With so many rent-burdened and struggling to make ends meet because of rising rents across the state, this housing would provide a tool to help our community and provide stability, and protection for our vulnerable residents.

This opportunity to provide affordable housing at this existing location can create a welcome solution to a growing community need. I am pleased to provide support.

Respectfully,

Kelita Gardner

Kelita Gardner
Executive Director of Operations
Second Baptist Church



Department of Sociology
3151 Social Science Plaza
Irvine, CA 92697-5100
(949) 824-6800
(949) 824-4717 FAX

February 24, 2022

TO: Historic Resources Commission

FM: David A. Snow, Ph.D. 
Distinguished Professor Emeritus

RE: Support for WISEPlace Housing Initiative

I am writing to express enthusiastic support for WISEPlace and its efforts to develop permanent supportive housing for homeless women, some of Orange County's most vulnerable citizens for whom there has been a longstanding housing shortage.

You may recall that I was the lead researcher for a 2017 comprehensive study of the cost of homelessness in Orange County, conducted in cooperation with OC United Way and Jamboree Housing Corporation. Among the major findings was that homelessness in the county is caused first and foremost by the intersection of the county's high-cost housing market, particularly its rental market, and insufficient income, due in large part to the low wages and job losses, to access the housing market. When avowed causes for homelessness are assessed in terms of gender, we found in a subsequent cluster analysis (see figure below) that the cluster with the largest predicted percent of women was the lack of affordable housing/job loss cluster, which accounted for 74 percent of the women.

When it is considered that women make up slightly more than a third of the county's homeless population per the 2019 county PIT count, and that 58 percent of the women interviewed for the cost study reported experiencing physical and/or sexual abuse during childhood and/or domestic violence as a reason for their homelessness, the importance of providing safe, permanent supportive housing for homeless women becomes even more palpably compelling.

It is my understanding that the current WISEPlace initiative will provide up to 48 housing units for homeless women who can live paying no more than 30 percent of their income in rent along with support services to address their challenging life situations and conditions, thus creating a permanent stable environment where they can thrive. I am pleased to see that the groundwork for the initiative is moving forward while maintaining the historic integrity of the location.

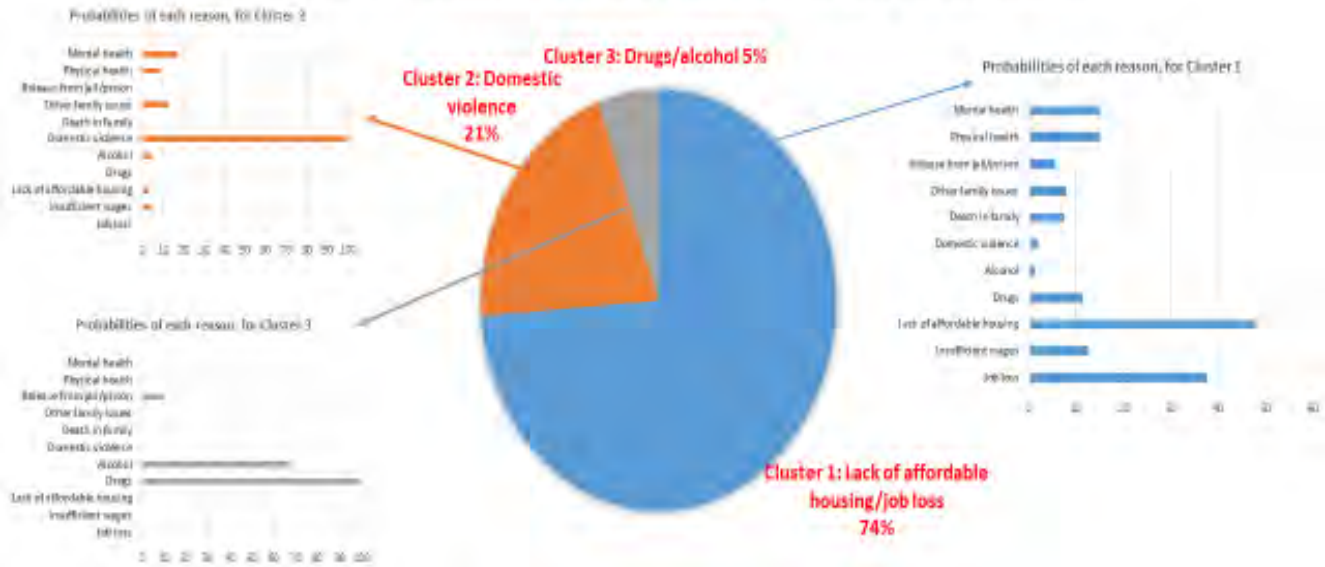
It is with these considerations in mind that I register my wholehearted support for the WISEPlace initiative.



Reasons For Homelessness: Women

(Results from latent class cluster analysis – 3 cluster solution)

PERCENT OF HOMELESS WOMEN PREDICTED TO BE IN EACH CLUSTER



David A. Snow, Ph.D.

Distinguished Professor Emeritus



March 3, 2022

TO: Historical Resource Commission

RE: Support for WISEPlace Housing Initiative

United to End Homelessness writes today to express our support for the WISEPlace Supportive Housing development with Jamboree that is under consideration. This proposal would contribute 47 units of high-quality Permanent Supportive Housing (PSH) studio units to help end our county's homelessness crisis and one apartment for the onsite property manager.

This development is meeting a crucial and growing need in our community for an extremely vulnerable population: unaccompanied women who have found themselves experiencing homelessness. Around a third of the homeless population in Orange County are women and according to the UCI report "Homelessness in Orange County: The Costs to Our Community" the second highest reason that women become homeless in our community is because they are fleeing domestic violence.

WISEPlace has been serving the community for almost one hundred years and are expertly situated to provide the unique tailored support services that this special population requires. Their partnership with Jamboree a well-established and trusted developer is sure to lead to both a beautiful and successful development that will lead to transformed lives.

United to End Homelessness was launched by Orange County United Way in 2018. We are a collaboration of Orange County's top business, philanthropic, government, faith-based, and non-profit leaders committing to ending homelessness and ensuring housing and services are available for every individual who may need them.

Thank you for your approval of the WISEPlace Supportive Housing development. We are grateful to you for your courage and willingness to improve the lives of those in-need in our community.

Sincerely,

A handwritten signature in black ink, appearing to read "Lawrence R. Armstrong", written over a light blue horizontal line.

Lawrence R. Armstrong
Chair, U2EH Leadership Council

Becks Heyhoe
Executive Director, United to End Homelessness

18012 Mitchell South, Irvine, CA 92614
949-660-7600
info@UnitedToEndHomelessness.org
UnitedToEndHomelessness.org
#EndHomelessnessOC

Empowered By





Santa Ana Lodge, No. 794

Benevolent and Protective Order of Elks

SUBJECT: Support for Historic Exterior Modification Application No. 2022-02

Dear Historic Resources Commission,

On behalf of the Santa Ana Elks, I am writing to express enthusiastic support for WISEPlace and its efforts to develop supportive housing for women experiencing homelessness, some of Orange County's most vulnerable citizens for whom there has been a longstanding housing shortage.

As active members of our great Santa Ana community, The Santa Ana Elks are pleased to support this solution to ending homelessness through this housing development and wrap around services provided by WISEPlace. Santa Ana Elks has recently created a valued partnership with WISEPlace and are impressed with their demonstration of care for this vulnerable population. They are best positioned, along with their partners Jamboree Housing, to help end homelessness in our community. And Santa Ana Elks is committed to staying involved and leveraging resources to help these great organizations.

WISEPlace is the only nonprofit in Orange County who is solely focused on the unmet needs of this vulnerable population (unaccompanied women.) One in three women make up this part of the homeless population with over 40% survivors of domestic violence. This population of women endure high rates of first-time homelessness, longer spells of homelessness, and higher barriers in accessing stable housing. Unaccompanied women also report extremely high incidence of trauma—whether physical, sexual, or psychological in nature—that is compounded by their ongoing homelessness. The opportunity to create options for women on this site with so many community amenities will provide a safe home for women for future generations.

We are so pleased to see the groundwork that has gone into exploring the existing WISEPlace location. Maintaining the historic integrity of the location, and being able to restore it, is needed for our community. Creating housing for vulnerable women will create an important solution that has never been specifically addressed in Orange County. A place where women can live with support services to address their disabling conditions will create a stable environment where they can thrive.

This opportunity to provide affordable housing at this existing location can create a welcome solution to a growing community need. I am pleased to provide support and respectfully ask for your consideration.

Thank you for all you do in our great community of Santa Ana!

Respectfully,

Lisa Darmousseh
Exalted Ruler - President
Santa Ana Elks Lodge #794

Jamboree
17701 Cowan Ave. #200
Irvine, CA 92614

WISEPLACE PSH COMMUNITY MEETING

Proposed Affordable Rental Apartment Development*
**This is an apartment development not a shelter*

Thursday, February 3, 2022 | 6:30 - 8 PM

REUNIÓN COMUNITARIA DE WISEPLACE PSH

Proyecto de desarrollo de apartamentos de renta accesible*
**Este es un complejo de apartamentos, no un refugio
para personas sin hogar*

Jueves, 3 de febrero de 2022 | 6:30 - 8PM



WISEPlace PSH will be a new permanent supportive housing community featuring affordable apartment homes and offices for WISEPlace to provide supportive services to residents and the broader community. The adaptive reuse of the existing WISEPlace building will include approximately 49 apartment homes for unaccompanied women. Please come share your thoughts and ideas about this new housing community. At the meeting, we will provide general information, answer questions, and solicit input on the development.

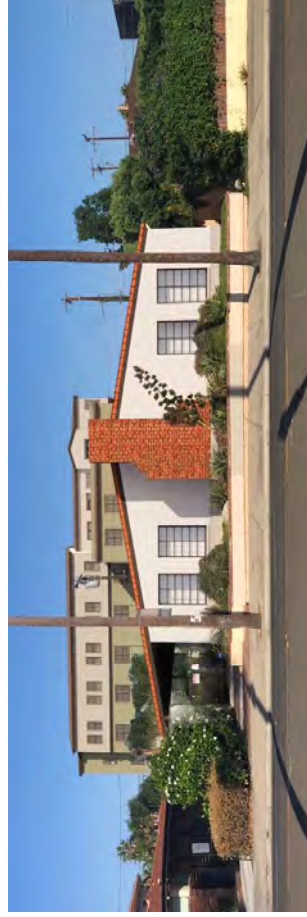
To RSVP for the meeting and/or sign up for the Good Neighbor interest list:

- Visit <https://wiseplace.org/wiseplace-and-jamboree/>
- Call **(714) 542-3577 ext. 112** if you have no access to a computer

Zoom meeting information will be given after RSVP

If you have question regarding this meeting or if you require language interpretation services in languages other than English please call (714) 542-3577 ext. 112.

Si tiene preguntas sobre esta reunión o si necesita servicios de interpretación en un idioma que no sea inglés, llame al (714) 542-3577 ext. 112



WISEPlace PSH será una nueva comunidad de viviendas de apoyo permanente que contará con apartamentos y oficinas accesible para que WISEPlace brinde servicios de apoyo a residentes y a la comunidad en general. La reutilización adaptativa del edificio WISEPlace actual incluirá aproximadamente 49 apartamentos para mujeres solas. Asista para compartir sus opiniones e ideas sobre esta nueva comunidad de viviendas. En la reunión, proporcionaremos información general, responderemos preguntas y solicitaremos información sobre el proyecto.

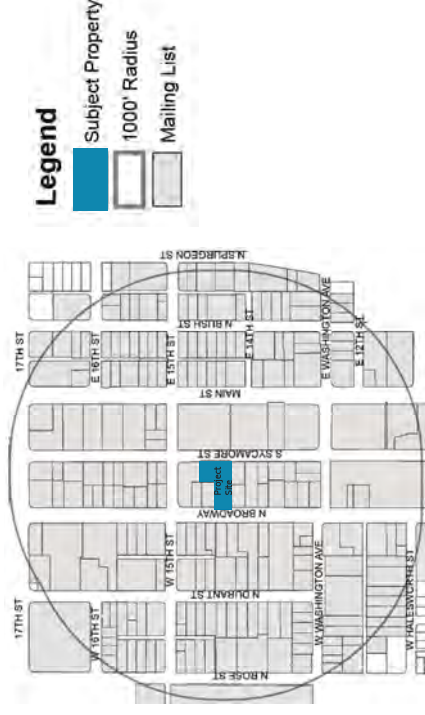
Para confirmar su asistencia a la reunión y/o registrarse en la lista de interesados de Good Neighbor:

- Visite <https://wiseplace.org/wiseplace-and-jamboree/>
- Llame al **(714) 542-3577 ext. 112** si no tiene acceso a una computadora

La información de la reunión de Zoom se proporcionará después de confirmar su asistencia

If you have question regarding this meeting or if you require language interpretation services in languages other than English please call (714) 542-3577 ext. 112.

Si tiene preguntas sobre esta reunión o si necesita servicios de interpretación en un idioma que no sea inglés, llame al (714) 542-3577 ext. 112





WISEPlace & Jamboree

WISEPlace & Jamboree

Building OC's first and only Permanent Supportive Housing for
Unaccompanied Women

Since 1924, WISEPlace has served one of the most overlooked and underserved segments of our homeless population: unaccompanied women. One in every three homeless adults is an unaccompanied woman, and senior women are experiencing homelessness at increasing and alarming rates. WISEPlace is the only Orange County-based nonprofit leading the effort to end homelessness for unaccompanied women. We provide women with safe shelter, counseling and mental health services, case management, employment assistance and more to help rebuild their lives.

WISEPlace currently owns and operates a facility located at 1411 N. Broadway in Santa Ana that provides healthy meals, financial-empowerment curriculum, shelter and housing, and employment assistance to women in their community to help move from homelessness to self-reliance. Santa Ana has been home to WISEPlace for more than 90 years, and its location has earned a Landmark Designation for serving women as the former YWCA. WISEPlace has explored how to retain the historical and cultural significance of the site while at the same

✘ Safety Exit here women can thrive and prosper. The proposed development rehabilitate the existing structure facing Broadway.

In partnership with [Jamboree](#), a nonprofit affordable housing developer, WISEPlace is working on designing and completing an expanded and thoroughly



modernized and compliant renovation of WISEPlace’s current 26,030-square-foot facility in Santa Ana to include permanent supportive housing.

This new community will allow to permanently end homelessness for 48 vulnerable women, furthering both WISEPlace and Jamboree’s mission of transforming lives and communities through high-quality, affordable housing. The organization is thrilled to join this exceptional community partnership to address the unique needs of unaccompanied women experiencing homelessness in Orange County.

Helping end homelessness

WISEPlace, the City of Santa Ana, and Jamboree share the passion of business leaders, residents, other homeless service providers, and advocate partners to provide meaningful solutions to the immediate crisis of homelessness in the area and the ongoing need for permanent housing solutions.

The [supportive housing with services](#) that WISEPlace will bring to this updated facility will enhance the quality of life for the entire Santa Ana community by bringing neighbors from homelessness into housing. Along with a permanent home, these residents will have onsite access to trained professionals who can provide services and support – including case management, life skills education, and opportunities for social connections and meaningful activities – that will keep them active, stable and thriving in their local neighborhood.

Orange County’s first and only Permanent Supportive Housing for Unaccompanied

W
X Safety Exit



The vision for the renovated and expanded N. Broadway facility is to transform this property into **Permanent Supportive Housing** consisting of 48 units. The new

units will be fully furnished, include an operational kitchen with dining hall, have financial empowerment learning labs, dedicated wrap-around service areas with private counseling and case management spaces, and a welcoming outdoor area complete with community gardens and space for domestic pets. All while still offering the same trusted programs and support for women in need of permanent supportive housing.

WISEPlace Permanent Supportive Housing (PSH) will transform the WISEPlace facility into adaptive reuse PSH for unaccompanied women. The project will include studio apartments of approximately 400-500 sq. ft., reserved for individuals earning no more than 30% of the Area Median Income (AMI) and one (1) two-bedroom manager's unit. The renovation and expansion of WISEPlace's current facility will allow the organization and its partners to transform it into permanent housing quickly, without sacrificing the overall quality of this future supportive housing community.

A permanent home for unaccompanied women experiencing homelessness

WISEPlace Permanent Supportive Housing onsite services will include ongoing health and wellness programs and community building activities that focus on helping residents achieve and maintain both housing and financial stability as well as improved health.

Additional enhancements of the N. Broadway site will include more natural landscaping – creating a sense of home for residents – an upgraded security system with front office staff onsite 24/7, increased parking, ADA which best meets the needs of vulnerable seniors and the safety of seismic upgrades, operating kitchens, dedicated clinical counseling and case

✘ Safety Exit

health and wellness areas and much more.

The new supportive housing community is within walking distance of public transportation and local retail and business centers. The proposed development provides an ideal opportunity to bring much-needed affordable housing to the most vulnerable and at-risk individuals.

A state investment of millions

Thanks to the partnership with WISEPlace and Jamboree, the time is right to expand our view of what's possible – especially the role of permanent supportive housing as a solution to end homelessness among vulnerable women. WISEPlace will use its collaboration with Jamboree as a model for future public/private partnerships committed to creating supportive housing for women in Orange County and beyond. We will plant the seed for future women's communities committed to protecting single women alone on the street.



Is WISEPlace Permanent Supportive Housing a homeless shelter?



WISEPlace's Permanent Supportive Housing site will create homes, not a hotel or shelter. Unlike homeless shelters, residents in permanent supportive housing do not have to leave their apartment every day and return at night, nor do they have to move out after a brief stay.

Individuals must qualify for this specific housing and are referred to the property by participating agencies. Once residents sign an apartment lease, they may remain in their apartment long-term or, as long as they follow the community rules. There will be no onsite intake center for those experiencing homelessness.

The goal is long-term housing stability to keep these residents active, stable and thriving in their local neighborhood. Our communities that take this approach to permanently house those experiencing homeless consistently realize better than a 90% success rate in these residents avoiding a return to homelessness.

Our long-term commitment to [transform lives and strengthen communities](#)

Why and how we build quality [Permanent Supportive Housing](#)

The success of [Rockwood](#), another Jamboree property for 48 formerly homeless families

How our permanent housing with services is a [proven solution](#) to ending homelessness

Want more?

Please join the Good Neighbor contact list below to learn more about our upcoming community meetings.

Your Name (required)

Your Email (required)

Phone Number (required)

Street Address

City (required)

State

 Safety Exit

Zip Code (required)

Of the following community meeting topics about this development, please select the three that are most important to you: (required)

- Property management Safety and security (residents & neighborhood)
- Financing for the development Development process and timeline
- Services and support for residents WISEPlace's development history

What questions would you like addressed about this development at a community meeting?

Are you employed by a municipal, state or federal agency?

Sign up for email updates?

SUBMIT

How can you help?

When you support WISEPlace, you provide safe shelter solutions and employment for unaccompanied women experiencing homelessness. Donate now to provide a WISEPlace home.

 Safety Exit

[DONATE NOW](#)



WISEPlace is proud to be chosen as a California 2021 Nonprofit of the Year by



WISEPlace is a platinum-level GuideStar participant, demonstrating its co



CONTACT US ▾

USEFUL LINKS

📍 1411 N. Broadway Santa Ana, CA 92706

[Services](#)

WISEPlace provides safe shelter with wrap-around services as a 501(c)(3) nonprofit organization. It is the only Orange-County based establishment leading the effort to end homelessness for unaccompanied women.

Press Contact: Brateil Aghasi
baghasi@WISEPlace.org

[Who We Serve](#)

[Our Impact](#)

[Volunteer](#)

**To request help, call:
(714)542-3577**

[Contact Us](#)
[Ways to Give](#)
[Donate Now](#)



501 (c)(3) Tax Id: 95-1684796

✕ Safety Exit



Copyright © 2022 WISEPlace. All rights reserved. | 501(c)(3) Nonprofit Corporation

[Privacy Policy- English](#)

[Privacy Policy- Spanish](#)

✕ Safety Exit

WELCOME AND HOUSEKEEPING

KELSEY: Hi everyone. Welcome to the WISEPlace Supportive Housing community meeting. My name is Kelsey Brewer and I serve as the Senior Director of Government Affairs and Business Development for Jamboree Housing, one of today's hosts of today's meeting. We have a very exciting agenda put together and most of it has been set aside to hear from all of you who have taken time out of your busy, busy lives to be with us today to talk about how we can incorporate housing into our communities in meaningful ways. Just a couple ground rules that I'd like to go over before I turn it over to today's presenters. We ask that you keep your microphones muted, you may have already found that you cannot unmute them. But don't worry, you will be able to once the presentation is over. We will give everyone an opportunity to ask as many questions as they like and provide feedback, but please feel free to keep cameras on, it's always nice for our presenters to look at smiling faces instead of blank screens. I saw some of you already saying hello, which is one of the things I love about working in Santa Ana. For legal reasons, I have to tell you that today's meeting is being recorded and we thank you for your participation in that. This video is going to be used for video on our website and for transcription and translation services so that every member of the community has an opportunity to receive information as everybody else. Last housekeeping item is feel free to use the chat, where you can ask questions and communicate with one another. We ask that you be respectful and kind, but I don't think that will be an issue. Lastly, myself and Caitlyn Murphy are going to serve as today's technical assistance. If you are having an issue hearing the presentation, something is not showing on your screen, go ahead and privately message one of us and we can trouble shoot on our end. That concludes the boring items I have been tasked with, so I am going to go ahead and turn it over to Brateil, the lovely and wonderful CEO of WISEPlace.

PRESENTATION BEGINS

BRATEIL: before we go into our shared vision of building OC's first and only supportive housing for unaccompanied women. We want to take a few minutes to talk about WISEPlace and Jamboree. WISEPlace is a community of housing and hope. We have been so proud to be a Santa Ana community member since our inception in the 19020s since our inception in 1924, we are so proud to have walked alongside and served over 8,400 women rebuilding their lives. We are WP we are the only organization that's solely focused on the segment of a population that is largely unserved and overlooked, and that is unaccompanied women. Unaccompanied women is our way of saying women that lack the support of children or a spouse. It used to be said about a year and a half ago, maybe before the pandemic, that 1 in every 4 homeless adults was an unaccompanied woman, but unfortunately it is now 1 in every 3 homeless adults is an unaccompanied woman, so those numbers are definitely going in the wrong direction. Women who experience homelessness are 5 to 10 times more likely to be assaulted than the general population. And unfortunately women are also victimized at higher rates than men. Last year alone, 67% of the women WISEPlace were survivors of domestic violence and almost half of those women were actively fleeing. 2/3rds of the women that we proudly serve are disabled and almost 100% of the women we serve live below the poverty line.

Two of the women we serve, you see their two beautiful faces on your screen there. Diana was a participant that has now been housed for over two years, with her golden Jay. Shelly is the woman with the blue hoodie. Both of these women were experiencing homelessness as they were seniors dealing with healthcare issues. Diana is a two-time cancer survivor. And I will never forget meeting Shelly on my first day at WISEPlace three years ago and Shelly had an amputated leg and she was in a wheelchair and I'll never forget the look, she was in so much pain. It was because of their healthcare reasons that Shelly's insurance stopped paying for her nursing care and therefore she started to experience homelessness and Diana lost her job and started to experience homelessness.

When these women came to the shelter, we quickly got to work. And first and foremost, we started to stabilize their healthcare. Once we were able to stabilize their healthcare and help them navigate the healthcare system, which is so hard to do alone without access to a computer, we were able to end their homelessness. These two women who had been homeless for five or six years, couch surfing in unsafe environments, both residents of Santa Ana, are now housed and home. And they're actually neighbors. They live about two or three doors down from each other. It's a sisterhood that started with unfortunate circumstances and has ended with both of these ladies being housed and being home.

Now that we took a few minutes to talk about who we serve and why focusing on unaccompanied women is so important, we want to talk about our wraparound services. These are the wraparounds that we would apply to our housing approach. So besides safe shelter and basic necessities, like providing thousands of meals and thousands of safe night's sleep a year, one of our core focuses is on weekly one-to-one case management with qualified, trained, accredited staff members who really are person-centered and really invest in getting to know a woman. We also pay our case management with one-to-one psychiatric or psychological counseling. We have strategic partnerships that are focused on proactive approaches to healthcare, medical, dental, vision. And of course employment being so vital to secure and sustain housing. We have great partnerships like the Santa Ana workforce center and other great partners as well as in-house employment support service. And of course income and savings is so important. Over 70% of the women that leave our program have a significant income and savings.

Besides that, we have a lot of fun at the shelter. We have lots of weekly activities, lots of socialization: movie nights, bingo, yoga, meditation, it's really a time to create connection and community and have opportunities to break isolation. And for those that need it, not everybody does, but for those that do, we also have on-site and off-site recovery programs as well. And for this young lady to the right, you can't see it, but she was truly smiling ear to ear but it's COVID and of course we were safe with masks on. But this is Ceara and we are so proud to have walked alongside with Ceara and she has at such a young age experienced homelessness for over a decade. And Ceara has broken decades-long cycles of poverty and homelessness. Ceara's great grandma was addicted to substances, Ceara's grandma was addicted to substances, Ceara's mom, and then Ceara at a very young age. But she wanted to turn her life around and she came to WISEPlace. And we were able to first, because of her mental disabilities, provide

her with supportive housing. A few months ago, this is Ceara in her new apartment, with her new roommate, she has a dog, she works full-time, she's going to start to go to school part-time, and you see it in the quote, but she says that she now has the encouragement and support to follow her dreams. She now knows that she is deserving of a bright future. She is housed and she is home.

And so we are so proud to have been in the Santa Ana community for decades. And the create outcomes and change for deserving women. 77% or more go from experiencing direct homelessness, either couch surfing in unsafe environments or living in their cars, to being housed. And those that we house, over 90% retain their housing. We continue to support women after they are housed as well. Over 73% have increased incomes and savings. Over 100% have increased knowledge of financial literacy. We do a lot of conversations about budgeting and being trusting of traditional financial institutions, so not being vulnerable. Not putting money in the undergarment or under the bed, but to really have increased financial literacy. Over 70% obtain employment. We are thankful to be in the community and thankful to have found a partner in Jamboree Housing that really shares our vision for supportive housing for unaccompanied women.

CASEY: Thank you so much Brateil, and hi everyone, thank you for joining this evening. I'm Casey Harris, I'm a Senior Project Manager at Jamboree. Jamboree is a mission-driven nonprofit founded in 1990 here in Irvine. We are a community development corporation focusing on affordable and permanent supportive housing development. We believe housing really creates healthy, strong, and sustainable communities. And we're one of CA's largest nonprofit developers. We work everyday to transform lives and strengthen communities.

Then the next slide is Who is Jamboree. So, Jamboree is a development company that is continuing to grow. You can see we over 96 communities state-wide and over 9,300 units or apartments homes developed by partnering with cities and agencies throughout California. And we serve residents such as seniors, families, veterans, and those with special needs. So you can see we have experience partnering with over 40 joint ventures and we're really excited to be partnering with WISEPlace here in Santa Ana. So that's a little bit about Jamboree, I'll turn it over to Evanne at Architectural Resources Group (ARG) who is going to discuss historic preservation

EVANNE: Good evening everybody. As Casey mentioned, I am with ARG. ARG is a historic consulting firm. We were brought on by Jamboree and WISEPlace to assess the historic significance of the building and the impacts of the proposed project on the building because the building is a listed Santa Ana historic landmark.

Constructed in 1950, the existing building on the project site was the first purpose-built facility to house the Santa Ana chapter of the YWCA. The building is designated a City of Santa Ana historic landmark for its association with the Y and for embodying the features of Spanish Colonial Revival architecture. The building, as you can see on this historic newspaper image, is

historically and currently L-shaped in plan with a one-story wing running E-W and facing Broadway and a two-story wing extending N-S along Sycamore Street. Historically, the wing at the rear of the building was one story and now is two stories. In 1986, a large addition was constructed atop the N-S wing. The construction of the addition necessitated the enclosure of some window and door opening and the application of stucco wall cladding. Although the N-S wing of the building has been significantly altered with this 1980s addition, the one-story that faces Broadway is largely unchanged from its original construction. It retains its original gable roof with clay-tile roofing, painted concrete walls, steel windows, and brick chimney. Because the E-W wing retains most of its original features, that helped to convey its historic character and appearance. It was important that the project preserve as much of the historic E-W wing as possible.

The proposed development will retain and rehabilitate the E-W wing. The wing that runs N-S along Sycamore Street will be demolished and replaced with a new four-story addition in the approximate location and footprint of the existing N-S wing. It will be significantly set back from the street as well as the original west façade of the building. This is essentially in order to minimize its visibility from Broadway, which is the primary street frontage of the building. The new construction will only be 2" taller than the existing building. So as you can see on this slide, the existing view is on the right the proposed view is on the left. It's really only a 2" height difference between the two.

All existing character defining features of the historic portion of the E-W wing, including its rectangular massing, clay-tile gable roof, painted concrete walls, steel windows, and brick chimney will be preserved. The new construction will be designed as a simplified, contemporary variation of the Spanish Colonial Revival style with elements such as a clay tile roof and stucco wall cladding. It will be compatible with, but differentiated from, the existing historic building. In addition to its compatible Spanish Colonial Revival design, the new construction will be painted in a darker green paint scheme, which helps the building to recede into the background and further minimize its visual impact along Broadway. Because all of the building's distinctive features and materials will remain under the project, and the proposed new construction is compatible with the historic character and appearance of the building, the project will not have an impact on the historic significance of this Santa Ana historic landmark.

Now I'll hand it back over to Casey to talk in more detail about the proposed project and use of the building.

CASEY: Thank you Evanne.

So we wanted to start with a slide on what is supportive housing. You'll see this is our development Heroes Landing, also in Santa Ana, and it's an award-winning PSH development for formerly homeless veterans. It features a lot of partnerships for wraparound case management services with agencies like the VA. So supportive housing is permanent, just like any other apartment building, and residents will sign a lease and agree to rules. But, in addition they will

get those wrap-around supportive services on site through a case manager. And it's a nationally recognized best practice that when you incorporate these wrap-around services into long-term housing, you really create this housing stability. Jamboree has seen a lot of success with this approach, so when we build PSH, we have 98% retention rate. And we are excited to partner with WISEPlace so we can build on that record of success and serve this exceptionally vulnerable population. So together we will transform the development into a sanctuary for unaccompanied women.

Then the next few slides will go into some details on the design. As Evanne noted, we will preserve the one-story facing Broadway and the Spanish Colonial Revival style. And our goal was to have it blend in seamlessly with the surrounding community by preserving this existing building and the sight lines along Broadway. And then you can see the massing sort of steps back as you step away from Broadway. And there is a new outdoor courtyard proposed on that third level and it will have a nice synergy with the new community room proposed there, so that we can provide services to the residents in an indoor/outdoor atmosphere. And then the next slide will go into some more about the unit mix, so thank you Kelsey.

We will have 48 apartments total, 47 will be studios and then one 2-BD for the on-site manager, who will live there. Future residents will pay no more than 30% of their income on rent. And again the population served will be unaccompanied women who are currently experiencing homelessness. And so we talked about preserving the historic nature of the building and staying within 2" of existing height. So you can see the different vantage points, even with keeping the existing building preserved, we are able to provide about 6,000 SF of services and community room space on site. And then we will have 20 parking spaces with a parking garage along Sycamore and an entry along Sycamore as well.

So that's a little bit more about the development and I'll pass it back over to Brateil to discuss operations further.

BRATEIL: Thanks Casey

Safety is so important to both WISEplace and Jamboree and aligned with that desire to provide the utmost safety will have 24/7 onsite property manager who will actually live there. So if there is an issue in the surrounding neighborhood or with the residence, regardless of what the issue is, our property manager lives there and will be accessible 24/7.

In addition to the property manager, our case manager will be there to support on call 24/7. We will of course have keyless entry, cameras, security gates. A much more upgrade system than what we have now. There will be visitation protocols for our residents

Supportive housing works because it is the pairing of housing with wrap around supportive services. You heard me talk about them earlier but some additional example of programing that would be in these housing units would be connecting residents to services that already exist int

eh community, we will not be duplicating services. Santa Ana has some great services and we plan to integrate into that to build community and build neighborhood. That would be in addition to inhouse socialization and connection activities described earlier.

Being an nonprofit during the pandemic, we have hundreds of volunteers that love to be engaged and we will have vibrant and robust volunteer opportunities on and off site.

We will be so focused on health and wellness services counseling and case management. Last but not least is the fun. The fun in addition to financial literacy, life skills, the wholistic approach described earlier.

We want to thank you for allowing us the opportunity to share or vision to build OCs first supportive housing for unaccompanied women and we would like to open for any questions or feedback.

Q&A

KELSEY:

That is the cue to unmute myself. Thank you to Brateil and Casey. They will continue to be available for question but I will moderate this discussion. If you see at the bottom of your screen, there are the emojis and if you would please click on the hand raise symbol to be called on. We will go in the order they pop-up on the screen. If that does not work, do not worry. We will go through everyone on the call and ensure everyone has an opportunity to speak.

Okay Alberta, I see you. I will unmute you, please accept that.

ALBERTA: Thank you so much

KELSEY: The floor is yours.

ALBERTA: Hi everybody, if you missed it, I am on the historic resource commission. My question is for Evanne. Why do you feel it is necessary to demolish the build, that is number 1, is a landmark, that is colonial style. That is the first criteria for placing a landmark on your registry. In addition to the second criteria is the importance to this city. Why do you think you have to demolish that building in order to serve, to commit you serves at WISEplace.

EVANNE: the building would not be entirely demolished, the portion of the building that is going to be demolished would be the significant portion that has suffered the loss of historic integrity of the 1980 addition and subsequent alterations associated with that. Windows that were infilled and stucco cladding would replace the original concrete exterior walls. So we felt that the integrity of the portion of the south wing had been diminish, it would be an appropriate place for the new portion addition to be located and the new construction is equally setback as the 1980 portion and minimally visible from the primary street view on

Broadway so it would be the most appropriate place to add on to provide the additional services that WISEplace-the number being significantly greater, being able to add onto the building.

ALBERTA: Our commission started in 1998 that would have been done prior to the commission, that back extension, which would have never been approved if the commission had been established in the 80s. You are talking about the east/west portion would be demolished, the Colonial Revival.

EVANNE: the only portion that will be demolished is the north/south portion. The colonial east/west portion will be retained.

ALBERTA: I didn't understand that. My understanding was that the other portion would be demolished.

Okay but, you are not keeping the original building because you are now increasing the fireplace, if I am looking at the correctly

EVANNE: the fireplace will not be increased.

KELSEY: I am going to jump in. what you are likely seeing is a lighting difference in the photos but there is no difference in the fireplace.

ALBERTA: what you are saying is that the front building will remain the same.

EVANNA: Correct

ALBERTA: we need to clear that up because the historic resources commission, when Tim Rush and I meet, We thought you were going to demolish the landmark building in order to accomplish providing the services that you want.

EVANNA: this is a different design than what was initially proposed.

BRATEIL: This is a different design from the conversation we originally had. We went back and revised our vision for supportive housing with a new architect more sensitive to historical buildings. The historic portion will be restored but not demoed.

ALBERTA: thank you for that. Needless to say we were not happy... Because of the building in the back, normally, when you have a historic building in the back, you are not supposed to see any height above the existing structure above that. We have Pedro Gomez, who is our staff for the historic resource, and Pedro, my question is, how is the impact that the landmark building is in front and for any increase for that to go up that high on the landmark, would impact the landmark view corridor.

KELSEY: I can only have one non-host unmuted at a time. So, I will mute you briefly and come back to you. Evanne do you want to add anything?

EVANNE: the building you see in the rear is only two inches taller than the existing rear wing. Maybe because the fact that one is a rendering and one is a street view image, one may look a bit taller. But there is not a significant height difference from what is existing and what is proposed.

Pedro: Thank you Kelsey. ARG has prepared an impact analysis on the work that has been proposed by WISEPlace and Jamboree. I would defer back to Evanna or her colleagues to discuss about what you are talking about Alberta in the height in this structure. The Historic Commission will have an opportunity to review this in depth at their March meeting. Evanne maybe you can talk about how it is setback from Broadway and how it respects existing volume now. Let me know if that is what you are getting at Alberta? I will hand it back to ARG since they are the experts and they put together the analysis for this project.

EVANNE: Thank you Pedro. To reiterate to what Pedro was saying in regard to the setback. The new construction will be over 130 feet from Broadway so because the setback is so significant, and the height difference is so minimal. The historic east/west wing that is being preserves, is the historic character that is being preserved and retained because of the setback and is not overwhelming the building in any way so that it will continue to be significant and eligible as a Santa Ana historic landmark.

ALBERTA: Thank you to Pedro and Evanne for the explanation. Santa Ana is so historically minded in preservation and keep historic structures. Looking at this, bringing this up. We look forward, we hope everyone will be at the March 3 Historic Commission meeting. View corridors are my pet peeve. Thank you so much.

KELSEY: Thank you, I will place you back on mute. I love when a question can end with smiles. Does anyone else have a questions. I see Edward has his hand raised

EDWARD: Hi, thank you very much. Can you put that view back in?

KELSEY: Absolutely, give me two seconds.

EDWARD: Certainly, if you look at the telephone pole just to the right of the tree. You see that compared to what is on the right. That is not just two-inches, it is about 6 ft or more. I would certainly update that image before you put it in the HRC.

To clarify, the east west building itself, there is really no work being done on that other than repaint and freshen up a bit?

CASEY: I can answer that. So we are planning to rehabilitate it. New windows, new paint to match...

EDWARD: New windows- are they going to be the same?

CASEY: yes they will be the same, Evanne can you remind me

EVANNE: the steel windows would remain, they will be restored to original working condition, same for the roof. The only changes occurring are interior but the overall layout of the building will stay the same. New finish will accommodate former finish

EDWARD: Full disclosure, I am a historic resources commission member, thank you.

KELSEY: Thank you. The feedback on the rendering is helpful... I will hand off to Chris

CHRIS: I am the architect for Jamboree Housing. I want to comment on the perspective of the rendering you are looking at here. It is not a perfect science. We take a photograph and try to place it into the rendering but there is a bit of guess work involved to try to match the perspective.

The other thing I would like to bring up, maybe this is not understood because we have not seen a plan view of the new proposed compared to the existing. The new building appears to be taller because the new building is closer than the existing. It is still 130 ft from Broadway, but it is not matching the current 2-3 building volume there. It will never match up to the telephone pole because of that.

KELSEY: We are going to go back to Edward.

EDWARD: okay so it is closer, so it will appear taller. It is also shifted to the north, looking at it compared to the existing imagine. That building is going to be shifted over and move closer so you will see a different perspective like you are seeing in this image.

CHRIS: To answer your question, the new proposed building is not matching the exact position of the current. We are designing our building to fit for housing units so the new construction does not match the exact position of the two and three story building there today.

KELSEY: Putting that in simple terms. The actual building itself, while moving slightly closer, will match the overall profile and height of the building that is currently there, is that correct Chris.

CHRIS: The footprint of the building, is going to be a little bit of a different width and length and a little closer to the road. With as much of the existing one-story building will remain. We have work to push as much of the massing as back as possible.

KELSEY: But to confirm the question asked by Edward is that the height is within 2 inches.

CHRIS: I am not sure if it is 2 inches or 4 inches.

KELSEY: Okay thank you. Margarita I am going to unmute you.

MARGARITA: Hi I work with the city's neighborhood initiative office. We provide a lot of support and coordination with the neighborhood associations, many who are part of this call. In the past, we worked very closely with your former leader Kathy Davis Colman who retired a few years ago. Through her leadership she really was instrumental in opening doors and hosting resource planning meetings to be able to engage with other partners who are doing a lot of community building work. I know that a lot of the project amenities speak to how they directly benefit the residence. I was curious if there would be an opportunity, after the pandemic and project completion, having all the approvals, if there would be an opportunity to reconnect. A lot of times, once you have that space, the space to reconnect and demonstrate to partners in the community that this is something meaningful. I recall some of the conversations about repurposing that wing you are proposing to building housing and residential units on. This is not so much about the project itself but about relational work that can happen through a project like this for the neighborhood and community partners that have an interest to partner and do community work with those who offer that.

BRATEIL: I would love to work with you. My second year was 2020. Collaboration has been alive and well and engaged with the organization. I am going to send my information. I would love to get together and learn more and to just keep being a good neighbor.

KELSEY: If anyone does not have any questions, I will begin clicking on people. I will give you a heads up before I request you to unmute. If you do not want to, go ahead and reject.

ALYSSA: Hi everyone, I work with the neighborhood initiative with Margarita. I am just here to learn more about the program and what you folks offer.

KELSEY: Tim Johnson

TIM: Hi everyone, I am Tim Johnson. I am on the board for WISEplace, I am also a Santa Ana resident. Alberta, I appreciate your question. I remember going to your board for my house. You asked me to trim the tree and then the Santa Ana winds came and blew the tree down... Our neighbors seem to be quite supportive of WISEplace and what they are doing for the neighborhood.

KELSEY: Thank you so much for being here Tim. Maria I am going to unmute you.

MARIA: This is really great, thank you. I look forward to this.

KELSEY: This is the first community meeting. Thank you for your feedback. It will impact the design. You can contact us at any point in this process. I will display the contact, it will not change during the duration of the project. We have also set-up a community page that you can see updates about the project. That will wrap it up. Thank you again for joining us. We will see everyone again in the next few weeks at the next community meeting.



WisePlaceTM
A Community of Hope & Housing

1411



NO
TRESPASSING

1411

WISEPlace™



The Orange County Register

1771 S. Lewis Street
Anaheim, CA 92805
714-796-2209

5281350

JAMBOREE HOUSING CORPORATION
17701 COWAN AVE. SUITE 200
IRVINE, CA 92614

AFFIDAVIT OF PUBLICATION

STATE OF CALIFORNIA, }
County of Orange } SS.

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of The Orange County Register, a newspaper of general circulation, published in the city of Santa Ana, County of Orange, and which newspaper has been adjudged to be a newspaper of general circulation by the Superior Court of the County of Orange, State of California, under the date of November 19, 1905, Case No. A-21046, that the notice, of which the annexed is a true printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

01/25/2022

I certify (or declare) under the penalty of perjury under the laws of the State of California that the foregoing is true and correct:

Executed at Anaheim, Orange County, California, on
Date: January 25, 2022



Signature

PROOF OF PUBLICATION

Legal No. **0011514333**

WisePLACE PSH Community Meeting

Proposed Affordable Rental Apartment Development*
*This is an apartment development not a shelter

Thursday, February 3, 2022 | 6:30 - 8 PM
To RSVP for the meeting and/or sign up for the Good Neighbor interest list:
• Visit <https://wiseplace.org/wiseplace-and-iamboree/>
• Call (714) 542-3577 ext. 112 if you have no access to a computer
Zoom meeting information will be given after RSVP

Reunión comunitaria de WisePLACE PSH

Proyecto de desarrollo de apartamentos de renta accesible*
*Este es un complejo de apartamentos, no un refugio para personas sin hogar
Jueves, 3 de febrero de 2022 | 6:30 - 8PM
Para confirmar su asistencia a la reunión y/o registrarse en la lista de interesados de Good Neighbor:
• Visite <https://wiseplace.org/wiseplace-and-iamboree/>
• Llame al (714) 542-3577 ext. 112 si no tiene acceso a una computadora
La información de la reunión de Zoom se proporcionará después de confirmar su asistencia

If you have question regarding this meeting or if you require language interpretation services in languages other than English please call (714) 542-3577 ext. 112. Si tiene preguntas sobre esta reunión o si necesita servicios de interpretación en un idioma que no sea inglés, llame al (714) 542-3577 ext. 112

Publish: Orange County Register
January 25, 2022 11514333

PROPERTY OCCUPANT/TENANTS - 1000' RADIUS - 1411 N BROADWAY, SANTA ANA, CA 92706 - APN: 398-523-04 - 01/13/2022

ID	APN	OCCUPANT	HOUSE NO	DIRECTION	STREET	SUFFIX	UNIT	CITY	STATE	ZIP
1	005-110-02	CURRENT OCCUPANT	402	W	17TH	ST		SANTA ANA	CA	92706
1	005-110-02	CURRENT OCCUPANT	404	W	17TH	ST		SANTA ANA	CA	92706
1	005-110-02	CURRENT OCCUPANT	406	W	17TH	ST		SANTA ANA	CA	92706
1	005-110-02	CURRENT OCCUPANT	408	W	17TH	ST		SANTA ANA	CA	92706
1	005-110-02	CURRENT OCCUPANT	410	W	17TH	ST		SANTA ANA	CA	92706
1	005-110-02	CURRENT OCCUPANT	412	W	17TH	ST		SANTA ANA	CA	92706
1	005-110-02	CURRENT OCCUPANT	414	W	17TH	ST		SANTA ANA	CA	92706
1	005-110-02	CURRENT OCCUPANT	416	W	17TH	ST		SANTA ANA	CA	92706
1	005-110-02	CURRENT OCCUPANT	418	W	17TH	ST		SANTA ANA	CA	92706
1	005-110-02	CURRENT OCCUPANT	420	W	17TH	ST		SANTA ANA	CA	92706
1	005-110-02	CURRENT OCCUPANT	422	W	17TH	ST		SANTA ANA	CA	92706
1	005-110-02	CURRENT OCCUPANT	424	W	17TH	ST		SANTA ANA	CA	92706
1	005-110-02	CURRENT OCCUPANT	426	W	17TH	ST		SANTA ANA	CA	92706
1	005-110-02	CURRENT OCCUPANT	428	W	17TH	ST		SANTA ANA	CA	92706
1	005-110-02	CURRENT OCCUPANT	430	W	17TH	ST		SANTA ANA	CA	92706
2	005-111-33	CURRENT OCCUPANT	1502	N	ROSS	ST		SANTA ANA	CA	92706
3	005-112-01	CURRENT OCCUPANT	1523	N	ROSS	ST		SANTA ANA	CA	92706
3	005-112-01	CURRENT OCCUPANT	424	W	16TH	ST		SANTA ANA	CA	92706
4	005-112-02	CURRENT OCCUPANT	422	W	16TH	ST		SANTA ANA	CA	92706
5	005-112-03	CURRENT OCCUPANT	414	W	16TH	ST		SANTA ANA	CA	92706
6	005-112-04	CURRENT OCCUPANT	1519	N	ROSS	ST		SANTA ANA	CA	92706
7	005-112-05	CURRENT OCCUPANT	1515	N	ROSS	ST		SANTA ANA	CA	92706
7	005-112-05	CURRENT OCCUPANT	1517	N	ROSS	ST		SANTA ANA	CA	92706
8	005-112-06	CURRENT OCCUPANT	1509	N	ROSS	ST	A	SANTA ANA	CA	92706
8	005-112-06	CURRENT OCCUPANT	1509	N	ROSS	ST	B	SANTA ANA	CA	92706
8	005-112-06	CURRENT OCCUPANT	1509	N	ROSS	ST	C	SANTA ANA	CA	92706
8	005-112-06	CURRENT OCCUPANT	1509	N	ROSS	ST	D	SANTA ANA	CA	92706
8	005-112-06	CURRENT OCCUPANT	1509	N	ROSS	ST	E	SANTA ANA	CA	92706
8	005-112-06	CURRENT OCCUPANT	1509	N	ROSS	ST	F	SANTA ANA	CA	92706
8	005-112-06	CURRENT OCCUPANT	1509	N	ROSS	ST	G	SANTA ANA	CA	92706
8	005-112-06	CURRENT OCCUPANT	1509	N	ROSS	ST	H	SANTA ANA	CA	92706
9	005-112-07	CURRENT OCCUPANT	1505	N	ROSS	ST	100	SANTA ANA	CA	92706
9	005-112-07	CURRENT OCCUPANT	1505	N	ROSS	ST	102	SANTA ANA	CA	92706
9	005-112-07	CURRENT OCCUPANT	1505	N	ROSS	ST	104	SANTA ANA	CA	92706
9	005-112-07	CURRENT OCCUPANT	1505	N	ROSS	ST	106	SANTA ANA	CA	92706

9	005-112-07	CURRENT OCCUPANT	1505	N	ROSS	ST	108	SANTA ANA	CA	92706
9	005-112-07	CURRENT OCCUPANT	1505	N	ROSS	ST	110	SANTA ANA	CA	92706
9	005-112-07	CURRENT OCCUPANT	1505	N	ROSS	ST	112	SANTA ANA	CA	92706
9	005-112-07	CURRENT OCCUPANT	1505	N	ROSS	ST	201	SANTA ANA	CA	92706
9	005-112-07	CURRENT OCCUPANT	1505	N	ROSS	ST	202	SANTA ANA	CA	92706
9	005-112-07	CURRENT OCCUPANT	1505	N	ROSS	ST	203	SANTA ANA	CA	92706
9	005-112-07	CURRENT OCCUPANT	1505	N	ROSS	ST	204	SANTA ANA	CA	92706
9	005-112-07	CURRENT OCCUPANT	1505	N	ROSS	ST	205	SANTA ANA	CA	92706
9	005-112-07	CURRENT OCCUPANT	1505	N	ROSS	ST	206	SANTA ANA	CA	92706
9	005-112-07	CURRENT OCCUPANT	1505	N	ROSS	ST	207	SANTA ANA	CA	92706
9	005-112-07	CURRENT OCCUPANT	1505	N	ROSS	ST	208	SANTA ANA	CA	92706
9	005-112-07	CURRENT OCCUPANT	1505	N	ROSS	ST	209	SANTA ANA	CA	92706
9	005-112-07	CURRENT OCCUPANT	1505	N	ROSS	ST	210	SANTA ANA	CA	92706
9	005-112-07	CURRENT OCCUPANT	1505	N	ROSS	ST	211	SANTA ANA	CA	92706
9	005-112-07	CURRENT OCCUPANT	1505	N	ROSS	ST	212	SANTA ANA	CA	92706
10	005-112-09	CURRENT OCCUPANT	412	W	16TH	ST		SANTA ANA	CA	92706
11	005-112-10	CURRENT OCCUPANT	1528	N	DURANT	ST		SANTA ANA	CA	92706
11	005-112-10	CURRENT OCCUPANT	1550	N	DURANT	ST		SANTA ANA	CA	92706
12	005-112-11	CURRENT OCCUPANT	1524	N	DURANT	ST		SANTA ANA	CA	92706
13	005-112-12	CURRENT OCCUPANT	1518	N	DURANT	ST	1	SANTA ANA	CA	92706
13	005-112-12	CURRENT OCCUPANT	1518	N	DURANT	ST	2	SANTA ANA	CA	92706
13	005-112-12	CURRENT OCCUPANT	1518	N	DURANT	ST	3	SANTA ANA	CA	92706
13	005-112-12	CURRENT OCCUPANT	1518	N	DURANT	ST	4	SANTA ANA	CA	92706
13	005-112-12	CURRENT OCCUPANT	1518	N	DURANT	ST	5	SANTA ANA	CA	92706
13	005-112-12	CURRENT OCCUPANT	1518	N	DURANT	ST	6	SANTA ANA	CA	92706
13	005-112-12	CURRENT OCCUPANT	1518	N	DURANT	ST	7	SANTA ANA	CA	92706
13	005-112-12	CURRENT OCCUPANT	1518	N	DURANT	ST	8	SANTA ANA	CA	92706
14	005-112-14	CURRENT OCCUPANT	1512	N	DURANT	ST		SANTA ANA	CA	92706
14	005-112-14	CURRENT OCCUPANT	1510	N	DURANT	ST		SANTA ANA	CA	92706
15	005-112-17	CURRENT OCCUPANT	1516	N	DURANT	ST		SANTA ANA	CA	92706
16	005-112-18	CURRENT OCCUPANT	1514	N	DURANT	ST		SANTA ANA	CA	92706
17	005-112-19	CURRENT OCCUPANT	1505	N	ROSS	ST		SANTA ANA	CA	92706
18	005-112-20	CURRENT OCCUPANT	1502	N	DURANT	ST	101	SANTA ANA	CA	92706
18	005-112-20	CURRENT OCCUPANT	1502	N	DURANT	ST	102	SANTA ANA	CA	92706
18	005-112-20	CURRENT OCCUPANT	1502	N	DURANT	ST	103	SANTA ANA	CA	92706
18	005-112-20	CURRENT OCCUPANT	1502	N	DURANT	ST	104	SANTA ANA	CA	92706
18	005-112-20	CURRENT OCCUPANT	1502	N	DURANT	ST	105	SANTA ANA	CA	92706

18	005-112-20	CURRENT OCCUPANT	1502	N	DURANT	ST	106	SANTA ANA	CA	92706
18	005-112-20	CURRENT OCCUPANT	1502	N	DURANT	ST	107	SANTA ANA	CA	92706
18	005-112-20	CURRENT OCCUPANT	1502	N	DURANT	ST	108	SANTA ANA	CA	92706
18	005-112-20	CURRENT OCCUPANT	1502	N	DURANT	ST	109	SANTA ANA	CA	92706
18	005-112-20	CURRENT OCCUPANT	1502	N	DURANT	ST	110	SANTA ANA	CA	92706
18	005-112-20	CURRENT OCCUPANT	1502	N	DURANT	ST	111	SANTA ANA	CA	92706
18	005-112-20	CURRENT OCCUPANT	1502	N	DURANT	ST	112	SANTA ANA	CA	92706
18	005-112-20	CURRENT OCCUPANT	1502	N	DURANT	ST	113	SANTA ANA	CA	92706
18	005-112-20	CURRENT OCCUPANT	1502	N	DURANT	ST	114	SANTA ANA	CA	92706
18	005-112-20	CURRENT OCCUPANT	1502	N	DURANT	ST	115	SANTA ANA	CA	92706
18	005-112-20	CURRENT OCCUPANT	1502	N	DURANT	ST	201	SANTA ANA	CA	92706
18	005-112-20	CURRENT OCCUPANT	1502	N	DURANT	ST	202	SANTA ANA	CA	92706
18	005-112-20	CURRENT OCCUPANT	1502	N	DURANT	ST	203	SANTA ANA	CA	92706
18	005-112-20	CURRENT OCCUPANT	1502	N	DURANT	ST	204	SANTA ANA	CA	92706
18	005-112-20	CURRENT OCCUPANT	1502	N	DURANT	ST	205	SANTA ANA	CA	92706
18	005-112-20	CURRENT OCCUPANT	1502	N	DURANT	ST	206	SANTA ANA	CA	92706
18	005-112-20	CURRENT OCCUPANT	1502	N	DURANT	ST	207	SANTA ANA	CA	92706
18	005-112-20	CURRENT OCCUPANT	1502	N	DURANT	ST	208	SANTA ANA	CA	92706
18	005-112-20	CURRENT OCCUPANT	1502	N	DURANT	ST	209	SANTA ANA	CA	92706
18	005-112-20	CURRENT OCCUPANT	1502	N	DURANT	ST	210	SANTA ANA	CA	92706
18	005-112-20	CURRENT OCCUPANT	1502	N	DURANT	ST	211	SANTA ANA	CA	92706
18	005-112-20	CURRENT OCCUPANT	1502	N	DURANT	ST	212	SANTA ANA	CA	92706
18	005-112-20	CURRENT OCCUPANT	1502	N	DURANT	ST	213	SANTA ANA	CA	92706
18	005-112-20	CURRENT OCCUPANT	1502	N	DURANT	ST	214	SANTA ANA	CA	92706
18	005-112-20	CURRENT OCCUPANT	1502	N	DURANT	ST	215	SANTA ANA	CA	92706
19	005-151-15	CURRENT OCCUPANT	1501	N	DURANT	ST		SANTA ANA	CA	92706
20	005-151-24	CURRENT OCCUPANT	1518	N	BROADWAY			SANTA ANA	CA	92706
21	005-151-25	CURRENT OCCUPANT	1516	N	BROADWAY		1	SANTA ANA	CA	92706
21	005-151-25	CURRENT OCCUPANT	1516	N	BROADWAY		2	SANTA ANA	CA	92706
22	005-151-26	CURRENT OCCUPANT	1514	N	BROADWAY			SANTA ANA	CA	92706
23	005-151-27	CURRENT OCCUPANT	1502	N	BROADWAY			SANTA ANA	CA	92706
24	005-151-32	CURRENT OCCUPANT	1600	N	BROADWAY		110	SANTA ANA	CA	92706
24	005-151-32	CURRENT OCCUPANT	1600	N	BROADWAY		500	SANTA ANA	CA	92706
24	005-151-32	CURRENT OCCUPANT	1600	N	BROADWAY		610	SANTA ANA	CA	92706
24	005-151-32	CURRENT OCCUPANT	1600	N	BROADWAY		650	SANTA ANA	CA	92706
24	005-151-32	CURRENT OCCUPANT	1600	N	BROADWAY		700	SANTA ANA	CA	92706
24	005-151-32	CURRENT OCCUPANT	1600	N	BROADWAY		810	SANTA ANA	CA	92706

24	005-151-32	CURRENT OCCUPANT	1600	N	BROADWAY	830	SANTA ANA	CA	92706
24	005-151-32	CURRENT OCCUPANT	1600	N	BROADWAY	840	SANTA ANA	CA	92706
24	005-151-32	CURRENT OCCUPANT	1600	N	BROADWAY	850	SANTA ANA	CA	92706
24	005-151-32	CURRENT OCCUPANT	1600	N	BROADWAY	1010	SANTA ANA	CA	92706
24	005-151-32	CURRENT OCCUPANT	1600	N	BROADWAY	1020	SANTA ANA	CA	92706
25	005-151-35	CURRENT OCCUPANT	326	W	17TH ST		SANTA ANA	CA	92706
26	005-151-36	CURRENT OCCUPANT	1620	N	BROADWAY		SANTA ANA	CA	92706
27	005-151-38	CURRENT OCCUPANT	320	W	17TH ST		SANTA ANA	CA	92706
28	005-151-39	CURRENT OCCUPANT	1507	N	DURANT ST	1	SANTA ANA	CA	92706
28	005-151-39	CURRENT OCCUPANT	1507	N	DURANT ST	2	SANTA ANA	CA	92706
28	005-151-39	CURRENT OCCUPANT	1507	N	DURANT ST	3	SANTA ANA	CA	92706
28	005-151-39	CURRENT OCCUPANT	1507	N	DURANT ST	4	SANTA ANA	CA	92706
28	005-151-39	CURRENT OCCUPANT	1507	N	DURANT ST	5	SANTA ANA	CA	92706
28	005-151-39	CURRENT OCCUPANT	1507	N	DURANT ST	6	SANTA ANA	CA	92706
28	005-151-39	CURRENT OCCUPANT	1507	N	DURANT ST	7	SANTA ANA	CA	92706
28	005-151-39	CURRENT OCCUPANT	1507	N	DURANT ST	8	SANTA ANA	CA	92706
28	005-151-39	CURRENT OCCUPANT	1507	N	DURANT ST	9	SANTA ANA	CA	92706
28	005-151-39	CURRENT OCCUPANT	1507	N	DURANT ST	10	SANTA ANA	CA	92706
28	005-151-39	CURRENT OCCUPANT	1507	N	DURANT ST	11	SANTA ANA	CA	92706
28	005-151-39	CURRENT OCCUPANT	1507	N	DURANT ST	12	SANTA ANA	CA	92706
28	005-151-39	CURRENT OCCUPANT	1507	N	DURANT ST	13	SANTA ANA	CA	92706
28	005-151-39	CURRENT OCCUPANT	1507	N	DURANT ST	14	SANTA ANA	CA	92706
28	005-151-39	CURRENT OCCUPANT	1507	N	DURANT ST	15	SANTA ANA	CA	92706
28	005-151-39	CURRENT OCCUPANT	1507	N	DURANT ST	16	SANTA ANA	CA	92706
28	005-151-39	CURRENT OCCUPANT	1507	N	DURANT ST	17	SANTA ANA	CA	92706
28	005-151-39	CURRENT OCCUPANT	1507	N	DURANT ST	18	SANTA ANA	CA	92706
28	005-151-39	CURRENT OCCUPANT	1507	N	DURANT ST	19	SANTA ANA	CA	92706
28	005-151-39	CURRENT OCCUPANT	1507	N	DURANT ST	20	SANTA ANA	CA	92706
28	005-151-39	CURRENT OCCUPANT	1507	N	DURANT ST	21	SANTA ANA	CA	92706
28	005-151-39	CURRENT OCCUPANT	1507	N	DURANT ST	22	SANTA ANA	CA	92706
28	005-151-39	CURRENT OCCUPANT	1507	N	DURANT ST	23	SANTA ANA	CA	92706
28	005-151-39	CURRENT OCCUPANT	1507	N	DURANT ST	24	SANTA ANA	CA	92706
28	005-151-39	CURRENT OCCUPANT	1507	N	DURANT ST	25	SANTA ANA	CA	92706
28	005-151-39	CURRENT OCCUPANT	1507	N	DURANT ST	26	SANTA ANA	CA	92706
28	005-151-39	CURRENT OCCUPANT	1507	N	DURANT ST	27	SANTA ANA	CA	92706
28	005-151-39	CURRENT OCCUPANT	1507	N	DURANT ST	28	SANTA ANA	CA	92706
28	005-151-39	CURRENT OCCUPANT	1507	N	DURANT ST	29	SANTA ANA	CA	92706

30	005-151-41	CURRENT OCCUPANT	1525	N	DURANT ST	309	SANTA ANA	CA	92706
30	005-151-41	CURRENT OCCUPANT	1525	N	DURANT ST	310	SANTA ANA	CA	92706
30	005-151-41	CURRENT OCCUPANT	1525	N	DURANT ST	311	SANTA ANA	CA	92706
30	005-151-41	CURRENT OCCUPANT	1525	N	DURANT ST	401	SANTA ANA	CA	92706
30	005-151-41	CURRENT OCCUPANT	1525	N	DURANT ST	402	SANTA ANA	CA	92706
30	005-151-41	CURRENT OCCUPANT	1525	N	DURANT ST	403	SANTA ANA	CA	92706
30	005-151-41	CURRENT OCCUPANT	1525	N	DURANT ST	404	SANTA ANA	CA	92706
30	005-151-41	CURRENT OCCUPANT	1525	N	DURANT ST	405	SANTA ANA	CA	92706
30	005-151-41	CURRENT OCCUPANT	1525	N	DURANT ST	406	SANTA ANA	CA	92706
30	005-151-41	CURRENT OCCUPANT	1525	N	DURANT ST	407	SANTA ANA	CA	92706
30	005-151-41	CURRENT OCCUPANT	1525	N	DURANT ST	408	SANTA ANA	CA	92706
30	005-151-41	CURRENT OCCUPANT	1525	N	DURANT ST	409	SANTA ANA	CA	92706
31	005-152-02	CURRENT OCCUPANT	1615	N	BROADWAY		SANTA ANA	CA	92706
32	005-152-03	CURRENT OCCUPANT	1611	N	BROADWAY		SANTA ANA	CA	92706
33	005-152-04	CURRENT OCCUPANT	1603	N	BROADWAY		SANTA ANA	CA	92706
33	005-152-04	CURRENT OCCUPANT	1611	N	BROADWAY		SANTA ANA	CA	92706
34	005-152-05	CURRENT OCCUPANT	1527	N	BROADWAY		SANTA ANA	CA	92706
34	005-152-05	CURRENT OCCUPANT	1525	N	BROADWAY		SANTA ANA	CA	92706
34	005-152-05	CURRENT OCCUPANT	1525 1/2	N	BROADWAY		SANTA ANA	CA	92706
35	005-152-06	CURRENT OCCUPANT	1523	N	BROADWAY		SANTA ANA	CA	92706
36	005-152-07	CURRENT OCCUPANT	1521	N	BROADWAY		SANTA ANA	CA	92706
37	005-152-08	CURRENT OCCUPANT	1515	N	BROADWAY		SANTA ANA	CA	92706
37	005-152-08	CURRENT OCCUPANT	1517	N	BROADWAY		SANTA ANA	CA	92706
38	005-152-09	CURRENT OCCUPANT	1509	N	BROADWAY		SANTA ANA	CA	92706
38	005-152-09	CURRENT OCCUPANT	1511	N	BROADWAY		SANTA ANA	CA	92706
39	005-152-10	CURRENT OCCUPANT	1505	N	BROADWAY		SANTA ANA	CA	92706
40	005-152-11	CURRENT OCCUPANT	1501	N	BROADWAY		SANTA ANA	CA	92706
41	005-152-13	CURRENT OCCUPANT	1500	N	SYCAMORIST		SANTA ANA	CA	92701
42	005-152-14	CURRENT OCCUPANT	1500	N	SYCAMORIST		SANTA ANA	CA	92701
43	005-152-15	CURRENT OCCUPANT	1524	N	SYCAMORIST		SANTA ANA	CA	92701
43	005-152-15	CURRENT OCCUPANT	1530	N	SYCAMORIST		SANTA ANA	CA	92701
44	005-152-17	CURRENT OCCUPANT	1512	N	SYCAMORIST		SANTA ANA	CA	92701
45	005-152-18	CURRENT OCCUPANT	1506	N	SYCAMORIST		SANTA ANA	CA	92701
46	005-152-19	CURRENT OCCUPANT	201	W	15TH ST		SANTA ANA	CA	92701
47	005-152-22	CURRENT OCCUPANT	1518	N	SYCAMORIST		SANTA ANA	CA	92701
48	005-152-23	CURRENT OCCUPANT	1522	N	SYCAMORIST		SANTA ANA	CA	92701
48	005-152-23	CURRENT OCCUPANT	1520	N	SYCAMORIST		SANTA ANA	CA	92701

49	005-152-25	CURRENT OCCUPANT	220	W	17TH	ST		SANTA ANA	CA	92706
50	005-152-27	CURRENT OCCUPANT	204	W	17TH	ST		SANTA ANA	CA	92706
51	005-153-08	CURRENT OCCUPANT	117	W	15TH	ST		SANTA ANA	CA	92701
52	005-153-09	CURRENT OCCUPANT	115	W	15TH	ST		SANTA ANA	CA	92701
53	005-153-12	CURRENT OCCUPANT	1502	N	MAIN	ST		SANTA ANA	CA	92701
54	005-153-13	CURRENT OCCUPANT	1520	N	MAIN	ST		SANTA ANA	CA	92701
55	005-153-14	CURRENT OCCUPANT	1600	N	MAIN	ST		SANTA ANA	CA	92701
56	005-153-15	CURRENT OCCUPANT	1508	N	MAIN	ST		SANTA ANA	CA	92701
56	005-153-15	CURRENT OCCUPANT	1506	N	MAIN	ST		SANTA ANA	CA	92701
57	005-153-16	CURRENT OCCUPANT	1514	N	MAIN	ST		SANTA ANA	CA	92701
58	005-153-17	CURRENT OCCUPANT	1608	N	MAIN	ST		SANTA ANA	CA	92701
59	005-153-19	CURRENT OCCUPANT	1620	N	MAIN	ST	1	SANTA ANA	CA	92701
59	005-153-19	CURRENT OCCUPANT	1620	N	MAIN	ST	2	SANTA ANA	CA	92701
59	005-153-19	CURRENT OCCUPANT	1620	N	MAIN	ST	100	SANTA ANA	CA	92701
59	005-153-19	CURRENT OCCUPANT	1620	N	MAIN	ST	103	SANTA ANA	CA	92701
59	005-153-19	CURRENT OCCUPANT	1620	N	MAIN	ST	200	SANTA ANA	CA	92701
59	005-153-19	CURRENT OCCUPANT	1620	N	MAIN	ST	300	SANTA ANA	CA	92701
59	005-153-19	CURRENT OCCUPANT	1620	N	MAIN	ST	350	SANTA ANA	CA	92701
59	005-153-19	CURRENT OCCUPANT	1620	N	MAIN	ST	400	SANTA ANA	CA	92701
59	005-153-19	CURRENT OCCUPANT	1620	N	MAIN	ST	500	SANTA ANA	CA	92701
60	005-153-20	CURRENT OCCUPANT	1665-2	N	SYCAMORE	ST		SANTA ANA	CA	92701
60	005-153-20	CURRENT OCCUPANT	1665	N	SYCAMORE	ST		SANTA ANA	CA	92701
61	398-021-01	CURRENT OCCUPANT	1201	N	MAIN	ST		SANTA ANA	CA	92701
62	398-021-02	CURRENT OCCUPANT	116	E	WASHINGTON	AVE		SANTA ANA	CA	92701
63	398-021-03	CURRENT OCCUPANT	120	E	WASHINGTON	AVE		SANTA ANA	CA	92701
64	398-021-04	CURRENT OCCUPANT	100	E	WASHINGTON	AVE		SANTA ANA	CA	92701
65	398-022-10	CURRENT OCCUPANT	1107	N	MAIN	ST		SANTA ANA	CA	92701
66	398-026-01	CURRENT OCCUPANT	204	E	WASHINGTON	AVE		SANTA ANA	CA	92701
67	398-026-02	CURRENT OCCUPANT	206	E	WASHINGTON	AVE		SANTA ANA	CA	92701
68	398-026-03	CURRENT OCCUPANT	216	E	WASHINGTON	AVE		SANTA ANA	CA	92701
69	398-121-01	CURRENT OCCUPANT	102	E	17TH	ST		SANTA ANA	CA	92706
70	398-121-02	CURRENT OCCUPANT	1601	N	MAIN	ST		SANTA ANA	CA	92701
71	398-121-03	CURRENT OCCUPANT	1602	N	BUSH	ST		SANTA ANA	CA	92701
72	398-121-04	CURRENT OCCUPANT	1606	N	BUSH	ST		SANTA ANA	CA	92701
73	398-121-05	CURRENT OCCUPANT								
74	398-121-06	CURRENT OCCUPANT	122	E	17TH	ST	101	SANTA ANA	CA	92706
74	398-121-06	CURRENT OCCUPANT	122	E	17TH	ST	102	SANTA ANA	CA	92706

75	398-122-11	CURRENT OCCUPANT	1609	N	BUSH	ST	405	SANTA ANA	CA	92701
75	398-122-11	CURRENT OCCUPANT	1609	N	BUSH	ST	406	SANTA ANA	CA	92701
75	398-122-11	CURRENT OCCUPANT	1609	N	BUSH	ST	407	SANTA ANA	CA	92701
75	398-122-11	CURRENT OCCUPANT	1609	N	BUSH	ST	408	SANTA ANA	CA	92701
75	398-122-11	CURRENT OCCUPANT	1609	N	BUSH	ST	409	SANTA ANA	CA	92701
75	398-122-11	CURRENT OCCUPANT	1609	N	BUSH	ST	410	SANTA ANA	CA	92701
75	398-122-11	CURRENT OCCUPANT	1609	N	BUSH	ST	411	SANTA ANA	CA	92701
76	398-125-01	CURRENT OCCUPANT	202	E	16TH	ST	1	SANTA ANA	CA	92701
76	398-125-01	CURRENT OCCUPANT	202	E	16TH	ST	2	SANTA ANA	CA	92701
76	398-125-01	CURRENT OCCUPANT	202	E	16th	ST	3	SANTA ANA	CA	92701
76	398-125-01	CURRENT OCCUPANT	202	E	16th	ST	4	SANTA ANA	CA	92701
76	398-125-01	CURRENT OCCUPANT	202	E	16th	ST	5	SANTA ANA	CA	92701
76	398-125-01	CURRENT OCCUPANT	202	E	16th	ST	6	SANTA ANA	CA	92701
76	398-125-01	CURRENT OCCUPANT	202	E	16th	ST	7	SANTA ANA	CA	92701
76	398-125-01	CURRENT OCCUPANT	202	E	16th	ST	8	SANTA ANA	CA	92701
76	398-125-01	CURRENT OCCUPANT	202	E	16th	ST	9	SANTA ANA	CA	92701
76	398-125-01	CURRENT OCCUPANT	202	E	16th	ST	10	SANTA ANA	CA	92701
76	398-125-01	CURRENT OCCUPANT	202	E	16th	ST	11	SANTA ANA	CA	92701
76	398-125-01	CURRENT OCCUPANT	202	E	16th	ST	12	SANTA ANA	CA	92701
76	398-125-01	CURRENT OCCUPANT	202	E	16th	ST	13	SANTA ANA	CA	92701
76	398-125-01	CURRENT OCCUPANT	202	E	16th	ST	14	SANTA ANA	CA	92701
76	398-125-01	CURRENT OCCUPANT	202	E	16th	ST	15	SANTA ANA	CA	92701
76	398-125-01	CURRENT OCCUPANT	202	E	16th	ST	16	SANTA ANA	CA	92701
77	398-125-02	CURRENT OCCUPANT	208	E	16TH	ST		SANTA ANA	CA	92701
77	398-125-02	CURRENT OCCUPANT	210	E	16TH	ST		SANTA ANA	CA	92701
78	398-125-03	CURRENT OCCUPANT	1519	N	BUSH	ST		SANTA ANA	CA	92701
78	398-125-03	CURRENT OCCUPANT	1517	N	BUSH	ST		SANTA ANA	CA	92701
79	398-125-04	CURRENT OCCUPANT	1513	N	BUSH	ST		SANTA ANA	CA	92701
80	398-125-05	CURRENT OCCUPANT	1509	N	BUSH	ST		SANTA ANA	CA	92701
80	398-125-05	CURRENT OCCUPANT	1507	N	BUSH	ST		SANTA ANA	CA	92701
80	398-125-05	CURRENT OCCUPANT	1505	N	BUSH	ST		SANTA ANA	CA	92701
81	398-125-07	CURRENT OCCUPANT	1501	N	BUSH	ST		SANTA ANA	CA	92701
82	398-125-08	CURRENT OCCUPANT	209	E	15TH	ST		SANTA ANA	CA	92701
83	398-125-16	CURRENT OCCUPANT	215	E	15TH	ST	1	SANTA ANA	CA	92701
83	398-125-16	CURRENT OCCUPANT	215	E	15TH	ST	2	SANTA ANA	CA	92701
83	398-125-16	CURRENT OCCUPANT	215	E	15th	ST	3	SANTA ANA	CA	92701
83	398-125-16	CURRENT OCCUPANT	215	E	15th	ST	4	SANTA ANA	CA	92701

84	398-125-17	CURRENT OCCUPANT	1518	N	SPURGEON ST	202	SANTA ANA	CA	92701
84	398-125-17	CURRENT OCCUPANT	1518	N	SPURGEON ST	203	SANTA ANA	CA	92701
84	398-125-17	CURRENT OCCUPANT	1518	N	SPURGEON ST	204	SANTA ANA	CA	92701
84	398-125-17	CURRENT OCCUPANT	1518	N	SPURGEON ST	205	SANTA ANA	CA	92701
84	398-125-17	CURRENT OCCUPANT	1518	N	SPURGEON ST	206	SANTA ANA	CA	92701
84	398-125-17	CURRENT OCCUPANT	1518	N	SPURGEON ST	207	SANTA ANA	CA	92701
84	398-125-17	CURRENT OCCUPANT	1518	N	SPURGEON ST	208	SANTA ANA	CA	92701
84	398-125-17	CURRENT OCCUPANT	1518	N	SPURGEON ST	209	SANTA ANA	CA	92701
84	398-125-17	CURRENT OCCUPANT	1518	N	SPURGEON ST	210	SANTA ANA	CA	92701
84	398-125-17	CURRENT OCCUPANT	1518	N	SPURGEON ST	211	SANTA ANA	CA	92701
84	398-125-17	CURRENT OCCUPANT	1518	N	SPURGEON ST	212	SANTA ANA	CA	92701
84	398-125-17	CURRENT OCCUPANT	1518	N	SPURGEON ST	301	SANTA ANA	CA	92701
84	398-125-17	CURRENT OCCUPANT	1518	N	SPURGEON ST	302	SANTA ANA	CA	92701
84	398-125-17	CURRENT OCCUPANT	1518	N	SPURGEON ST	303	SANTA ANA	CA	92701
84	398-125-17	CURRENT OCCUPANT	1518	N	SPURGEON ST	304	SANTA ANA	CA	92701
84	398-125-17	CURRENT OCCUPANT	1518	N	SPURGEON ST	305	SANTA ANA	CA	92701
84	398-125-17	CURRENT OCCUPANT	1518	N	SPURGEON ST	306	SANTA ANA	CA	92701
84	398-125-17	CURRENT OCCUPANT	1518	N	SPURGEON ST	307	SANTA ANA	CA	92701
84	398-125-17	CURRENT OCCUPANT	1518	N	SPURGEON ST	308	SANTA ANA	CA	92701
84	398-125-17	CURRENT OCCUPANT	1518	N	SPURGEON ST	309	SANTA ANA	CA	92701
84	398-125-17	CURRENT OCCUPANT	1518	N	SPURGEON ST	310	SANTA ANA	CA	92701
84	398-125-17	CURRENT OCCUPANT	1518	N	SPURGEON ST	311	SANTA ANA	CA	92701
84	398-125-17	CURRENT OCCUPANT	1518	N	SPURGEON ST	312	SANTA ANA	CA	92701
85	398-126-01	CURRENT OCCUPANT	1525	N	MAIN ST		SANTA ANA	CA	92701
85	398-126-01	CURRENT OCCUPANT	104	E	16TH ST		SANTA ANA	CA	92701
85	398-126-01	CURRENT OCCUPANT	106	E	16TH ST		SANTA ANA	CA	92701
85	398-126-01	CURRENT OCCUPANT	108	E	16TH ST		SANTA ANA	CA	92701
85	398-126-01	CURRENT OCCUPANT	110	E	16TH ST		SANTA ANA	CA	92701
85	398-126-01	CURRENT OCCUPANT	112	E	16TH ST		SANTA ANA	CA	92701
86	398-126-02	CURRENT OCCUPANT	1519	N	MAIN ST		SANTA ANA	CA	92701
87	398-126-03	CURRENT OCCUPANT	1517	N	MAIN ST		SANTA ANA	CA	92701
87	398-126-03	CURRENT OCCUPANT	1515	N	MAIN ST	A	SANTA ANA	CA	92701
87	398-126-03	CURRENT OCCUPANT	1515	N	MAIN ST	B	SANTA ANA	CA	92701
88	398-126-04	CURRENT OCCUPANT	1509	N	MAIN ST	A	SANTA ANA	CA	92701
88	398-126-04	CURRENT OCCUPANT	1509	N	MAIN ST	B	SANTA ANA	CA	92701
88	398-126-04	CURRENT OCCUPANT	1509	N	MAIN ST	C	SANTA ANA	CA	92701
88	398-126-04	CURRENT OCCUPANT	1509	N	MAIN ST	D	SANTA ANA	CA	92701

88	398-126-04	CURRENT OCCUPANT	1509	N	MAIN	ST	E	SANTA ANA	CA	92701
88	398-126-04	CURRENT OCCUPANT	1509	N	MAIN	ST	F	SANTA ANA	CA	92701
88	398-126-04	CURRENT OCCUPANT	1509	N	MAIN	ST	G	SANTA ANA	CA	92701
88	398-126-04	CURRENT OCCUPANT	1509	N	MAIN	ST	H	SANTA ANA	CA	92701
88	398-126-04	CURRENT OCCUPANT	1509	N	MAIN	ST	I	SANTA ANA	CA	92701
88	398-126-04	CURRENT OCCUPANT	1509	N	MAIN	ST	J	SANTA ANA	CA	92701
88	398-126-04	CURRENT OCCUPANT	1509	N	MAIN	ST	K	SANTA ANA	CA	92701
88	398-126-04	CURRENT OCCUPANT	1509	N	MAIN	ST	L	SANTA ANA	CA	92701
89	398-126-05	CURRENT OCCUPANT	1505	N	MAIN	ST		SANTA ANA	CA	92701
90	398-126-06	CURRENT OCCUPANT	1501	N	MAIN	ST		SANTA ANA	CA	92701
91	398-126-07	CURRENT OCCUPANT	1502	N	BUSH	ST		SANTA ANA	CA	92701
92	398-126-08	CURRENT OCCUPANT	1504	N	BUSH	ST		SANTA ANA	CA	92701
93	398-126-09	CURRENT OCCUPANT	1512	N	BUSH	ST		SANTA ANA	CA	92701
94	398-126-10	CURRENT OCCUPANT	1516	N	BUSH	ST		SANTA ANA	CA	92701
95	398-126-11	CURRENT OCCUPANT	1518	N	BUSH	ST	A	SANTA ANA	CA	92701
95	398-126-11	CURRENT OCCUPANT	1518	N	BUSH	ST	B	SANTA ANA	CA	92701
95	398-126-11	CURRENT OCCUPANT	1518	N	BUSH	ST	C	SANTA ANA	CA	92701
95	398-126-11	CURRENT OCCUPANT	1518	N	BUSH	ST	D	SANTA ANA	CA	92701
95	398-126-11	CURRENT OCCUPANT	1518	N	BUSH	ST	E	SANTA ANA	CA	92701
95	398-126-11	CURRENT OCCUPANT	1518	N	BUSH	ST	F	SANTA ANA	CA	92701
95	398-126-11	CURRENT OCCUPANT	1518	N	BUSH	ST	G	SANTA ANA	CA	92701
95	398-126-11	CURRENT OCCUPANT	1518	N	BUSH	ST	H	SANTA ANA	CA	92701
95	398-126-11	CURRENT OCCUPANT	1518	N	BUSH	ST	I	SANTA ANA	CA	92701
96	398-126-12	CURRENT OCCUPANT	1522	N	BUSH	ST	A	SANTA ANA	CA	92701
96	398-126-12	CURRENT OCCUPANT	1522	N	BUSH	ST	B	SANTA ANA	CA	92701
96	398-126-12	CURRENT OCCUPANT	1522	N	BUSH	ST	C	SANTA ANA	CA	92701
96	398-126-12	CURRENT OCCUPANT	1522	N	BUSH	ST	D	SANTA ANA	CA	92701
96	398-126-12	CURRENT OCCUPANT	1522	N	BUSH	ST	E	SANTA ANA	CA	92701
96	398-126-12	CURRENT OCCUPANT	1522	N	BUSH	ST	F	SANTA ANA	CA	92701
96	398-126-12	CURRENT OCCUPANT	1522	N	BUSH	ST	G	SANTA ANA	CA	92701
96	398-126-12	CURRENT OCCUPANT	1522	N	BUSH	ST	H	SANTA ANA	CA	92701
97	398-126-13	CURRENT OCCUPANT	114	E	16TH	ST		SANTA ANA	CA	92701
98	398-131-01	CURRENT OCCUPANT	1425	N	MAIN	ST		SANTA ANA	CA	92701
98	398-131-01	CURRENT OCCUPANT	1423	N	MAIN	ST		SANTA ANA	CA	92701
99	398-131-02	CURRENT OCCUPANT	1421	N	MAIN	ST		SANTA ANA	CA	92701
100	398-131-03	CURRENT OCCUPANT	1417	N	MAIN	ST		SANTA ANA	CA	92701
101	398-131-04	CURRENT OCCUPANT	1415	N	MAIN	ST		SANTA ANA	CA	92701

124	398-133-09	CURRENT OCCUPANT	206	E	14TH ST	SANTA ANA	CA	92701
124	398-133-09	CURRENT OCCUPANT	210	E	14TH ST	SANTA ANA	CA	92701
124	398-133-09	CURRENT OCCUPANT	212	E	14TH ST	SANTA ANA	CA	92701
125	398-133-10	CURRENT OCCUPANT	1321	N	BUSH ST	SANTA ANA	CA	92701
126	398-133-11	CURRENT OCCUPANT	1319	N	BUSH ST	SANTA ANA	CA	92701
127	398-133-12	CURRENT OCCUPANT	1315	N	BUSH ST	SANTA ANA	CA	92701
128	398-133-13	CURRENT OCCUPANT	201	E	WASHINGTONAVE	SANTA ANA	CA	92701
129	398-133-14	CURRENT OCCUPANT	209	E	WASHINGTONAVE	SANTA ANA	CA	92701
130	398-133-15	CURRENT OCCUPANT	219	E	WASHINGTONAVE	SANTA ANA	CA	92701
131	398-133-16	CURRENT OCCUPANT	1310	N	SPURGEONST	SANTA ANA	CA	92701
132	398-133-21	CURRENT OCCUPANT	1402	N	SPURGEONST	SANTA ANA A	CA	92701
132	398-133-21	CURRENT OCCUPANT	1402	N	SPURGEONST	SANTA ANA B	CA	92701
132	398-133-21	CURRENT OCCUPANT	1402	N	SPURGEONST	SANTA ANA C	CA	92701
132	398-133-21	CURRENT OCCUPANT	1402	N	SPURGEONST	SANTA ANA D	CA	92701
132	398-133-21	CURRENT OCCUPANT	1402	N	SPURGEONST	SANTA ANA E	CA	92701
132	398-133-21	CURRENT OCCUPANT	1402	N	SPURGEONST	SANTA ANA F	CA	92701
132	398-133-21	CURRENT OCCUPANT	1402	N	SPURGEONST	SANTA ANA G	CA	92701
132	398-133-21	CURRENT OCCUPANT	1402	N	SPURGEONST	SANTA ANA H	CA	92701
132	398-133-21	CURRENT OCCUPANT	1402	N	SPURGEONST	SANTA ANA I	CA	92701
132	398-133-21	CURRENT OCCUPANT	1402	N	SPURGEONST	SANTA ANA J	CA	92701
132	398-133-21	CURRENT OCCUPANT	1402	N	SPURGEONST	SANTA ANA K	CA	92701
132	398-133-21	CURRENT OCCUPANT	1402	N	SPURGEONST	SANTA ANA L	CA	92701
133	398-133-26	CURRENT OCCUPANT	1424	N	SPURGEONST 1	SANTA ANA	CA	92701
133	398-133-26	CURRENT OCCUPANT	1424	N	SPURGEONST 2	SANTA ANA	CA	92701
133	398-133-26	CURRENT OCCUPANT	1424	N	SPURGEONST 3	SANTA ANA	CA	92701
133	398-133-26	CURRENT OCCUPANT	1424	N	SPURGEONST 4	SANTA ANA	CA	92701
133	398-133-26	CURRENT OCCUPANT	1424	N	SPURGEONST 5	SANTA ANA	CA	92701
133	398-133-26	CURRENT OCCUPANT	1424	N	SPURGEONST 6	SANTA ANA	CA	92701
133	398-133-26	CURRENT OCCUPANT	1424	N	SPURGEONST 7	SANTA ANA	CA	92701
133	398-133-26	CURRENT OCCUPANT	1424	N	SPURGEONST 8	SANTA ANA	CA	92701
134	398-133-27	CURRENT OCCUPANT	1428	N	SPURGEONST	SANTA ANA	CA	92701
135	398-133-29	CURRENT OCCUPANT	1416	N	SPURGEONST 1	SANTA ANA	CA	92701
135	398-133-29	CURRENT OCCUPANT	1416	N	SPURGEONST 2	SANTA ANA	CA	92701
135	398-133-29	CURRENT OCCUPANT	1416	N	SPURGEONST 3	SANTA ANA	CA	92701
135	398-133-29	CURRENT OCCUPANT	1416	N	SPURGEONST 4	SANTA ANA	CA	92701
135	398-133-29	CURRENT OCCUPANT	1416	N	SPURGEONST 5	SANTA ANA	CA	92701
135	398-133-29	CURRENT OCCUPANT	1416	N	SPURGEONST 6	SANTA ANA	CA	92701

138	398-133-33	CURRENT OCCUPANT	1407	N	BUSH	ST	205	SANTA ANA	CA	92701
138	398-133-33	CURRENT OCCUPANT	1407	N	BUSH	ST	206	SANTA ANA	CA	92701
138	398-133-33	CURRENT OCCUPANT	1407	N	BUSH	ST	207	SANTA ANA	CA	92701
138	398-133-33	CURRENT OCCUPANT	1407	N	BUSH	ST	208	SANTA ANA	CA	92701
138	398-133-33	CURRENT OCCUPANT	1407	N	BUSH	ST	209	SANTA ANA	CA	92701
138	398-133-33	CURRENT OCCUPANT	1407	N	BUSH	ST	210	SANTA ANA	CA	92701
138	398-133-33	CURRENT OCCUPANT	1407	N	BUSH	ST	211	SANTA ANA	CA	92701
138	398-133-33	CURRENT OCCUPANT	1407	N	BUSH	ST	212	SANTA ANA	CA	92701
138	398-133-33	CURRENT OCCUPANT	1407	N	BUSH	ST	213	SANTA ANA	CA	92701
138	398-133-33	CURRENT OCCUPANT	1407	N	BUSH	ST	214	SANTA ANA	CA	92701
138	398-133-33	CURRENT OCCUPANT	1407	N	BUSH	ST	215	SANTA ANA	CA	92701
138	398-133-33	CURRENT OCCUPANT	1407	N	BUSH	ST	216	SANTA ANA	CA	92701
138	398-133-33	CURRENT OCCUPANT	1407	N	BUSH	ST	217	SANTA ANA	CA	92701
138	398-133-33	CURRENT OCCUPANT	1407	N	BUSH	ST	301	SANTA ANA	CA	92701
138	398-133-33	CURRENT OCCUPANT	1407	N	BUSH	ST	302	SANTA ANA	CA	92701
138	398-133-33	CURRENT OCCUPANT	1407	N	BUSH	ST	303	SANTA ANA	CA	92701
138	398-133-33	CURRENT OCCUPANT	1407	N	BUSH	ST	304	SANTA ANA	CA	92701
138	398-133-33	CURRENT OCCUPANT	1407	N	BUSH	ST	305	SANTA ANA	CA	92701
138	398-133-33	CURRENT OCCUPANT	1407	N	BUSH	ST	306	SANTA ANA	CA	92701
138	398-133-33	CURRENT OCCUPANT	1407	N	BUSH	ST	307	SANTA ANA	CA	92701
138	398-133-33	CURRENT OCCUPANT	1407	N	BUSH	ST	308	SANTA ANA	CA	92701
138	398-133-33	CURRENT OCCUPANT	1407	N	BUSH	ST	309	SANTA ANA	CA	92701
138	398-133-33	CURRENT OCCUPANT	1407	N	BUSH	ST	310	SANTA ANA	CA	92701
138	398-133-33	CURRENT OCCUPANT	1407	N	BUSH	ST	311	SANTA ANA	CA	92701
138	398-133-33	CURRENT OCCUPANT	1407	N	BUSH	ST	312	SANTA ANA	CA	92701
138	398-133-33	CURRENT OCCUPANT	1407	N	BUSH	ST	313	SANTA ANA	CA	92701
138	398-133-33	CURRENT OCCUPANT	1407	N	BUSH	ST	401	SANTA ANA	CA	92701
138	398-133-33	CURRENT OCCUPANT	1407	N	BUSH	ST	402	SANTA ANA	CA	92701
138	398-133-33	CURRENT OCCUPANT	1407	N	BUSH	ST	403	SANTA ANA	CA	92701
138	398-133-33	CURRENT OCCUPANT	1407	N	BUSH	ST	404	SANTA ANA	CA	92701
138	398-133-33	CURRENT OCCUPANT	1407	N	BUSH	ST	405	SANTA ANA	CA	92701
139	398-521-01	CURRENT OCCUPANT	1419	N	ROSS	ST		SANTA ANA	CA	92706
140	398-521-02	CURRENT OCCUPANT	414	W	15TH	ST		SANTA ANA	CA	92706
141	398-521-03	CURRENT OCCUPANT	1417	N	ROSS	ST	A	SANTA ANA	CA	92706
141	398-521-03	CURRENT OCCUPANT	1417	N	ROSS	ST	B	SANTA ANA	CA	92706
141	398-521-03	CURRENT OCCUPANT	1417	N	ROSS	ST	C	SANTA ANA	CA	92706
141	398-521-03	CURRENT OCCUPANT	1417	N	ROSS	ST	D	SANTA ANA	CA	92706

146	398-521-08	CURRENT OCCUPANT	1327	N	ROSS	ST	52	SANTA ANA	CA	92706
146	398-521-08	CURRENT OCCUPANT	1327	N	ROSS	ST	53	SANTA ANA	CA	92706
146	398-521-08	CURRENT OCCUPANT	1327	N	ROSS	ST	54	SANTA ANA	CA	92706
146	398-521-08	CURRENT OCCUPANT	1327	N	ROSS	ST	55	SANTA ANA	CA	92706
147	398-521-09	CURRENT OCCUPANT	1311	N	ROSS	ST	1	SANTA ANA	CA	92706
147	398-521-09	CURRENT OCCUPANT	1311	N	ROSS	ST	2	SANTA ANA	CA	92706
147	398-521-09	CURRENT OCCUPANT	1311	N	ROSS	ST	3	SANTA ANA	CA	92706
147	398-521-09	CURRENT OCCUPANT	1311	N	ROSS	ST	4	SANTA ANA	CA	92706
147	398-521-09	CURRENT OCCUPANT	1311	N	ROSS	ST	5	SANTA ANA	CA	92706
147	398-521-09	CURRENT OCCUPANT	1311	N	ROSS	ST	6	SANTA ANA	CA	92706
147	398-521-09	CURRENT OCCUPANT	1311	N	ROSS	ST	7	SANTA ANA	CA	92706
147	398-521-09	CURRENT OCCUPANT	1311	N	ROSS	ST	8	SANTA ANA	CA	92706
147	398-521-09	CURRENT OCCUPANT	1311	N	ROSS	ST	9	SANTA ANA	CA	92706
147	398-521-09	CURRENT OCCUPANT	1311	N	ROSS	ST	10	SANTA ANA	CA	92706
147	398-521-09	CURRENT OCCUPANT	1311	N	ROSS	ST	11	SANTA ANA	CA	92706
147	398-521-09	CURRENT OCCUPANT	1311	N	ROSS	ST	12	SANTA ANA	CA	92706
147	398-521-09	CURRENT OCCUPANT	1311	N	ROSS	ST	13	SANTA ANA	CA	92706
147	398-521-09	CURRENT OCCUPANT	1311	N	ROSS	ST	14	SANTA ANA	CA	92706
147	398-521-09	CURRENT OCCUPANT	1311	N	ROSS	ST	15	SANTA ANA	CA	92706
147	398-521-09	CURRENT OCCUPANT	1311	N	ROSS	ST	16	SANTA ANA	CA	92706
147	398-521-09	CURRENT OCCUPANT	1311	N	ROSS	ST	17	SANTA ANA	CA	92706
147	398-521-09	CURRENT OCCUPANT	1311	N	ROSS	ST	18	SANTA ANA	CA	92706
147	398-521-09	CURRENT OCCUPANT	1311	N	ROSS	ST	19	SANTA ANA	CA	92706
147	398-521-09	CURRENT OCCUPANT	1311	N	ROSS	ST	20	SANTA ANA	CA	92706
147	398-521-09	CURRENT OCCUPANT	1311	N	ROSS	ST	21	SANTA ANA	CA	92706
148	398-521-10	CURRENT OCCUPANT	427	W	WASHINGTON	WASHINGTAVE		SANTA ANA	CA	92706
148	398-521-10	CURRENT OCCUPANT	425	W	WASHINGTON	WASHINGTAVE		SANTA ANA	CA	92706
149	398-521-11	CURRENT OCCUPANT	419	W	WASHINGTON	WASHINGTAVE		SANTA ANA	CA	92706
150	398-521-12	CURRENT OCCUPANT	415	W	WASHINGTON	WASHINGTAVE		SANTA ANA	CA	92706
150	398-521-12	CURRENT OCCUPANT	417	W	WASHINGTON	WASHINGTAVE		SANTA ANA	CA	92706
151	398-521-13	CURRENT OCCUPANT	409	W	WASHINGTON	WASHINGTAVE		SANTA ANA	CA	92706
151	398-521-13	CURRENT OCCUPANT	411	W	WASHINGTON	WASHINGTAVE		SANTA ANA	CA	92706
152	398-521-14	CURRENT OCCUPANT	405	W	WASHINGTON	WASHINGTAVE		SANTA ANA	CA	92706
153	398-521-15	CURRENT OCCUPANT	403	W	WASHINGTON	WASHINGTAVE	1	SANTA ANA	CA	92706
153	398-521-15	CURRENT OCCUPANT	403	W	WASHINGTON	WASHINGTAVE	2	SANTA ANA	CA	92706
153	398-521-15	CURRENT OCCUPANT	403	W	WASHINGTON	WASHINGTAVE	3	SANTA ANA	CA	92706
153	398-521-15	CURRENT OCCUPANT	403	W	WASHINGTON	WASHINGTAVE	4	SANTA ANA	CA	92706

153	398-521-15	CURRENT OCCUPANT	403	W	WASHINGTONAVE	5	SANTA ANA	CA	92706
153	398-521-15	CURRENT OCCUPANT	403	W	WASHINGTONAVE	6	SANTA ANA	CA	92706
153	398-521-15	CURRENT OCCUPANT	403	W	WASHINGTONAVE	7	SANTA ANA	CA	92706
153	398-521-15	CURRENT OCCUPANT	403	W	WASHINGTONAVE	8	SANTA ANA	CA	92706
153	398-521-15	CURRENT OCCUPANT	403	W	WASHINGTONAVE	9	SANTA ANA	CA	92706
154	398-521-16	CURRENT OCCUPANT	1312	N	DURANT ST		SANTA ANA	CA	92706
154	398-521-16	CURRENT OCCUPANT	1314	N	DURANT ST		SANTA ANA	CA	92706
155	398-521-17	CURRENT OCCUPANT	1318	N	DURANT ST		SANTA ANA	CA	92706
156	398-521-18	CURRENT OCCUPANT	1322	N	DURANT ST		SANTA ANA	CA	92706
157	398-521-19	CURRENT OCCUPANT	1324	N	DURANT ST		SANTA ANA	CA	92706
158	398-521-20	CURRENT OCCUPANT	1328	N	DURANT ST		SANTA ANA	CA	92706
159	398-521-21	CURRENT OCCUPANT	1402	N	DURANT ST	100	SANTA ANA	CA	92706
159	398-521-21	CURRENT OCCUPANT	1402	N	DURANT ST	101	SANTA ANA	CA	92706
159	398-521-21	CURRENT OCCUPANT	1402	N	DURANT ST	102	SANTA ANA	CA	92706
159	398-521-21	CURRENT OCCUPANT	1402	N	DURANT ST	103	SANTA ANA	CA	92706
159	398-521-21	CURRENT OCCUPANT	1402	N	DURANT ST	104	SANTA ANA	CA	92706
159	398-521-21	CURRENT OCCUPANT	1402	N	DURANT ST	105	SANTA ANA	CA	92706
159	398-521-21	CURRENT OCCUPANT	1402	N	DURANT ST	106	SANTA ANA	CA	92706
159	398-521-21	CURRENT OCCUPANT	1402	N	DURANT ST	107	SANTA ANA	CA	92706
159	398-521-21	CURRENT OCCUPANT	1402	N	DURANT ST	200	SANTA ANA	CA	92706
159	398-521-21	CURRENT OCCUPANT	1402	N	DURANT ST	201	SANTA ANA	CA	92706
159	398-521-21	CURRENT OCCUPANT	1402	N	DURANT ST	202	SANTA ANA	CA	92706
159	398-521-21	CURRENT OCCUPANT	1402	N	DURANT ST	203	SANTA ANA	CA	92706
159	398-521-21	CURRENT OCCUPANT	1402	N	DURANT ST	204	SANTA ANA	CA	92706
159	398-521-21	CURRENT OCCUPANT	1402	N	DURANT ST	205	SANTA ANA	CA	92706
159	398-521-21	CURRENT OCCUPANT	1402	N	DURANT ST	206	SANTA ANA	CA	92706
159	398-521-21	CURRENT OCCUPANT	1402	N	DURANT ST	207	SANTA ANA	CA	92706
160	398-521-22	CURRENT OCCUPANT	1406	N	DURANT ST	1	SANTA ANA	CA	92706
160	398-521-22	CURRENT OCCUPANT	1406	N	DURANT ST	2	SANTA ANA	CA	92706
160	398-521-22	CURRENT OCCUPANT	1406	N	DURANT ST	3	SANTA ANA	CA	92706
160	398-521-22	CURRENT OCCUPANT	1406	N	DURANT ST	4	SANTA ANA	CA	92706
160	398-521-22	CURRENT OCCUPANT	1406	N	DURANT ST	5	SANTA ANA	CA	92706
160	398-521-22	CURRENT OCCUPANT	1406	N	DURANT ST	6	SANTA ANA	CA	92706
161	398-521-23	CURRENT OCCUPANT	1412	N	DURANT ST		SANTA ANA	CA	92706
162	398-521-24	CURRENT OCCUPANT	1414	N	DURANT ST	A	SANTA ANA	CA	92706
162	398-521-24	CURRENT OCCUPANT	1414	N	DURANT ST	B	SANTA ANA	CA	92706
162	398-521-24	CURRENT OCCUPANT	1414	N	DURANT ST	C	SANTA ANA	CA	92706

166	398-522-01	CURRENT OCCUPANT	1423	N	DURANT	ST	312	SANTA ANA	CA	92706
166	398-522-01	CURRENT OCCUPANT	1423	N	DURANT	ST	313	SANTA ANA	CA	92706
166	398-522-01	CURRENT OCCUPANT	1423	N	DURANT	ST	401	SANTA ANA	CA	92706
166	398-522-01	CURRENT OCCUPANT	1423	N	DURANT	ST	402	SANTA ANA	CA	92706
166	398-522-01	CURRENT OCCUPANT	1423	N	DURANT	ST	403	SANTA ANA	CA	92706
166	398-522-01	CURRENT OCCUPANT	1423	N	DURANT	ST	404	SANTA ANA	CA	92706
166	398-522-01	CURRENT OCCUPANT	1423	N	DURANT	ST	405	SANTA ANA	CA	92706
166	398-522-01	CURRENT OCCUPANT	1423	N	DURANT	ST	406	SANTA ANA	CA	92706
166	398-522-01	CURRENT OCCUPANT	1423	N	DURANT	ST	407	SANTA ANA	CA	92706
166	398-522-01	CURRENT OCCUPANT	1423	N	DURANT	ST	408	SANTA ANA	CA	92706
167	398-522-02	CURRENT OCCUPANT	1417	N	DURANT	ST	A	SANTA ANA	CA	92706
167	398-522-02	CURRENT OCCUPANT	1417	N	DURANT	ST	B	SANTA ANA	CA	92706
167	398-522-02	CURRENT OCCUPANT	1417	N	DURANT	ST	C	SANTA ANA	CA	92706
167	398-522-02	CURRENT OCCUPANT	1417	N	DURANT	ST	D	SANTA ANA	CA	92706
167	398-522-02	CURRENT OCCUPANT	1417	N	DURANT	ST	E	SANTA ANA	CA	92706
167	398-522-02	CURRENT OCCUPANT	1417	N	DURANT	ST	F	SANTA ANA	CA	92706
167	398-522-02	CURRENT OCCUPANT	1417	N	DURANT	ST	G	SANTA ANA	CA	92706
167	398-522-02	CURRENT OCCUPANT	1417	N	DURANT	ST	H	SANTA ANA	CA	92706
167	398-522-02	CURRENT OCCUPANT	1417	N	DURANT	ST	I	SANTA ANA	CA	92706
167	398-522-02	CURRENT OCCUPANT	1417	N	DURANT	ST	J	SANTA ANA	CA	92706
167	398-522-02	CURRENT OCCUPANT	1417	N	DURANT	ST	L	SANTA ANA	CA	92706
167	398-522-02	CURRENT OCCUPANT	1417	N	DURANT	ST	M	SANTA ANA	CA	92706
167	398-522-02	CURRENT OCCUPANT	1417	N	DURANT	ST	N	SANTA ANA	CA	92706
167	398-522-02	CURRENT OCCUPANT	1417	N	DURANT	ST	O	SANTA ANA	CA	92706
168	398-522-03	CURRENT OCCUPANT	1415	N	DURANT	ST	1	SANTA ANA	CA	92706
168	398-522-03	CURRENT OCCUPANT	1415	N	DURANT	ST	2	SANTA ANA	CA	92706
168	398-522-03	CURRENT OCCUPANT	1415	N	DURANT	ST	3	SANTA ANA	CA	92706
168	398-522-03	CURRENT OCCUPANT	1415	N	DURANT	ST	4	SANTA ANA	CA	92706
168	398-522-03	CURRENT OCCUPANT	1415	N	DURANT	ST	5	SANTA ANA	CA	92706
168	398-522-03	CURRENT OCCUPANT	1415	N	DURANT	ST	6	SANTA ANA	CA	92706
168	398-522-03	CURRENT OCCUPANT	1415	N	DURANT	ST	7	SANTA ANA	CA	92706
169	398-522-06	CURRENT OCCUPANT	1401	N	DURANT	ST		SANTA ANA	CA	92706
170	398-522-08	CURRENT OCCUPANT	1321	N	DURANT	ST		SANTA ANA	CA	92706
171	398-522-09	CURRENT OCCUPANT	1314	N	BROADWAY			SANTA ANA	CA	92706
172	398-522-10	CURRENT OCCUPANT	321	W	WASHINGTONAVE			SANTA ANA	CA	92706
173	398-522-11	CURRENT OCCUPANT	313	W	WASHINGTONAVE			SANTA ANA	CA	92706
173	398-522-11	CURRENT OCCUPANT	315	W	WASHINGTONAVE			SANTA ANA	CA	92706

186	398-522-25	CURRENT OCCUPANT	1411	N	DURANT	ST	101	SANTA ANA	CA	92706
186	398-522-25	CURRENT OCCUPANT	1411	N	DURANT	ST	102	SANTA ANA	CA	92706
186	398-522-25	CURRENT OCCUPANT	1411	N	DURANT	ST	103	SANTA ANA	CA	92706
186	398-522-25	CURRENT OCCUPANT	1411	N	DURANT	ST	104	SANTA ANA	CA	92706
186	398-522-25	CURRENT OCCUPANT	1411	N	DURANT	ST	105	SANTA ANA	CA	92706
186	398-522-25	CURRENT OCCUPANT	1411	N	DURANT	ST	106	SANTA ANA	CA	92706
186	398-522-25	CURRENT OCCUPANT	1411	N	DURANT	ST	107	SANTA ANA	CA	92706
186	398-522-25	CURRENT OCCUPANT	1411	N	DURANT	ST	108	SANTA ANA	CA	92706
186	398-522-25	CURRENT OCCUPANT	1411	N	DURANT	ST	109	SANTA ANA	CA	92706
186	398-522-25	CURRENT OCCUPANT	1411	N	DURANT	ST	201	SANTA ANA	CA	92706
186	398-522-25	CURRENT OCCUPANT	1411	N	DURANT	ST	202	SANTA ANA	CA	92706
186	398-522-25	CURRENT OCCUPANT	1411	N	DURANT	ST	203	SANTA ANA	CA	92706
186	398-522-25	CURRENT OCCUPANT	1411	N	DURANT	ST	204	SANTA ANA	CA	92706
186	398-522-25	CURRENT OCCUPANT	1411	N	DURANT	ST	205	SANTA ANA	CA	92706
186	398-522-25	CURRENT OCCUPANT	1411	N	DURANT	ST	206	SANTA ANA	CA	92706
186	398-522-25	CURRENT OCCUPANT	1411	N	DURANT	ST	207	SANTA ANA	CA	92706
186	398-522-25	CURRENT OCCUPANT	1411	N	DURANT	ST	208	SANTA ANA	CA	92706
186	398-522-25	CURRENT OCCUPANT	1411	N	DURANT	ST	301	SANTA ANA	CA	92706
186	398-522-25	CURRENT OCCUPANT	1411	N	DURANT	ST	302	SANTA ANA	CA	92706
186	398-522-25	CURRENT OCCUPANT	1411	N	DURANT	ST	303	SANTA ANA	CA	92706
186	398-522-25	CURRENT OCCUPANT	1411	N	DURANT	ST	304	SANTA ANA	CA	92706
186	398-522-25	CURRENT OCCUPANT	1411	N	DURANT	ST	305	SANTA ANA	CA	92706
186	398-522-25	CURRENT OCCUPANT	1411	N	DURANT	ST	306	SANTA ANA	CA	92706
186	398-522-25	CURRENT OCCUPANT	1411	N	DURANT	ST	307	SANTA ANA	CA	92706
186	398-522-25	CURRENT OCCUPANT	1411	N	DURANT	ST	308	SANTA ANA	CA	92706
187	398-523-01	CURRENT OCCUPANT	202	W	BROADWAY			SANTA ANA	CA	92701
188	398-523-02	CURRENT OCCUPANT	1421	N	BROADWAY		A	SANTA ANA	CA	92706
188	398-523-02	CURRENT OCCUPANT	1421	N	BROADWAY		B	SANTA ANA	CA	92706
189	398-523-03	CURRENT OCCUPANT	1415	N	BROADWAY			SANTA ANA	CA	92706
190	398-523-04	CURRENT OCCUPANT	1411	N	BROADWAY			SANTA ANA	CA	92706
191	398-523-05	CURRENT OCCUPANT	1333	N	BROADWAY			SANTA ANA	CA	92706
192	398-523-06	CURRENT OCCUPANT	1327	N	BROADWAY			SANTA ANA	CA	92706
193	398-523-07	CURRENT OCCUPANT	1323	N	BROADWAY			SANTA ANA	CA	92706
194	398-523-08	CURRENT OCCUPANT	1319	N	BROADWAY			SANTA ANA	CA	92706
195	398-523-09	CURRENT OCCUPANT	1315	N	BROADWAY			SANTA ANA	CA	92706
196	398-523-10	CURRENT OCCUPANT	1311	N	BROADWAY		A	SANTA ANA	CA	92706
196	398-523-10	CURRENT OCCUPANT	1311	N	BROADWAY		B	SANTA ANA	CA	92706

196	398-523-10	CURRENT OCCUPANT	1311	N	BROADWAY	C	SANTA ANA	CA	92706
197	398-523-11	CURRENT OCCUPANT	1301	N	BROADWAY		SANTA ANA	CA	92706
197	398-523-11	CURRENT OCCUPANT	1303	N	BROADWAY		SANTA ANA	CA	92706
197	398-523-11	CURRENT OCCUPANT	1305	N	BROADWAY		SANTA ANA	CA	92706
197	398-523-11	CURRENT OCCUPANT	1307	N	BROADWAY		SANTA ANA	CA	92706
197	398-523-11	CURRENT OCCUPANT	217	W	WASHINGTONAVE		SANTA ANA	CA	92706
197	398-523-11	CURRENT OCCUPANT	219	W	WASHINGTONAVE		SANTA ANA	CA	92706
197	398-523-11	CURRENT OCCUPANT	221	W	WASHINGTONAVE		SANTA ANA	CA	92706
197	398-523-11	CURRENT OCCUPANT	223	W	WASHINGTONAVE		SANTA ANA	CA	92706
198	398-523-12	CURRENT OCCUPANT	207	W	WASHINGTONAVE		SANTA ANA	CA	92701
199	398-523-13	CURRENT OCCUPANT	201	W	WASHINGTONAVE		SANTA ANA	CA	92701
200	398-523-14	CURRENT OCCUPANT	1308	N	SYCAMORIST		SANTA ANA	CA	92701
200	398-523-14	CURRENT OCCUPANT	1310	N	SYCAMORIST		SANTA ANA	CA	92701
200	398-523-14	CURRENT OCCUPANT	1312	N	SYCAMORIST		SANTA ANA	CA	92701
200	398-523-14	CURRENT OCCUPANT	1314	N	SYCAMORIST		SANTA ANA	CA	92701
201	398-523-15	CURRENT OCCUPANT	1318	N	SYCAMORIST		SANTA ANA	CA	92701
201	398-523-15	CURRENT OCCUPANT	1320	N	SYCAMORIST		SANTA ANA	CA	92701
202	398-523-16	CURRENT OCCUPANT	1322	N	SYCAMORIST		SANTA ANA	CA	92701
203	398-523-17	CURRENT OCCUPANT	1408	N	SYCAMORIST		SANTA ANA	CA	92701
203	398-523-17	CURRENT OCCUPANT	1410	N	SYCAMORIST		SANTA ANA	CA	92701
204	398-524-04	CURRENT OCCUPANT	1400	N	MAIN ST		SANTA ANA	CA	92701
205	398-524-05	CURRENT OCCUPANT	1318	N	MAIN ST		SANTA ANA	CA	92701
206	398-524-06	CURRENT OCCUPANT	1300	N	MAIN ST		SANTA ANA	CA	92701
207	398-524-07	CURRENT OCCUPANT	1418	N	MAIN ST		SANTA ANA	CA	92701
207	398-524-07	CURRENT OCCUPANT	1408	N	MAIN ST		SANTA ANA	CA	92701
208	398-541-01	CURRENT OCCUPANT	1225	N	ROSS ST		SANTA ANA	CA	92701
208	398-541-01	CURRENT OCCUPANT	428	W	WASHINGTONAVE		SANTA ANA	CA	92706
209	398-541-02	CURRENT OCCUPANT	424	W	WASHINGTONAVE	A	SANTA ANA	CA	92706
209	398-541-02	CURRENT OCCUPANT	424	W	WASHINGTONAVE	B	SANTA ANA	CA	92706
209	398-541-02	CURRENT OCCUPANT	424	W	WASHINGTONAVE	C	SANTA ANA	CA	92706
210	398-541-03	CURRENT OCCUPANT	422	W	WASHINGTONAVE		SANTA ANA	CA	92706
211	398-541-04	CURRENT OCCUPANT	1223	N	ROSS ST		SANTA ANA	CA	92701
212	398-541-05	CURRENT OCCUPANT	416	W	WASHINGTONAVE		SANTA ANA	CA	92706
213	398-541-06	CURRENT OCCUPANT	1221	N	ROSS ST		SANTA ANA	CA	92701
214	398-541-07	CURRENT OCCUPANT	410	W	WASHINGTONAVE	1	SANTA ANA	CA	92706
214	398-541-07	CURRENT OCCUPANT	410	W	WASHINGTONAVE	2	SANTA ANA	CA	92706
214	398-541-07	CURRENT OCCUPANT	410	W	WASHINGTONAVE	3	SANTA ANA	CA	92706

218	398-541-11	CURRENT OCCUPANT	1228	N	BROADWAY	1	SANTA ANA	CA	92701
218	398-541-11	CURRENT OCCUPANT	1228	N	BROADWAY	2	SANTA ANA	CA	92701
218	398-541-11	CURRENT OCCUPANT	1228	N	BROADWAY	3	SANTA ANA	CA	92701
218	398-541-11	CURRENT OCCUPANT	1228	N	BROADWAY	4	SANTA ANA	CA	92701
218	398-541-11	CURRENT OCCUPANT	1228	N	BROADWAY	5	SANTA ANA	CA	92701
218	398-541-11	CURRENT OCCUPANT	1228	N	BROADWAY	6	SANTA ANA	CA	92701
218	398-541-11	CURRENT OCCUPANT	1228	N	BROADWAY	7	SANTA ANA	CA	92701
218	398-541-11	CURRENT OCCUPANT	1228	N	BROADWAY	8	SANTA ANA	CA	92701
218	398-541-11	CURRENT OCCUPANT	1228	N	BROADWAY	9	SANTA ANA	CA	92701
218	398-541-11	CURRENT OCCUPANT	1228	N	BROADWAY	10	SANTA ANA	CA	92701
218	398-541-11	CURRENT OCCUPANT	1228	N	BROADWAY	11	SANTA ANA	CA	92701
218	398-541-11	CURRENT OCCUPANT	1228	N	BROADWAY	12	SANTA ANA	CA	92701
218	398-541-11	CURRENT OCCUPANT	1228	N	BROADWAY	13	SANTA ANA	CA	92701
218	398-541-11	CURRENT OCCUPANT	1228	N	BROADWAY	14	SANTA ANA	CA	92701
218	398-541-11	CURRENT OCCUPANT	1228	N	BROADWAY	15	SANTA ANA	CA	92701
219	398-541-12	CURRENT OCCUPANT	1220	N	BROADWAY		SANTA ANA	CA	92701
219	398-541-12	CURRENT OCCUPANT	1224	N	BROADWAY		SANTA ANA	CA	92701
219	398-541-12	CURRENT OCCUPANT	1226	N	BROADWAY		SANTA ANA	CA	92701
220	398-541-13	CURRENT OCCUPANT	1212	N	BROADWAY	100	SANTA ANA	CA	92701
220	398-541-13	CURRENT OCCUPANT	1212	N	BROADWAY	103	SANTA ANA	CA	92701
220	398-541-13	CURRENT OCCUPANT	1212	N	BROADWAY	111	SANTA ANA	CA	92701
220	398-541-13	CURRENT OCCUPANT	1212	N	BROADWAY	118	SANTA ANA	CA	92701
220	398-541-13	CURRENT OCCUPANT	1212	N	BROADWAY	120	SANTA ANA	CA	92701
220	398-541-13	CURRENT OCCUPANT	1212	N	BROADWAY	123	SANTA ANA	CA	92701
220	398-541-13	CURRENT OCCUPANT	1212	N	BROADWAY	130	SANTA ANA	CA	92701
220	398-541-13	CURRENT OCCUPANT	1212	N	BROADWAY	150	SANTA ANA	CA	92701
220	398-541-13	CURRENT OCCUPANT	1212	N	BROADWAY	200	SANTA ANA	CA	92701
220	398-541-13	CURRENT OCCUPANT	1212	N	BROADWAY	202	SANTA ANA	CA	92701
220	398-541-13	CURRENT OCCUPANT	1212	N	BROADWAY	204	SANTA ANA	CA	92701
220	398-541-13	CURRENT OCCUPANT	1212	N	BROADWAY	208	SANTA ANA	CA	92701
220	398-541-13	CURRENT OCCUPANT	1212	N	BROADWAY	212	SANTA ANA	CA	92701
220	398-541-13	CURRENT OCCUPANT	1212	N	BROADWAY	240	SANTA ANA	CA	92701
220	398-541-13	CURRENT OCCUPANT	1212	N	BROADWAY	243	SANTA ANA	CA	92701
220	398-541-13	CURRENT OCCUPANT	1212	N	BROADWAY	113	SANTA ANA	CA	92701
220	398-541-13	CURRENT OCCUPANT	1212	N	BROADWAY	115	SANTA ANA	CA	92701
220	398-541-13	CURRENT OCCUPANT	1212	N	BROADWAY	117	SANTA ANA	CA	92701
221	398-541-14	CURRENT OCCUPANT	1206	N	BROADWAY		SANTA ANA	CA	92701

222	398-541-15	CURRENT OCCUPANT	1202	N	BROADWAY		SANTA ANA	CA	92701
223	398-541-16	CURRENT OCCUPANT	311	W	HALESWOIST		SANTA ANA	CA	92701
224	398-541-17	CURRENT OCCUPANT	313	W	HALESWOIST	1	SANTA ANA	CA	92701
224	398-541-17	CURRENT OCCUPANT	313	W	HALESWOIST	2	SANTA ANA	CA	92701
224	398-541-17	CURRENT OCCUPANT	313	W	HALESWOIST	3	SANTA ANA	CA	92701
224	398-541-17	CURRENT OCCUPANT	313	W	HALESWOIST	4	SANTA ANA	CA	92701
224	398-541-17	CURRENT OCCUPANT	313	W	HALESWOIST	5	SANTA ANA	CA	92701
224	398-541-17	CURRENT OCCUPANT	313	W	HALESWOIST	6	SANTA ANA	CA	92701
224	398-541-17	CURRENT OCCUPANT	313	W	HALESWOIST	7	SANTA ANA	CA	92701
224	398-541-17	CURRENT OCCUPANT	313	W	HALESWOIST	8	SANTA ANA	CA	92701
224	398-541-17	CURRENT OCCUPANT	313	W	HALESWOIST	9	SANTA ANA	CA	92701
224	398-541-17	CURRENT OCCUPANT	313	W	HALESWOIST	10	SANTA ANA	CA	92701
225	398-541-18	CURRENT OCCUPANT	325	W	HALESWOIST		SANTA ANA	CA	92701
226	398-541-19	CURRENT OCCUPANT	329	W	HALESWOIST		SANTA ANA	CA	92701
227	398-541-20	CURRENT OCCUPANT	333	W	HALESWOIST	100	SANTA ANA	CA	92701
227	398-541-20	CURRENT OCCUPANT	333	W	HALESWOIST	101	SANTA ANA	CA	92701
227	398-541-20	CURRENT OCCUPANT	333	W	HALESWOIST	200	SANTA ANA	CA	92701
227	398-541-20	CURRENT OCCUPANT	333	W	HALESWOIST	201	SANTA ANA	CA	92701
227	398-541-20	CURRENT OCCUPANT	333	W	HALESWOIST	202	SANTA ANA	CA	92701
227	398-541-20	CURRENT OCCUPANT	333	W	HALESWOIST	203	SANTA ANA	CA	92701
227	398-541-20	CURRENT OCCUPANT	333	W	HALESWOIST	204	SANTA ANA	CA	92701
227	398-541-20	CURRENT OCCUPANT	333	W	HALESWOIST	205	SANTA ANA	CA	92701
227	398-541-20	CURRENT OCCUPANT	333	W	HALESWOIST	206	SANTA ANA	CA	92701
227	398-541-20	CURRENT OCCUPANT	333	W	HALESWOIST	300	SANTA ANA	CA	92701
227	398-541-20	CURRENT OCCUPANT	333	W	HALESWOIST	301	SANTA ANA	CA	92701
227	398-541-20	CURRENT OCCUPANT	333	W	HALESWOIST	302	SANTA ANA	CA	92701
227	398-541-20	CURRENT OCCUPANT	333	W	HALESWOIST	303	SANTA ANA	CA	92701
227	398-541-20	CURRENT OCCUPANT	333	W	HALESWOIST	304	SANTA ANA	CA	92701
227	398-541-20	CURRENT OCCUPANT	333	W	HALESWOIST	305	SANTA ANA	CA	92701
227	398-541-20	CURRENT OCCUPANT	333	W	HALESWOIST	306	SANTA ANA	CA	92701
228	398-541-21	CURRENT OCCUPANT	337	W	HALESWOIST	400	SANTA ANA	CA	92701
228	398-541-21	CURRENT OCCUPANT	337	W	HALESWOIST	401	SANTA ANA	CA	92701
228	398-541-21	CURRENT OCCUPANT	337	W	HALESWOIST	501	SANTA ANA	CA	92701
228	398-541-21	CURRENT OCCUPANT	337	W	HALESWOIST	502	SANTA ANA	CA	92701
228	398-541-21	CURRENT OCCUPANT	337	W	HALESWOIST	503	SANTA ANA	CA	92701
228	398-541-21	CURRENT OCCUPANT	337	W	HALESWOIST	504	SANTA ANA	CA	92701
228	398-541-21	CURRENT OCCUPANT	337	W	HALESWOIST	505	SANTA ANA	CA	92701

230	398-541-23	CURRENT OCCUPANT	405	W	HALESWOI ST	14	SANTA ANA	CA	92701
230	398-541-23	CURRENT OCCUPANT	405	W	HALESWOI ST	15	SANTA ANA	CA	92701
230	398-541-23	CURRENT OCCUPANT	405	W	HALESWOI ST	16	SANTA ANA	CA	92701
230	398-541-23	CURRENT OCCUPANT	405	W	HALESWOI ST	17	SANTA ANA	CA	92701
230	398-541-23	CURRENT OCCUPANT	405	W	HALESWOI ST	18	SANTA ANA	CA	92701
231	398-541-24	CURRENT OCCUPANT	1215	N	ROSS ST		SANTA ANA	CA	92701
232	398-552-19	CURRENT OCCUPANT	1010	N	BROADWAY		SANTA ANA	CA	92701
233	398-561-02	CURRENT OCCUPANT	1205	N	BROADWAY		SANTA ANA	CA	92701
234	398-561-03	CURRENT OCCUPANT	1205	N	BROADWAY		SANTA ANA	CA	92701
235	398-561-18	CURRENT OCCUPANT	1211	N	BROADWAY		SANTA ANA	CA	92701
236	398-562-01	CURRENT OCCUPANT	1200	N	MAIN ST	100	SANTA ANA	CA	92701
236	398-562-01	CURRENT OCCUPANT	1200	N	MAIN ST	100B	SANTA ANA	CA	92701
236	398-562-01	CURRENT OCCUPANT	1200	N	MAIN ST	100C	SANTA ANA	CA	92701
236	398-562-01	CURRENT OCCUPANT	1200	N	MAIN ST	100D	SANTA ANA	CA	92701
236	398-562-01	CURRENT OCCUPANT	1200	N	MAIN ST	201	SANTA ANA	CA	92701
236	398-562-01	CURRENT OCCUPANT	1200	N	MAIN ST	300	SANTA ANA	CA	92701
236	398-562-01	CURRENT OCCUPANT	1200	N	MAIN ST	455	SANTA ANA	CA	92701
236	398-562-01	CURRENT OCCUPANT	1200	N	MAIN ST	500	SANTA ANA	CA	92701
236	398-562-01	CURRENT OCCUPANT	1200	N	MAIN ST	510	SANTA ANA	CA	92701
236	398-562-01	CURRENT OCCUPANT	1200	N	MAIN ST	620	SANTA ANA	CA	92701
236	398-562-01	CURRENT OCCUPANT	1200	N	MAIN ST	650	SANTA ANA	CA	92701
236	398-562-01	CURRENT OCCUPANT	1200	N	MAIN ST	800	SANTA ANA	CA	92701
236	398-562-01	CURRENT OCCUPANT	1200	N	MAIN ST	810	SANTA ANA	CA	92701
236	398-562-01	CURRENT OCCUPANT	1200	N	MAIN ST	830	SANTA ANA	CA	92701
236	398-562-01	CURRENT OCCUPANT	1200	N	MAIN ST	890	SANTA ANA	CA	92701
236	398-562-01	CURRENT OCCUPANT	1200	N	MAIN ST	900	SANTA ANA	CA	92701
236	398-562-01	CURRENT OCCUPANT	1200	N	MAIN ST	910	SANTA ANA	CA	92701
237	398-562-02	CURRENT OCCUPANT	1104	N	MAIN ST	1110	SANTA ANA	CA	92701
238	398-562-06	CURRENT OCCUPANT	1110	N	MAIN ST		SANTA ANA	CA	92701
239	398-562-10	CURRENT OCCUPANT	1010	N	MAIN ST		SANTA ANA	CA	92701
240	398-583-01	CURRENT OCCUPANT	1342	N	ROSS ST		SANTA ANA	CA	92706
241	938-03-001	CURRENT OCCUPANT	1314	N	SPURGEON ST	1	SANTA ANA	CA	92701
242	938-03-002	CURRENT OCCUPANT	1316	N	SPURGEON ST	2	SANTA ANA	CA	92701
243	938-03-003	CURRENT OCCUPANT	1318	N	SPURGEON ST	3	SANTA ANA	CA	92701
244	938-03-004	CURRENT OCCUPANT	1320	N	SPURGEON ST	4	SANTA ANA	CA	92701
245	938-03-005	CURRENT OCCUPANT	1322	N	SPURGEON ST	5	SANTA ANA	CA	92701
246	938-03-006	CURRENT OCCUPANT	1326	N	SPURGEON ST	6	SANTA ANA	CA	92701

247	938-03-007	CURRENT OCCUPANT	1334	N	SPURGEON ST	8	SANTA ANA	CA	92701
248	938-03-008	CURRENT OCCUPANT	1338	N	SPURGEON ST	9	SANTA ANA	CA	92701
249	938-03-009	CURRENT OCCUPANT	1342	N	SPURGEON ST	10	SANTA ANA	CA	92701
250	938-03-010	CURRENT OCCUPANT	1346	N	SPURGEON ST	11	SANTA ANA	CA	92701
251	938-03-011	CURRENT OCCUPANT	1348	N	SPURGEON ST	12	SANTA ANA	CA	92701
252	938-03-012	CURRENT OCCUPANT	1360	N	SPURGEON ST	13	SANTA ANA	CA	92701
253	938-03-013	CURRENT OCCUPANT	1358	N	SPURGEON ST	14	SANTA ANA	CA	92701
254	938-03-014	CURRENT OCCUPANT	1356	N	SPURGEON ST	15	SANTA ANA	CA	92701
255	938-03-015	CURRENT OCCUPANT	1354	N	SPURGEON ST	16	SANTA ANA	CA	92701
256	938-03-016	CURRENT OCCUPANT	1352	N	SPURGEON ST	17	SANTA ANA	CA	92701
257	938-03-017	CURRENT OCCUPANT	1350	N	SPURGEON ST	18	SANTA ANA	CA	92701
258	938-03-018	CURRENT OCCUPANT	1344	N	SPURGEON ST	19	SANTA ANA	CA	92701
259	938-03-019	CURRENT OCCUPANT	1340	N	SPURGEON ST	20	SANTA ANA	CA	92701
260	938-03-020	CURRENT OCCUPANT	1336	N	SPURGEON ST	21	SANTA ANA	CA	92701
261	938-03-021	CURRENT OCCUPANT	1332	N	SPURGEON ST	22	SANTA ANA	CA	92701
262	938-03-022	CURRENT OCCUPANT	1328	N	SPURGEON ST	23	SANTA ANA	CA	92701
263	938-03-023	CURRENT OCCUPANT	1324	N	SPURGEON ST	24	SANTA ANA	CA	92701
264	938-03-024	CURRENT OCCUPANT	1414	N	SPURGEON ST	1	SANTA ANA	CA	92701
265	939-39-001	CURRENT OCCUPANT	1408	N	SPURGEON ST	2	SANTA ANA	CA	92701
266	939-39-002	CURRENT OCCUPANT	1414	N	SPURGEON ST	3	SANTA ANA	CA	92701
267	939-39-003	CURRENT OCCUPANT	1408	N	SPURGEON ST	4	SANTA ANA	CA	92701
268	939-39-004	CURRENT OCCUPANT	1414	N	SPURGEON ST	5	SANTA ANA	CA	92701
269	939-39-005	CURRENT OCCUPANT	1408	N	SPURGEON ST	6	SANTA ANA	CA	92701
270	939-39-006	CURRENT OCCUPANT	1414	N	SPURGEON ST	7	SANTA ANA	CA	92701
271	939-39-007	CURRENT OCCUPANT	1408	N	SPURGEON ST	8	SANTA ANA	CA	92701
272	939-39-008	CURRENT OCCUPANT	1414	N	SPURGEON ST	9	SANTA ANA	CA	92701
273	939-39-009	CURRENT OCCUPANT	1408	N	SPURGEON ST	10	SANTA ANA	CA	92701
274	939-39-010	CURRENT OCCUPANT	1414	N	SPURGEON ST	11	SANTA ANA	CA	92701
275	939-39-011	CURRENT OCCUPANT	1408	N	SPURGEON ST	12	SANTA ANA	CA	92701
276	939-39-012	CURRENT OCCUPANT	1117	N	MAIN ST		SANTA ANA	CA	92701
277	398-02-201	CURRENT OCCUPANT	1111	N	MAIN ST		SANTA ANA	CA	92701
278	398-02-211	CURRENT OCCUPANT		N	MAIN ST		SANTA ANA	CA	92701

PROPERTY OWNERS - 1000' RADIUS - 1411 N BROADWAY, SANTA ANA, CA 92706 - APN: 398-5:

ID	APN	OWNERNAME	HOUSE NO	DIRECTION
1	005-110-02	SOLANKI PROPERTIES	4260	
2	005-111-33	FERMIN VALENCIA	116	W
3	005-112-01	SURGICAL VJ	16787	
4	005-112-02	JOSE A CISNEROS	422	W
5	005-112-03	ALFREDO A & REINA I PARADA	414	W
6	005-112-04	CESAR GARCIA	1207	S
7	005-112-05	CONRADO CISNEROS	1515	N
8	005-112-06	GABRIEL & LILLY BLACK	34	
9	005-112-07	ROSS & DURANT	1110	E
10	005-112-09	CHARLIE H NGUYEN	16649	
11	005-112-10	JOSE SAUL VALENCIA	1528	N
12	005-112-11	LORENZO RIOS	1524	N
13	005-112-12	LUDMIR FAMILY	1380	S
14	005-112-14	ASHWIN & REEMA MAHTANI	18739	
15	005-112-17	SAMUEL AREVALO OROZCO	1514	N
16	005-112-18	SAMUEL AREVALO OROZCO	1514	N
17	005-112-19	ROSS & DURANT		
18	005-112-20	1502 VERONA	1609	N
19	005-151-15	RUFINO & ELVIRA ESPINOZA	1501	N
20	005-151-24	GEORGE YOUDEEM	12011	
21	005-151-25	MOSTAFA TAGHAVI.	28	
22	005-151-26	ALI MIRHOSSEINI	1502	N
23	005-151-27	ALI MIRHOSSEINI	1502	N
24	005-151-32	CONCOURSE COI INVESTMENT	935	
25	005-151-35	DCT PROPERTIES	14810	
26	005-151-36	LOI C CHAU	1620	N
27	005-151-38	CSB PROPERTIES	255	W
28	005-151-39	DURANT PARTNERS	1906	
29	005-151-40	BROADWAY PLAZA ENTERPRISES	1225	N
30	005-151-41	MERANO LTD	1609	N
31	005-152-02	GEORGE RAYMOND CARO	1051	N
32	005-152-03	NEST SQUARE	3386	
33	005-152-04	JOY M JOHNSON	1603	N
34	005-152-05	NENA HOMAN	1525	N
35	005-152-06	JOY M JOHNSON	1603	N
36	005-152-07	JOY MASON JOHNSON	1603	N
37	005-152-08	MICHAEL FORGHANI	1262	
38	005-152-09	MICHAEL FORGHANI	1262	
39	005-152-10	RONALD W CHRISLIP	1505	N
40	005-152-11	ANDREW P KATNIK	1501	N
41	005-152-13	FIRST AMERICAN TRUST FSB TR KE 5		
42	005-152-14	FIRST AMERICAN TRUST FSB TR KE 5		
43	005-152-15	1524-1530 SYCAMORE STREET	891	
44	005-152-17	ABL INVESTMENTS	440	
45	005-152-18	ABL INVESTMENTS	1506	N

46	005-152-19	EMMANUEL B HARTON	14840	
47	005-152-22	LINDSAY A MARTINEZ	1518	N
48	005-152-23	PAI-TZE CHUNG	305	S
49	005-152-25	SEVAN & ZEPURE YAKINIAN	1884	N
50	005-152-27	FIRST AMERICAN TRUST FSB TR KE 5		
51	005-153-08	JEFF GOLD	3940	
52	005-153-09	LEGACY EKS	720	
53	005-153-12	INVESTMENT AND MANAGEMENT	15772	
54	005-153-13	LEGACY EKS	15243	
55	005-153-14	ASSOCIATION OF ORANGE COUNT	1600	N
56	005-153-15	GARY MATTHEW BROWN	15291	
57	005-153-16	LEGACY EKS	720	
58	005-153-17	ANA POLICE OFFICERSASSN SANT/	1607	N
59	005-153-19	ANA ARTS COLLECTIVE SANTA	151	
60	005-153-20	ANA ARTS COLLECTIVE SANTA	151	
61	398-021-01	SCI CALIFORNIA FUNERAL SERVICE	1929	
62	398-021-02	SCI CALIFORNIA FUNERAL SERVICE	1929	
63	398-021-03	SCI CALIFORNIA FUNERAL SERVICE	1929	
64	398-021-04	SCI CALIFORNIA FUNERAL SERVICE	1929	
65	398-022-10	FUND LEGACY	1010	N
66	398-026-01	ELISEO & MARIA CONTRERAS	204	E
67	398-026-02	DARREN G SULLIVAN	206	E
68	398-026-03	GRACE C GREEN	216	E
69	398-121-01	MASTER FUNDING VIII SPIRIT	2727	N
70	398-121-02	FARNAZ BEROUKHIM	6792	E
71	398-121-03	PATRICIA A FOWLER		
72	398-121-04	PATRICIA A FOWLER		
73	398-121-05	MASTER FUNDING VIII SPIRIT	2727	N
74	398-121-06	CUERVO LLC	960	N
75	398-122-11	1609 TRADEWINDS	1609	N
76	398-125-01	JAMES W RITCH	33691	
77	398-125-02	MERCY HOUSE LIVING CENTERS		
78	398-125-03	ANNIE T PRUITT	1519	N
79	398-125-04	JOSE CRUZ	1437	S
80	398-125-05	MERCY HOUSE LIVING CENTERS		
81	398-125-07	FELICIANO GOMEZ	1501	N
82	398-125-08	B & K HOMES LIMITED	23220	
83	398-125-16	PARK TOWER APARTMENTS	1801	
84	398-125-17	LUIS A ARMONA	16662	
85	398-126-01	1212 N BROADWAY	1515	N
86	398-126-02	1212 N BROADWAY	1515	N
87	398-126-03	1212 NORTH BROADWAY	1515	N
88	398-126-04	SAMONA INVESTMENTS	275	S
89	398-126-05	MAY FONG	12992	
90	398-126-06	MAY FONG	12992	
91	398-126-07	STEVEN S SOULT	15320	
92	398-126-08	MICHAEL FONG	12992	

93	398-126-09	SAMONA INVESTMENTS	275	S
94	398-126-10	UBALDO A ARCEO	1516	N
95	398-126-11	FRANK C HOYT	24338	
96	398-126-12	FRANK C HOYT	24338	
97	398-126-13	MIKE CHALAN	1515	N
98	398-131-01	DIANA L HEDRICK	13770	
99	398-131-02	MICHELE GARCIA-JURADO	6	
100	398-131-03	JAVIER G PINEDA	1054	
101	398-131-04	RAYMOND F BRAUN	2205	N
102	398-131-05	FRANCISCO M SANTOS	1411	N
103	398-131-06	TONY LUU	14471	
104	398-131-07	VICTOR H ALTAMIRANO	20250	
105	398-131-08	MARIA JOHNSON	1584	
106	398-131-09	EMMANUEL AGUIRRE LOPEZ	14187	
107	398-131-15	ASIF & LUBNA USMAN	1414	N
108	398-131-16	SERGIO GUTIERREZ TELLO	2200	S
109	398-131-17	RODRIGUEZ J ANTONIO RAMIREZ	1424	N
110	398-131-18	ANTONIO JAIME & ERENDIRA SAA	2200	S
111	398-132-01	CAN BBQ KITCHEN LLC I	1327	N
112	398-132-02	BRANDI & SHAHIN MAHALLATI	1319	N
113	398-132-03	ROSALVA M GARCIA	25795	
114	398-132-04	MARKET JIMENEZ	1301	N
115	398-132-05	ROSALVA M GARCIA	25795	
116	398-132-06	ROSALVA M GARCIA	25795	
117	398-132-07	ROSALVA M GARCIA	25795	
118	398-132-08	EUSTACIO & PAULA CAMARGO	1322	N
119	398-132-12	BUSH PARTNERS	1906	
120	398-133-01	HECTOR G PICOS	1429	N
121	398-133-02	NANCY MORENO	1421	N
122	398-133-03	MAY FONG	12992	
123	398-133-08	JOHN M COIL	2024	
124	398-133-09	V V S ESTATES	35	
125	398-133-10	LADEJA LLC	1872	
126	398-133-11	RAFAEL L MONZON	1319	N
127	398-133-12	LUCAS GREEN	1315	N
128	398-133-13	CANDACE CAROLE HAMILTON	201	E
129	398-133-14	JOHN L CASTILLO	209	E
130	398-133-15	CRUZ MUNOZ FRIAS	28291	
131	398-133-16	KNF CORP PROFIT SHARING TR	2755	
132	398-133-21	GODOL LTD	222	N
133	398-133-26	CAROL LUDMIR	1800	
134	398-133-27	VICKI JANE ERICKSON	1428	N
135	398-133-29	CHANDULAL K PATEL	1125	N
136	398-133-31	PARCEL HOLD		
137	398-133-32	PARCEL HOLD		
138	398-133-33	AVE GROUP PALMYRA	2800	
139	398-521-01	DOLAN & ADA HOO		

140	398-521-02	GHAHREMANI LLC	4042	
141	398-521-03	APARTMENTS LLC ANNADALE	9	
142	398-521-04	CARMEN VIRGA	9002	
143	398-521-05	GREGORY M SANTISTEVAN	257	
144	398-521-06	MANOR ROSS	1300	
145	398-521-07	MANOR ROSS	1300	
146	398-521-08	YILIN YAO	1066	
147	398-521-09	CAROL LUDMIR	1380	S
148	398-521-10	WEST WASHINGTON	19719	
149	398-521-11	ROSA IMELDA PACHECO	419	W
150	398-521-12	HUGO ALVARADO	415	W
151	398-521-13	ALBERTO SEVILLA	12360	
152	398-521-14	MARIA BENAVIDES	405	W
153	398-521-15	JOSE I VARGAS	19522	
154	398-521-16	SUSAN J LINDER		
155	398-521-17	FERNANDO OROZCO	1318	N
156	398-521-18	ANTONIO & RAFAELA GAYTAN	1322	N
157	398-521-19	JACINTO ACOSTA	1324	N
158	398-521-20	MATTHEW CHIEH-YEN LEE	7142	E
159	398-521-21	1402 DURANT	2231	
160	398-521-22	KWLL LLC	1216	W
161	398-521-23	DURANT-1410 LP		
162	398-521-24	EMERSON L GONG	11512	
163	398-521-25	MIREILLE SAMI & SAMANTHA MA	1418	N
164	398-521-26	GARY DEAN	5251	
165	398-521-27	MEHDI BOLOORIAN	19486	
166	398-522-01	RAVENA LTD	1609	N
167	398-522-02	ASSET HOLDINGS LLC SPINDLER	5292	
168	398-522-03	1415 NORTH DURANT	610	N
169	398-522-06	OC DURANT	16	
170	398-522-08	ADRIAN NATERAS BRINDIS	1321	N
171	398-522-09	CA CONFERENCE SEVENTH-DAY SOUTHEASTERN		
172	398-522-10	ORANGE COUNTY HEAD START	2501	
173	398-522-11	JOSE TAPIA	1911	
174	398-522-12	CA CONFERENCE SEVENTH-DAY SOUTHEASTERN		
175	398-522-13	MAXIMO P CABAUG	2911	
176	398-522-14	MAXIMO P CABAUG	2911	
177	398-522-15	ERNESTINE VASQUEZ	1320	N
178	398-522-17	EDWARD NICHOLAS SNYDER	610	
179	398-522-18	GLENWOOD MANAGEMENT	25	
180	398-522-19	GLENWOOD MANAGEMENT	25	
181	398-522-20	PEGASUS GOLD	2228	
182	398-522-21	PEGASUS GOLD	2228	
183	398-522-22	LQKT CORPORATION	5216	W
184	398-522-23	JOHN L NORMAN	1428	N
185	398-522-24	JESS J ARAUJO	1324	N
186	398-522-25	ROSS & DURANT	414	E

187	398-523-01	HOSPITAL CIRCLE REAL ESTATE	202	
188	398-523-02	JOY M JOHNSON	1642	
189	398-523-03	PROPERTY HOLDINGS LLC WH	1415	N
190	398-523-04	WISEPLACE	1411	N
191	398-523-05	1327 NORTH BROADWAY	34	
192	398-523-06	1327 NORTH BROADWAY	34	
193	398-523-07	EDWARD R DANOFF	1323	N
194	398-523-08	ALFREDO M AMEZCUA	1319	N
195	398-523-09	ALFREDO M AMEZCUA	1319	N
196	398-523-10	BEVERLY HILLS ASDM	1311	N
197	398-523-11	430 SCOTT STREET	101	W
198	398-523-12	THE LEGACY FUND	1010	N
199	398-523-13	THE LEGACY FUND	1010	N
200	398-523-14	MICHAEL ANTON MALKI	347	S
201	398-523-15	MICHAEL ANTON MALKI	347	S
202	398-523-16	EDWARD R DANOFF	1323	N
203	398-523-17	RATAN REGE	19	
204	398-524-04	HEALTH SERVICES ALTAMED	2040	
205	398-524-05	BANK JPMORGAN CHASE NA		
206	398-524-06	BANK JPMORGAN CHASE NA		
207	398-524-07	DORITA LLC	10111	
208	398-541-01	FRANCISCO JAVIER CAMPOS	1401	W
209	398-541-02	ALBINO NUNEZ		
210	398-541-03	MARK J ALLEN	1439	W
211	398-541-04	HOLDCO ROSS	1024	
212	398-541-05	PHI H DUONG	416	W
213	398-541-06	ZOILA DE LA CRUZ FLORES	2229	N
214	398-541-07	EUGENE TRIBOLET	2900	
215	398-541-08	GAMA APARTMENTS		
216	398-541-09	R & B INVESTMENTS	1944	N
217	398-541-10	MIKE CHALAN	1515	N
218	398-541-11	BRUCE RESIDENTIAL PROPERTIES	19350	
219	398-541-12	HEALTHCARE LLC SOANS	18108	
220	398-541-13	MIKE CHALAN	1515	N
221	398-541-14	COBB R DOUGLAS	1206	N
222	398-541-15	INWD LLC	23016	
223	398-541-16	COBB R DOUGLAS	1206	N
224	398-541-17	JOE W YOUNG	28352	
225	398-541-18	SCHOOL SANTA ANA UNIFIEDDIST	1601	E
226	398-541-19	SCHOOL SANTA ANA UNIFIEDDIST	1601	E
227	398-541-20	GAMA APARTMENTS		
228	398-541-21	GAMA APARTMENTS		
229	398-541-22	GAMA APARTMENTS		
230	398-541-23	BRUCE KAO	24048	
231	398-541-24	LE TOM TUONG QUOC		
232	398-552-19	SCHOOL SANTA ANA UNIFIEDDIST	1601	E
233	398-561-02	DONAHUE INVESTMENT	1205	N

234	398-561-03	DONAHUE INVESTMENT	1205	N
235	398-561-18	BROADWAY PLAZA ONE	1103	N
236	398-562-01	BITRO CORPORATION	721	N
237	398-562-02	ANA FUTURE EDUCATION SANTA	11975	
238	398-562-06	THE LEGACY FUND	1010	N
239	398-562-10	THE LEGACY FUND	1010	N
240	398-583-01	SCHOOL, SANTA ANA HIGH	1405	
241	938-03-001	ISIDORO CASTILLO	1314	N
242	938-03-002	CAITLIN ELISABETH	1316	N
243	938-03-003	STEPHANIE JOANNE GONZALEZ	1318	N
244	938-03-004	THONG DINH NGUYEN	1320	N
245	938-03-005	JOSE BANOS	4272	
246	938-03-006	SOROUGH RAAFAT	14391	
247	938-03-007	JOSEPH ERIC & EVA SAMOZA	1330	N
248	938-03-008	HOLDINGS FTI	16808	
249	938-03-009	KIRSTEN A BLOWERS	1338	N
250	938-03-010	ARTURO & CECILIA OCHOA	1342	N
251	938-03-011	MARIA E MAGANA	1346	N
252	938-03-012	RICARDO FIGUEROA	1348	N
253	938-03-013	ABEL & MARIA G SANCHEZ	1360	N
254	938-03-014	PHYLLIS WATKINS	1435	
255	938-03-015	JOON HAN & SOON OK KIM	1356	N
256	938-03-016	OGC PROPERTIES SC		
257	938-03-017	TIFFANY H CHANGPRASERT	1352	N
258	938-03-018	ROBERTO Z FACUNDO	1350	N
259	938-03-019	CAMERON BELL	1344	N
260	938-03-020	ROBERT CHACON	15402	
261	938-03-021	JORGE FELIX	1336	N
262	938-03-022	MAUREEN DOWNEY	314	
263	938-03-023	ALBERTO E SANCHEZ LEON	1328	N
264	938-03-024	HOLDINGS FTI	16808	
265	939-39-001	PATRICIA A SCANLON		
266	939-39-002	PATRICIA A SCANLON		
267	939-39-003	PATRICIA A SCANLON		
268	939-39-004	PATRICIA A SCANLON		
269	939-39-005	PATRICIA A SCANLON		
270	939-39-006	PATRICIA A SCANLON		
271	939-39-007	PATRICIA A SCANLON		
272	939-39-008	PATRICIA A SCANLON		
273	939-39-009	PATRICIA A SCANLON		
274	939-39-010	PATRICIA A SCANLON		
275	939-39-011	PATRICIA A SCANLON		
276	939-39-012	PATRICIA A SCANLON		
277	398-02-201	PARCEL CURRENTLY BEING UPDATED BY ASSESSOR		
278	398-02-211	PARCEL CURRENTLY BEING UPDATED BY ASSESSOR		

23-04 - 01/13/2022

STREET	SUFFIX	UNIT	CITY	STATE	ZIP
CHARTER	ST		VERNON	CA	90058
4TH	ST	A	SANTA ANA	CA	92701
BEACH	BLVD	615	HUNTINGTON BEACH	CA	92647
16TH	ST		SANTA ANA	CA	92706
16TH	ST		SANTA ANA	CA	92706
ORANGE	AVE		SANTA ANA	CA	92707
ROSS			SANTA ANA	CA	92706
AUTUMNLEAF			IRVINE	CA	92614
CHAPMAN	AVE	200	ORANGE	CA	92866
MT DARWIN	CIR		FOUNTAIN VALLEY	CA	92708
DURANT	ST		SANTA ANA	CA	92706
DURANT	ST		SANTA ANA	CA	92706
ANAHEIM	BLVD		ANAHEIM	CA	92805
TURFWAY PARK			YORBA LINDA	CA	92886
DURANT	ST		SANTA ANA	CA	92706
DURANT	ST		SANTA ANA	CA	92706
PO BOX 311			TUSTIN	CA	92781
BUSH	ST	6	SANTA ANA	CA	92701
DURANT	ST		SANTA ANA	CA	92706
BROWNING	AVE		SANTA ANA	CA	92705
WESTGATE			LAGUNA NIGUEL	CA	92677
BROADWAY			SANTA ANA	CA	92706
BROADWAY			SANTA ANA	CA	92706
LAWSON	ST		CITY OF INDUSTRY	CA	91748
APRICOT	LN		WESTMINSTER	CA	92683
BROADWAY			SANTA ANA	CA	92706
GLENWOOD	AVE		FULLERTON	CA	92832
MONTROBLES	PL		SAN MARINO	CA	91108
GROVE	ST		ANAHEIM	CA	92806
BUSH	ST	6	SANTA ANA	CA	92701
BRANTFORD	ST		ANAHEIM	CA	92805
MARIGOLD	CIR		COSTA MESA	CA	92626
BROADWAY			SANTA ANA	CA	92706
BROADWAY			SANTA ANA	CA	92706
BROADWAY			SANTA ANA	CA	92706
BROADWAY			SANTA ANA	CA	92706
CAMDEN	DR		SANTA ANA	CA	92705
CAMDEN	DR		SANTA ANA	CA	92705
BROADWAY			SANTA ANA	CA	92706
BROADWAY			SANTA ANA	CA	92706
FIRST AMERICAN WAY FL 4T		3	SANTA ANA	CA	92707
FIRST AMERICAN WAY FL 4T		3	SANTA ANA	CA	92707
PRESIDIO	DR		COSTA MESA	CA	92626
FAIR	DR	113	COSTA MESA	CA	92626
SYCAMORE	ST		SANTA ANA	CA	92701

LISBON	CT		TUSTIN	CA	92780
SYCAMORE	ST		SANTA ANA	CA	92701
VICKI	LN		ANAHEIM	CA	92804
CARLSBAD	ST		ORANGE	CA	92867
FIRST AMERICAN WAY FL 4T		3	SANTA ANA	CA	92707
LAUREL CANYON	BLVD	139	STUDIO CITY	CA	91604
GREENTREE	RD		PACIFIC PALISADES	CA	90272
BROOKHURST	ST		WESTMINSTER	CA	92683
LA CRUZ	DR	1696	PACIFIC PALISADES	CA	90272
MAIN	ST		SANTA ANA	CA	92701
MOULINS	CIR		IRVINE	CA	92604
GREENTREE	RD		PACIFIC PALISADES	CA	90272
SYCAMORE	ST		SANTA ANA	CA	92701
KALMUS	DR	J5	COSTA MESA	CA	92626
KALMUS	DR	J5	COSTA MESA	CA	92626
ALLEN	PKWY		HOUSTON	TX	77019
ALLEN	PKWY		HOUSTON	TX	77019
ALLEN	PKWY		HOUSTON	TX	77019
ALLEN	PKWY		HOUSTON	TX	77019
MAIN	ST		SANTA ANA	CA	92701
WASHINGTON	AVE		SANTA ANA	CA	92701
WASHINGTON	AVE		SANTA ANA	CA	92701
WASHINGTON	AVE		SANTA ANA	CA	92701
HARWOOD	ST	300	DALLAS	TX	75201
LEAFWOOD	DR		ANAHEIM	CA	92807
PO BOX 1166			SANTA ANA	CA	92702
PO BOX 1166			SANTA ANA	CA	92702
HARWOOD	ST	300	DALLAS	TX	75201
TUSTIN	ST	392	ORANGE	CA	92867
BUSH	ST	2	SANTA ANA	CA	92701
MAGELLAN	ISLE		DANA POINT	CA	92629
PO BOX 1905			SANTA ANA	CA	92702
BUSH	ST		SANTA ANA	CA	92701
GARNSEY	ST		SANTA ANA	CA	92707
PO BOX 1905			SANTA ANA	CA	92702
BUSH	ST		SANTA ANA	CA	92701
DEL LAGO	DR		LAGUNA HILLS	CA	92653
CENTURY PARK EAST		2400	LOS ANGELES	CA	90067
WANDERER	LN		HUNTINGTON BEACH	CA	92649
MAIN	ST		SANTA ANA	CA	92701
MAIN	ST		SANTA ANA	CA	92701
MAIN	ST		SANTA ANA	CA	92701
AVENIDA MARGARITA			ANAHEIM	CA	92807
MARCY RANCH	RD		SANTA ANA	CA	92705
MARCY RANCH	RD		SANTA ANA	CA	92705
LA ROCCA	DR		MORGAN HILL	CA	95037
MARCY RANCH	RD		SANTA ANA	CA	92705

AVENIDA MARGARITA			ANAHEIM	CA	92807
BUSH			SANTA ANA	CA	92701
EL TORO	RD	E326	LAGUNA WOODS	CA	92637
EL TORO	RD	E326	LAGUNA WOODS	CA	92637
MAIN	ST		SANTA ANA	CA	69270
RICHEY	WAY		PERRIS	CA	92570
DEWBERRY	WAY		IRVINE	CA	92612
MATTHEW	WAY		ANAHEIM	CA	92808
OLIVE	ST		SANTA ANA	CA	92706
MAIN	ST		SANTA ANA	CA	92701
MORAN	ST		WESTMINSTER	CA	92683
VIA NATALIE			YORBA LINDA	CA	92887
B ORANGE	AVE		COSTA MESA	CA	92627
CAVALRY	CIR		EASTVALE	CA	92880
BUSH	ST		SANTA ANA	CA	92701
RITCHET	ST		SANTA ANA	CA	92705
BUSH	ST		SANTA ANA	CA	92701
RITCHEY	ST		SANTA ANA	CA	92705
MAIN	ST		SANTA ANA	CA	92701
MAIN	ST		SANTA ANA	CA	92701
DILLON	RD		LAGUNA HILLS	CA	92653
MAIN	ST		SANTA ANA	CA	92701
DILLON	RD		LAGUNA HILLS	CA	92653
DILLON	RD		LAGUNA HILLS	CA	92653
DILLON	RD		LAGUNA HILLS	CA	92653
BUSH	ST		SANTA ANA	CA	92701
MONTROBLES	PL		SAN MARINO	CA	91108
BUSH	ST		SANTA ANA	CA	92701
BUSH	ST		SANTA ANA	CA	92701
MARCY RANCH	RD		SANTA ANA	CA	92705
VICTORIA	DR		SANTA ANA	CA	92706
RIDGELINE	DR		NEWPORT BEACH	CA	92660
LEMON HEIGHTS			SANTA ANA	CA	92405
BUSH	ST		SANTA ANA	CA	92701
BUSH	ST		SANTA ANA	CA	92701
WASHINGTON	AVE		SANTA ANA	CA	92701
WASHINGTON	AVE		SANTA ANA	CA	92701
AVENIDA LA MANCHA			SAN JUAN CAPISTRA	CA	92675
PARK	AVE		LAGUNA BEACH	CA	92651
CANON		204	BEVERLY HILLS	CA	90210
GALAXY	DR		NEWPORT BEACH	CA	92660
SPURGEON	ST		SANTA ANA	CA	92701
MAGNOLIA	AVE	100	ANAHEIM	CA	92801
LOMBARDY	RD		SAN MARINO	CA	91108
PO BOX 3632			ORANGE	CA	92857

ESCUDERO	DR		IRVINE	CA	92620
MALLARD			IRVINE	CA	92604
LAMPSON	AVE		GARDEN GROVE	CO	92641
SANTO TOMAS	AVE		COSTA MESA	CA	92627
MONTEREY	PL		SAN MARINO	CA	91108
MONTEREY	PL		SAN MARINO	CA	91108
IRONSHOE	CT		WALNUT	CA	91789
ANAHEIM	BLVD		ANAHEIM	CA	92805
PROSPECT	PL		WALNUT	CA	91789
WASHINGTON	AVE		SANTA ANA	CA	92706
WASHINGTON	AVE		SANTA ANA	CA	92706
REVA	ST		CERRITOS	CA	90703
WASHINGTON	AVE		SANTA ANA	CA	92706
ROCKINGHORSE	RD		SANTA ANA	CA	92705
PO BOX 5776			NORCO	CA	92860
DURANT	ST		SANTA ANA	CA	92706
DURANT	ST		SANTA ANA	CA	92706
DURANT	ST		SANTA ANA	CA	92706
COLUMBUS	DR		ANAHEIM	CA	92807
HUNTLEY	DR		TUSTIN	CA	92782
1ST	ST		SANTA ANA	CA	92703
P O BOX 311			TUSTIN	CA	92781
AQUAMARINE	CIR		FOUNTAIN VALLEY	CA	92708
DURANT	ST		SANTA ANA	CA	92706
BURGUNDY	CIR		IRVINE	CA	92604
HIGHRIDGE	WAY		LAKE FOREST	CA	92679
BUSH	ST	1	SANTA ANA	CA	92701
VIA ANDALUSIA			YORBA LINDA	CA	92886
SANTA ANITA	AVE		ARCADIA	CA	91006
ST REMY	CT		NEWPORT COAST	CA	92657
DURANT	ST		SANTA ANA	CA	92706
PO BOX 79990			RIVERSIDE	CA	92513
PULLMAN	ST		SANTA ANA	CA	92705
JAN	WAY		SANTA ANA	CA	92704
PO BOX 79990			RIVERSIDE	CA	92513
HARRIS	DR		VISTA	CA	92084
HARRIS	DR		VISTA	CA	92084
BROADWAY			SANTA ANA	CA	92706
NEWPORT CENTER	DR	840	NEWPORT BEACH	CA	92660
BROOKLINE			ALISO VIEJO	CA	92656
BROOKLINE			ALISO VIEJO	CA	92656
HIGHLAND VISTA	DR		ARCADIA	CA	91006
HIGHLAND VISTA	DR		ARCADIA	CA	91006
CRYSTAL	LN		SANTA ANA	CA	92704
BROADWAY			SANTA ANA	CA	92706
BROADWAY			SANTA MA	CA	92706
CHAPMAN	AVE		ORANGE	CA	92866

HOSPITAL	CIR		WESTMINSTER	CA	92683
LA LOMA	DR		SANTA ANA	CA	92705
BROADWAY			SANTA ANA	CA	92706
BROADWAY			SANTA ANA	CA	92706
HERMOSA	AVE		HERMOSA BEACH	CA	90254
HERMOSA	AVE		HERMOSA BEACH	CA	90254
BROADWAY			SANTA ANA	CA	92706
BROADWAY			SANTA ANA	CA	92706
BROADWAY			SANTA ANA	CA	92706
BROADWAY			SANTA ANA	CA	92706
MCKNIGHT	WAY	B325	GRASS VALLEY	CA	95949
MAIN	ST		SANTA ANA	CA	92701
MAIN	ST		SANTA ANA	CA	92701
TIMKEN	RD		ANAHEIM	CA	92808
TIMKEN	RD		ANAHEIM	CA	92808
BROADWAY			SANTA ANA	CA	92706
ALEGRIA			IRVINE	CA	92620
CAMFIELD	AVE		LOS ANGELES	CA	90040
PO BOX 8265			WICHITA FALLS	TX	76307
PO BOX 8265			WICHITA FALLS	TX	76307
JON DAY	DR		HUNTINGTON BEACH	CA	92646
6TH	ST		SANTA ANA	CA	92703
PO BOX 5012			SANTA ANA	CA	92704
CHAPMAN	AVE	37	ORANGE	CA	92868
BAYSIDE	DR	462	NEWPORT BEACH	CA	92660
WASHINGTON	AVE		SANTA ANA	CA	92706
FOREST	AVE		SANTA ANA	CA	92706
BRISTOL	ST	A	COSTA MESA	CA	92626
PO BOX 1769			SANTA ANA	CA	92702
TUSTIN	ST	112	ORANGE	CA	92865
MAIN	ST		SANTA ANA	CA	92701
WARD	ST		HUNTINGTON BEACH	CA	92646
OWEN	AVE		CERRITOS	CA	90703
MAIN	ST		SANTA ANA	CA	92701
BROADWAY			SANTA ANA	CA	92701
LAKE FOREST	DR	145	LAGUNA HILLS	CA	92653
BROADWAY			SANTA ANA	CA	92701
CHAT	DR		LAGUNA NIGUEL	CA	92677
CHESTNUT	AVE		SANTA ANA	CA	92701
CHESTNUT	AVE		SANTA ANA	CA	92701
PO BOX 1769			SANTA ANA	CA	92702
PO BOX 1769			SANTA ANA	CA	92702
PO BOX 1769			SANTA ANA	CA	92702
LODGE POLO			DIAMOND BAR	CA	91765
PO BOX 11555			COSTA MESA	CA	92627
CHESTNUT	AVE		SANTA ANA	CA	92701
BROADWAY			SANTA ANA	CA	92701



WISEPLACE COMMUNITY MEETING

Proposed Affordable Rental Apartment Development*

*This is an apartment development not a shelter

Wednesday, March 9, 2022 | 6:30 - 8 PM



REUNIÓN COMUNITARIA DE WISEPLACE

Proyecto de desarrollo de apartamentos de renta accesible*

*Este es un complejo de apartamentos, no un refugio para personas sin hogar

Miércoles, 9 de marzo de 2022 | 6:30 - 8PM

WISEPlace will be a new permanent supportive housing community featuring affordable apartment homes and offices for WISEPlace to provide supportive services to residents and the broader community. The adaptive reuse of the existing WISEPlace building will include approximately 48 apartment homes for unaccompanied women. Please come share your thoughts and ideas about this new housing community. At the meeting, we will provide general information, answer questions, and solicit input on the development.

To RSVP for the meeting and/or sign up for the Good Neighbor interest list:

- Visit <https://wiseplace.org/wiseplace-and-jamboree/>
- Call (714) 542-3577 ext. 112 if you have no access to a computer

Zoom meeting information will be given after RSVP

WISEPlace será una nueva comunidad de viviendas de apoyo permanente que contará con apartamentos y oficinas accesible para que WISEPlace brinde servicios de apoyo a residentes y a la comunidad en general. La reutilización adaptativa del edificio WISEPlace actual incluirá aproximadamente 48 apartamentos para mujeres solas. Asista para compartir sus opiniones e ideas sobre esta nueva comunidad de viviendas. En la reunión, proporcionaremos información general, responderemos preguntas y solicitaremos información sobre el proyecto.

Para confirmar su asistencia a la reunión y/o registrarse en la lista de interesados de Good Neighbor:

- Visite <https://wiseplace.org/wiseplace-and-jamboree/>
- Llame al (714) 542-3577 ext. 112 si no tiene acceso a una computadora

La información de la reunión de Zoom se proporcionará después de confirmar su asistencia

If you have question regarding this meeting or if you require language interpretation services in languages other than English please call (714) 542-3577 ext. 112.

Si tiene preguntas sobre esta reunión o si necesita servicios de interpretación en un idioma que no sea inglés, llame al (714) 542-3577 ext. 112



The Orange County Register

1771 S. Lewis Street
Anaheim, CA 92805
714-796-2209

5281350

JAMBOREE HOUSING CORPORATION
17701 COWAN AVE. SUITE 200
IRVINE, CA 92614

FILE NO. WisePLACE PSH Comm. Meeting

AFFIDAVIT OF PUBLICATION

STATE OF CALIFORNIA, }

County of Orange

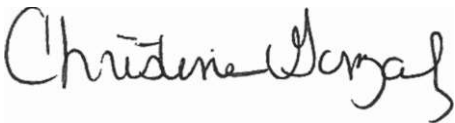
SS.

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of The Orange County Register, a newspaper of general circulation, published in the city of Santa Ana, County of Orange, and which newspaper has been adjudged to be a newspaper of general circulation by the Superior Court of the County of Orange, State of California, under the date of November 19, 1905, Case No. A-21046, that the notice, of which the annexed is a true printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

02/25/2022

I certify (or declare) under the penalty of perjury under the laws of the State of California that the foregoing is true and correct:

Executed at Anaheim, Orange County, California, on
Date: February 25, 2022.



Signature

PROOF OF PUBLICATION

Legal No. **0011520351**

WisePLACE PSH Community Meeting

Proposed Affordable Rental Apartment Development*
*This is an apartment development not a shelter

Wednesday, March 9, 2022 | 6:30 - 8 PM

To RSVP for the meeting and/or sign up for the Good Neighbor interest list:

- Visit <https://wiseplace.org/wiseplace-and-iamboree/>
 - Call (714) 542-3577 ext. 112 if you have no access to a computer
- Zoom meeting information will be given after RSVP

Reunión comunitaria de WisePLACE PSH

Proyecto de desarrollo de apartamentos de renta accesible*

*Este es un complejo de apartamentos, no un refugio para personas sin hogar

Miércoles, 9 de marzo de 2022 | 6:30 - 8PM

Para confirmar su asistencia a la reunión y/o registrarse en la lista de interesados de Good Neighbor:

- Visite <https://wiseplace.org/wiseplace-and-iamboree/>
- Llame al (714) 542-3577 ext. 112 si no tiene acceso a una computadora

La información de la reunión de Zoom se proporcionará después de confirmar su asistencia

If you have question regarding this meeting or if you require language interpretation services in languages other than English please call (714) 542-3577 ext. 112. Si tiene preguntas sobre esta reunión o si necesita servicios de interpretación en un idioma que no sea inglés, llame al (714) 542-3577 ext. 112

**NO
TRESPASSING**
PRIVATE PROPERTY
VIOLATORS WILL BE
PROSECUTED TO THE FULL
EXTENT OF CALIFORNIA
LAW PENAL CODE SEC.

NOTICE TO THE PUBLIC
BY THE
CITY OF
SAN ANTONIO
REGARDING THE
RECENTLY ADOPTED
CITY OF SAN ANTONIO
GENERAL PLAN
2035
The City of San Antonio has adopted a new General Plan for the year 2035. This plan outlines the city's vision for the future and provides guidance for the city's growth and development. The plan is available for public review and comment. For more information, please visit the City of San Antonio website at www.sanantonio.gov.



NOTICE OF POSTAL SERVICE DELIVERY POINT OF ENTRY
POSTAL SERVICE DELIVERY POINT OF ENTRY

PULL

PULL

WELCOME AND HOUSEKEEPING

KELSEY: Hi everyone. Welcome to the WISEPlace Supportive Housing community meeting. My name is Kelsey Brewer and I serve as the Senior Director of Government Affairs and Business Development for Jamboree Housing, one of today's hosts of today's meeting. This is our second community meeting so in addition to the very exciting agenda we've put together we'll also have updates on where the project is at currently in the process. Just a couple ground rules that I'd like to go over before I turn it over to today's presenters. We ask that you keep your microphones muted, you may have already found that you cannot unmute them. But don't worry, you will be able to once the presentation is over. We will give everyone an opportunity to ask as many questions as they like and provide feedback, but please feel free to keep cameras on. For legal reasons, I have to tell you that today's meeting is being recorded and we thank you for your participation in that. This video is going to be used for video on our website and for transcription and translation services so that every member of the community has an opportunity to receive information as everybody else. Last housekeeping item is feel free to use the chat, where you can ask questions and communicate with one another. We ask that you be respectful and kind, but I don't think that will be an issue. Lastly, I'll be serving as the technical assistance on today's call so if you are having an issue hearing the presentation, something is not showing on your screen, go ahead and privately message me, Kelsey Brewer, and I'll help troubleshoot on our end. That concludes the boring items I have been tasked with, so I am going to go ahead and turn it over to Brateil, the lovely and wonderful CEO of WISEPlace.

PRESENTATION BEGINS

BRATEIL: Before we go into some of the information we covered in the last meeting, our team wanted to provide you with an update on what has happened with this project since the first community outreach meeting. Following that first meeting, *WISEPlace Supportive Housing development received* unanimous support from the Historical Resource Commission. For those who were at the first meeting, you know how important maintaining the historical nature of the building has been for our partnership. We'll be talking about that more tonight, but to have the full support of the historical resources commission is a really big deal and an important step in getting this development fully approved.

Additionally, we've successfully submitted *WISEPlace Supportive Housing* for funding through the City's most recent RFP. This application was supported by letters of support from the community, and we're hopeful that we'll be successful.

BRATEIL: And with that update I wanted to take a few minutes to talk about WISEPlace and Jamboree. WISEPlace is a community of housing and hope. We have been so proud to be a Satna Ana community member since our inception in 1924, we are so proud to have walked alongside and served over 8,400 women rebuilding their lives. WISEPlace is the only organization that's solely focused on the segment of a population that is largely unserved and overlooked, and that is unaccompanied women. It used to be said about a year and a half ago, maybe before the pandemic, that 1 in every 4 homeless adults was an unaccompanied woman, but unfortunately

it is now 1 in every 3 homeless adults is an unaccompanied woman, so those numbers are definitely going in the wrong direction. Women who experience homelessness are 5 to 10 times more likely to be assaulted than the general population.

Unaccompanied women are also victimized at a higher rate than men experiencing. Last year alone, 67% of the women WISEPlace were survivors of domestic violence and almost half of those women were actively fleeing. 2/3rds of the women that we proudly serve are disabled and almost 100% of the women we serve live below the poverty line.

We also have the story of two of the women WISEPlace has served over the years, their smiling faces on your screen there. Diana was a participant that has now been housed for over two years, with her golden Jay. Shelly is the woman with the blue hoodie. Both of these women were experiencing homelessness as they were seniors dealing with healthcare issues. Diana is a two time cancer survivor and Shelly has an amputated leg, she was in a wheelchair the first time I met her and I'll never forget the look, she was in so much pain. It was because of her healthcare issues that Shelly's insurance stopped paying for her nursing care and therefore she started to experience homelessness and Diana lost her job and started to experience homelessness.

When these women came to the shelter, we quickly got to work. And first and foremost, we started to stabilize their healthcare. Once we were able to stabilize their healthcare and help them navigate the healthcare system, which is so hard to do alone without access to a computer, we were able to end their homelessness. These two women who had been homeless for five or six years, couch surfing in unsafe environments, both residents of Santa Ana, are now housed and home. And they're actually neighbors. They live about two or three doors down from each other. It's a sisterhood that started with unfortunate circumstances and has ended with both of these ladies being housed and being home.

Now that we've talked a little bit about the women we serve, I want to talk about our wraparound supportive services. These are the same types of supportive services that we would apply to our housing approach should this development be approved by the City. So besides safe shelter and basic necessities, like providing thousands of meals and thousands of safe night's sleep a year, one of our core focuses is on weekly one-to-one case management with qualified, trained, accredited staff members who really are person centered and really invest in getting to know the women that they work with at WISEPlace. We also pair our case management with one-to-one psychiatric or psychological counseling. We have strategic partnerships that are focused on proactive approaches to healthcare, medical, dental, vision. And, of course, employment services, which, employment, is so vital to securing and maintaining housing. We have great partnerships like the Santa Ana workforce center and other great partners as well as in-house employment support service. And, of course, income and savings is so important. Over 70% of the women that leave our program have a significant income and savings.

We also have a lot of fun at the WISEPlace, because fun is important! We have lots of weekly activities, lots of socialization: movie nights, bingo, yoga, meditation—it's all about creating community through connection, and having a chance to break the isolation that homelessness

causes. And for those that need it, not everybody does, but for those that do, we also have on-site and off-site recovery programs as well. And for this young lady to the right, you can't see it, but she was truly smiling ear to ear but it's covid and of course we were safe with masks on. But this is Ceara and we are so proud to have walked alongside with Ceara and she has at such a young age experienced homelessness for over a decade. And Ceara has broken decades long cycles of poverty and homelessness. Ceara's great grandma was addicted to substances, Ceara's grandma was addicted to substances, Ceara's mom, and then Ceara at a very young age. But she wanted to turn her life around and she came to WISEPlace. And we were able to first, because of her mental disabilities, provide her with supportive housing. A few months ago, this is Ceara in her new apartment, with her new roommate, she has a dog, she works full-time, she's going to start to go to school part-time, and you see it in the quote, but she says that she now has the encouragement and support to follow her dreams. She now knows that she is deserving of a bright future. She is housed and she is home.

And we know that our approach works here in the City of Santa Ana. 77% or more of our women go from experiencing direct homelessness, either couch surfing in unsafe environments or living in their cars, to being housed. And those that we house, over 90% retain their housing. We continue to support women after they are housed as well. Over 73% have increased incomes and savings. Over 100% have increased knowledge of financial literacy. We do a lot of conversations about budgeting and being trusting of traditional financial institutions, so not being vulnerable. Not putting money in the undergarment or under the bed, but to really have increased financial literacy. Over 70% obtain employment. We are thankful to be in the community and thankful to have found a partner in Jamboree Housing that really shares our vision for supportive housing for unaccompanied women.

CASEY: Thank you so much Brateil, and hi everyone, thank you for joining this evening. I'm Casey Harris, I'm a Senior Project Manager at Jamboree. Jamboree is a mission-driven nonprofit founded in 1990 here in Irvine. We are a community development corporation focusing on affordable and permanent supportive housing development. We believe housing really creates healthy, strong, and sustainable communities. And we're one of CA's largest nonprofit developers. We work every day to transform lives and strengthen communities.

Next slide, okay let's talk a little bit about who Jamboree is, Jamboree is a development company that is continuing to grow. You can see we over 96 communities state-wide and over 9,300 units or apartments homes, though I think it's actually closer to 10,000 units, developed by partnering with cities and agencies throughout California. And we serve residents such as seniors, families, veterans, and those with special needs. So you can see we have experience partnering with over 40 joint ventures and we're really excited to be partnering with WISEPlace here in Santa Ana. So that's a little bit about Jamboree, I'll turn it over to Evanne at Architectural Resources Group (ARG) who is going to discuss historic preservation

EVANNE: Good evening everybody. As Casey mentioned, I am with ARG. ARG is a historic consulting firm. We were brought on by Jamboree and WISEPlace to assess the historic

significance of the building and the impacts of the proposed project on the building because the building is a listed Santa Ana historic landmark.

Constructed in 1950, the existing building on the project site was the first purpose-built facility to house the Santa Ana chapter of the YWCA. The building is designated a City of Santa Ana historic landmark for its association with the Y and for embodying the features of Spanish Colonial Revival architecture. The building, as you can see on this historic newspaper image, is historically and currently L-shaped in plan with a one-story wing running E-W and facing Broadway and a two-story wing extending N-S along Sycamore Street. Historically, the wing at the rear of the building was one story and now is two stories. In 1986, a large addition was constructed atop the N-S wing. The construction of the addition necessitated the enclosure of some window and door opening and the application of stucco wall cladding. Although the N-S wing of the building has been significantly altered with this 1980s addition, the one-story that faces Broadway is largely unchanged from its original construction. It retains its original gable roof with clay-tile roofing, painted concreted walls, steel windows, and brick chimney. Because the E-W wing retains most of its original features, that helped to convey its historic character and appearance. It was important that the project preserve as much of the historic E-W wing as possible.

The proposed development will retain and rehabilitate the E-W wing. The wing that runs N-S along Sycamore Street will be demolished and replaced with a new four-story addition in the approximate location and footprint of the existing N-S wing. It will be significantly set back from the street as well as the original west façade of the building. This is essentially in order to minimize its visibility from Broadway, which is the primary street frontage of the building. The new construction will only be 2" taller than the existing building. So as you can see on this slide, the existing view is on the right the proposed view is on the left. It's really only a 2" height difference between the two.

All existing character defining features of the historic portion of the E-W wing, including its rectangular massing, clay-tile gable roof, painted concrete walls, steel windows, and brick chimney will be preserved. The new construction will be designed as a simplified, contemporary variation of the Spanish Colonial Revival style with elements such as a clay tile roof and stucco wall cladding. It will be compatible with, but differentiated from, the existing historic building. In addition to its compatible Spanish Colonial Revival design, the new construction will be painted in a darker green paint scheme, which helps the building to recede into the background and further minimize its visual impact along Broadway. Because all of the building's distinctive features and materials will remain under the project, and the proposed new construction is compatible with the historic character and appearance of the building, the project will not have an impact on the historic significance of this Santa Ana historic landmark.

Now I'll hand it back over to Casey to talk in more detail about the proposed project and use of the building.

CASEY: Thank you Evanne.

So we talked about it at the first meeting, and have also mentioned it a couple times already, but I wanted to start with a slide on what is supportive housing. You'll see this is our development Heroes Landing, also in Santa Ana, and it's an award-winning PSH development for formerly homeless veterans. It features a lot of partnerships for wraparound case management services with agencies like the VA. So supportive housing is permanent, just like any other apartment building, and residents will sign a lease and agree to rules. But, in addition they will get those wrap-around supportive services on site through a case manager. And it's a nationally recognized best practice that when you incorporate these wrap-around services into long-term housing, you really create this housing stability. Jamboree has seen a lot of success with this approach, so when we build PSH, we have 92% retention rate. And we are excited to partner with WISEPlace so we can build on that record of success and serve this exceptionally vulnerable population. So together we will transform the development into a sanctuary for unaccompanied women.

Then the next few slides will go into some details on the design. As Evanne noted, we will preserve the one-story facing Broadway and the Spanish Colonial Revival style. And our goal was to have it blend in seamlessly with the surrounding community by preserving this existing building and the sight lines along Broadway. And then you can see the massing sort of steps back as you step away from Broadway. And there is a new outdoor courtyard proposed on that third level and it will have a nice synergy with the new community room proposed there, so that we can provide services to the residents in an indoor/outdoor atmosphere. And then the next slide will go into some more about the unit mix, so thank you Kelsey.

We will have 48 apartments total, 47 will be studios and then one 2-BD for the on-site manager, who will live there. Future residents will pay no more than 30% of their income on rent. And again the population served will be unaccompanied women who are currently experiencing homelessness. And so we talked about preserving the historic nature of the building and staying within 2" of existing height. So you can see the different vantage points, even with keeping the existing building preserved, we are able to provide about 6,000 SF of services and community room space on site. And then we will have 20 parking spaces with a parking garage along Sycamore and an entry along Sycamore as well.

So that's a little bit more about the development and I'll pass it back over to Brateil to discuss operations further.

BRATEIL: Thanks Casey

Safety is one of the most important values to both WISEplace and Jamboree and aligned with that value is our effort to provide the utmost security as possible. We will have 24/7 onsite property manager who will actually live there. So if there is an issue in the surrounding neighborhood or with the residence, regardless of what the issue is, our property manager lives there and will be accessible 24/7.

In addition to the property manager, our case manager will be there to support on call 24/7. We will of course have keyless entry, cameras, security gates. A much more upgrade system than what we have now. There will be visitation protocols for our residents

Supportive housing works because it is the pairing of housing with wrap around supportive services. You heard me talk about them earlier but some additional example of programming that would be in these housing units would be connecting residents to services that already exist in the community, we will not be duplicating services. Santa Ana has some great services and we plan to integrate into that to build community and build neighborhood. That would be in addition to inhouse socialization and connection activities described earlier.

Being a nonprofit during the pandemic, we have hundreds of volunteers that love to be engaged and we will have vibrant and robust volunteer opportunities on and off site.

We will be so focused on health and wellness services counseling and case management. Last but not least is the fun. The fun in addition to financial literacy, life skills, the wholistic approach described earlier.

We want to thank you for allowing us the opportunity to share our vision to build OCs first supportive housing for unaccompanied women and we would like to open for any questions or feedback.

Q&A

KELSEY:

That is the cue to unmute myself. Thank you to Brateil and Casey. They will continue to be available for question but I will moderate this discussion. If you see at the bottom of your screen, there are the emojis and if you would please click on the hand raise symbol to be called on. We will go in the order they pop-up on the screen. If that does not work, do not worry. We will go through everyone on the call and ensure everyone has an opportunity to speak.

Does anyone have any questions?

Seeing no hands I'm going to go though and start unmuting people to ensure everyone has an opportunity to ask a question.

Matt you're unmuted, do you have a question?

MATT:

No I don't have any specific questions, I enjoyed the presentation thank you.

KELSEY:

No worries, we'll move on to Tim next. Tim any questions?

TIM:

I don't have a specific question, I'm here in support of WISEPlace and just think that this project is going to be very important for the community.

KELSEY:

No worries, we'll move on to Natalia next. Natalia any questions?

NATALIA:

My only question was about the income, this will only be serving homeless women?

KELSEY:

Can you take that one, Casey?

CASEY:

Sure. Yes the goal is for the development to serve women experiencing homelessness or at risk of homelessness.

BRATEIL:

If you have questions about specific housing opportunities, I'm happy to follow up with you after the meeting.

NATALIA:

Thank you.

KELSEY:

Do you have any additional questions, or?

NATALIA:

No that was it

KELSEY:

Okay let's go to Alyssa. Alyssa you're unmuted.

ALYSSA:

Thanks, Kelsey. I'm from the City and don't have any specific questions, but thank you for the presentation.

KELSEY:

No worries, thanks for being her Alyssa. Let's go to Juan, who I think will have a similar answer.

JUAN:

Yes, also from the City, I don't have any specific questions.

KELSEY:

Thanks, Juan. Let's go to Raquel.

RAQUEL:

Thanks, how much would rent be?

KELSEY:

Let's go to Casey for that question. Casey?

CASEY:

Residents would pay no more than 30% of their income, that varies based on a number of factors, but it would generally be a few hundred dollars.

KELSEY:

And we can publish the rents when we're closer to the opening?

CASEY:

Yes absolutely.

KELSEY:

Okay, great. Any other questions Raquel?

RAQUEL:

That's it thank you.

KELSEY:

Okay so I'm not seeing any other hands and we've attempted to unmute everyone to ask questions, but I'm going to pause here just to see if there's any other comments or questions.....

Okay seeing none, on behalf of our team I want to thank you for joining us this evening for the second Community Outreach meeting related to *WISEPlace Supportive Housing*. As a reminder, just because this is the final outreach meeting doesn't mean that this is your last opportunity to ask questions. Please visit wiseplace.org/wiseplace-and-jamboree for updates on the project and to submit questions throughout the development process.

And with that, we'll go ahead and complete tonight's Community Outreach meeting. Thank you for joining us.

RECORDING REQUESTED BY:
AND WHEN RECORDED MAIL TO:

City of Santa Ana
Clerk of the Council
20 Civic Center Plaza (M-30)
P.O. Box 1988
Santa Ana, California 92702
Attention: Clerk of the Council

*Free Recording pursuant to
Government Code 27383*

DENSITY BONUS HOUSING AGREEMENT

This DENSITY BONUS HOUSING AGREEMENT (“Agreement”), made and entered into this 18th day of April, 2022, by and between the City of Santa Ana, a charter city and municipal corporation of the State of California (“City”), and North Broadway Housing Partners LP, a California limited partnership (“Developer”). City and Developer are sometimes referred to collectively as the “Parties” and individually as a “Party.”

RECITALS

A. On or about the same date hereof, Developer entered or is entering into a ground lease with WISEPlace, a California nonprofit corporation (“Property Owner”), pursuant to which the Property Owner is ground leasing to Developer that certain property located within the City of Santa Ana, County of Orange, State of California, commonly known as 1411 N. Broadway Avenue, Santa Ana, California, 92706, and legally described as set forth in Exhibit A attached hereto and incorporated herein by this reference as if set forth in full (“Property”).

B. The Property Owner is or intends to become a non-managing member of the limited liability company that serves as Developer’s managing general partner.

C. Developer is proposing to develop an affordable rental residential community consisting of forty-eight (48) units with forty-seven (47) units of permanent supportive housing for homeless individuals and 6,500 square feet of community space and common areas on the Property, as more particularly set forth in Density Bonus Application No. DBA-2022-1 (“Project”).

D. Santa Ana Municipal Code sections 41-1600, *et seq.* (“City Density Bonus for Affordable Housing”), and California Government Code sections 65915, *et seq.* (“State Density Bonus Law”), set forth a process to provide increased residential densities and incentives, concessions, and waivers to property owners or developers who guarantee that a portion of their residential development will be available to low income, very-low income, or senior (also known as “qualified”) households. These regulations are intended to materially assist the housing industry in providing adequate and affordable housing for all economic segments of the community and to

provide a balance of housing opportunities for very-low income, low income and senior households throughout the city.

E. The Project is proposing a total number of forty-eight (48) residential units, including forty-seven (47) units for extremely-low income households and one manager's unit. The Project will provide 20 total onsite parking spaces or 0.42 spaces per unit. No parking concession is requested or provided.

F. The Project complies with the affordable housing requirements set forth in the State Density Bonus Law and City Density Bonus for Affordable Housing. For purposes of this Agreement, the Project shall be the "housing development" as defined in the State Density Bonus Law.

G. In light of the purpose of the State Density Bonus Law and City Density Bonus for Affordable Housing, and the express provisions of Government Code Section 65915(d)(2)(B), the City has determined to grant Developer's application for one concession and one waiver.

H. This Agreement, and the exhibits attached hereto and incorporated herein by reference, are intended to set forth the terms and conditions for the implementation of the Project's requirement to provide affordable housing units in exchange for receiving the density bonus concession and waiver set forth herein.

NOW, THEREFORE, in consideration of the above recitals, which are incorporated herein by this reference, and of the mutual covenants contained herein, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. DEFINITIONS AND EXHIBITS

1.1 Definitions. In addition to the terms that may be defined elsewhere in this Agreement, the following terms when used in this Agreement shall be defined as follows:

1.1.1 **"Adjusted for family size appropriate to the unit"** shall have the meaning set forth by Health and Safety Code Section 50052.5(h).

1.1.2 **"Affordable Rent"** means the maximum Monthly Rent that may be charged to and paid by an Eligible Household for the Affordable Units, as required by the terms of this Agreement. The Affordable Rent shall be adjusted to reflect a reasonable utilities allowance for utilities paid by the household using the Santa Ana Housing Authority Multi-Family Housing Utility Allowance Schedule, and shall be updated no less than annually.

1.1.3 **"Affordable Rent Schedule"** means a rent schedule established as of the date of issuance of an occupancy permit (exclusive of tenant utility payments or security deposits) for the required number/percentage of the total number of units in the Project which are to be rented or available for rent to Extremely-Low Income Tenants. Said Affordable Rent Schedule shall be established at the time of the issuance of the occupancy permit ("Initial Rent Schedule")

and shall be created in accordance with Health and Safety Code section 50053(b), and shall be updated no less than annually.

1.1.4 **"Affordable Units"** means forty-seven (47) units, which shall be comprised of forty-seven (47) studio units for Extremely-Low Income Tenants. Any change to the number or distribution of Affordable Units is subject to City Manager approval.

1.1.5 **"Agreement"** means this Density Bonus Housing Agreement.

1.1.7 **"City"** means the City of Santa Ana, California

1.1.8 **"City Council"** means the City Council of the City of Santa Ana.

1.1.9 **"City Attorney"** means the City Attorney for the City of Santa Ana.

1.1.10 **"City Manager"** means the City Manager for the City of Santa Ana.

1.1.11 **"City's Planning Commission"** means the Planning Commission for the City of Santa Ana.

1.1.12 **"Density Bonus Housing Agreement Term"** means the period during which this Agreement shall be in full force and effect, as provided for in Section 6 below.

1.1.14 **"Developer"** means North Broadway Housing Partners LP and its permitted successors and assigns to all or any part of the Property, Project or this Agreement.

1.1.15 **"Effective Date"** means the date the Developer and the City shall record or cause to be recorded in the Official Records for Orange County, California, an executed original of this Agreement, pursuant to section 4.1 herein.

1.1.16 **"Eligible Household"** means a Household whose income does not exceed the qualifying limit for an "Extremely-Low Income Tenant" as defined herein.

1.1.17 **"Extremely-Low Income Tenant"** means persons and families whose income does not exceed thirty (30%) of the area median income for the Orange County, California Primary Metropolitan Statistical Area ("PMSA"), adjusted for household size, as published by the California Department of Housing and Community Development ("HCD").

1.1.18 **"Household"** means all persons residing in a Unit.

1.1.19 **"Median Income"** means the Orange County, California area median income, adjusted for family size, as periodically published by HCD.

1.1.20 **"Monthly Rent"** means the total of monthly payments for: (a) use and occupancy of each Affordable Unit and land and facilities associated therewith; (b) any separately

charged fees or service charges assessed by Developer which are required of all tenants, other than security deposits, application fees or credit check fees; (c) a reasonable allowance for an adequate level of service of utilities not included in (a) or (b) above, including garbage collection, sewer, water, electricity, gas and other heating, cooking and refrigeration fuels, but not including telephone or cable service, to the extent applicable and charged to tenant; and, (d) possessory interest, taxes or other fees or charges assessed for use of the land and facilities associated therewith by a public or private entity other than Developer. In the event that certain utility charges are paid by the landlord rather than the tenant, no utility allowance shall be deducted from the rent for that type of utility charge.

1.1.21 "**Project**" means that certain affordable residential development as more particularly described in Recital B and Section 2 of this Agreement.

1.1.22 "**Property**" means that certain real property more particularly described in the legal description in Exhibit A and improvements thereon.

1.1.23 "**State Density Bonus Law**" means Government Code sections 65915, et seq., as they exist on the Effective Date.

1.1.24 "**Unit**" means a residential dwelling unit within the Project to be constructed or caused to be constructed by Developer pursuant to this Agreement.

1.1.25 "**Unrestricted Units**" means the Units within the Project to be constructed or caused to be constructed by Developer to a Household without restriction.

1.1.26 "**Very-Low Income Tenant**" means persons and families whose income does not exceed fifty (50%) of the area median income for the Orange County, California PMSA, adjusted for household size, as published by HCD.

1.2 Exhibits. The following documents are attached to, and by this reference made a part of, this Agreement:

1.2.1 **Exhibit A** – Legal Description of the Property

1.2.2 **Exhibit B** – Tenant Verification

1.2.3 **Exhibit C** – Annual Tenant Recertification

1.2.4 **Exhibit D** – Annual Rental Housing Compliance Report

1.2.5 **Exhibit E** – Notice of Affordability Restrictions on Transfer of Property

2. DEVELOPMENT OF THE PROPERTY

2.1 Project. Developer shall develop, operate, and maintain, or cause the development, operation and maintenance of, the Property as a forty-eight (48) unit rental residential community, with forty-seven (47) Affordable Units for Extremely Low Income Tenants.

2.2 Density Bonus. The Project Units are allowed under the City's Adaptive Reuse Ordinance. Therefore, no density bonus is required or provided.

2.3 Development Concessions, Incentives, and Waivers. As set forth in the City entitlements, Developer petitioned for and is hereby granted the following concessions, incentives, and waivers as part of the approval of Density Bonus Application No. DBA-2022-1 for the Project:

2.3.1 Onsite parking shall be provided in compliance with Government Code Section 65915(p)(4). No parking concession is requested or provided. Pursuant to the Project plans, the Developer is proposing to provide 20 total onsite parking spaces or 0.42 spaces per unit.

2.3.2 The permitted building height for this Project shall be increased in accordance with Government Code Section 65915(d)(2)(B), such that the maximum building height for this Project shall be 54 feet and 6 inches and four (4) stories.

2.3.3 Certain development standards for this Project shall be waived in accordance with Government Code Section 65915(d)(2)(B), such that all proposed utilities will be undergrounded with the exception of existing overhead power lines over the existing building along with the recorded Southern California Easement (to remain).

2.4 No Further Concessions, Incentives, or Waivers. Developer acknowledges and agrees that the concessions, incentives, and waivers set forth in section 2.3 above fully satisfies any duty City may have under the City Density Bonus for Affordable Housing, the Density Bonus Law, or any other law or regulation to provide any density bonus incentive or to waive any building, zoning, or other requirement in connection with a density bonus. By this Agreement, Developer releases any and all claims Developer may have against City in any way relating to or arising from City's obligation to waive requirements of or provide development incentives pursuant to the City Density Bonus for Affordable Housing and the Density Bonus Law applicable to the Project.

2.5 Unrestricted Units. The Project, for purposes of this Agreement, may have no more than one (1) Unrestricted Unit (i.e. – manager's unit) comprised of one (1) two-bedroom unit.

2.6 Affordable Units. The Project, for purposes of this Agreement, shall have no less than forty-eight (48) Units, which shall be comprised of forty-seven (47) studio units designated as Affordable Units pursuant to the terms and conditions of this Agreement. The Affordable Units shall be consistent with all applicable City approvals.

2.7 Minimum Development Standards for Affordable Units. The Affordable Units shall be constructed in accordance with all applicable City approvals.

2.8 Permits and Processing; Compliance with Laws. Developer, at its sole cost and expense, or as otherwise set forth in a separate written agreement, shall secure or cause to be secured any and all permits that may be required for development of the Project by City or any other federal, state, or local governmental entity with jurisdiction over the Property or Project. Upon securing any and all required permits, and all necessary financing and property interests, Developer shall carry out and perform the development, operation, and maintenance of the Project or cause the performance of the development, operation, and maintenance of the Project, in conformity with all applicable federal, state, and local laws and regulations, and all conditions of approval issued by the City Council and City's Planning Commission for the Project. Any changes to the Project shall be reviewed by the City to determine compliance with this Agreement. If any changes to the Project shall materially alter the ability of Developer to comply with any terms of this Agreement in City's sole determination, then City and Developer shall meet and confer to address amendments and revisions to this Agreement as necessary.

2.9 Relocation Prior to Development of Project. If relocation is required prior to the completion of development of the Project, Developer shall have the sole and exclusive responsibility for providing relocation assistance and paying all relocation costs as may be required to comply with applicable federal and state laws and regulations. In addition to any other indemnity provided by Developer under this Agreement, Developer shall indemnify, defend (with counsel of City's choosing and the consent of Developer, which shall not be unreasonably withheld and which may be joint defense counsel upon City's and Developer's consent), and hold harmless City and all of its officials, officers, employees, representatives, volunteers and agents from any and all alleged or actual claims, causes of action, liabilities, and damages from any third party for relocation assistance, benefits and costs prior to the completion of the development of the Project.

2.10 Local Sourcing Plan. Developer agrees to make a good faith effort to encourage contractors and suppliers to hire and procure locally, to the extent that it is cost effective and does not delay the overall project development schedule. Prior to issuance of a Building Permit, Developer shall develop and submit or cause the development and submittal to the Community Development Agency (the "CDA") a local sourcing plan for the Project targeting, to the extent commercially reasonable, the hiring of qualified workers, construction contractors, or the purchasing of goods locally within the City of Santa Ana. The plan must be reviewed and approved by the CDA which if not granted or denied within five (5) business days, shall be deemed approved (with such approval not to be unreasonably withheld, conditioned or delayed) and be implemented for the construction of the project prior to issuance of Building Permit.

2.11 Mechanic's Liens; Indemnification. Developer shall take all actions reasonably necessary to remove any future mechanic's liens or other similar liens (including design professional liens) against the Property or Project, or any part thereof, by reason of work, labor, services, or materials supplied or claimed to have been supplied to Developer or caused by, at the direction of, or on behalf of Developer. Prior to the recording of this Agreement (or memorandum thereof) pursuant to Section 4.1 below, Developer shall provide evidence from the Title Company of any new recordings against the Property or Project. City hereby reserves all rights to post notices of non-responsibility and any other notices as may be appropriate upon a filing of a mechanic's lien. In addition to any other indemnity provided by Developer under this Agreement, Developer shall indemnify, defend (with counsel of City's choosing and the consent of Developer, which

shall not be unreasonably withheld - and which may be joint defense counsel upon City's and Developer's consent), and hold harmless City and all of its officials, officers, employees, representatives, volunteers and agents from any and all alleged or actual claims, causes of action, liabilities, and damages from any third party by reason of a mechanic's lien or work, labor, services, or materials supplied or claimed to have been supplied to Developer or caused by, at the direction of, or on behalf of, Developer.

3. AFFORDABILITY

3.1 Total Affordability Term. Each Affordable Unit shall be restricted to use and occupancy by an Eligible Household for a total period of no less than fifty-five (55) years ("Total Affordability Term"). The Total Affordability Term for an Affordable Unit shall commence on the date that the building in which the Affordable Unit is located receives all required occupancy permits from the City.

3.2 Memorializing Commencement of Total Affordability Term. Developer shall keep or cause to be kept detailed records of the commencement date of the Total Affordability Term for each Affordable Unit. City shall have the right to review and verify said records without a fee from City to Developer to ensure that the commencement date specified by Developer for an Affordable Unit coincides with the date that the initial Affordable Unit received all permits from City required for occupancy of the Unit. In the event that a conflict exists between the date specified by Developer for the commencement of the Total Affordability Term for an Affordable Unit and the date specified by City's issuance of all required permits for occupancy of the Unit, the date specified by City's issuance of all required permits for occupancy of the Unit shall control.

3.3 Levels of Affordability.

3.3.1 Extremely-Low Income Tenants. Subject to the terms of Section 5, Developer covenants that no less than forty-seven (47) Affordable Units in the Project shall at all times during the Density Bonus Housing Agreement Term be rented to, or held vacant and available for immediate occupancy by Extremely-Low Income Tenants, at an Affordable Rent.

4. OPERATION OF THE PROJECT BY DEVELOPER

4.1 Payment of Density Bonus Setup Fee. Prior to the Effective Date, Developer delivered payment to City of the required density bonus setup fee in the amount of one-eighth (1/8th) of one percent (1%) of the total estimated construction budget for the Project.

4.2 Recording of Documents. No later than issuance of building permits for the Project, Developer and the City shall record or cause to be recorded in the Official Records for Orange County, California, an executed original of this Agreement. City shall cooperate with Developer in promptly executing in recordable form this Agreement. The date of recording of the Agreement shall be the Effective Date of the Agreement. Upon the date of recording, the terms and conditions of this Agreement shall be binding upon and run with the Property and the Project. It is the express intent and agreement between the Parties that this Agreement shall remain binding and enforceable against the Property, the Project, and the Units to ensure compliance with the State Density Bonus

Law and City Density Bonus Law, and to ensure the continued supply of Affordable Units in the Project, except as expressly set forth in this Agreement.

4.2 Rental of Units. Upon the completion of construction of the Project and receipt by Developer of all required permits for the occupancy of the Units, Developer shall rent or cause to be rented each Affordable Unit for the Total Affordability Term for such Affordable Unit in accordance with the terms and conditions set forth in this Agreement, which provide among other terms and conditions for the rental of each Affordable Unit at an Affordable Rent to an Eligible Household for the Total Affordability Term.

4.3 Location of Affordable Units. During the Density Bonus Housing Agreement Term, the Affordable Units shall be dispersed throughout the Project in accordance with the terms and conditions set forth in this Agreement.

4.4 Occupancy Levels. The number of persons permitted to occupy each Affordable Unit shall not exceed two persons.

4.5 Use of the Property. All uses conducted on the Property by Developer, including, without limitation, all activities undertaken by the Developer pursuant to this Agreement, shall conform to all applicable provisions of the Santa Ana Municipal Code and other applicable federal, state, and local laws, rules, and regulations. The Project shall at all times during the term of this Agreement be used as a rental supportive housing complex and none of the Affordable Units in the Project, nor shall the Property or any portion thereof, ever be used as a hotel, motel, dormitory, fraternity or sorority house, rooming house, hospital, nursing home, sanitarium or rest home, or be converted to condominium ownership. All of the community facilities and any social programs provided to the Project's residents shall be available on an equal, nondiscriminatory basis to residents of all Units at the Project.

4.6 Maintenance. Developer shall, at all times during the term of this Agreement, cause the Property and the Project to be maintained in a decent, safe and sanitary manner, regardless of cause of the disrepair, to the extent commercially reasonable. City, and any of its employees, agents, contractors or designees shall have the right to enter upon the Property at reasonable times following not less than -forty-eight (48) hours' prior written notice and in a reasonable manner to inspect the Project. If at any time Developer fails to maintain the Project or the Property in accordance with this Agreement and such condition is not corrected within seven (7) days after written notice from City with respect to debris and waste material, or within thirty (30) days after written notice from City with respect to general maintenance, landscaping and building improvements, unless Developer has initiated corrections and City has agreed to a reasonable amount of time to complete corrections, then City, in addition to whatever remedy it may have at law or at equity, shall have the right to enter upon the applicable portion of the Project or the Property and perform all acts and work necessary to protect, maintain, and preserve the Project and the Property, and to attach a lien upon the Property, or to assess the Property, in the amount of the expenditures arising from such acts and work of protection, maintenance, and preservation by City and/or costs of such cure, including a reasonable administrative charge, which amount shall be promptly paid by Developer to City upon demand. Notwithstanding the foregoing, City

acknowledges and agrees that the priority of any such lien shall be deemed to be the date such lien is filed, and not the date this Agreement is recorded.

4.6.1 Property Maintenance Agreement. Subject to review and applicability by the Planning and Building Agency (the “PBA”), the CDA, the Public Works Agency (the “PWA”), and the City Attorney to ensure that the Property and all improvements located thereupon are properly maintained, Developer shall execute a maintenance agreement with the City of Santa Ana or Housing Authority, as applicable, prior to occupancy which shall be recorded against the Property and which shall be in a form reasonably satisfactory to the City Attorney. The maintenance agreement shall contain covenants, conditions and restrictions relating to the following:

(a) Compliance with operational conditions applicable during any period(s) of construction or major repair (e.g., proper screening and securing of the construction site; implementation of proper erosion control, dust control and noise mitigation measure; adherence to approved project phasing etc.);

(b) Compliance with ongoing operational conditions, requirement and restrictions as applicable, the proper storage and disposal of trash and debris, and/or restrictions on certain uses;

(c) Ongoing compliance with approved design and construction parameters, signage parameters and restrictions as well as landscape designs, as applicable;

(d) Ongoing maintenance, repair and upkeep of the Property and all improvements located thereupon (including but not limited to controls on the proliferation of trash and debris about the Property; the proper and timely removal of graffiti; the timely maintenance, repair and upkeep of damaged, vandalized and/or weathered buildings, structures and/or improvements; the timely maintenance, repair and upkeep of exterior paint, parking striping, lighting and irrigation fixtures, walls and fencing, publicly accessible bathrooms and bathroom fixtures, landscaping and related landscape improvements and the like, as applicable);

(e) If Developer and the owner of the Property are different (e.g., if the applicant is a tenant or licensee of the Property or any portion thereof), both the applicant and the owner of the Property shall be signatories to the maintenance agreement and both shall be jointly and severally liable for compliance with its terms;

(f) The maintenance agreement shall further provide that any party responsible for complying with its terms shall not assign its ownership interest in the Property or any interest in any lease, sublease, license or sublicense, except as set forth herein or unless the prospective assignee agrees in writing to assume all of the duties and obligations and responsibilities set forth under the maintenance agreement;

(g) The maintenance agreement shall contain provisions relating to the enforcement of its conditions by the City and shall also contain provisions authorizing the City to

recover costs and expenses which the City may incur arising out of any enforcement and/or remediation efforts which the City may undertake in order to cure any deficiency in maintenance, repair or upkeep or to enforce any restrictions or conditions upon the use of the Property. The maintenance agreement shall further provide that any unreimbursed costs and/or expenses incurred by the City to cure a deficiency in maintenance or to enforce use restrictions shall become a lien upon the Property in an amount equivalent to the actual costs and/or expense incurred by the City (provided, however, that City acknowledges and agrees that the priority of any such lien shall be deemed to be the date such lien is filed, and not the date this Agreement is recorded); and,

(h) The execution and recordation of the maintenance agreement shall be a condition precedent to the issuance of the Certification of Occupancy.

4.7 Management Plan. Prior to Certificate of Occupancy, Developer shall submit for the reasonable approval of City a “Management Plan” which sets forth in detail the property management duties, a tenant selection process in accordance with this Agreement, a security system (comprised of security cameras with audio voice down capability) and crime prevention program, the procedures for the collection of rent, the procedures for eviction of tenants, the rules and regulations for the Property and manner of enforcement, a standard lease form, an operating budget, the identity and emergency contact information of the professional property management company to be contracted with to provide onsite property management services at the Property (“Property Manager”), and other matters relevant to the management of the Property. The Management Plan shall require Developer to adhere to a fair lease and grievance procedure. The management of the Property shall be in compliance with the Management Plan as approved by City.

If City determines that the performance of the Property Manager is deficient based upon the standards set forth in the approved Management Plan and in this Agreement, City shall provide written notice to Developer of such deficiencies and Developer shall use commercially reasonable efforts to correct such deficiencies. In the event that such deficiencies have not been cured within thirty (30) days, or, if cure is not reasonably possible within 30 days, then unless actions to commence a cure are taken within 30 days and continued thereafter with diligence, City shall have the right to require Developer to immediately remove and replace the Property Manager with another property manager or property management company which is reasonably acceptable to the City Manager, which is not related to or affiliated with Developer, and which has not less than five (5) years’ experience in property management, including significant experience managing housing facilities of the size, quality and scope of the Project. City acknowledges that Developer’s investor limited partner has the right, under Developer’s limited partnership agreement, to direct the general partner to remove the Property Manager. Developer agrees to give City notice of the proposed replacement Property Manager. Such proposed replacement Property Manager shall be subject to the City’s approval (with such approval not to be unreasonably withheld, conditioned or delayed).

4.8 Rental Lease Agreement. Developer shall prepare and obtain City’s approval, which approval shall not be unreasonably withheld, conditioned or delayed, of a rental lease agreement (“Lease Agreement”). All Lease Agreements must 1) identify the names and ages of all members of the household who will occupy the Affordable Unit; and 2) state that the

Household's right to occupy the Affordable Unit is subject to compliance with the Median Income requirements, as periodically published by HCD. All Lease Agreements must be consistent with the terms contained in this Density Bonus Agreement.

4.8.1 Prohibited Lease Terms. The Lease Agreement may not contain any of the following provisions:

- (a) Agreement to be Sued. Agreement by the tenant to be sued, to admit to guilt, or to a judgment in favor of the Developer in a lawsuit brought in connection with the lease;
- (b) Treatment of Property. Agreement by tenant that the Developer may take, hold, or sell personal property of household members without notice to tenant and a court decision on the rights of the parties. This prohibition, however, does not apply to an agreement by the tenant concerning disposition of personal property remaining in the housing unit after the tenant has moved out of the unit. The Developer may dispose of this personal property in accordance with State law;
- (c) Excusing Developer of Responsibility. Agreement by the tenant not to hold the Developer or the Developer's agent legally responsible for any action or failure to act, whether intentional or negligent;
- (d) Waiver of Notice. Agreement of the tenant that the Developer may institute a lawsuit without notice to the tenant;
- (e) Waiver of Legal Proceedings. Agreement by the tenant that the Developer may evict the tenant or household members without instituting a civil court proceeding in which the tenant has the opportunity to present a defense, or before a court decision on the rights of the parties;
- (f) Waiver of a Jury Trial. Agreement by the tenant to waive any rights to a trial by jury;
- (g) Waiver of Right to Appeal Court Decision. Agreement by the tenant to waive the tenant's right to appeal, or to otherwise challenge in court, a court decision in connection with the lease; and
- (h) Tenant Chargeable with Cost of Legal Action Regardless of Outcome. Agreement by the tenant to pay attorney's fees or other legal costs even if the tenant wins in a court proceeding by the Developer against the tenant. The tenant, however, may be obligated to pay attorney's fees and costs if the tenant loses, if provided for under applicable law or court ruling.

4.9 Selection of Tenants.

4.9.1 Developer shall review the selection of tenants for the Affordable Units in compliance with lawful and reasonable criteria and the requirements of this Agreement. Each Affordable Unit shall be leased to Eligible Households that are chronically homeless and document-ready individuals on the Coordinated Entry List. All residents will be referred from the County of Orange Coordinated Entry System.

4.9.2 Local preference for Santa Ana residents and workers in tenant selection for the Affordable Units shall be a requirement of the Project. Subject to applicable laws and regulations governing nondiscrimination and preferences in housing occupancy required by the

State of California, the Developer shall give preference or cause for the preference in leasing the Affordable Units to households that live and/or work in the City of Santa Ana or who have an active Housing Choice Voucher issued by the Housing Authority of the City of Santa Ana or any other Public Housing Authority.

4.9.3 Prior to the rental or lease of an Affordable Unit to a tenant(s), Developer shall require the tenant(s) or cause for the tenant(s) to be required to execute a written lease and to complete a Tenant Income Verification Form (in substantially the form attached hereto as Exhibit B) certifying that the tenant(s) occupying the Affordable Unit is/are an Eligible Household and otherwise meet(s) the eligibility requirements established for the Affordable Unit. Developer shall verify the income of the tenant(s) as set forth herein. Developer and City shall be entitled to rely on the Tenant Income Verification Form and supporting documentation provided by tenant(s) unless Developer or City has knowledge of, or a reasonable basis for belief as to, the inaccuracy or falsehood of any of the supporting documentation.

4.10 Income Verification and Certification.

Developer covenants to City that it will at all times abide by all specific compliance standards set forth in the regulatory agreements entered into between the Developer and all public funding sources. Developer will abide by all standards including but not limited to number of extremely-low and very-low and low-income affordable units by number of bedrooms, standards for qualifying household incomes and other qualifying criteria. Developer shall provide City with a certified copy of each of the recorded regulatory agreements applicable to the Project. The compliance standards set forth in said regulatory agreements are hereby incorporated by reference as fully set forth herein. In the event of a conflict between this Agreement and the regulatory agreements: (1) the more stringent requirement shall prevail if such interpretation eliminates the relevant conflict; or (2) regulatory agreements, or any of them, shall prevail.

Developer shall be entitled to rely on the Tenant Income Verification Form and supporting documentation provided by tenant(s) unless Developer has knowledge of, or a reasonable basis for belief as to, the inaccuracy or falsehood of any of the supporting documentation. Developer shall make reasonable efforts to verify or cause to be verified that the income and asset statement provided by an applicant in an income certification is accurate by taking, at a minimum, at least one of the following steps as a part of the verification process: (1) obtain three months consecutive pay stubs for the most recent pay period, (2) obtain an income tax return for the most recent tax year, (3) obtain an income verification form from the applicant's current employer, (4) obtain an income verification form from the Social Security Administration and/or the California Department of Social Services if the applicant receives assistance from either of such agencies, or (5) if the applicant is unemployed and has no such tax return, obtain another form of independent verification.

4.10.1 Gross Household Income. Gross household income means all income from whatever source from all adult Household members, which is anticipated to be received during the 12-month period following the date of the determination of Gross Household Income. The applicable sources of income are defined in California Code of Regulations Title 25 Housing and Community Development Section 6914.

4.10.2 Annual Recertification. Developer agrees to recertify or cause to be recertified household eligibility annually. Notification of Annual Tenant Recertification shall be sent to the household in substantially the form attached hereto as Exhibit C. An Annual Rental Housing Compliance Report (“Annual Compliance Report”) shall be sent by Developer to the City in substantially the form attached hereto as Exhibit D for City’s review and approval. The Annual Compliance Report shall be due to the City within 30 days of the anniversary of the commencement of the Total Affordability Term, which is the date that each building receives all required occupancy permits from the City.

4.11 Monitoring and Recordkeeping. Throughout the Term of this Agreement, Developer shall annually complete or cause to be completed and submit to City a Certification of Continuing Program Compliance in the form provided by City. Developer agrees to pay annually to City a fee (“City Monitoring Fee”), for the purpose of paying the actual costs associated with the City’s obligation to monitor Developer’s compliance with the affordability restrictions contained in this Agreement related to the Affordable Units, not to exceed monitoring costs for up to forty-seven (47) Affordable Units. The City Monitoring Fee, including any increases thereto, is set by City resolution, based on review and analysis of the actual costs incurred by City to perform said monitoring activities. As of the Effective Date, the City Monitoring Fee is One Hundred Eleven Dollars and Ninety-One Cents (\$111.91) per unit. Representatives of City shall be entitled to enter the Property if necessary after review of above documentation, upon at least forty-eight (48) hours written notice, to monitor compliance with this Agreement, and shall be entitled to inspect the records of the Project relating to the Affordable Units and to conduct an independent audit or inspection of such records at a location within the City that is reasonably acceptable to the City without a fee from the City. Developer agrees to cooperate with City in making the Property and the records of the Project relating to the Affordable Units available for such inspection or audit. Developer agrees to maintain or cause for the maintenance of each record of the Project for no less than five (5) years after creation of each such record.

Developer shall allow the City to conduct annual inspections of each of the Affordable Units on the Property after the date of construction completion, with not less than forty-eight (48) hours prior written notice. Developer shall commence to cure or cause the commencement to cure any defects or deficiencies found by the City while conducting such inspections within ten (10) business days of written notice thereof, or such longer period as is reasonable within the reasonable discretion of the City.

4.12 Notice of Affordability Restrictions on Transfer of Property. In the event the Property Owner wishes to sell or transfer the Property, or the Developer wishes to sell or transfer the Project and assign the ground lease to the Property, during the Total Affordability Term, the City and the Developer shall execute and deposit into escrow, or record against the Property, a Notice of Affordability Restrictions on Transfer of the Property as contained herein (Exhibit E). The sale or transfer of the Property, or assignment of ground lease, shall not be effective unless and until the City and the transferee execute the documents necessary to transfer the Density Bonus Agreement obligations from the Developer to the transferee.

4.13 Onsite Supportive Services, Programs and Amenities. Throughout the Term of this Agreement, and to the extent such can be coordinated with and supplied by philanthropic and other social welfare providers, Developer shall provide residents of the Project, or cause to be provided to residents of the Project, access to discounted or no-cost onsite supportive services, programming and amenities that promote independent living and economic mobility and include but are not limited to: health and wellness services, social activities, and physical or recreational amenities.

4.14 Alternative Transportation and Energy Source, Resource Conservation, and LEED Certification. While not a condition of the Project's Density Bonus, in recognition of the City's desire to optimize the energy efficiency of the Project, Developer agrees to consult with the project design team, a CABEC certified 2016 Certified Energy Analyst, a LEED AP Homes (low-rise and mid-rise), LEED AP BD+C (high rise), National Green Building Standard (NGBS) Green Verifier, or GreenPoint Rater (*one person may meet both of these latter qualifications*) early in the Project design process to evaluate a building energy model analysis and identify and consider energy efficiency or generation measures. Prior to the meeting, the energy analyst shall complete an initial energy model based on either current T24 standards or, if the Project is eligible, the California Utility Allowance Calculator using best available information on the Project. To the extent financially feasible for the Project, Developer agrees to incorporate and optimize energy efficient building materials, methods, and amenities.

4.15 Onsite Property Manager. The Project shall have 24-hour on-site Property management services and personnel. Up-to-date 24-hour contact information for the on-site personnel shall be provided to the following City agencies on an ongoing basis:

- (a) Police Department
- (b) Fire Department
- (c) Planning and Building Agency
- (d) Community Development Agency

4.16 Emergency Evacuation Plan. Developer shall submit and obtain approval of an Emergency Evacuation Plan (the EEP) from City Police and Fire Protection agencies prior to issuance of a Certificate of Occupancy. Up-to-date 24-hour emergency contact information for the on-site personnel shall be provided to the City on an ongoing basis and the approved EEP shall be kept onsite and also be submitted to the following City agencies:

- (a) Police Department
- (b) Fire Department
- (c) Planning and Building Agency
- (d) Community Development Agency

4.17 Crime Free Housing Policy. Developer shall work with City staff to develop a crime free housing policy, procedure, and design plan (the "CFH Plan"). Developer shall submit and obtain approval from the PBA that the CFH Plan meets the requirements of this Subsection 4.17 prior to issuance of the Certificate of Occupancy. The approved CFH Plan shall be implemented and administered by Property management.

4.18 Onsite Parking Management Plan. Developer has agreed to provide twenty (20) onsite parking stalls for residents and visitors of the Project and actively monitor the parking demand of

the Project site. Developer shall continually monitor and take commercially reasonable measures to manage the parking demand of the Project site - to mitigate the use of offsite parking spaces on private or public properties and/or right-of-way. Prior to issuance of the Certificate of Occupancy, Developer shall submit and obtain approval from the Planning and Building Agency of a Parking Management Plan (the "PMP") to address the parking demands of the Project. The approved PMP shall be adhered to and be enforced by the Project at all times.

4.19 Marketing and Resident Selection Plan. Each Affordable Unit shall be leased to Eligible Households selected by Developer who meet all of the requirements provided herein. Prior to Certificate of Occupancy, Developer shall prepare and obtain City's approval of a marketing program and resident selection plan for the leasing of the Affordable Units at the Project ("Marketing Program"). The leasing of the Affordable Units shall thereafter be marketed in accordance with the Marketing Program as the same may be amended from time to time with City's prior written approval. Upon request, Developer shall provide City with periodic reports with respect to the leasing of the Housing Units.

4.19.1 The Marketing Program shall include, but is not limited to, marketing and community outreach activities, proposed tenant selection criteria, occupancy standards, income requirements, timeline and details for outreach and marketing, data collection, record keeping and monitoring, procedures for complaints, and compliance assessment. Components of the resident selection plan shall include, but are not limited to, the application process, interview procedure, apartment offer and assignment, rejected applications, and wait list management. All requirements set forth herein shall be incorporated in the Marketing Program.

5. EFFECT OF LOSS OF PROJECT SUBSIDY AND/OR FORECLOSURE

It is anticipated that the Project will be supported by various subsidy programs, including, without limitation, Project-Based Section 8 rental subsidy payments, and a capitalized operating subsidy reserve (collectively with any other subsidies committed to the Project as of the Effective Date, the "Project Subsidy"). Notwithstanding anything to the contrary contained in this Agreement, if, during the "Density Bonus Housing Agreement Term" (as defined in Section 6 below), (i) any portion of the Project Subsidy is reduced, terminated or not renewed, through no fault of Developer, such that the Project Subsidy as it exists as of the Effective Date is no longer available (or available in a lesser amount) then the Developer may request approval of the City (any such request, an "Affordability Adjustment Request") to (a) allow persons and families whose income does not exceed sixty (60%) of the area median income for the Orange County, California PMSA, adjusted for household size, as published by HCD ("60% Households") to rent and occupy some or all of the Affordable Units (any such Affordable Units, the "Adjusted Affordable Units"), and (b) to increase the rent on the Adjusted Affordable Units to rents that are affordable to 60% Households, pursuant to Health and Safety Code section 50053(b).

Concurrently with any Affordability Adjustment Request, Developer shall provide City with evidence of the anticipated reduction or termination of the Project Subsidy, and of the adjustments and increases necessary to enable the Project to attain, and to maintain throughout the Density Bonus Housing Agreement Term, a positive cash flow. Developer's Affordability

Adjustment Request and/or the termination of special and/or target population requirements is subject to the City's approval, such approval not to be unreasonably withheld, conditioned or delayed.

Upon City's approval of any Affordability Adjustment Request, Developer hereby agrees to the following:

A. Developer shall provide tenants in the Adjusted Affordable Units with at least sixty (60) days' written notice of any rent increase and shall notify each tenant that if they have received a tenant-based voucher from the Santa Ana Housing Authority or any other governmental entity they may use such voucher to pay the rent for their Adjusted Affordable Unit;

B. No later than sixty (60) days prior to the proposed implementation of any rent increase, Developer shall submit to City a schedule of any proposed increase in the rent for review and approval by City (such approval not to be unreasonably withheld, conditioned or delayed).

6. TERM OF THIS AGREEMENT

The term of this Agreement ("Density Bonus Housing Agreement Term") shall commence on the Effective Date and shall continue until the date that is fifty-five (55) years after the City issues the last certificate of occupancy for the building in which the Affordable Units are located.

7. DEFAULT AND TERMINATION; INDEMNIFICATION

7.1 Default. Failure or delay by any Party to perform any term or provision of this Agreement, which is not cured within thirty (30) days after receipt of notice from the other Party specifying the default (or such other period specifically provided herein), constitutes a default under this Agreement; provided, however, if such default is of the nature reasonably requiring more than thirty (30) days to cure, the defaulting Party shall avoid default hereunder by commencing to cure within such thirty (30) day period, and thereafter diligently pursuing such cure to completion. Except as required to protect against further damages, the injured Party may not institute proceedings against the Party in default until the time for cure has expired. Failure or delay in giving such notice shall not constitute a waiver of any default, nor shall it change the time of default.

7.2 Rights and Remedies Cumulative. The rights and remedies of the Parties are cumulative, and the exercise by either Party of one or more of its rights or remedies shall not preclude the exercise by it, at the same or different times, of any other rights or remedies for the same default or any other default by the other Party. Notwithstanding anything to the contrary contained in this Agreement, in no event shall either Party be liable for speculative, consequential, punitive or other indirect damages, and each Party waives any right to collect speculative, consequential, punitive or other indirect damages against the other Party.

7.3 Indemnification. In addition to any other indemnity specifically provided in this Agreement, Developer agrees to defend (with counsel of City's choosing and the consent of Developer, which shall not be unreasonably withheld, conditioned or delayed and which may be

joint defense counsel upon City's and Developer's consent) indemnify and hold harmless City and its respective officers, officials, agents, employees, representatives, and volunteers (collectively, "Indemnitees") from and against any loss, liability, claim, or judgment arising from any act or omission of Developer in connection with its obligations under this Agreement, except to the extent caused by the negligence or willful misconduct of any of the Indemnitees.

7.4 Termination. Prior to the issuance of building permits for the Project, Developer has the right to terminate this Agreement by written notice to City if one or more of the following does not occur: (1) approval and execution of a ground lease between Property Owner and Developer (or an entity formed by Developer to lease the Property) in their reasonable discretion for the lease of the Property; or, (2) receipt by Developer of all financing required for the Project.

8. ASSIGNMENT; COVENANTS RUN WITH THE LAND

8.1 Assignment by Developer.

8.1.1 Prohibited Transfers or Assignments. Except as authorized in this Section or Section 8.1.2 below, Developer shall not sell, transfer, or assign the Property or Project in whole or in part, or transfer or assign Developer's rights and obligations in this Agreement, in whole or in part, without City's prior written approval, which shall not be unreasonably withheld, conditioned or delayed ("Permitted Transfer"); provided, however, Developer shall have the right without City's prior written approval to transfer or assign the Property, Project and/or Developer's rights and obligations in this Agreement to any entity that is controlled by, or is under common control with, Developer or Developer's managing general partner, and Developer shall thereafter be released from any future obligations under this Agreement. In connection with Permitted Transfer, Developer shall: (i) notify City in writing of the sale, transfer, or assignment of all or any portion of the Property, and (ii) deliver to City an assignment and assumption agreement (or other agreement) in a form approved by City in its reasonable discretion and executed by Developer and its transferee/assignee pursuant to which Developer's transferee/assignee assumes all of Developer's covenants and obligations set forth herein with respect to the Property or the portion thereof so transferred. Any request for transfer or assignment of the Agreement by Developer shall require the payment of fees or a deposit to pay for the City's actual, documented expenses to review the request. Upon the delivery of the assignment and assumption agreement as provided for above for a Permitted Transfer, or in the event of a sale of the Property/Project as provided for in this Section 8.1.1, Developer shall be released from any future obligations under this Agreement.

8.1.2 Lease of Property. Developer agrees and declares that the Property and the Project shall be leased, rented, used, occupied, operated, and approved subject to all obligations set forth or incorporated in this Agreement, all of which are for the purpose of enhancing and protecting the value and attractiveness of the Property and the Project. All of the obligations set forth or incorporated in this Agreement shall constitute covenants which run with the land and shall be binding on Developer and its successors and assigns, and all parties having or acquiring any right, title or interest in, or to any part of the Property or Project. Developer further understands and agrees that the Density Bonus permit approvals received for this Project have been made on the condition that Developer and all subsequent lessees, or other successors and

assigns of the Property and/or Project lease and rent the Affordable Units in accordance with the terms and conditions stipulated in Sections 4, 5 and 6 of this Agreement for a term of fifty-five (55) consecutive years commencing upon the date of issuance of the last certificate of occupancy for the Project.

8.1.3 Subsequent Assignment. As used in this Agreement, the term "Developer" shall be deemed to include any such transferee or assignee after the date such sale, transfer, or assignment occurs in compliance with this Agreement.

8.1.4 Unpermitted Assignments Void. Any sale, transfer, or assignment made in violation of this Agreement shall be null and void, and City shall have the right to pursue any right or remedy at law or in equity to enforce the provisions of the restriction against unpermitted sales, transfers, or assignments.

8.2 Covenants Run with the Land. The Property shall be used, occupied and improved subject to the covenants, conditions, and restrictions set forth herein. The covenants, conditions, restrictions, reservations, equitable servitudes, liens and charges set forth in this Agreement shall run with the Property and shall be binding upon Developer and all persons having any right, title or interest in the Property, or any part thereof, their heirs, and successive owners and assigns, shall inure to the benefit of City and its successors and assigns, and may be enforced by City and its successors and assigns. The covenants established in this Agreement shall, without regard to technical classification and designation, be binding for the benefit and in favor of City and its successors and assigns, and the parties hereto expressly agree that this Agreement and the covenants herein shall run in favor of City. Furthermore, all of the covenants, conditions, and restrictions contained herein shall also constitute easements in gross running in favor of City. City is deemed the beneficiary of the terms and provisions of this Agreement and of the covenants running with the land, for and in its own right and for the purposes of protecting the interests of the community and other parties, public or private, in whose favor and for whose benefit this Agreement and the covenants running with the land have been provided. Developer hereby declares its understanding and intent that the burden of the covenants set forth herein touch and concern the land and that the Developer's lease interest in the Property is rendered less valuable thereby. Developer hereby further declares its understanding and intent that the benefit of such covenants touch and concern the land by enhancing and increasing the enjoyment and use of the Property by the citizens of City and by furthering the health, safety, and welfare of the residents of City.

9. MISCELLANEOUS

9.1 Entire Agreement. This Agreement and all of its exhibits and attachments set forth and contain the entire understanding and agreement of the parties with respect to the density bonus incentive and concession provided to the Project, and there are no oral or written representations, understandings or ancillary covenants, undertakings or agreements which are not contained or expressly referred to herein. No testimony or evidence of any such representations, understandings or covenants shall be admissible in any proceeding of any kind or nature to interpret or determine the terms or conditions of this Agreement.

9.2 Amendment. Any alteration, change or modification of or to this Agreement, in order to become effective, shall be made in writing and in each instance approved by the City Council, or through the City Manager as detailed herein, and signed on behalf of each Party. The City Manager shall have the authority to make approvals, issue interpretations, execute documents, waive provisions, and/or enter into amendments of this Agreement on behalf of City, including but not limited to amendments to this Agreement for consistency with other Project agreements, funding sources or to assist Developer in obtaining other funding sources. Any requested alteration, change or modification of the Agreement by Developer shall require the payment of fees or deposit by Developer to City, as applicable, to pay for City's actual, documented expenses to review the request. Each alteration, change, or modification to this Agreement shall be recorded against the Property in the Official Records of Orange County, California.

9.3 Notices.

9.3.1 Delivery. As used in this Agreement, "notice" includes, but is not limited to, the communication of notice, request, demand, approval, statement, report, acceptance, consent, waiver, appointment or other communication required or permitted hereunder. All notices shall be in writing and shall be considered given either: (i) when delivered in person to the recipient named below; or (ii) on the date of delivery shown on the return receipt, after deposit in the United States mail in a sealed envelope as either registered or certified mail with return receipt requested, and postage and postal charges prepaid, and addressed to the recipient named below; or (iii) two (2) days after deposit in the United States mail in a sealed envelope, first class mail and postage prepaid, and addressed to the recipient named below; or (iv) one (1) day after deposit with a known and reliable next-day document delivery service (such as Federal Express), charges prepaid and delivery scheduled next-day to the recipient named below, provided that the sending party receives a confirmation of delivery from the delivery service provider. All notices shall be addressed as follows:

If to City: City of Santa Ana
 Community Development Agency
 20 Civic Center Plaza (M-26)
 P.O. Box 1988
 Santa Ana, California 92702
 Attention: Housing Manager

With a copy to: Office of the City Attorney
 City of Santa Ana
 20 Civic Center Plaza, 7th Floor (M-29)
 Santa Ana, California 92702

_____ If to Developer: During construction:
 Jamboree Housing Corporation
 17701 Cowan Ave., Suite 200
 Irvine, CA 92614
 Attention: Chief Executive Officer

Following construction:
Jamboree Housing Corporation
17701 Cowan Ave., Suite 200
Irvine, CA 92614
Attention: Asset Manager

With copies to: Rutan & Tucker, LLP
18575 Jamboree Road, 9th Floor
Irvine, CA 92612
Attention: Patrick D. McCalla

And to: WISEPlace
1411 N. Broadway
Santa Ana, CA 92706
Attention: Brateil Aghasi

And to:

Odu & Associates, PC
31805 Temecula Parkway #720
Temecula, CA 92592
Attention: Nkechi C. Odu, Esq.

9.3.2 Change of Address. Either Party may, by notice given at any time, require subsequent notices to be given to another person or entity, whether a party or an officer or representative of a Party, or to a different address, or both. Notices given before actual receipt of notice of change shall not be invalidated by the change.

9.4 Severability. If any term, provision, covenant or condition of this Agreement shall be determined invalid, void or unenforceable, the remainder of this Agreement shall not be affected thereby to the extent such remaining provisions are not rendered impractical to perform, taking into consideration the purposes of this Agreement.

9.5 Interpretation and Governing Law. This Agreement and any dispute hereunder shall be governed and interpreted in accordance with the laws of the State of California without regard to conflict of law principles. This Agreement shall be construed as a whole according to its fair language and common meaning to achieve the objectives and purposes of the Parties hereto, and the rule of construction to the effect that ambiguities are to be resolved against the drafting Party shall not be employed in interpreting this Agreement, all Parties having been represented by counsel in the negotiation and preparation hereof.

9.6 Section Headings. All section headings and subheadings are inserted for convenience only and shall not affect any construction or interpretation of this Agreement.

9.7 Singular and Plural. As used herein, the singular of any word includes the plural, and vice versa, as context so dictates. Masculine, feminine, and neuter forms of any word include the other as context so dictates.

9.8 Intentionally Omitted.

9.9 Time of Essence. Time is of the essence in the performance of the provisions of this Agreement as to which time is an element.

9.10 Computation of Days. Unless otherwise specified in this Agreement or any Exhibit attached hereto, use of the term "days" shall mean calendar days. For purposes of this Agreement and all Exhibits attached hereto, "business days" shall mean every day of the week except Saturdays, Sundays, official State holidays as recognized in Government Code Section 19853(a) or successor statute, and any days in which Santa Ana City Hall is closed for business.

9.11 Waiver. Failure by a Party to insist upon the strict performance of any of the provisions of this Agreement by the other Party, or the failure by a Party to exercise its rights upon the default of the other Party, shall not constitute a waiver of such Party's right to insist and demand strict compliance by the other Party with the terms of this Agreement thereafter.

9.12 Non-Discrimination. In performing its obligations under this Agreement, Developer shall not discriminate because of race, color, creed, religion, sex, marital status, sexual orientation, age, national origin, ancestry, or disability, as defined and prohibited by applicable law, in the recruitment, selection, training, utilization, promotion, termination or other related activities. Developer affirms that it is an equal opportunity employer and shall comply with all applicable federal, state and local laws and regulations.

9.13 Third Party Beneficiaries. No person or entity, other than City and Developer shall have any right of action based upon any provision of this Agreement.

9.14 Force Majeure. Neither Party shall be deemed to be in default where failure or delay in performance of any of its obligations under this Agreement is caused by floods, earthquakes, other Acts of God, fires, epidemics or pandemics as declared by federal, state, or local emergency resolution, wars, riots or similar hostilities, strikes and other labor difficulties beyond the Party's control (including the Party's employment force), court actions (such as restraining orders or injunctions), or other causes reasonably beyond the Party's control, including delays by any governmental entity (although the City may not benefit from this provision for a delay that results from City's failure to perform its obligations under this Agreement), or an insurance company of either party. If any such events shall occur, the term of this Agreement and the time for performance by either Party of any of its obligations hereunder may be extended by the written agreement of the Parties for the period of time that such events prevented such performance.

9.15 Mutual Covenants. The covenants contained herein are mutual covenants and also constitute conditions to the concurrent or subsequent performance by the Party benefited thereby of the covenants to be performed hereunder by such benefited Party.

9.16 Successors in Interest. The burdens of this Agreement shall be binding upon, and the benefits of this Agreement shall inure to, all permitted successors in interest to the Parties to this Agreement. All provisions of this Agreement shall be enforceable as equitable servitudes and

constitute covenants running with the land. Each covenant to do or refrain from doing some act hereunder with regard to development of the Property: (a) is for the benefit of and is a burden upon every portion of the Property; (b) runs with the Property and each portion thereof; and (c) is binding upon each Party and each successor in interest approved pursuant to this Agreement during ownership of the Property or any portion thereof.

9.17 Counterparts. This Agreement may be executed by the Parties in counterparts, which counterparts shall be construed together and have the same effect as if all of the Parties had executed the same instrument.

9.18 Jurisdiction and Venue. Any action at law or in equity under this Agreement or brought by a Party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed and tried in the Superior Court of the County of Orange, State of California, and the Parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court.

9.19 Project as a Private Undertaking. It is specifically understood and agreed by and between the Parties hereto that the development of the Project is a private development, that neither Party is acting as the agent of the other in any respect hereunder, and that each Party is an independent contracting entity with respect to the terms, covenants and conditions contained in this Agreement. No partnership, joint venture or other association of any kind is formed by this Agreement. The only relationship between City and Developer is that of a government entity regulating the development of private property and the Developer of such property.

9.20 Further Actions and Instruments. Each of the Parties shall cooperate with and provide reasonable assistance to the other to the extent contemplated hereunder in the performance of all obligations under this Agreement and in the satisfaction of the Project and conditions of this Agreement. Upon the request of either Party at any time, the other Party shall promptly execute, with acknowledgment or affidavit if reasonably required, and file or record such required instruments and writings and take any actions as may be reasonably necessary under the terms of this Agreement to carry out the intent and to fulfill the provisions of this Agreement or the Project or to evidence or consummate the transactions contemplated by this Agreement. City hereby authorizes City Manager to take such other actions and negotiate and execute any additional agreements or amendments to this agreement as may be reasonably necessary or proper to fulfill the City's obligations under this Agreement. The City Manager may delegate her or his powers and duties under this Agreement to an authorized management level employee of the City.

9.21 Estoppel Certificate. Within ten (10) business days following a written request by any of the Parties, the other Party shall execute and deliver to the requesting Party a statement certifying that (i) either this Agreement is unmodified and in full force and effect or there have been specified (date and nature) modifications to the Agreement, but it remains in full force and effect as modified; and (ii) either there are no known current uncured defaults under this Agreement or that the responding Party alleges that specified (date and nature) defaults exist. The statement shall also provide any other reasonable information requested. The failure to timely deliver this statement shall constitute a conclusive presumption that this Agreement is in full force and effect without modification, except as may be represented by the requesting Party, and that

there are no uncured defaults in the performance of the requesting Party, except as may be represented by the requesting Party.

9.22 No Subordination; Mortgagee Protection; Covenants Do Not Impair Liens. City's approval of the necessary land use entitlements that authorize Developer to develop, operate, and maintain the Project or to cause the development, operation and maintenance of the Project was based upon Developer's obligation to provide the Affordable Units pursuant to the State Density Bonus Law, City Density Bonus for Affordable Housing, and the terms and conditions of this Agreement. For the Term of the Density Bonus Housing Agreement, this Agreement shall have priority over any and all mortgages, deeds of trust, and other similar forms of secured financing recorded against the Property or any portion thereof. Developer expressly understands and acknowledges that state law requires preservation of affordability covenants in connection with the approval of this density bonus project. This Agreement shall not prevent or limit Developer, in Developer's reasonable discretion, from encumbering the Property or any portion thereof of or any improvement thereon by any mortgage, deed of trust or other security device securing financing with respect to the Property or Project and such action shall not constitute an assignment of this Agreement. No violation or breach of covenants, conditions, restrictions, provisions, or limitations contained in this Agreement shall defeat or render invalid or diminish or in any way impair the lien or charge of any mortgage or deed of trust or security instrument.

9.23 Attorneys' Fees and Costs. If either Party to this Agreement commences an action against the other Party to this Agreement arising out of or in connection with this Agreement, the prevailing Party shall be entitled to recover reasonable attorneys' fees, expert witness fees, costs of investigation, and costs of suit from the losing Party.

9.24 Authority to Execute. The person or persons executing this Agreement on behalf of each Party warrants and represents that he or she/they have the authority to execute this Agreement on behalf of his or her/their corporation, partnership or business entity and warrants and represents that he or she/they has/have the authority to bind the Party to the performance of its obligations hereunder.

{Signatures on following page}

IN WITNESS WHEREOF, the parties hereto have caused this Density Bonus Housing Agreement to be executed on the date set forth at the beginning of this Agreement.

ATTEST:

CITY OF SANTA ANA

Daisy Gomez
Clerk of the Council

Kristine Ridge
City Manager

APPROVED AS TO FORM

Sonia R. Carvalho
City Attorney



By: Ryan O. Hodge
Assistant City Attorney

RECOMMENDED FOR APPROVAL:

JAMBOREE HOUSING CORPORATION

Steven A. Mendoza
Executive Director
Community Development Agency

IN WITNESS WHEREOF, the parties hereto have caused this Density Bonus Housing Agreement to be executed on the date set forth at the beginning of this Agreement.

ATTEST:

CITY OF SANTA ANA

Daisy Gomez
Clerk of the Council

Kristine Ridge
City Manager

APPROVED AS TO FORM

Sonia R. Carvalho
City Attorney

By: Ryan O. Hodge
Assistant City Attorney

RECOMMENDED FOR APPROVAL:

Steven A. Mendoza
Executive Director
Community Development Agency

JAMBOREE HOUSING
CORPORATION



Michael Massie
Chief Development officer

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

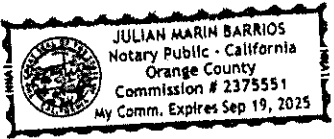
COUNTY OF ORANGE

On May 4, 2022, before me, Julian Marin Barrios, Notary Public, personally appeared Michael Massic, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: *Julian Marin Barrios*



(affix seal in above space)

By execution below, Property Owner consents to the recordation of this Agreement against its fee interest in the Property:

WISEPLACE

By: 

By execution below, Property Owner consents to the recordation of this Agreement against its fee interest in the Property:

WISEPLACE

By: _____

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

EXHIBIT "A"

All that certain real property situated in the County of **Orange**, State of California, described as follows:

PARCEL 1:

THE EAST 130.00 FEET OF THAT PORTION OF THE LAND ALLOTTED TO JACOB ROSS, AS DESCRIBED IN THE FINAL DECREE OF PARTITION OF THE RANCHO SANTIAGO DE SANTA ANA, WHICH WAS ENTERED SEPTEMBER 12, 1869 IN [BOOK "B", PAGE 410](#) OF JUDGMENTS OF THE DISTRICT COURT OF THE 17TH JUDICIAL DISTRICT IN AND FOR LOS ANGELES COUNTY, CALIFORNIA, DESCRIBED, AS FOLLOWS:

BEGINNING AT A POINT 1028.50 FEET SOUTH OF THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 10 WEST, SAN BERNARDINO MERIDIAN;
THENCE WEST 319.70 FEET TO A PORTION THE CENTERLINE OF SYCAMORE STREET, AS DESCRIBED IN THAT CERTAIN FINAL JUDGMENT, SUPERIOR COURT CASE NO. 23280, A CERTIFIED COPY OF WHICH WAS RECORDED JANUARY 8, 1929 IN [BOOK 227, PAGE 401 OF OFFICIAL RECORDS](#) OF ORANGE COUNTY, CALIFORNIA, SAID POINT BEING THE TRUE POINT OF BEGINNING;
THENCE WEST 310.37 FEET TO THE SOUTHWEST CORNER OF THE LAND DESCRIBED IN A DEED TO T. J. MULLINIX RECORDED OCTOBER 29, 1897 IN [BOOK 33, PAGE 197](#) OF DEEDS OF SAID ORANGE COUNTY;
THENCE NORTH 77 FEET 1 INCH;
THENCE EAST 310.37 FEET TO SAID CENTERLINE;
THENCE SOUTH 77 FEET 1 INCH TO THE TRUE POINT OF BEGINNING.

PARCEL 2:

THE WEST HALF OF THAT PORTION OF THE LAND ALLOTTED TO JACOB ROSS, AS DESCRIBED IN THE FINAL DECREE OF PARTITION OF THE RANCHO SANTIAGO DE SANTA ANA, WHICH WAS ENTERED SEPTEMBER 12, 1868 IN [BOOK "B", PAGE 410](#) OF JUDGEMENT OF THE DISTRICT COURT OF THE 17TH JUDICIAL DISTRICT IN AND FOR LOS ANGELES COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 1028.50 FEET SOUTH OF THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 10 WEST, SAN BERNARDINO MERIDIAN;
THENCE WEST 630.00 FEET;
THENCE SOUTH 75.00 FEET;
THENCE EAST 630.00 FEET;
THENCE NORTH 75.00 FEET TO THE POINT OF BEGINNING.

THE EAST LINE OF SAID WEST HALF BEING THE CENTERLINE OF SYCAMORE STREET, AS DESCRIBED IN THAT CERTAIN FINAL JUDGMENT, SUPERIOR COURT CASE NO. 23280, A CERTIFIED COPY OF WHICH WAS RECORDED JANUARY 8, 1929 IN [BOOK 227, PAGE 401 OF OFFICIAL RECORDS](#) OF ORANGE COUNTY, CALIFORNIA.

Assessor's Parcel Number: **398-523-04**

MAP

EXHIBIT B

TENANT VERIFICATION

TENANT INCOME CERTIFICATION

Initial Certification
 Recertification
 Other _____

Effective Date: _____
 Move-In Date: _____
 (MM-DD-YYYY)

PART I - DEVELOPMENT DATA

Property Name: _____ County: _____ TCAC#: _____ BIN#: _____
 Address: _____ If applicable, CDLAC#: _____
 Unit Number: _____ # Bedrooms: _____ Square Footage: _____

PART II. HOUSEHOLD COMPOSITION

Vacant (Check if unit was vacant on December 31 of the Effective Date Year)

HH Mbr #	Last Name	First Name	Middle Initial	Relationship to Head of Household	Date of Birth (MM/DD/YYYY)	Student Status (Check One)	Last 4 digits of Social Security #
1				HEAD		FT <input type="checkbox"/> /PT <input type="checkbox"/> /NA <input type="checkbox"/>	
2						FT <input type="checkbox"/> /PT <input type="checkbox"/> /NA <input type="checkbox"/>	
3						FT <input type="checkbox"/> /PT <input type="checkbox"/> /NA <input type="checkbox"/>	
4						FT <input type="checkbox"/> /PT <input type="checkbox"/> /NA <input type="checkbox"/>	
5						FT <input type="checkbox"/> /PT <input type="checkbox"/> /NA <input type="checkbox"/>	
6						FT <input type="checkbox"/> /PT <input type="checkbox"/> /NA <input type="checkbox"/>	
7						FT <input type="checkbox"/> /PT <input type="checkbox"/> /NA <input type="checkbox"/>	

PART III. GROSS ANNUAL INCOME (USE ANNUAL AMOUNTS)

HH Mbr #	(A) Employment or Wages	(B) Soc. Security/Pensions	(C) Public Assistance	(D) Other Income
TOTALS	\$ _____	\$ _____	\$ _____	\$ _____

Add totals from (A) through (D), above TOTAL INCOME (E): \$ _____

PART IV. INCOME FROM ASSETS

HH Mbr #	(F) Type of Asset	(G) C/I	(H) Cash Value of Asset	(I) Annual Income from Asset

TOTALS: \$ _____

Enter Column (H) Total Passbook Rate = (J) Imputed Income
 If over \$5000 \$ _____ X 0.06% = \$ _____
 Enter the greater of the total of column I, or J: imputed income **TOTAL INCOME FROM ASSETS (K)** \$ _____

(L) Total Annual Household Income from all Sources [Add (E) + (K)] \$ _____

HOUSEHOLD CERTIFICATION & SIGNATURES

The information on this form will be used to determine maximum income eligibility. I/we have provided for each person(s) set forth in Part II acceptable verification of current anticipated annual income. I/we agree to notify the landlord immediately upon any member of the household moving out of the unit or any new member moving in. I/we agree to notify the landlord immediately upon any member becoming a full time student.

Under penalties of perjury, I/we certify that the information presented in this Certification is true and accurate to the best of my/our knowledge and belief. The undersigned further understands that providing false representations herein constitutes an act of fraud. False, misleading or incomplete information may result in the termination of the lease agreement.

Signature	(Date)	Signature	(Date)
Signature	(Date)	Signature	(Date)

PART V. DETERMINATION OF INCOME ELIGIBILITY

RECERTIFICATION ONLY:

TOTAL ANNUAL HOUSEHOLD INCOME FROM ALL SOURCES: From item (L) on page 1 \$

Unit Meets Federal Income Restriction at:
 60% 50%
 Or Federal A.I.T. at:
 80% 70% 60% 50%
 40% 30% 20%

Current Federal LIHTC Income Limit x 140%: \$ _____
 Household Income exceeds 140% at recertification:
 Yes No

Current Federal LIHTC Income Limit per Family Size (Federal Income Restriction at 60%, 50% or A.I.T. (20% - 80%)): \$ _____

If Applicable, Current Federal Bond Income Limit per Family Size: \$ _____
 Household Income as of Move-in: \$ _____

Unit Meets State Deeper Targeting Income Restriction at:
 Other _____%

Household Size at Move-in: _____

PART VI. RENT

Tenant Paid Monthly Rent: \$ _____
 Monthly Utility Allowance: \$ _____
 Other Monthly Non-optional charges: \$ _____

Federal Rent Assistance: \$ _____ *Source: _____
 Non-Federal Rent Assistance: \$ _____ (*0-8)
Total Monthly Rent Assistance: \$ _____

GROSS MONTHLY RENT FOR UNIT: (Tenant paid rent plus Utility Allowance & other non-optional charges) \$

- *Source of Federal Assistance
 1 **HUD Multi-Family Project Based Rental Assistance (PBRA)
 2 Section 8 Moderate Rehabilitation
 3 Public Housing Operating Subsidy
 4 HOME Rental Assistance
 5 HUD Housing Choice Voucher (HCV), tenant-based
 6 HUD Project-Based Voucher (PBV)
 7 USDA Section 521 Rental Assistance Program
 8 Other Federal Rental Assistance
 0 Missing

Maximum Federal LIHTC Rent Limit for this unit: \$ _____

If Applicable, Maximum Federal & State LIHTC Bond Rent Limit for this unit: \$ _____

Unit Meets Federal Rent Restriction at: 60% 50%
 Or Federal A.I.T. at: 80% 70% 60%
 50% 40% 30%
 20%
 If Applicable, Unit Meets Bond Rent Restriction at: 60% 50%
 Unit Meets State Deeper Targeting Rent Restriction at: Other: _____%

** (PBRA) Includes: Section 8 New Construction/Substantial Rehabilitation; Section 8 Loan Management; Section 8 Property Disposition; Section 202 Project Rental Assistance Contracts (PRAC)

PART VII. STUDENT STATUS

ARE ALL OCCUPANTS FULL TIME STUDENTS?
 Yes No

If yes, Enter student explanation* (also attach documentation)

- *Student Explanation:
 1 AFDC / TANF Assistance
 2 Job Training Program
 3 Single Parent/Dependent Child
 4 Married/Joint Return
 5 Former Foster Care

Enter 1-5

PART VIII. PROGRAM TYPE

Identify the program(s) for which this household's unit will be counted toward the property's occupancy requirements.

Select one of the following.
 9% Allocated Federal Housing Tax Credit
 4% Allocated Federal Housing Tax Credit
 Tax-Exempt Bond Only (No tax credits)

Select all that apply.
 HOME (including TCAP)
 CDBG
 Other HUD, including 202, 811, and 236
 National Housing Trust Fund
 USDA Rural Housing Service, including 514, 515, and 538
 Other state or local housing programs

SIGNATURE OF OWNER/REPRESENTATIVE

Based on the representations herein and upon the proof and documentation required to be submitted, the individual(s) named in Part II of this Tenant Income Certification is/are eligible under the provisions of Section 42 of the Internal Revenue Code, as amended, and the Land Use Restriction Agreement (if applicable), to live in a unit in this Project.

SIGNATURE OF OWNER/REPRESENTATIVE _____

DATE _____

PART IX. SUPPLEMENTAL INFORMATION FORM

The California Tax Credit Allocation Committee (CTCAC) requests the following information in order to comply with the Housing and Economic Recovery Act (HERA) of 2008, which requires all Low Income Housing Tax Credit (LIHTC) properties to collect and submit to the U.S. Department of Housing and Urban Development (HUD), certain demographic and economic information on tenants residing in LIHTC financed properties. Although the CTCAC would appreciate receiving this information, you may choose not to furnish it. You will not be discriminated against on the basis of this information, or on whether or not you choose to furnish it. If you do not wish to furnish this information, please check the box at the bottom of the page and initial.

Enter both Ethnicity and Race codes for each household member (see below for codes).

TENANT DEMOGRAPHIC PROFILE						
HH Mbr #	Last Name	First Name	Middle Initial	Race	Ethnicity	Disabled
1						
2						
3						
4						
5						
6						
7						

The Following Race Codes should be used:

- 1 – White – A person having origins in any of the original people of Europe, the Middle East or North Africa.
- 2 – Black/African American – A person having origins in any of the black racial groups of Africa. Terms such as “Haitian” apply to this category.
- 3 – American Indian/Alaska Native – A person having origins in any of the original peoples of North and South America (including Central America), and who maintain tribal affiliation or community attachment.
- 4 – Asian – A person having origins in any of the original peoples of the Far East, Southeast Asia, or the Indian subcontinent:
 - 4a – Asian India 4e – Korean
 - 4b – Chinese 4f – Vietnamese
 - 4c – Filipino 4g – Other Asian
 - 4d – Japanese
- 5 – Native Hawaiian/Other Pacific Islander – A person having origins in any of the original peoples of Hawaii, Guam, Samoa, or other Pacific Islands:
 - 5a – Native Hawaiian 5c – Samoan
 - 5b – Guamanian or Chamorro 5d – Other Pacific Islander

- 6 – Other
- 7 – Did not respond. **(Please initial below)**

Note: Multiple racial categories may be indicated as such: 31 – American Indian/Alaska Native & White, 41 – Asian & White, etc.

The Following Ethnicity Codes should be used:

- 1 – Hispanic – A person of Cuban, Mexican, Puerto Rican, South or Central American, or other Spanish culture or origin, regardless of race. Terms such as “Latino” or “Spanish Origin” apply to this category.
- 2 – Not Hispanic – A person not of Cuban, Mexican, Puerto Rican, South or Central American, or other Spanish culture or origin, regardless of race.
- 3 – Did not respond. **(Please initial below)**

Disability Status:

- 1 – Yes
 If any member of the household is disabled according to Fair Housing Act definition for handicap (disability):
 - A physical or mental impairment which substantially limits one or more major life activities; a record of such an impairment or being regarded as having such an impairment. For a definition of “physical or mental impairment” and other terms used, please see 24 CFR 100.201, available at <http://fairhousing.com/legal-research/hud-regulations/24-cfr-100201-definitions>.
 - “Handicap” does not include current, illegal use of or addiction to a controlled substance.
 - An individual shall not be considered to have a handicap solely because that individual is a transgender.
- 2 – No
- 3 – Did not respond **(Please initial below)**

Resident/Applicant: I do not wish to furnish information regarding ethnicity, race and other household composition.

(Initials) _____
 (HH#) 1. 2. 3. 4. 5. 6. 7.

INSTRUCTIONS FOR COMPLETING TENANT INCOME CERTIFICATION

This form is to be completed by the owner or an authorized representative.

Part I - Development Data

Enter the type of tenant certification: Initial Certification (move-in), Recertification (annual recertification), or Other. If other, designate the purpose of the recertification (i.e., a unit transfer, a change in household composition, or other state-required recertification).

Effective Date	Enter the effective date of the certification. For move-in, this should be the move-in date. For annual income recertification's, this effective date should be no later than one year from the effective date of the previous (re)certification.
Move-In Date	Enter the most recent date the household tax credit qualified. This could be the move-in date or in an acquisition rehab property, this is not the date the tenant moved into the unit, it is the most recent date the management company income qualified the unit for tax credit purposes.
Property Name	Enter the name of the development.
County	Enter the county (or equivalent) in which the building is located.
TCAC#	Enter the project number assigned to the property by TCAC. Please include hyphens between the state abbreviation, four digit allocating year, and project specific number. For example: CA-2010-123
BIN #	Enter the building number assigned to the building (from IRS Form 8609).
Address	Enter the physical address of the building, including street number and name, city, state, and zip code.
If applicable, CDLAC#	If project is awarded 4% bonds please enter the project number assigned to the property by CDLAC. Please include hyphens between the state abbreviation, four digit allocating year, and project specific number. For example: 16-436
Unit Number	Enter the unit number.
# Bedrooms	Enter the number of bedrooms in the unit.
Square Footage	Enter the square footage for the entire unit.
Vacant Unit	Check if unit was vacant on December 31 of requesting year. For example, for the collection of 2011 data, this would refer to December 31, 2011.

Part II - Household Composition

List all occupants of the unit. State each household member's relationship to the head of household by using one of the following definitions:

H	Head of Household	S	Spouse	U	Unborn Child/Anticipated Adoption or Foster
A	Adult Co-Tenant	O	Other Family Member		
C	Child	F	Foster child(ren)/adult(s)		
L	Live-in Caretaker	N	None of the above		

Date of Birth	Enter each household member's date of birth.
Student Status	Check FT for Full-time student, PT for Part-time student, or N/A if household member is not a student and question does not apply.
Last Four Digits of Social Security Number	For each tenant 15 years of age or older, enter the last four digits of the social security number or the last four digits of the alien registration number. If the last four digits of SSN or alien registration is missing, enter 0000. For tenants under age 15, social security number not required, although please enter 0000.

If there are more than 7 occupants, use an additional sheet of paper to list the remaining household members and attach it to the certification.

Part III - Annual Income

See HUD Handbook 4350.3 for complete instructions on verifying and calculating income, including acceptable forms of verification.

From the third party verification forms obtained from each income source, enter the gross amount anticipated to be received for the twelve months from the effective date of the (re)certification. Complete a separate line for each income-earning member. List **each** respective household member number from Part II. Include anticipated income only if documentation exists verifying pending employment. If any adult states zero-income, please note "zero" in the columns of Part III.

Column (A)	Enter the annual amount of wages, salaries, tips, commissions, bonuses, and other income from employment; distributed profits and/or net income from a business.
Column (B)	Enter the annual amount of Social Security, Supplemental Security Income, pensions, military retirement, etc.
Column (C)	Enter the annual amount of income received from public assistance (i.e., TANF, general assistance, disability, etc.).
Column (D)	Enter the annual amount of alimony, child support, unemployment benefits, or any other income regularly received by the household.
Row (E)	Add the totals from columns (A) through (D), above. Enter this amount.

Part IV - Income from Assets

See HUD Handbook 4350.3 for complete instructions on verifying and calculating income from assets, including acceptable forms of verification.

From the third party verification forms obtained from each asset source, list the gross amount anticipated to be received during the twelve months from the effective date of the certification. If individual household member income is provided, list the respective household member number from Part II and complete a separate line for each member.

Column (F)	List the type of asset (i.e., checking account, savings account, etc.)
Column (G)	Enter C (for current, if the family currently owns or holds the asset), or I (for imputed, if the family has disposed of the asset for less than fair market value within two years of the effective date of (re)certification).
Column (H)	Enter the cash value of the respective asset.
Column (I)	Enter the anticipated annual income from the asset (i.e., savings account balance multiplied by the annual interest rate).
TOTALS	Add the total of Column (H) and Column (I), respectively.

If the total in Column (H) is greater than \$5,000, you must do an imputed calculation of asset income. Enter the Total Cash Value, multiply by 0.06% and enter the amount in (J), Imputed Income.

Row (K)	<i>Enter the greater of the total in Column (I) or (J)</i>	
Row (L)	<i>Total Annual Household Income From all Sources</i>	<i>Add (E) and (K) and enter the total</i>

HOUSEHOLD CERTIFICATION AND SIGNATURES

After all verifications of income and/or assets have been received and calculated, each household member age 18 or older must sign and date the Tenant Income Certification. For move-in, it is recommended that the Tenant Income Certification be signed no earlier than 5 days prior to the effective date of the certification.

Part V – Determination of Income Eligibility

Total Annual Household Income from all Sources	Enter the number from item (L).
Current Federal LIHTC Income Limit per Unit Meets Federal Income Restriction at 60%, 50% or A.I.T (20% - 80%)	Enter the Current Move-in Income Limit for the household size – specifically, the max income limit for the federal 60%, 50% or A.I.T (20% - 80%) set aside.
Current Bond Income Limit per Family Size	Enter the Current most restrictive Move-in Income Limit for the household size – specifically, the max income limit incorporating both federal and in some instances more restrictive state standards as reflected in the 50% or 60% set aside detailed in the Bond Regulatory Agreement.

Household Income at Move-in	For recertifications only. Enter the household income from the move-in certification.
Household Size at Move-in	Enter the number of household members from the move-in certification.
Current Federal LIHTC Income Limit x 140%	For recertifications only. Multiply the current LIHTC Maximum Move-in Income Limit by 140% and enter the total. 140% is based on the Federal Set-Aside of 20/50 or 40/60, or A.I.T. (20% - 60% = 140% X 60%, 70% = 140% X 70% and 80% = 140% X 80%) as elected by the owner for the property, not deeper targeting elections of 30%, 40%, 45%, 50%, etc. Below, indicate whether the household income exceeds that total. If the Gross Annual Income at recertification is greater than 140% of the LIHTC Income Limit per Family Size at Move-in date (above), then the available unit rule must be followed.
Unit Meets Federal Income Restriction at or Federal A.I.T. at	Check the appropriate box for the income restriction that the household meets according to what is required by the federal set-aside(s) for the project.
Unit Meets State Deeper Targeting Income Restriction at	If your agency requires an income restriction lower than the federal limit, enter the percent required.

Part VI - Rent

Tenant Paid Monthly Rent	Enter the amount the tenant pays toward rent (not including rent assistance payments such as Section 8).
Federal Rent Assistance	Enter the amount of rent assistance received from a federal program, if any.
Non-Federal Rent Assistance	Enter the amount of non-federal rent assistance received, if any.
Total Monthly Rent Assistance	Enter the amount of total rent assistance received, if any.
Source of Federal Rent Assistance	If federal rent assistance is received, indicate the single program source.
Monthly Utility Allowance	Enter the utility allowance. If the owner pays all utilities, enter zero.
Other Monthly Non-Optional Charges	Enter the amount of <u>non-optional</u> charges, such as mandatory garage rent, storage lockers, charges for services provided by the development, etc.
Gross Monthly Rent for Unit	Enter the total of Tenant Paid Rent plus Utility Allowance and other non-optional charges. The total may NOT include amounts other than Tenant Paid Rent, Utility Allowances and other non-optional charges. In accordance with the definition of Gross Rent in IRC §42(g)(2)(B), it may not include any rent assistance amount.
Maximum LIHTC Rent Limit for this unit	Enter the maximum allowable gross rent for the unit. This amount must be the maximum amount allowed by the Current Income Limit per Family Size – specifically, the max rent limit for the federal 50%, 60% or A.I.T. (20% - 80%) set aside. This does not include state deeper targeting levels.
Maximum LIHTC Bond Rent Limit for this unit	Enter the maximum allowable gross rent for the unit. This amount must be the maximum amount allowed by the Current Income Limit per Family Size – specifically, the max rent incorporating both federal and in some instances more restrictive state standards as reflected in the 50% or 60% set aside detailed in the Bond Regulatory Agreement.
Unit Meets Federal Rent Restriction at or Federal A.I.T. at	Indicate the appropriate rent restriction that the unit meets according to what is <u>required</u> by the federal set-aside(s) for the project.
Unit Meets Bond Rent Restriction at	Indicate the appropriate rent restriction that the unit meets according to what is <u>required</u> by the federal and state law for the project.
Unit Meets State Deeper Targeting Rent Restriction at	If your agency requires a rent restriction lower than the federal limit, enter the percent required.

Part VII - Student Status

If all household members are full time* students, check “yes”. Full-time status is determined by the school the student attends. If at least one household member is not a full-time student, check “no.”

If “yes” is checked, the appropriate exemption must be listed in the box to the right. If none of the exemptions apply, the household is ineligible to rent the unit.

Part VIII – Program Type

Select the program(s) for which this household’s unit will be counted toward the property’s occupancy requirements. One response from the first column must be selected.

SIGNATURE OF OWNER/REPRESENTATIVE

It is the responsibility of the owner or the owner’s representative to sign and date this document immediately following execution by the resident(s).

The responsibility of documenting and determining eligibility (including completing and signing the Tenant Income Certification form) and ensuring such documentation is kept in the tenant file is extremely important and should be conducted by someone well trained in tax credit compliance.

These instructions should not be considered a complete guide on tax credit compliance. The responsibility for compliance with federal program regulations lies with the owner of the building(s) for which the credit is allowable.

PART IX. SUPPLEMENTAL INFORMATION

Complete this portion of the form at move-in and at recertification’s (only if household composition has changed from the previous year’s certification).

Tenant Demographic Profile

Complete for each member of the household, including minors. Use codes listed on supplemental form for Race, Ethnicity, and Disability Status.

Resident/Applicant Initials

All tenants who wish not to furnish supplemental information should initial this section. Parent/Guardian may complete and initial for minor child(ren).

TENANT INCOME CERTIFICATION QUESTIONNAIRE

One Form per Adult Member of the Household

NAME: _____	TELEPHONE NUMBER: _____
<input type="checkbox"/> Initial Certification	BIN # _____
<input type="checkbox"/> Re-certification	
<input type="checkbox"/> Other	Unit # _____

INCOME INFORMATION

	YES	NO		MONTHLY GROSS INCOME
1.	<input type="checkbox"/>	<input type="checkbox"/>	I am self-employed. (List nature of self employment) _____	(use <u>net</u> income from self-employment only) \$ _____
2.	<input type="checkbox"/>	<input type="checkbox"/>	I have a job and receive wages, salary, overtime pay, commissions, fees, tips, bonuses, and/or other compensation: List the businesses and/or companies that pay you: <div style="text-align: center;"><u>Name of Employer</u></div> 1) _____ \$ _____ 2) _____ \$ _____ 3) _____ \$ _____	
3.	<input type="checkbox"/>	<input type="checkbox"/>	I receive cash contributions of gifts including rent or utility payments, on an ongoing basis from persons not living with me.	\$ _____
4.	<input type="checkbox"/>	<input type="checkbox"/>	I receive unemployment benefits.	\$ _____
5.	<input type="checkbox"/>	<input type="checkbox"/>	I receive Veteran's Administration, GI Bill, or National Guard/Military benefits/income.	\$ _____
6.	<input type="checkbox"/>	<input type="checkbox"/>	I receive periodic social security payments.	\$ _____
7.	<input type="checkbox"/>	<input type="checkbox"/>	The household receives <u>unearned</u> income from family members age 17 or under (example: Social Security, Trust Fund disbursements, etc.).	\$ _____
8.	<input type="checkbox"/>	<input type="checkbox"/>	I receive Supplemental Security Income (SSI).	\$ _____
9.	<input type="checkbox"/>	<input type="checkbox"/>	I receive disability or death benefits other than Social Security.	\$ _____
10.	<input type="checkbox"/>	<input type="checkbox"/>	I receive Public Assistance Income (examples: TANF, AFDC)	\$ _____
11.	<input type="checkbox"/>	<input type="checkbox"/>	I am entitled to receive child support payments.	\$ _____
	<input type="checkbox"/>	<input type="checkbox"/>	I am currently receiving child support payments. If yes, from how many persons do you receive support? _____	\$ _____
	<input type="checkbox"/>	<input type="checkbox"/>	I am currently making efforts to collect child support owed to me. List efforts being made to collect child support: _____ _____	
12.	<input type="checkbox"/>	<input type="checkbox"/>	I receive alimony/spousal support payments	\$ _____
13.	<input type="checkbox"/>	<input type="checkbox"/>	I receive periodic payments from trusts, annuities, inheritance, retirement funds or pensions, insurance policies, or lottery winnings. If yes, list sources: 1) _____	\$ _____ \$ _____
14.	<input type="checkbox"/>	<input type="checkbox"/>	I receive income from real or personal property.	(use <u>net</u> earned income) \$ _____
15.	<input type="checkbox"/>	<input type="checkbox"/>	Student financial aid (public or private, not including student loans) Subtract cost of tuition from Aid received *For Households receiving Section 8 Assistance Only	\$ _____

ASSET INFORMATION

	YES	NO		INTEREST RATE	CASH VALUE
16.	<input type="checkbox"/>	<input type="checkbox"/>	I have a checking account(s). If yes, list bank(s) 1) _____ 2) _____	_____% _____%	\$ _____ \$ _____

17.	<input type="checkbox"/>	<input type="checkbox"/>	I have a savings account(s) If yes, list bank(s) 1) _____ 2) _____	_____% _____%	\$ _____ \$ _____
18.	<input type="checkbox"/>	<input type="checkbox"/>	I have an EBT, Debit Visa, MasterCard account(s). (Including Social Security wages, Unemployment, Public Assistance, Disability, Etc...) If yes, list sources(s) of income being received/type of account(s) 1) _____ 2) _____ 3) _____		\$ _____ \$ _____ \$ _____
19.	<input type="checkbox"/>	<input type="checkbox"/>	I have a revocable trust(s) If yes, list bank(s) 1) _____	_____%	\$ _____
20.	<input type="checkbox"/>	<input type="checkbox"/>	I own real estate. If yes, provide description: _____		\$ _____
21.	<input type="checkbox"/>	<input type="checkbox"/>	I own stocks, bonds, or Treasury Bills If yes, list sources/bank names 1) _____ 2) _____ 3) _____	_____% _____% _____%	\$ _____ \$ _____ \$ _____
22.	<input type="checkbox"/>	<input type="checkbox"/>	I have Certificates of Deposit (CD) or Money Market Account(s). If yes, list sources/bank names 1) _____ 2) _____ 3) _____	_____% _____% _____%	\$ _____ \$ _____ \$ _____
23.	<input type="checkbox"/>	<input type="checkbox"/>	I have an IRA/Lump Sum Pension/Keogh Account/401K. If yes, list bank(s) 1) _____ 2) _____	_____% _____%	\$ _____ \$ _____
24.	<input type="checkbox"/>	<input type="checkbox"/>	I have a whole life insurance policy. If yes, how many policies _____		\$ _____
25.	<input type="checkbox"/>	<input type="checkbox"/>	I have cash on hand.		\$ _____
26.	<input type="checkbox"/>	<input type="checkbox"/>	I have disposed of assets (i.e. gave away money/assets) for less than the fair market value in the past 2 years. If yes, list items and date disposed: 1) _____ 2) _____		\$ _____ \$ _____

STUDENT STATUS

YES	NO	
<input type="checkbox"/>	<input type="checkbox"/>	Does the household consist of all persons who are <u>full-time</u> students (Examples: K-12, College, Trade School, etc.)?
<input type="checkbox"/>	<input type="checkbox"/>	Does the household consist of all persons who have been a <u>full-time</u> student 5 months in the current calendar year?
<input type="checkbox"/>	<input type="checkbox"/>	Does your household anticipate becoming an all full-time student household in the next 12 months?
<input type="checkbox"/>	<input type="checkbox"/>	If you answered yes to any of the previous three questions are you:
<input type="checkbox"/>	<input type="checkbox"/>	• Receiving assistance under Title IV of the Social Security Act (AFDC/TANF/Cal Works - not SSA/SSI)
<input type="checkbox"/>	<input type="checkbox"/>	• Enrolled in a job training program receiving assistance through the Job Training Participation Act (JTPA) or other similar program
<input type="checkbox"/>	<input type="checkbox"/>	• Married and filing (or are entitled to file) a joint tax return
<input type="checkbox"/>	<input type="checkbox"/>	• Single parent with a dependant child or children and neither you nor your child(ren) are dependent of another individual
<input type="checkbox"/>	<input type="checkbox"/>	• Previously enrolled in the Foster Care program (currently age 18-24)

UNDER PENALTIES OF PERJURY, I CERTIFY THAT THE INFORMATION PRESENTED ON THIS FORM IS TRUE AND ACCURATE TO THE BEST OF MY/OUR KNOWLEDGE. THE UNDERSIGNED FURTHER UNDERSTANDS THAT PROVIDING FALSE REPRESENTATIONS HEREIN CONSTITUTES AN ACT OF FRAUD. FALSE, MISLEADING OR INCOMPLETE INFORMATION WILL RESULT IN THE DENIAL OF APPLICATION OR TERMINATION OF THE LEASE AGREEMENT.

PRINTED NAME OF APPLICANT/TENANT _____

SIGNATURE OF APPLICANT/TENANT _____

DATE _____

WITNESSED BY (SIGNATURE OF OWNER/REPRESENTATIVE) _____

DATE _____

EXHIBIT C

ANNUAL TENANT RECERTIFICATION

Vista Pointe Apartments

2170 North Rancho Avenue
Colton, CA 92324
Phone: (909) 889-8417 TTY:(711) -

Tax Credit Program Recertification Notice

02/01/2022

Resident Name
2190 Rancho Avenue
Colton, CA 92324

Dear Resident:

Our records show that you are due for your annual recertification on Wednesday, June 1, 2022. To complete our review of your income and family composition, you must meet with Sharese Flowers and supply the required information at least three weeks before that date. Please contact Sharese Flowers at (909) 889-8417 as soon as possible to set up an appointment.

The Internal Revenue Service (IRS) requires that we annually recertify all household incomes as defined by the section 42 LIHTC Program. **An annual recertification must be completed to continue occupancy in your unit.**

Thank you in advance for your cooperation.

Sincerely,

Property Manager



EXHIBIT D

ANNUAL RENTAL HOUSING COMPLIANCE REPORT

**HOUSING OPPORTUNITY ORDINANCE COMPLIANCE REPORT
ANNUAL RENTAL HOUSING COMPLIANCE REPORT**

Project: _____

Address: _____

Total # of Units in the Project: _____

Compliance Report Completed By: _____
Phone Number: _____

Date: _____

Reporting Period: _____

of Affordable Units: _____

Very-Low Income Units _____

Low Income Units _____

Unit #	Household Name	Household Size	Household Income	# of Bedrooms	Gross Rent	Utility Allowance	Net Rent	Date 1st Occupied	Date of Last Income Recertification	Income Restriction (Very-Low or Low)

EXHIBIT E

NOTICE OF AFFORDABILITY RESTRICTIONS ON TRANSFER OF PROPERTY

EXHIBIT E

NOTICE OF AFFORDABILITY RESTRICTIONS ON TRANSFER OF PROPERTY

NOTICE IS HEREBY GIVEN that the CITY OF SANTA ANA, a charter city and municipal corporation organized and existing under the Constitution and laws of the State of California, has entered into a Density Bonus Agreement with North Broadway Housing Partners LP, a California limited partnership (“Developer”). The Density Bonus Agreement imposes income and affordability covenants on designated units (the “Affordable Units”) within the property located at 1411 N. Broadway Avenue, Santa Ana, Orange County, and further described in the legal description provided in Exhibit A to the Density Bonus Agreement (the “Property”).

The Density Bonus Agreement was recorded as Document/Instrument Number _____, and shall remain in effect until _____, 20____ (the “Termination Date”) (Insert date of the termination of the “Total Affordability Term”). The Density Bonus Agreement imposes the following income and affordability restrictions on the Affordable Units.

Number of Bedrooms	Extremely-Low Income Households	Low Income Households
Studio Units	47	
One-Bedroom Units		
Two-Bedroom Units		
Three-Bedroom Units		
Four-Bedroom Units		

In the event the fee owner of the Property (“Property Owner”) wishes to sell or transfer the Property prior to the Termination Date, or the Developer wishes to assign the ground lease to the Property, the City and the Property Owner and/or Developer shall execute and deposit into escrow, or record against the Property, this Notice of Affordability Covenants on Transfer of the Property. Further, any assignment of ground lease shall not be effective unless and until the City and transferee execute the documents necessary to transfer the Density Bonus Agreement obligations from the Developer to the transferee.

This Notice of Affordability Covenants on Transfer of the Property in no way modifies the provisions of the Density Bonus Agreement. In the event of any conflict between this Notice of Affordability Covenants on Transfer of the Property and the Density Bonus Agreement, the terms of the Density Bonus Agreement shall prevail.

IN WITNESS WHEREOF, the Parties hereto have duly executed this Notice of Affordability Restrictions on Transfer of Property as of the dates set forth below.

[Signatures on Following Pages]

**SIGNATURE PAGE
TO
NOTICE OF AFFORDABILITY RESTRICTIONS ON TRANSFER OF PROPERTY**

CITY:
CITY OF SANTA ANA
A California Charter City and Municipal
Corporation

By: _____

Name: Kristine Ridge

Its: City Manager

Date: _____

APPROVED AS TO LEGAL FORM:

By: _____

Ryan O. Hodge
Assistant City Attorney

**SIGNATURE PAGE
TO
NOTICE OF AFFORDABILITY RESTRICTIONS ON TRANSFER OF PROPERTY**

PROPERTY OWNER:

A _____

By: _____

Name: _____

Its: _____

Date: _____

**SIGNATURE PAGE
TO
NOTICE OF AFFORDABILITY RESTRICTIONS ON TRANSFER OF PROPERTY**

DEVELOPER:

A _____

By: _____

Name: _____

Its: _____

Date: _____

ORANGE COUNTY REPORTER

~SINCE 1921~

Mailing Address : 600 W SANTA ANA BLVD, SANTA ANA, CA 92701
Telephone (714) 543-2027 / Fax (714) 542-6841
Visit us @ www.LegalAdstore.com

CHRISTINA LEONARD
CITY OF SANTA ANA/PLANNING & BUILDING
20 CIVIC CENTER PLAZA 2ND FLR
SANTA ANA, CA 92702

COPY OF NOTICE

Notice Type: GPN GOVT PUBLIC NOTICE

Ad Description
1411 N. Broadway

To the right is a copy of the notice you sent to us for publication in the ORANGE COUNTY REPORTER. Thank you for using our newspaper. Please read this notice carefully and call us with any corrections. The Proof of Publication will be filed with the County Clerk, if required, and mailed to you after the last date below. Publication date(s) for this notice is (are):

04/27/2022

The charge(s) for this order is as follows. An invoice will be sent after the last date of publication. If you prepaid this order in full, you will not receive an invoice.

Publication	\$137.95
Total	\$137.95

Daily Journal Corporation

Serving your legal advertising needs throughout California.

ORANGE COUNTY REPORTER, SANTA ANA	(714) 543-2027
BUSINESS JOURNAL, RIVERSIDE	(951) 784-0111
DAILY COMMERCE, LOS ANGELES	(213) 229-5300
LOS ANGELES DAILY JOURNAL, LOS ANGELES	(213) 229-5300
SAN FRANCISCO DAILY JOURNAL, SAN FRANCISCO	(800) 640-4829
SAN JOSE POST-RECORD, SAN JOSE	(408) 287-4866
THE DAILY RECORDER, SACRAMENTO	(916) 444-2355
THE DAILY TRANSCRIPT, SAN DIEGO	(619) 232-3486
THE INTER-CITY EXPRESS, OAKLAND	(510) 272-4747

OR# 3579942

NOTICE OF PUBLIC HEARING BEFORE THE SANTA ANA PLANNING COMMISSION

The City of Santa Ana encourages the public to participate in the decision-making process. We encourage you to contact us prior to the Public Hearing if you have any questions.

Planning Commission Action: The Planning Commission will hold a Public Hearing to receive public testimony, and will take action on the item described below. Decision on this matter will be final unless appealed within 10 calendar days of the decision by any interested party or group.

Project Location: 1411 North Broadway
Project Applicant: Brateil Aghasi, representing W/SEPlace, on behalf of W/SEPlace, a California nonprofit public benefit corporation (Property Owner).

Proposed Project: The applicant proposes to construct a 48-unit permanent supportive housing community. In order to facilitate the construction of the project, the applicant is requesting approval of Density Bonus Agreement (DBA) No. 2022-01 to utilize waivers from development standards and/or development concessions as permitted pursuant to California Government Code sections 65915 through 65918 and as implemented by the Santa Ana Municipal Code (SAMC) Sections 41-1600 through 41-1607.

Environmental Impact: In accordance with the California Quality Environmental Act (CEQA), the recommended action is exempt from CEQA per Section 15194 (Affordable Housing Exemption). This exemption applies to development projects for affordable housing that meet the threshold criteria set forth in Section 15192; are not located on a site more than five acres in area; are located within an urbanized area with a population density of at least 5,000 persons per square mile, and immediately adjacent to qualified urban uses; and that consist of the construction of 100 or fewer residential housing units that are affordable to low-income households. Therefore, no additional environmental review is required. Based on this analysis, a Notice of Exemption, Environmental Review No. 2022-05 will be filed for this project.

Meeting Details: This matter will be heard on **Monday, May 9, 2022 at 5:30 p.m.** in the City Council Chambers, 22 Civic Center Plaza, Santa Ana, CA 92701. **Members of the public may attend this meeting in-person or join via Zoom.** For the most up to date information on how to participate virtually in this meeting, please visit www.santa-ana.org/pb/meeting-participation.

Written Comments: If you are unable to participate in the meeting, you may send written comments by e-mail to PBACComments@santa-ana.org (reference the Agenda Item # in the subject line) or mail to Christina Leonard, Recording Secretary, City of Santa Ana, 20 Civic Center Plaza - M20, Santa Ana, CA 92701. Deadline to submit written comments is **4:00 p.m.** on the day of the meeting. Comments received after the deadline may not be distributed to the Commission but will be made part of the record.

Where To Get More Information: Additional details regarding the proposed action(s), including the full text of the discretionary item, may be found on the City website 72 hours prior to the public hearing at: <https://santa-ana.primegov.com/public/portal>.

Who To Contact For Questions: Should you have any questions, please contact Pedro Gomez with the Planning and Building Agency at PGomez@santa-ana.org or 714-667-2790.

Note: If you challenge the decision on the above matter, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission or City Council of the City of Santa Ana at, or prior to, the public hearing.

Si tiene preguntas en español, favor de llamar a Nardcedalia Perez (714) 667-2260.

N ề u c à n liên lạc à ng ti ố ng Vi ệ t, xin đi ệ n tho à t cho Tony Lai số (714) 565-2627.

4/27/22

OR-3579942#



* A 0 0 0 0 0 6 0 0 1 9 0 6 *



CITY OF SANTA ANA Planning and Building Agency

20 Civic Center Plaza • P.O. Box 1988
Santa Ana, California 92702
www.santa-ana.org/pba

NOTICE OF PUBLIC HEARING BEFORE THE SANTA ANA PLANNING COMMISSION

The City of Santa Ana encourages the public to participate in the decision-making process. This notice is being sent to those who live or own property within 1000 feet of the project site or who have expressed an interest in the proposed action. We encourage you to contact us prior to the Public Hearing if you have any questions.

Planning Commission Action: The Planning Commission will hold a Public Hearing to receive public testimony, and will take action on the item described below. Decision on this matter will be final unless appealed within 10 calendar days of the decision by any interested party or group.

Project Location: 1411 North Broadway

Project Applicant: Brateil Aghasi, representing WISEPlace, on behalf of WISEPlace, a California nonprofit public benefit corporation (Property Owner).

Proposed Project: The applicant proposes to construct a 48-unit permanent supportive housing community. In order to facilitate the construction of the project, the applicant is requesting approval of Density Bonus Agreement (DBA) No. 2022-01 to utilize waivers from development standards and/or development concessions as permitted pursuant to California Government Code sections 65915 through 65918 and as implemented by the Santa Ana Municipal Code (SAMC) Sections 41-1600 through 41-1607.

Environmental Impact: In accordance with the California Quality Environmental Act (CEQA), the recommended action is exempt from CEQA per Section 15194 (Affordable Housing Exemption). This exemption applies to development projects for affordable housing that meet the threshold criteria set forth in Section 15192; are not located on a site more than five acres in area; are located within an urbanized area with a population density of at least 5,000 persons per square mile, and immediately adjacent to qualified urban uses; and that consist of the construction of 100 or fewer residential housing units that are affordable to low-income households. Therefore, no additional environmental review is required. Based on this analysis, a Notice of Exemption, Environmental Review No. 2022-05 will be filed for this project.

Meeting Details: This matter will be heard on **Monday, May 9, 2022 at 5:30 p.m.** in the City Council Chambers, 22 Civic Center Plaza, Santa Ana, CA 92701. **Members of the public may attend this meeting in-person or join via Zoom.** For the most up to date information on how to participate virtually in this meeting, please visit www.santa-ana.org/pb/meeting-participation.

Written Comments: If you are unable to participate in the meeting, you may send written comments by e-mail to PBAComments@santa-ana.org (reference the Agenda Item # in the subject line) or mail to Christina Leonard, Recording Secretary, City of Santa Ana, 20 Civic Center Plaza – M20, Santa Ana, CA 92701. Deadline to submit written comments is **4:00 p.m.** on the day of the meeting. Comments received after the deadline may not be distributed to the Commission but will be made part of the record.

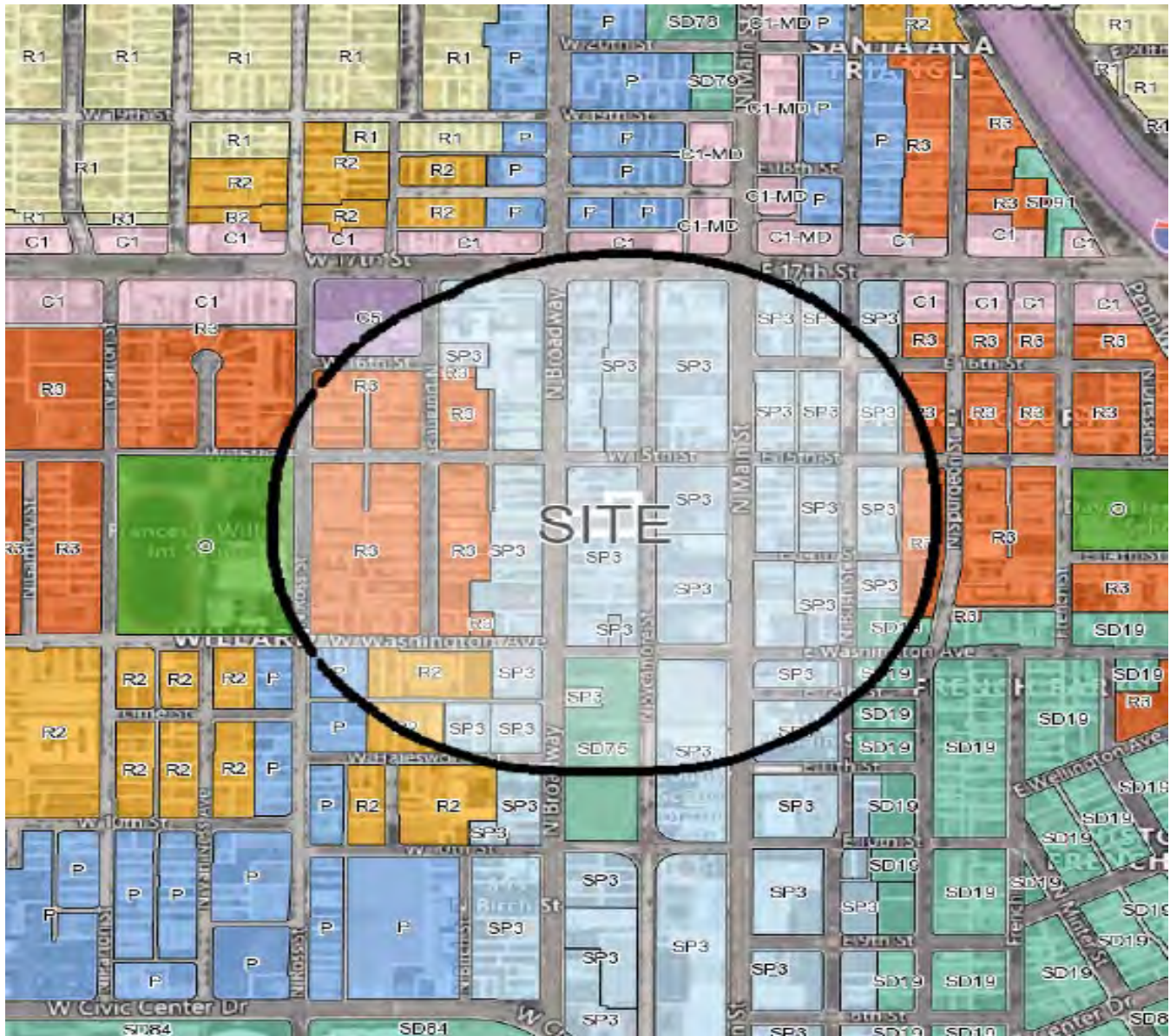
Where To Get More Information: Additional details regarding the proposed action(s), including the full text of the discretionary item, may be found on the City website 72 hours prior to the public hearing at: <https://santa-ana.primegov.com/public/portal>.

Who To Contact For Questions: Should you have any questions, please contact Pedro Gomez with the Planning and Building Agency at PGomez@santa-ana.org or 714-667-2790.

Note: If you challenge the decision on the above matter, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission or City Council of the City of Santa Ana at, or prior to, the public hearing.

**Si tiene preguntas en español, favor de llamar a Narcedalia Perez (714) 667-2260.
Nếu cần liên lạc bằng tiếng Việt, xin điện thoại cho Tony Lai số (714) 565-2627.**

1000' RADIUS NOTIFICATION MAP



NOTICE OF PUBLIC HEARING BEFORE THE SANTA ANA PLANNING COMMISSION

Planning Commission Action: The Planning Commission will hold a Public Hearing to receive public testimony, and will take action on the item described below. Decision on this matter will be final unless appealed within 10 calendar days of the decision by any interested party or group.

Project Location: 1411 North Broadway

Project Applicant: Brateil Aghasi, representing WISEPlace, on behalf of WISEPlace, a California nonprofit public benefit corporation (Property Owner).

Proposed Project: The applicant proposes to construct a 48-unit permanent supportive housing community. In order to facilitate the construction of the project, the applicant is requesting approval of Density Bonus Agreement (DBA) No. 2022-01 to utilize waivers from development standards and/or development concessions as permitted pursuant to California Government Code sections 65915 through 65918 and as implemented by the Santa Ana Municipal Code (SAMC) Sections 41-1600 through 41-1607.

Environmental Impact: In accordance with the California Quality Environmental Act (CEQA), the recommended action is exempt from CEQA per Section 15194 (Affordable Housing Exemption). This exemption applies to development projects for affordable housing that meet the threshold criteria set forth in Section 15192; are not located on a site more than five acres in area; are located within an urbanized area with a population density of at least 5,000 persons per square mile, and immediately adjacent to qualified urban uses; and that consist of the construction of 100 or fewer residential housing units that are affordable to low-income households. Therefore, no additional environmental review is required. Based on this analysis, a Notice of Exemption, Environmental Review No. 2022-05 will be filed for this project.

Meeting Details: This matter will be heard on **Monday, April 25, 2022 at 5:30 p.m.** in the City Council Chambers, 22 Civic Center Plaza, Santa Ana, CA 92701. **Members of the public may attend this meeting in-person or join via Zoom.** For the most up to date information on how to participate virtually in this meeting, please visit www.santa-ana.org/pb/meeting-participation.

Written Comments: If you are unable to participate in the meeting, you may send written comments by e-mail to PBAComments@santa-ana.org (reference the Agenda Item # in the subject line) or mail to Christina Leonard, Recording Secretary, City of Santa Ana, 20 Civic Center Plaza – M20, Santa Ana, CA 92701. Deadline to submit written comments is **4:00 p.m.** on the day of the meeting. Comments received after the deadline may not be distributed to the Commission but will be made part of the record.

Where To Get More Information: Additional details regarding the proposed action(s), including the full text of the discretionary item, may be found on the City website 72 hours prior to the public hearing at: <https://santa-ana.primegov.com/public/portal>.

Who To Contact For Questions: Should you have any questions, please contact Pedro Gomez with the Planning and Building Agency at PGomez@santa-ana.org or 714-667-2790.

Note: If you challenge the decision on the above matter, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission or City Council of the City of Santa Ana at, or prior to, the public hearing.

Si tiene preguntas en español, favor de llamar a Narcedalia Perez (714) 667-2260.

Nếu cần liên lạc bằng tiếng Việt, xin điện thoại cho Tony Lai số (714) 565-2627.

NOTICE OF PUBLIC HEARING BEFORE THE SANTA ANA PLANNING COMMISSION

Planning Commission Action: The Planning Commission will hold a Public Hearing to receive public testimony, and will take action on the item described below. Decision on this matter will be final unless appealed within 10 calendar days of the decision by any interested party or group.

Project Location: 1411 North Broadway

Project Applicant: Brateil Aghasi, representing WISEPlace, on behalf of WISEPlace, a California nonprofit public benefit corporation (Property Owner).

Proposed Project: The applicant proposes to construct a 48-unit permanent supportive housing community. In order to facilitate the construction of the project, the applicant is requesting approval of Density Bonus Agreement (DBA) No. 2022-01 to utilize waivers from development standards and/or development concessions as permitted pursuant to California Government Code sections 65915 through 65918 and as implemented by the Santa Ana Municipal Code (SAMC) Sections 41-1600 through 41-1607.

Environmental Impact: In accordance with the California Quality Environmental Act (CEQA), the recommended action is exempt from CEQA per Section 15194 (Affordable Housing Exemption). This exemption applies to development projects for affordable housing that meet the threshold criteria set forth in Section 15192; are not located on a site more than five acres in area; are located within an urbanized area with a population density of at least 5,000 persons per square mile, and immediately adjacent to qualified urban uses; and that consist of the construction of 100 or fewer residential housing units that are affordable to low-income households. Therefore, no additional environmental review is required. Based on this analysis, a Notice of Exemption, Environmental Review No. 2022-05 will be filed for this project.

Meeting Details: This matter will be heard on **Monday, April 25, 2022 at 5:30 p.m.** in the City Council Chambers, 22 Civic Center Plaza, Santa Ana, CA 92701. **Members of the public may attend this meeting in-person or join via Zoom.** For the most up to date information on how to participate virtually in this meeting, please visit www.santa-ana.org/pb/meeting-participation.

Written Comments: If you are unable to participate in the meeting, you may send written comments by e-mail to PBAComments@santa-ana.org (reference the Agenda Item # in the subject line) or mail to Christina Leonard, Recording Secretary, City of Santa Ana, 20 Civic Center Plaza – M20, Santa Ana, CA 92701. Deadline to submit written comments is **4:00 p.m.** on the day of the meeting. Comments received after the deadline may not be distributed to the Commission but will be made part of the record.

Where To Get More Information: Additional details regarding the proposed action(s), including the full text of the discretionary item, may be found on the City website 72 hours prior to the public hearing at: <https://santa-ana.primegov.com/public/portal>.

Who To Contact For Questions: Should you have any questions, please contact Pedro Gomez with the Planning and Building Agency at PGomez@santa-ana.org or 714-667-2790.

Note: If you challenge the decision on the above matter, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission or City Council of the City of Santa Ana at, or prior to, the public hearing.

Si tiene preguntas en español, favor de llamar a Narcedalia Perez (714) 667-2260.
Nếu cần liên lạc bằng tiếng Việt, xin điện thoại cho Tony Lai số (714) 565-2627.



1411


WISEplace™
A Community of Hope & Housing

SECURED BY
ADT
800.ADT.ASAP
ADT.COM



Planning Commission

Public Comments

May 9, 2022

Item No. 1 – 1411 N. Broadway

Written Comments distributed to the Commission

LAST NAME	FIRST NAME	FAVOR	OPPOSE	NEUTRAL	
United Way OC	Adriana	X			
De La Rosa		X			
Ebell Society of SA Valley		X			
Serve the People Community Health Center		X			
Second Baptist Church		X			
Santa Ana Working Wardrobes		X			
Santa Ana Elks		X			
Rotary Club of Santa Ana		X			
Presbyterian Women		X			
OCSA		X			
Mariposa Counseling		X			
Kiwanis Club of Santa Ana		X			
Snow		David	X		
Concern America			X		
Chapman University	X				
Assistance League		X			

Written comment not distributed to Commission; received after deadline of 4:00 p.m.

LAST NAME	FIRST NAME	FAVOR	OPPOSE	NEUTRAL

From: amil@unitedwayoc.org
To: [eComments, PBA](#)
Subject: Letter of Support for WISEPlace Supportive Housing Development (04/25/2022)
Date: Thursday, April 21, 2022 9:47:51 AM

Santa Ana Planning Commission ,

I strongly support the proposal for the WISEPlace Supportive Housing development with Jamboree that is under consideration. This proposal would contribute 48 units of high-quality Permanent Supportive Housing (PSH) studio units to help end our county's homelessness crisis. I work in the field of homelessness, and I know just how important this development is for our community.

This development is meeting a crucial and growing need in our community for an extremely vulnerable population: unaccompanied women who have found themselves experiencing homelessness. Around a third of the homeless population in Orange County are women and according to the UCI report "Homelessness in Orange County: The Costs to Our Community" the second highest reason that women become homeless in our community is because they are fleeing domestic violence.

Thank you for your courageous leadership in voting to approve the WISEPlace Supportive Housing Development. I am proud to support you in doing so.

amil@unitedwayoc.org

,

From: [Adriana De La Rosa](#)
To: [eComments, PBA](#)
Subject: Letter of Support for WISEPlace Supportive Housing Development - Agenda Item#1 -05/9/2022
Date: Friday, May 6, 2022 11:36:41 AM

Santa Ana Planning Commission ,

Dear Neighbors, and members of the Santa Ana Planning Commission:

As a Santa Ana resident, I strongly support the proposal for the WISEPlace Supportive Housing development that is under consideration. This proposal would contribute 48 units of high-quality Permanent Supportive Housing (PSH) studio units to help in the fight to end our county's homelessness crisis.

This development is meeting a crucial and growing need in our community for an extremely vulnerable population: unaccompanied women who have found themselves experiencing homelessness. Around a third of the homeless population in Orange County are women and according to the UCI report "Homelessness in Orange County: The Costs to Our Community" the second highest reason that women become homeless in our community is because they are fleeing domestic violence.

Thank you for your courageous leadership in voting to approve the WISEPlace Supportive Housing Development. I am proud to support you in doing so.

Adriana De La Rosa
adridelarosaj@gmail.com

Santa Ana, California 92706



May 6, 2022

SUBJECT: Support for Density Bonus Agreement Application No. 2022-01

Dear Planning Commission,

On behalf of the Ebell Club of Santa Ana, I am writing to express enthusiastic support for WISEPlace and its efforts to develop supportive housing for women experiencing homelessness, some of Orange County's most vulnerable citizens for whom there has been a longstanding housing shortage.

As active members of the Santa Ana community, with a passion for the rich history of our great community, Ebell Club of Santa Ana, is pleased to support this solution to ending homelessness through this development and wrap around services provided by WISEPlace.

The opportunity to create housing options for women on this site with so many community amenities will provide a safe home for women for future generations.

Affordable housing is a resource to our communities that provides stability, community, and economic opportunity to our neighbors. We only have this resource if we build it. With so many rent-burdened and struggling to make ends meet because of rising rents across the state, this housing would provide a tool to help our community and provide stability, and protection for our vulnerable residents.

We are so pleased to see the groundwork that has gone into exploring the existing WISEPlace location. Creating the most housing for vulnerable women will create a solution that has never been specifically addressed in Orange County. OC's first and only supportive housing focused on the needs of unaccompanied women, mostly seniors. A place where women can live paying no more than 30% of their income in rent along with support services to address their disabling conditions will create a stable environment where they can thrive.

We are proud supporters of this opportunity to provide affordable housing at this existing location to create a welcome solution to a growing community need in support of vulnerable women.

Respectfully,

Dorothy H Dobson
President Pro Tem
Ebell Society of the Santa Ana Valley
625 French Street, Santa Ana, CA 92701



SUBJECT: Support for Density Bonus Agreement Application No. 2022-01

May 3, 2022

Dear Planning Commission,

On behalf of **Serve the People Community Health Center**, I am writing to express enthusiastic support for WISEPlace and its efforts to develop supportive housing for women experiencing homelessness, some of Orange County's most vulnerable citizens for whom there has been a longstanding housing shortage.

Serve the People is a nonprofit Federally Qualified Community Health Center that provides medical, vision, dental and mental health services for low income, uninsured and homeless individuals and families. We work closely with Wise Place and have been providing health care services to their clients for many years.

As active members of the Santa Ana community, we are pleased to support this solution to ending homelessness through this development and wrap around services provided by WISEPlace. Creating housing for vulnerable women will create an important solution that has never been specifically addressed in Orange County. A place where women can live paying no more than 30% of their income in rent along with support services to address their disabling conditions will create a stable environment where they can thrive.

The 2019 Point in Time showed there were over 6800 homeless residents in Orange County. Affordable Housing options for women are a growing community concern. One in three women make up this part of the homeless population with over 40% survivors of domestic violence. This population of women endure high rates of first-time homelessness, longer spells of homelessness, and higher barriers in accessing stable housing. Unaccompanied women also report extremely high incidence of trauma-whether physical, sexual, or psychological in nature-that is compounded by their ongoing houselessness. The opportunity to create options for women on this site with so many community amenities will provide a safe home for women for future generations.

Affordable housing is a resource to our communities that provides stability, community, and economic opportunity to our neighbors. We only have this resource if we build it. With so many rent-burdened and struggling to make ends meet because of rising rents across the state, this housing would provide a tool to help our community and provide stability, and protection for our vulnerable residents.

This opportunity to provide affordable housing at this existing location can create a welcome solution to a growing community need. I am pleased to provide support.

Respectfully,

Isela Soriano

Executive Director



May 4, 2022

SUBJECT: Support for Density Bonus Agreement Application No. 2022-01

Dear Planning Commission,

On behalf of Second Baptist Church, I am writing to express our enthusiastic support for WISEPlace and its efforts to develop supportive housing for women experiencing homelessness, some of Orange County's most vulnerable citizens for whom there has been a longstanding housing shortage.

As active members of the Santa Ana community, Second Baptist Church is pleased to support this solution to ending homelessness through this development and wrap around services provided by WISEPlace. Second Baptist Church exists to glorify God by sharing Christ, Building Believers and Caring for all, which leads us to our ultimate vision to demonstrate the love of God to every nation, generation, and situation thereby fulfilling the Great Commission. The past 10 years, we have been very hands on, engaged as active members of our community and proud WISEPlace supporters and volunteers who work directly with the population served and have seen firsthand the power of housing solutions and wrap around services onsite.

We are pleased to see the groundwork that has gone into exploring the existing WISEPlace location. Creating housing for vulnerable women will create an important solution that has never been specifically addressed in Orange County. A place where women can live paying no more than 30% of their income in rent along with support services to address their disabling conditions will create a stable environment where they can thrive.

The 2019 Point in Time showed there were over 6,800 homeless residents in Orange County. Affordable Housing options for women are a growing community concern. One in three women make up this part of the homeless population with over 40% survivors of domestic violence. This population of women endure high rates of first-time homelessness, longer spells of homelessness, and higher barriers in accessing stable housing. Unaccompanied women also report extremely high incidence of trauma—whether physical, sexual, or psychological in nature—that is compounded by their ongoing houselessness. The opportunity to create options for women on this site with so many community amenities will provide a safe home for women for future generations.

Affordable housing is a resource to our communities that provides stability, community, and economic opportunity to our neighbors. We only have this resource if we build it. With so many rent-burdened and struggling to make ends meet because of rising rents across the state, this housing would provide a tool to help our community and provide stability, and protection for our vulnerable residents.

This opportunity to provide affordable housing at this existing location can create a welcome solution to a growing community need. I am pleased to provide support.

Respectfully,

Kelita Gardner

Kelita Gardner
Executive Director of Operations
Second Baptist Church



May 5, 2022

Planning Commission
22 Civic Center Plaza
Santa Ana, CA 92701

SUBJECT: Support for Density Bonus Agreement Application No. 2022-01

Dear Planning Commission,

On behalf of Working Wardrobes, I am writing to express enthusiastic support for WISEPlace and its efforts to develop permanent supportive housing for women experiencing homelessness, some of Orange County's most vulnerable citizens for whom there has been a longstanding housing shortage.

As active members of the community, Working Wardrobes is pleased to support this solution to ending homelessness through this development and wrap around services provided by WISEPlace. At Working Wardrobes, we do everything in our power to help men, women, young adults and veterans overcome difficult challenges so they can achieve the dignity of work, and the Power of a Paycheck. We have been very hands on, engaged as active members of our community, and proud WISEPlace supporters and volunteers who work directly with the population served and have seen firsthand the power of housing solutions and wrap around services onsite. We specialize in workforce development, and cannot effectively help some of our clients without the services provided by WISEPlace.

The 2019 Point in Time showed there were over 6800 homeless residents in Orange County. Affordable Housing options for women are a growing community concern. One in three women make up this part of the homeless population with over 40% survivors of domestic violence. This population of women endure high rates of first-time homelessness, longer spells of homelessness, and higher barriers in accessing stable housing. Unaccompanied women also report extremely high incidence of trauma—whether physical, sexual, or psychological in nature—that is compounded by their ongoing houselessness. The opportunity to create options for women on this site with so many community amenities will provide a safe home for women for future generations.

Affordable housing is a resource to our communities that provides stability, community, and economic opportunity to our neighbors. We only have this resource if we build it. With so many rent-burdened and struggling to make ends meet because of rising rents across the state, this housing would provide a tool to help our community and provide stability, and protection for our vulnerable residents.

We are pleased to see the groundwork that has gone into exploring the existing WISEPlace location. Creating permanent housing for vulnerable women will create an important solution that has never been specifically addressed in Orange County. A place where women can live paying no more than 30% of their income in rent along with support services to address their disabling conditions will create a permanent stable environment where they can thrive.



This opportunity to provide affordable housing at this existing location can create a welcome solution to a growing community need. I am pleased to provide support.

Respectfully,

A handwritten signature in black ink that reads "Bonni Pomush".

Bonni Pomush
CEO

Working Wardrobes

bonnip@workingwardrobes.org

714-210-2460



Santa Ana Lodge, No. 794

Benevolent and Protective Order of Elks

SUBJECT: Support for Density Bonus Agreement Application No. 2022-01

Dear Planning Commission,

On behalf of the Santa Ana Elks, I am writing to express enthusiastic support for WISEPlace and its efforts to develop supportive housing for women experiencing homelessness, some of Orange County's most vulnerable citizens for whom there has been a longstanding housing shortage.

As active members of our great Santa Ana community, The Santa Ana Elks are pleased to support this solution to ending homelessness through this housing development and wrap around services provided by WISEPlace. Santa Ana Elks has recently created a valued partnership with WISEPlace and are impressed with their demonstration of care for this vulnerable population. They are best positioned, along with their partners Jamboree Housing, to help end homelessness in our community. And Santa Ana Elks is committed to staying involved and leveraging resources to help these great organizations.

WISEPlace is the only nonprofit in Orange County who is solely focused on the unmet needs of this vulnerable population (unaccompanied women.) One in three women make up this part of the homeless population with over 40% survivors of domestic violence. This population of women endure high rates of first-time homelessness, longer spells of homelessness, and higher barriers in accessing stable housing. Unaccompanied women also report extremely high incidence of trauma—whether physical, sexual, or psychological in nature—that is compounded by their ongoing houselessness. The opportunity to create options for women on this site with so many community amenities will provide a safe home for women for future generations.

We are so pleased to see the groundwork that has gone into exploring the existing WISEPlace location. Creating housing for vulnerable women will create an important solution that has never been specifically addressed in Orange County. A place where women can live with support services to address their disabling conditions will create a stable environment where they can thrive.

This opportunity to provide affordable housing at this existing location can create a welcome solution to a growing community need. I am pleased to provide support and respectfully ask for your consideration.

Thank you for all you do in our great community of Santa Ana!

Respectfully,

Lisa Darmousseh
Exalted Ruler - President
Santa Ana Elks Lodge #794

SUBJECT: Support for Density Bonus Agreement Application No. 2022-01

Dear Planning Commission,

On behalf of Rotary Club of Santa Ana, I am writing to express enthusiastic support for WISEPlace and its efforts to develop supportive housing for women experiencing homelessness, some of Orange County's most vulnerable citizens for whom there has been a longstanding housing shortage.

As active members of the Santa Ana community, Rotary Club of Santa Ana is pleased to support this solution to ending homelessness through this development and wrap around services provided by WISEPlace. Rotary Club of Santa Ana is a gathering of professionals who think and act both locally and globally. We are neighbors and global citizens uniting for the common good.

We are pleased to see the groundwork that has gone into exploring the existing WISEPlace location. Creating housing for vulnerable women will create an important solution that has never been specifically addressed in Orange County. A place where women can live paying no more than 30% of their income in rent along with support services to address their disabling conditions will create a stable environment where they can thrive.

The 2019 Point in Time showed there were over 6800 homeless residents in Orange County. Affordable Housing options for women are a growing community concern. One in three women make up this part of the homeless population with over 40% survivors of domestic violence. This population of women endure high rates of first-time homelessness, longer spells of homelessness, and higher barriers in accessing stable housing. Unaccompanied women also report extremely high incidence of trauma-whether physical, sexual, or psychological in nature-that is compounded by their ongoing houselessness. The opportunity to create options for women on this site with so many community amenities will provide a safe home for women for future generations.

Affordable housing is a resource to our communities that provides stability, community, and economic opportunity to our neighbors. We only have this resource if we build it. With so many rent-burdened and struggling to make ends meet because of rising rents across the state, this housing would provide a tool to help our community and provide stability, and protection for our vulnerable residents.

This opportunity to provide affordable housing at this existing location can create a welcome solution to a growing community need. I am pleased to provide support.

Respectfully,



Sariah G. Devereaux,
Rotary Club of Santa Ana President



PRESBYTERIAN WOMEN IN THE PRESBYTERY OF LOS RANCHOS

May 6, 2022

Planning Commission
22 Civic Center Plaza
Santa Ana, CA 92701

SUBJECT: Support for Density Bonus Agreement Application No. 2022-01

Dear Planning Commission,

On behalf of Presbyterian Women, I am writing to express enthusiastic support for WISEPlace and its efforts to develop supportive housing for women experiencing homelessness, some of Orange County's most vulnerable citizens for whom there has been a longstanding housing shortage.

As active members of the community, Presbyterian Women are pleased to support this solution to ending homelessness through this development and wrap around services provided by WISEPlace. At the time the homeless encampment along the Santa Ana River was brought to people's attention and eventually cleared, Presbyterian Women became acquainted with WISEPlace and the great need for housing. The past 3 years, we have been very hands on, engaged as active members of our community and proud WISEPlace supporters and volunteers who work directly with the population served and have seen firsthand the power of housing solutions and wrap around services onsite. Presbyterian Women wanted to be part of the solution.

The 2019 Point in Time showed there were over 6800 homeless residents in Orange County. Affordable Housing options for women are a growing community concern. One in three women make up this part of the homeless population with over 40% survivors of domestic violence. This population of women endure high rates of first-time homelessness, longer spells of homelessness, and higher barriers in accessing stable housing. Unaccompanied women also report extremely high incidence of trauma-whether physical, sexual, or psychological in nature-that is compounded by their ongoing homelessness. The opportunity to create options for women on this site with so many community amenities will provide a safe home for women for future generations.

Affordable housing is a resource to our communities that provides stability, community, and economic opportunity to our neighbors. We only have this resource if we build it. With so many rent-burdened and struggling to make ends meet because of rising rents across the state, this housing would provide a tool to help our community and provide stability, and protection for our vulnerable residents.



PRESBYTERIAN WOMEN IN THE PRESBYTERY OF LOS RANCHOS

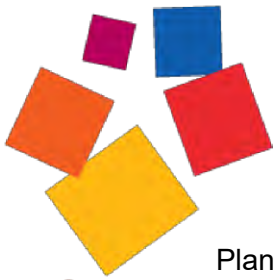
We are pleased to see the groundwork that has gone into exploring the existing WISEPlace location. Creating housing for vulnerable women will create an important solution that has never been specifically addressed in Orange County. A place where women can live paying no more than 30% of their income in rent along with support services to address their disabling conditions will create a stable environment where they can thrive.

This opportunity to provide affordable housing at this existing location can create a welcome solution to a growing community need. I am pleased to provide support.

Respectfully,

Anne D. Sivley

Anne D. Sivley
Moderator, Presbyterian Women
Los Ranchos Presbytery



Planning Commission
22 Civic Center Plaza
Santa Ana, CA 92701

May 4, 2022

SUBJECT: Support for Density Bonus Agreement Application No. 2022-01

Dear Planning Commission,

On behalf of Orange County School of the Arts (OCSA), I am writing to express enthusiastic support for WISEPlace and its efforts to develop permanent supportive housing for women experiencing homelessness, some of Orange County's most vulnerable citizens for whom there has been a longstanding housing shortage.

As active members of the Santa Ana community, OCSA is pleased to support this solution to ending homelessness through this development and wrap around services provided by WISEPlace. OCSA is committed to pre-professional arts training and developing students who are passionate about the arts and academics. The past 3 years, we have been very hands on, engaged as active members of our Santa Ana community and proud WISEPlace supporters and volunteers who work directly with the population served and have seen firsthand the power of housing solutions and wrap around services onsite. Teachers and students of OCSA have worked collaboratively with WISEPlace, with WISEPlace staff doing speaking presentations educating students at OCSA about what it offers in the community, and have presented multiple community service opportunities for our students over the years.

The 2019 Point in Time showed there were over 6800 homeless residents in Orange County. Affordable Housing options for women are a growing community concern. One in three women make up this part of the homeless population with over 40% survivors of domestic violence. This population of women endure high rates of first-time homelessness, longer spells of homelessness, and higher barriers in accessing stable housing. Unaccompanied women also report extremely high incidence of trauma—whether physical, sexual, or psychological in nature—that is compounded by their ongoing houselessness. The opportunity to create options for women on this site with so many community amenities will provide a safe home for women for future generations.

Affordable housing is a resource to our communities that provides stability, community, and economic opportunity to our neighbors. We only have this resource if we build it. With so many rent-burdened and struggling to make ends meet because of rising rents across the state, this housing would provide a tool to help our community and provide stability, and protection for our vulnerable residents.

We are pleased to see the groundwork that has gone into exploring the existing WISEPlace location. Creating permanent housing for vulnerable women will create an important solution that has never been specifically addressed in Orange County. A place where women can live paying no more than 30% of their income in rent along with support services to address their disabling conditions will create a permanent stable environment where they can thrive.



This opportunity to provide affordable housing at this existing location can create a welcome solution to a growing community need. I am pleased to provide support.

Respectfully,

Michael Ciecek
Principal
Orange County School of the Arts



Planning Commission
22 Civic Center Plaza
Santa Ana, CA 92701

SUBJECT: Support for Density Bonus Agreement Application No. 2022-01

Dear Planning Commission,

On behalf of Mariposa Women and Family Center, I am writing to express enthusiastic support for WISEPlace and its efforts to develop permanent supportive housing for women experiencing homelessness, some of Orange County's most vulnerable citizens for whom there has been a longstanding housing shortage.

As active members of the community, Mariposa Women and Family Center are pleased to support this solution to ending homelessness through this development and wrap around services provided by WISEPlace. Mariposa has had a valued partnership with WISEPlace for many years and we are impressed with their demonstration of trauma informed care for a vulnerable population.

WISEPlace is the only nonprofit in Orange County who is solely focused on the unmet needs of this vulnerable population (unaccompanied women.) One in three women make up this part of the homeless population with over 40% survivors of domestic violence. This population of women endure high rates of first-time homelessness, longer spells of homelessness, and higher barriers in accessing stable housing. Unaccompanied women also report extremely high incidence of trauma—whether physical, sexual, or psychological in nature—that is compounded by their ongoing homelessness. The opportunity to create options for women on this site with so many community amenities will provide a safe home for women for future generations.

We are pleased to see the groundwork that has gone into exploring the existing WISEPlace location. Creating permanent housing for vulnerable women will create an important solution that has never been specifically addressed in Orange County. A place where women can live with support services to address their disabling conditions will create a permanent stable environment where they can thrive.

This opportunity to provide affordable housing at this existing location can create a welcome solution to a growing community need. I am pleased to provide support and respectfully ask for your consideration.

Thank you for all you do in our community,

Respectfully,

A handwritten signature in black ink, appearing to read 'K. Driver', with a long horizontal flourish extending to the right.

Dr. Krista Driver
President & CEO



Kiwanis Club of Santa Ana, California

P.O. Box 1256 - Santa Ana, CA 92702

May 4, 2022

Planning Commission
22 Civic Center Plaza
Santa Ana, CA 92701

SUBJECT: Support for Density Bonus Agreement Application No. 2022-01

Dear Planning Commission,

The Kiwanis Club of Santa Ana would like to express enthusiastic support for WISEPlace and its efforts to develop permanent supportive housing for women experiencing homelessness, some of Orange County's most vulnerable citizens for whom there has been a longstanding housing shortage.

As active members of the Santa Ana community, the Kiwanis Club of Santa Ana is pleased to support this solution to ending homelessness through this development and wrap around services provided by WISEPlace. Kiwanis is a global organization of volunteers dedicated to improving the world one child and one community at a time.

The past 3 years we have been hands on and proud WISEPlace supporters. And as volunteers who work directly with the population served, we have seen firsthand the power of housing solutions and wrap around services onsite. For instance, during the pandemic, the Kiwanis Club of Santa Ana provided stipends for wardrobes, and gift cards enabling mothers to purchase Christmas presents for their children. In fact, our membership roster boasts a past WISEPlace Director.

The 2019 Point in Time showed there were over 6800 homeless residents in Orange County. Affordable Housing options for women are a growing community concern. One in three women make up this part of the homeless population with over 40% survivors of domestic violence. This population of women endure high rates of first-time homelessness, longer spells of homelessness, and higher barriers in accessing stable housing. Unaccompanied women also report extremely high incidence of trauma—whether physical, sexual, or psychological in nature—that is compounded by their ongoing houselessness.

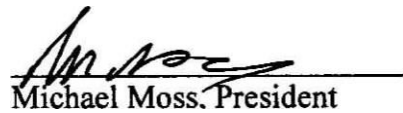
The opportunity to create options for women on this site with so many community amenities will provide a safe home for women for future generations.

Affordable housing is a resource to our communities that provides stability, community, and economic opportunity to our neighbors. We only have this resource if we build it. With so many rent-burdened and struggling to make ends meet because of rising rents across the state, this housing would provide a tool to help our community and provide stability, and protection for our vulnerable residents.

We are pleased to see the groundwork that has gone into exploring the existing WISEPlace location. Creating permanent housing for vulnerable women will create an important solution that has never been specifically addressed in Orange County. A place where women can live paying no more than 30% of their income in rent along with support services to address their disabling conditions will create a permanent stable environment where they can thrive.

This opportunity to provide affordable housing at this existing location can create a welcome solution to a growing community need. We are pleased to provide support.

Respectfully,

A handwritten signature in black ink, appearing to read "Michael Moss", is written over a horizontal line.

Michael Moss, President

Kiwanis Club of Santa Ana

<https://www.kiwanissantaana.com>

Celebrating over 102 years of service to the children and community of Santa Ana!



Department of Sociology
3151 Social Science Plaza
Irvine, CA 92697-5100
(949) 824-6800
(949) 824-4717 FAX

May 4, 2022

TO: Planning Commission

FM: David A. Snow, Ph.D. 
Distinguished Professor Emeritus

RE: Support for Density Bonus Agreement Application No. 2022-01

I am writing to express enthusiastic support for WISEPlace and its efforts to develop permanent supportive housing for homeless women, some of Orange County's most vulnerable citizens for whom there has been a longstanding housing shortage.

You may recall that I was the lead researcher for a 2017 comprehensive study of the cost of homelessness in Orange County, conducted in cooperation with OC United Way and Jamboree Housing Corporation. Among the major findings was that homelessness in the county is caused first and foremost by the intersection of the county's high-cost housing market, particularly its rental market, and insufficient income, due in large part to the low wages and job losses, to access the housing market. When avowed causes for homelessness are assessed in terms of gender, we found in a subsequent cluster analysis (see figure below) that the cluster with the largest predicted percent of women was the lack of affordable housing/job loss cluster, which accounted for 74 percent of the women.

When it is considered that women make up slightly more than a third of the county's homeless population per the 2019 county PIT count, and that 58 percent of the women interviewed for the cost study reported experiencing physical and/or sexual abuse during childhood and/or domestic violence as a reason for their homelessness, the importance of providing safe, permanent supportive housing for homeless women becomes even more palpably compelling.

It is my understanding that the current WISEPlace initiative will provide up to 48 housing units for homeless women who can live paying no more than 30 percent of their income in rent along with support services to address their challenging life situations and conditions, thus creating a permanent stable environment where they can thrive. I am pleased to see that the groundwork for the initiative is moving forward while maintaining the historic integrity of the location.

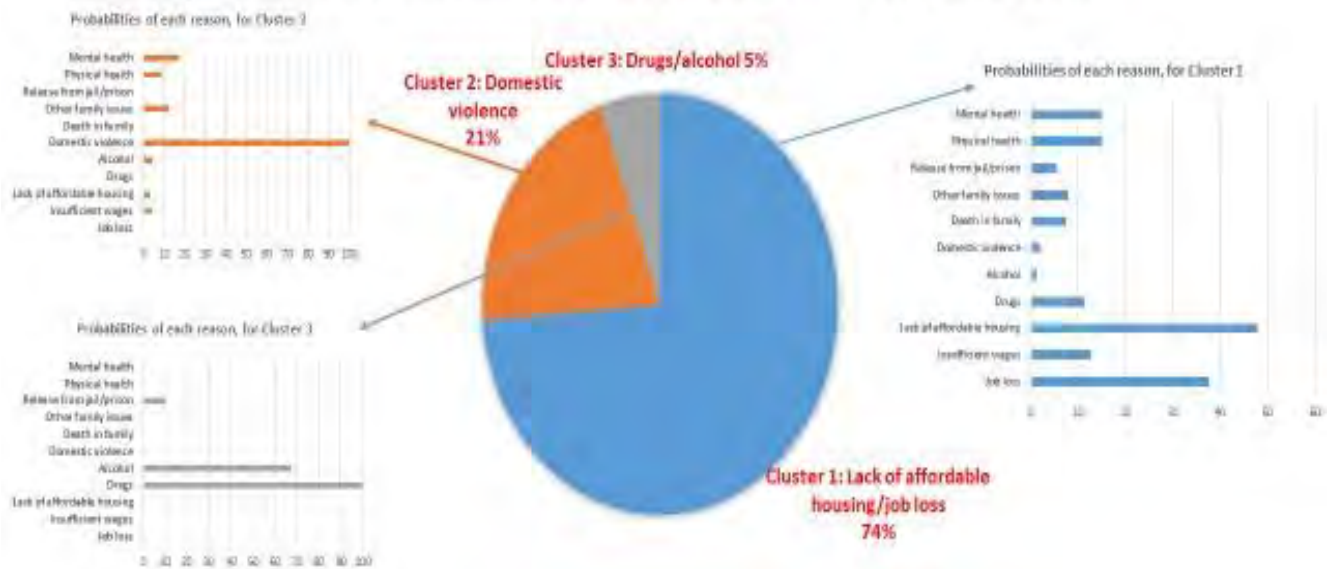
It is with these considerations in mind that I register my wholehearted support for the WISEPlace initiative.



Reasons For Homelessness: Women

(Results from latent class cluster analysis – 3 cluster solution)

PERCENT OF HOMELESS WOMEN PREDICTED TO BE IN EACH CLUSTER



David A. Snow, Ph.D.

Distinguished Professor Emeritus

CONCERN AMERICA

— SINCE 1972 —

May 3, 2022

SUBJECT: Support for Density Bonus Agreement Application No. 2022-01

Dear Planning Commission,

On behalf of Concern America, I am writing to express enthusiastic support for WISEPlace and its efforts to develop supportive housing for women experiencing homelessness, some of Orange County's most vulnerable citizens for whom there has been a longstanding housing shortage.

Concern America, based in Santa Ana since 1976, is a globally-focused community development organization building local capacity in economically impoverished regions so that communities are able to lift themselves out of poverty through grassroot programs in health, sanitation, and income-generation. Our focus on walking with vulnerable communities as they lead their own transformation is shared by WISEPlace, and why we are writing this letter of support.

As active members of the Santa Ana community, we are pleased to support this solution to ending homelessness through this development and wrap around services provided by WISEPlace. Creating housing for vulnerable women will create an important solution that has never been specifically addressed in Orange County. A place where women can live paying no more than 30% of their income in rent along with support services to address their disabling conditions will create a stable environment where they can thrive.

The 2019 Point in Time showed there were over 6800 homeless residents in Orange County. Affordable Housing options for women are a growing community concern. One in three women make up this part of the homeless population with over 40% survivors of domestic violence. This population of women endure high rates of first-time homelessness, longer spells of homelessness, and higher barriers in accessing stable housing. Unaccompanied women also report extremely high incidence of trauma-whether physical, sexual, or psychological in nature-that is compounded by their ongoing houselessness. The opportunity to create options for women on this site with so many community amenities will provide a safe home for women for future generations.

Affordable housing is a resource to our communities that provides stability, community, and economic opportunity to our neighbors. We only have this resource if we build it. With so many rent-burdened and struggling to make ends meet because of rising rents across the state, this housing would provide a tool to help our community and provide stability, and protection for our vulnerable residents.

This opportunity to provide affordable housing at this existing location can create a welcome solution to a growing community need. I am pleased to provide support.

In gratitude and peace,



John Straw
Executive Director

SUBJECT: Support for Density Bonus Agreement Application No. 2022-01

Dear Planning Commission,

On behalf of Chapman University, I am writing to express enthusiastic support for WISEPlace and its efforts to develop supportive housing for women experiencing homelessness, some of Orange County's most vulnerable citizens for whom there has been a longstanding housing shortage.

As active members of the community who appreciate and have a passion for historical significance, Chapman University is pleased to support this solution to ending homelessness through this development and wrap around services provided by WISEPlace.

We are pleased to see the groundwork that has gone into exploring the existing WISEPlace location. Maintaining the historic integrity of the location, and restoring it, while creating housing for vulnerable women will create an important solution that has never been specifically addressed in Orange County. A place where women can live paying no more than 30% of their income in rent along with support services to address their disabling conditions will create a stable environment where they can thrive.

This opportunity to provide affordable housing at this existing location can create a welcome solution to a growing community need. I am pleased to express my strong support for this initiative.

Respectfully,



Daniele C. Struppa
Chapman University



May 4, 2022

Planning Commission
22 Civic Center Plaza
Santa Ana, CA 92701

SUBJECT: Support for Density Bonus Agreement Application No. 2022-01

Dear Planning Commission,

On behalf of Assistance League of Orange, I am writing to express enthusiastic support for WISEPlace and its efforts to develop permanent supportive housing for women experiencing homelessness, some of Orange County most vulnerable citizens for whom there has been a longstanding housing shortage.

As active members of the community, Assistance League of Orange are pleased to support this solution to ending homelessness through this development and wrap around services provided by WISEPlace. The past 3 years, Assistance League of Orange has been very hands on, engaged as active members of our community and proud WISEPlace supporters and volunteers who work directly with the population served and have seen firsthand of housing solutions and wrap around services onsite. Members of Assistance League of Orange find great personal value in supporting and volunteering at WISEPlace.

The 2019 Point in Time showed there were over 6800 homeless residents in Orange County. Affordable Housing options for women are a growing community concern. One in three women make up this part of the homeless population with over 40% survivors of domestic violence. This population of women endure high rates of first-time homelessness, longer spells of homelessness, and higher barriers in accessing stable housing. Unaccompanied women also report extremely high incidence of trauma—whether physical, sexual, or psychological in nature—that is compounded by their ongoing houselessness.



assistance league

Orange

The opportunity to create options for women on this site with so many community amenities will provide a safe home for women for future generations.

Affordable housing is a resource to our communities that provides stability, community, and economic opportunity to our neighbors. We only have this resource if we build it. With so many rent-burdened and struggling to make ends meet because of rising rents across the state, this housing would provide a tool to help our community and provide stability, and protection for our vulnerable residents.

We are pleased to see the groundwork that has gone into exploring the existing WISEPlace location. Creating permanent housing for vulnerable women will create an important solution that has never been specifically addressed in Orange County. A place where women can live paying no more than 30% of their income in rent along with support services to address their disabling conditions will create a permanent stable environment where they can thrive.

This opportunity to provide affordable housing at this existing location can create a welcome solution to a growing community need. I am pleased to provide support.

Respectfully,

A handwritten signature in black ink that reads "Laura Daley". The signature is written in a cursive, flowing style.

Laura Daley
Assistance League of Orange
Program Chair

SUBJECT: Support for Density Bonus Agreement Application No. 2022-01

Dear Planning Commission,

On behalf of **The Wooden Floor**, I am writing to express enthusiastic support for WISEPlace and its efforts to develop supportive housing for women experiencing homelessness, some of Orange County's most vulnerable citizens for whom there has been a longstanding housing shortage.

Founded in 1983, The Wooden Floor is one of the foremost creative youth development nonprofit organizations in the country. We transform the lives of young people in low-income communities through the power of dance and access to higher education. In Orange County and through national licensed partners, we use a long-term approach grounded in exploratory dance education to foster the confidence and gifts within each child to innovate, communicate, and collaborate – skills necessary for success in school and in life. 100 percent of students who graduate from The Wooden Floor immediately enroll in higher education. Our students become change agents and beacons of hope within their own families, their neighborhoods, our community, and our world.

As active members of the Santa Ana community, we are pleased to support this solution to ending homelessness through this development and wrap around services provided by WISEPlace. Creating housing for vulnerable women will create an important solution that has never been specifically addressed in Orange County. A place where women can live paying no more than 30% of their income in rent along with support services to address their disabling conditions will create a stable environment where they can thrive.

The 2019 Point in Time showed there were over 6800 homeless residents in Orange County. Affordable Housing options for women are a growing community concern. One in three women make up this part of the homeless population with over 40% survivors of domestic violence. This population of women endure high rates of first-time homelessness, longer spells of homelessness, and higher barriers in accessing stable housing. Unaccompanied women also report extremely high incidence of trauma-whether physical, sexual, or psychological in nature-that is compounded by their ongoing houselessness. The opportunity to create options for women on this site with so many community amenities will provide a safe home for women for future generations.

Affordable housing is a resource to our communities that provides stability, community, and economic opportunity to our neighbors. We only have this resource if we build it. With so many rent-burdened and struggling to make ends meet because of rising rents across the state, this housing would provide a tool to help our community and provide stability, and protection for our vulnerable residents.

from here you can step anywhere
the wooden floor[®]

This opportunity to provide affordable housing at this existing location can create a welcome solution to a growing community need. I am pleased to provide support.

Respectfully,

Dawn S. Reese

Dawn Reese
Chief Executive Officer
The Wooden Floor

May 9, 2022

SUBJECT: Support for WISEPlace

Dear City of Santa Ana,

On behalf of the Santa Ana Chamber of Commerce, I am writing to express enthusiastic support for WISEPlace and its efforts to develop supportive housing for women experiencing homelessness, some of Orange County's most vulnerable citizens for whom there has been a longstanding housing shortage. The Santa Ana Chamber of Commerce's Mission is to broker community solutions that create economic growth.

As active members of the Santa Ana community, we are pleased to support this solution to ending homelessness through this development and wrap around services provided by WISEPlace.

Creating housing for vulnerable women will create an important solution that has never been specifically addressed in Orange County. A place where women can live paying no more than 30% of their income in rent along with support services to address their disabling conditions will create a stable environment where they can thrive.

The 2019 Point in Time showed there were over 6800 homeless residents in Orange County. Affordable Housing options for women are a growing community concern. One in three women make up this part of the homeless population with over 40% survivors of domestic violence. This population of women endure high rates of first-time homelessness, longer spells of homelessness, and higher barriers in accessing stable housing. Unaccompanied women also report extremely high incidence of trauma-whether physical, sexual, or psychological in nature-that is compounded by their ongoing houselessness. The opportunity to create options for women on this site with so many community amenities will provide a safe home for women for future generations.

Affordable housing is a resource to our communities that provides stability, community, and economic opportunity to our neighbors. We only have this resource if we build it. With so many rent-burdened and struggling to make ends meet because of rising rents across the state, this housing would provide a tool to help our community and provide stability, and protection for our vulnerable residents.

This opportunity to provide affordable housing at this existing location can create a welcome solution to a growing community need. I am pleased to provide support.

Respectfully,



David Elliott
President/CEO
Santa Ana Chamber of Commerce



Fighting for a future of abundant housing in Orange County
peopleforhousing.org

Judson Brown
Housing Division Manager
Community Development Agency
20 Civic Center Plaza (M-26)
Santa Ana CA 92702

February 25, 2022

RE: Support for Wise Place Housing Initiative

Dear Mr. Brown,

People for Housing Orange County is a nonprofit, community-based organization of Orange County residents organized to advocate for more homebuilding and lower housing costs. By legalizing the construction of multifamily housing, streamlining the permitting housing, and increasing funding for subsidized affordable housing, we believe a future of abundant housing is possible. We envision an integrated society where every person has access to a safe, affordable home near jobs, services, and opportunity.

I am writing to express our support for the WISEPlace Supportive Housing development with Jamboree that is under consideration. This proposal would contribute 47 units of high-quality Permanent Supportive Housing (PSH) studio units to help end our county's homelessness crisis and one apartment for the onsite property manager.

This development is meeting a crucial and growing need in our community for an extremely vulnerable population: unaccompanied women who have found themselves experiencing homelessness. Around a third of the homeless population in Orange County are women and according to the UCI report “Homelessness in Orange County: The Costs to Our Community” the second highest reason that women become homeless in our community is because they are fleeing domestic violence.

WISEPlace has been serving the community for almost one hundred years and are expertly situated to provide the unique tailored support services that this special population require. Their partnership with Jamboree, a well-established and trusted developer, is sure to lead to both a beautiful and successful development that will lead to transformed lives.

We strongly urge the Santa Ana Historical Resources Commission to recommend this Supportive Housing development for approval to the Planning Commission and City Council. We are grateful to you for your courage and willingness to improve the lives of those most in-need in Orange County.

Sincerely,

Elizabeth Hansburg

People for Housing Orange County, Executive Director





**UNITED TO END
HOMELESSNESSSM**

February 25, 2022

TO: Judson Brown
Housing Division Manager
Community Development Agency
20 Civic Center Plaza (M-26)
Santa Ana CA 92702

RE: Support for WISEPlace Housing Initiative

United to End Homelessness writes today to express our support for the WISEPlace Supportive Housing development with Jamboree that is under consideration. This proposal would contribute 47 units of high-quality Permanent Supportive Housing (PSH) studio units to help end our county's homelessness crisis and one apartment for the onsite property manager.

This development is meeting a crucial and growing need in our community for an extremely vulnerable population: unaccompanied women who have found themselves experiencing homelessness. Around a third of the homeless population in Orange County are women and according to the UCI report "Homelessness in Orange County: The Costs to Our Community" the second highest reason that women become homeless in our community is because they are fleeing domestic violence.

WISEPlace has been serving the community for almost one hundred years and are expertly situated to provide the unique tailored support services that this special population requires. Their partnership with Jamboree a well-established and trusted developer is sure to lead to both a beautiful and successful development that will lead to transformed lives.

United to End Homelessness was launched by Orange County United Way in 2018. We are a collaboration of Orange County's top business, philanthropic, government, faith-based, and non-profit leaders committing to ending homelessness and ensuring housing and services are available for every individual who may need them.

Thank you for your approval of the WISEPlace Supportive Housing development. We are grateful to you for your courage and willingness to improve the lives of those in-need in our community.

Sincerely,

Lawrence R. Armstrong
Chair, U2EH Leadership Council

Becks Heyhoe
Executive Director, United to End Homelessness

18012 Mitchell South, Irvine, CA 92614

949-660-7600

info@UnitedToEndHomelessness.org

UnitedToEndHomelessness.org

#EndHomelessnessOC

Empowered By





Orange County United Way

18012 Mitchell South
Irvine, CA 92614

949.660.7600
UnitedWayOC.org

February 25, 2022

TO: Judson Brown
Housing Division Manager
Community Development Agency
20 Civic Center Plaza (M-26)
Santa Ana CA 92702

RE: Support for WISEPlace Housing Initiative

Orange County United Way (OCUW) writes today to express our support for the WISEPlace Supportive Housing development with Jamboree that is under consideration. This proposal would contribute 47 units of high-quality Permanent Supportive Housing (PSH) studio units to help end our county's homelessness crisis and one apartment for the onsite property manager.

This development is meeting a crucial and growing need in our community for an extremely vulnerable population: unaccompanied women who have found themselves experiencing homelessness. Around a third of the homeless population in Orange County are women and according to the UCI report "Homelessness in Orange County: The Costs to Our Community" the second highest reason that women become homeless in our community is because they are fleeing domestic violence.

WISEPlace has been serving the community for almost one hundred years and are expertly situated to provide the unique tailored support services that this special population requires. Their partnership with Jamboree, a well-established and trusted developer is sure to lead to both a beautiful and successful development that will lead to transformed lives.

In 2018, OCUW launched United to End Homelessness, a powerful collaboration among Orange County's top business, philanthropic, government, faith-based, and non-profit leaders committed to ending homelessness and ensuring housing and services are available for every individual who may need them. United to End Homelessness has been an influential voice in advocating for housing as the solution to end homelessness, and OCUW has always supported and maintained that affordable, stable housing is the building block to success.

Thank you for your approval of the WISEPlace Supportive Housing development. We are grateful to you for your courage and willingness to improve the lives of those in-need in our community.

Sincerely,

A handwritten signature in blue ink that reads "Susan B. Parks".

Susan B. Parks
President & CEO

**WE FIGHT FOR THE EDUCATION, HEALTH, HOUSING AND
FINANCIAL STABILITY OF EVERY PERSON IN ORANGE COUNTY.**