

City of Santa Ana 2021-2029 Housing Element Update



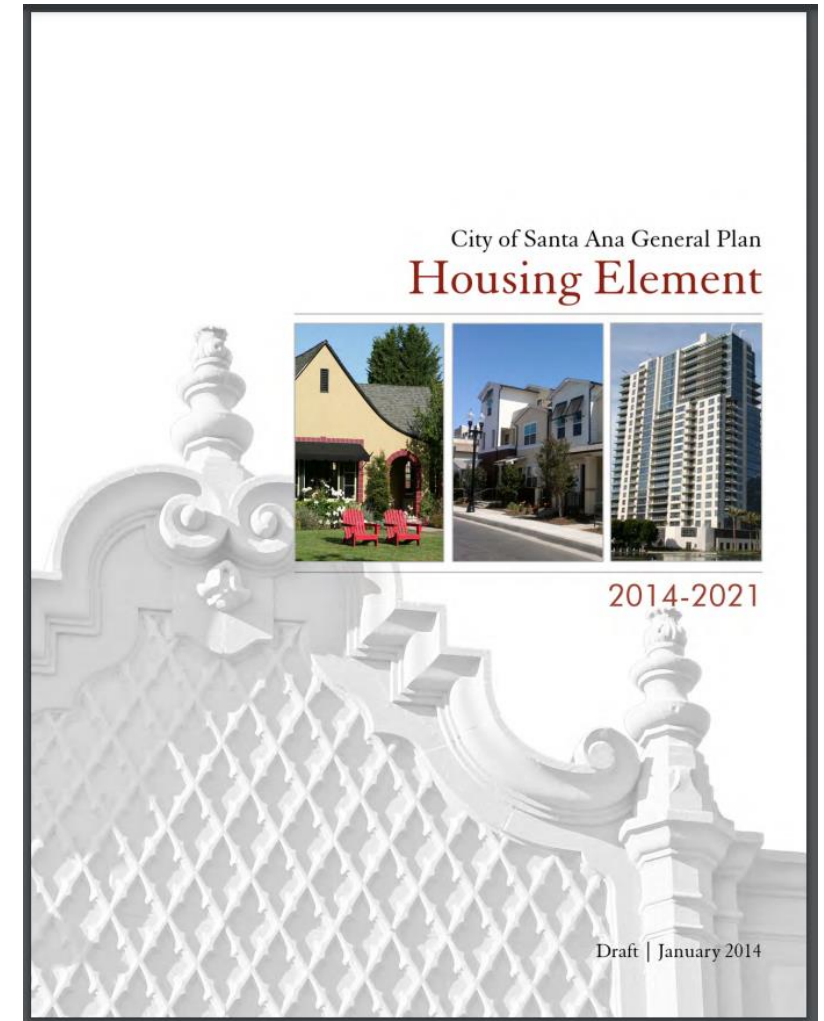
Planning Commission

September 27, 2021



Agenda

- » Housing Element Overview & Content
- » Regional Housing Needs Allocation (RHNA)
- » Santa Ana Housing Needs
- » Community Outreach
- » Policy Framework
- » Project Schedule & Next Steps



HOUSING ELEMENT OVERVIEW & CONTENT



**2021-29 Housing
Element Update**



Housing Element Law



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



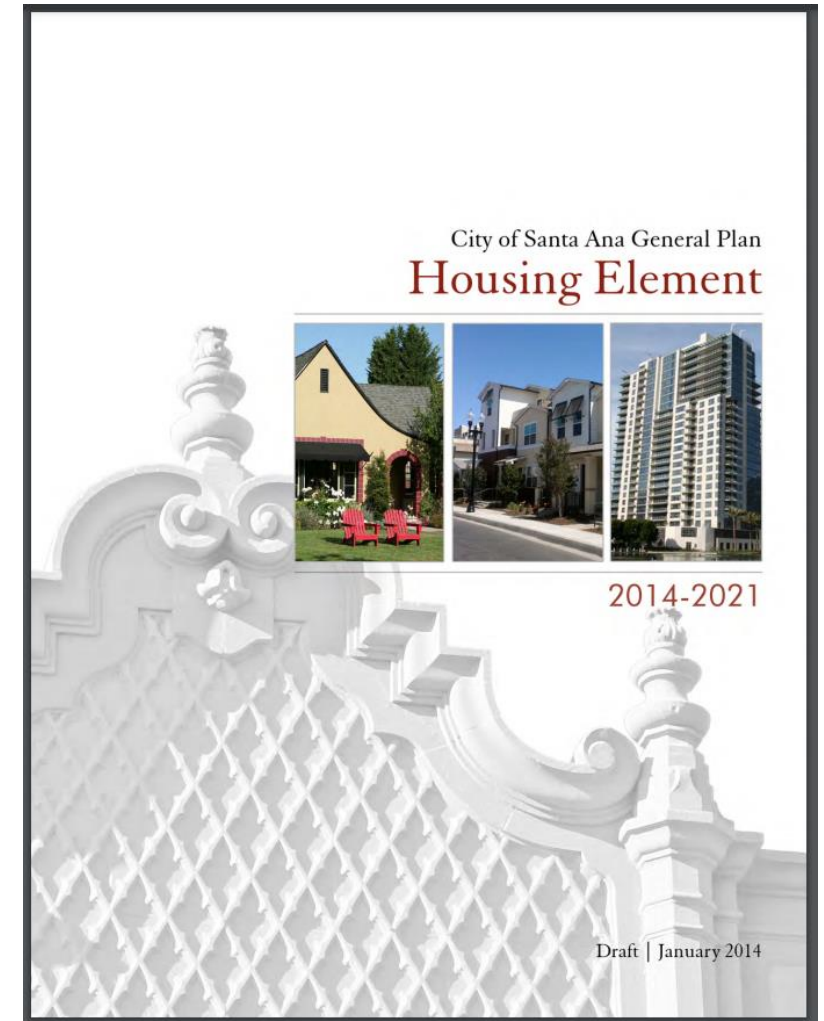
Required Element of the General Plan governed by California Government Code Sections 65580-65589.11.



Must be updated every 8 years

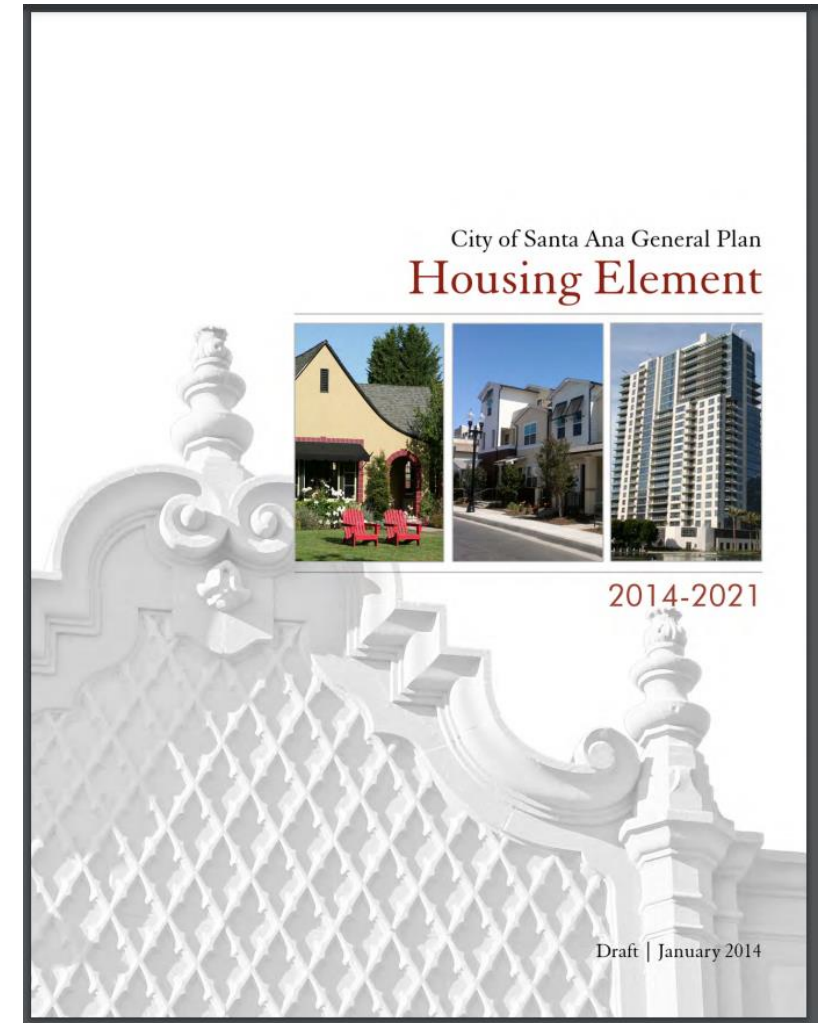


Certified by the Department of Housing & Community Development (HCD)



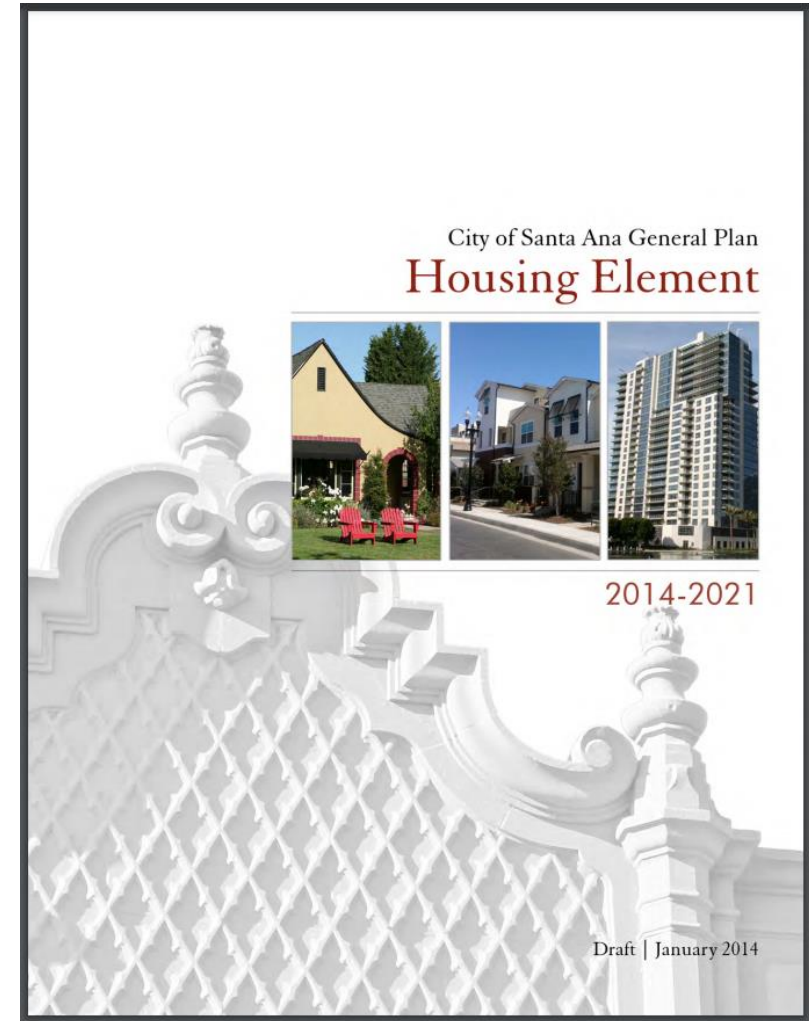
Housing Element Planning Period

- » Eight Years **(2021 – 2029)**
- » Council Adoption Deadline: **October 15, 2021**
- » Must be adopted within 120 days of this deadline or state-mandated to be updated every four years
- » Final Deadline: **February 12, 2022**



Housing Element Contents

- » Housing Needs
- » Housing Constraints
- » Housing Resources
- » Policy Framework
- » Housing Plan: Actions and Programs
- » Progress Report: Accomplishments/Evaluation



REGIONAL HOUSING NEEDS ALLOCATION (RHNA)



2021-29 Housing
Element Update



What is the Regional Housing Needs Assessment (RHNA)?

- » **Quantifies the need for housing** within each jurisdiction during specified planning periods
- » Planning process to address future housing needs resulting from **population, employment and household growth.**
- » Promotes **social equity and fair share** housing need for all segments of the community



Future Housing Needs

» Regional Housing Needs Allocation (RHNA) 6th Cycle

- Projected housing need for 2021-2029
- HCD assigned 1.34 million to SCAG/3,095 to Santa Ana
- RHNA Appeals and SCAG final RHNA allocation - March 2021
- County Transfer - 42 units (20 very low, 22 moderate) – June 2021

Land Resource	Very Low Income	Low Income	Moderate Income	Above Mod Income	Total
RHNA ¹	606	362	545	1,624	3,137

¹ RHNA with Transfer from the County (Crossroads Project)



What is Affordable?



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

3-bedrooms

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

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

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



HOUSING NEEDS



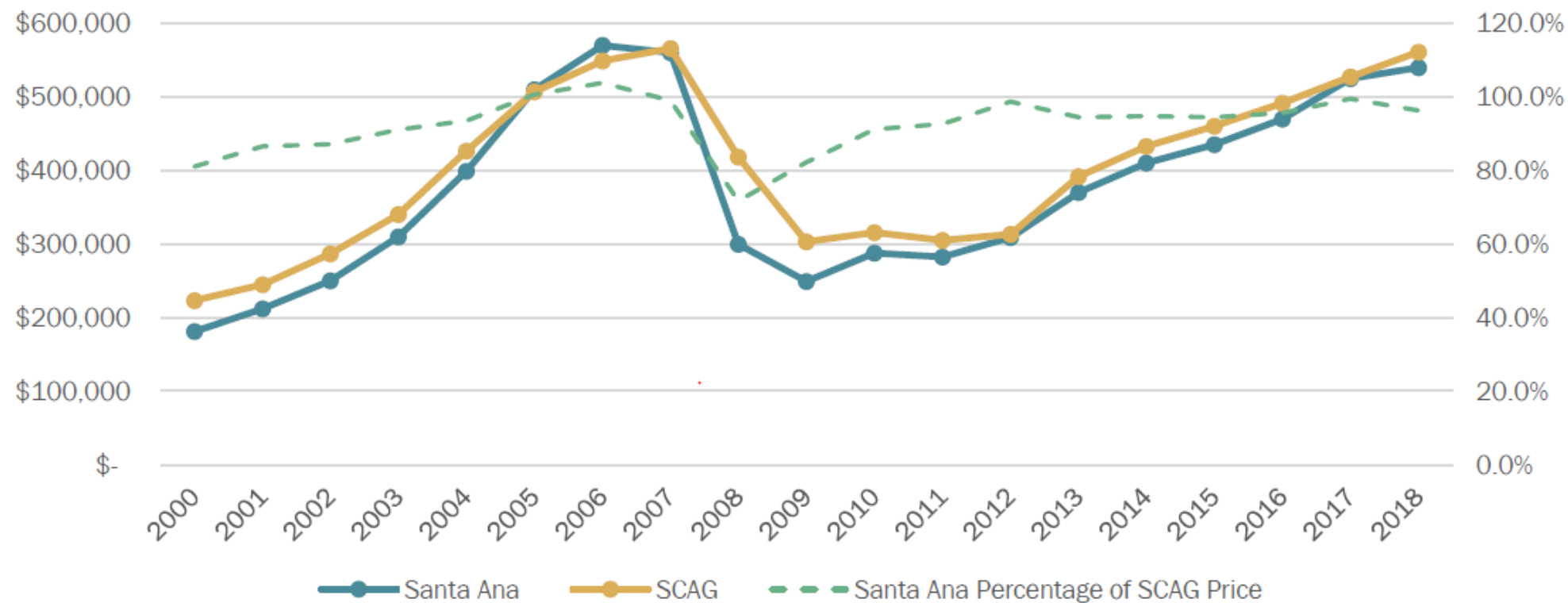
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Existing Housing Needs - Costs

- » Housing costs steadily increasing
- Median sales price over \$500,000

Median Home Sales Price for Existing Homes



SCAG Local Profiles, Core Logic/Data Quick. SCAG median home sales price calculated as household-weighted average of county medians.

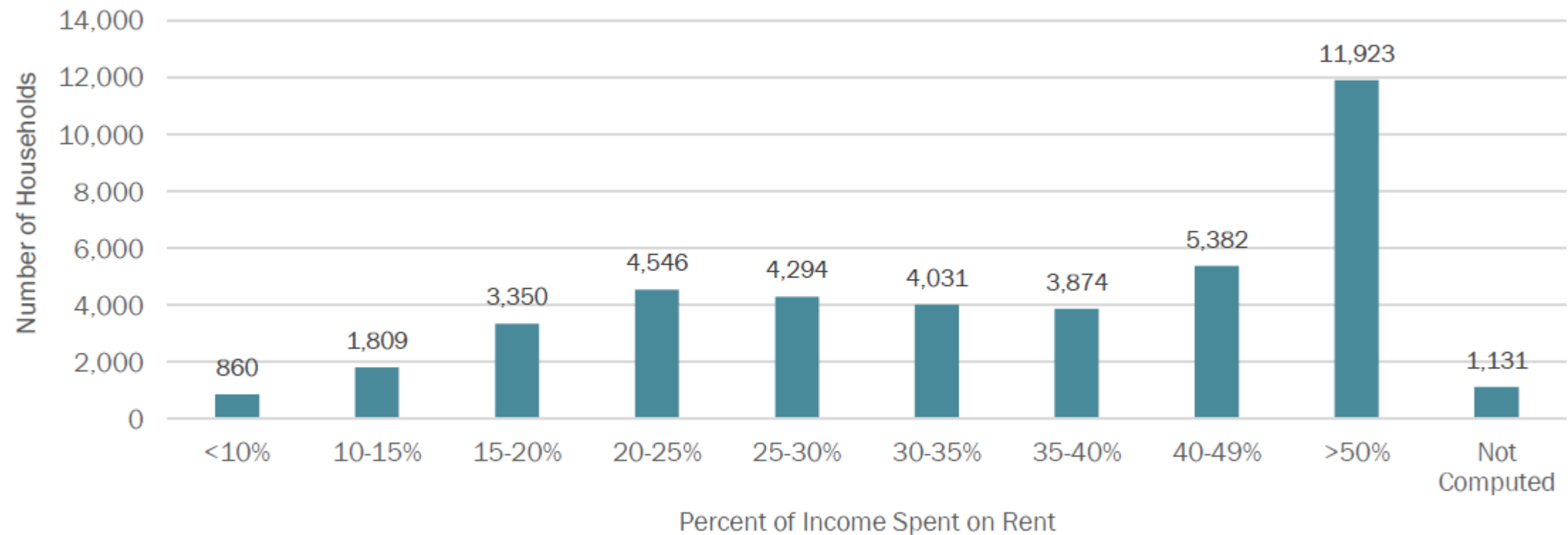


Existing Housing Needs - Rent

» Spending on rent

61% of renters spend $\geq 30\%$ of income on housing | 29% of renters spend $\geq 50\%$

Spending on Rent

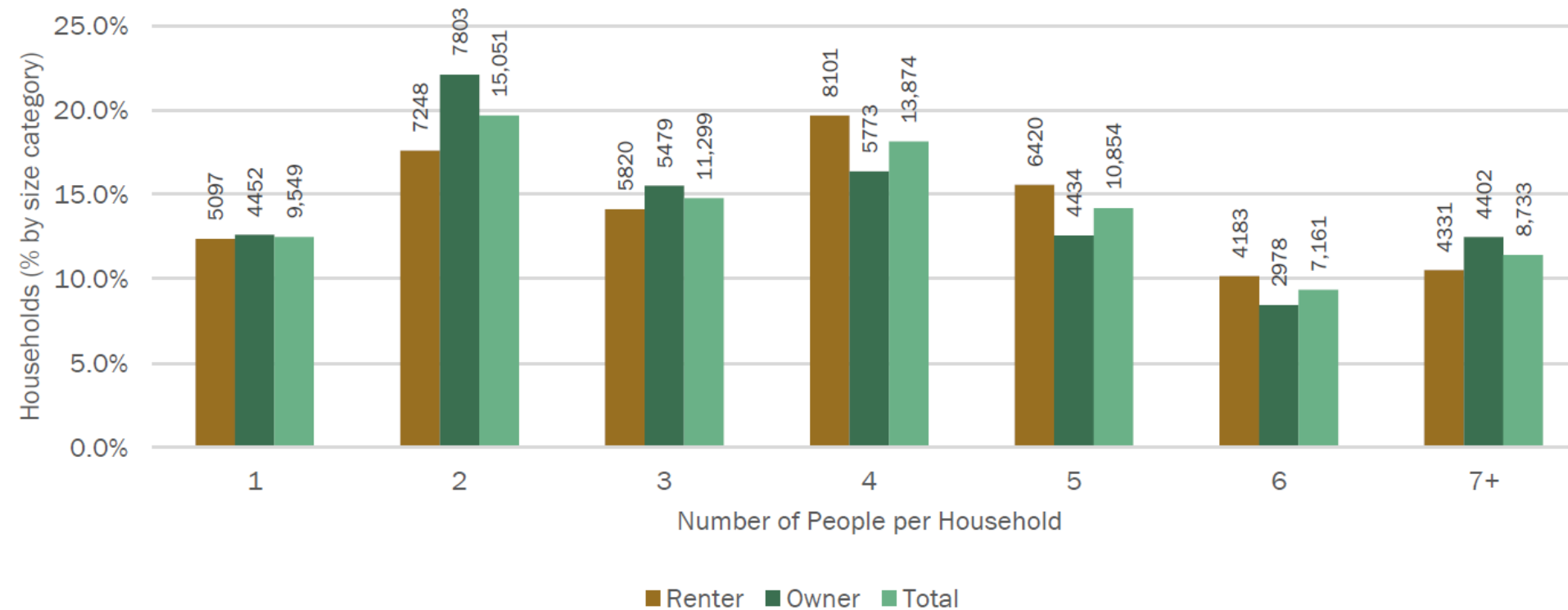


Existing Housing Needs – Household Size

» Average household size

4.3 in Santa Ana vs 3.0 across Orange County

Households by Household Size



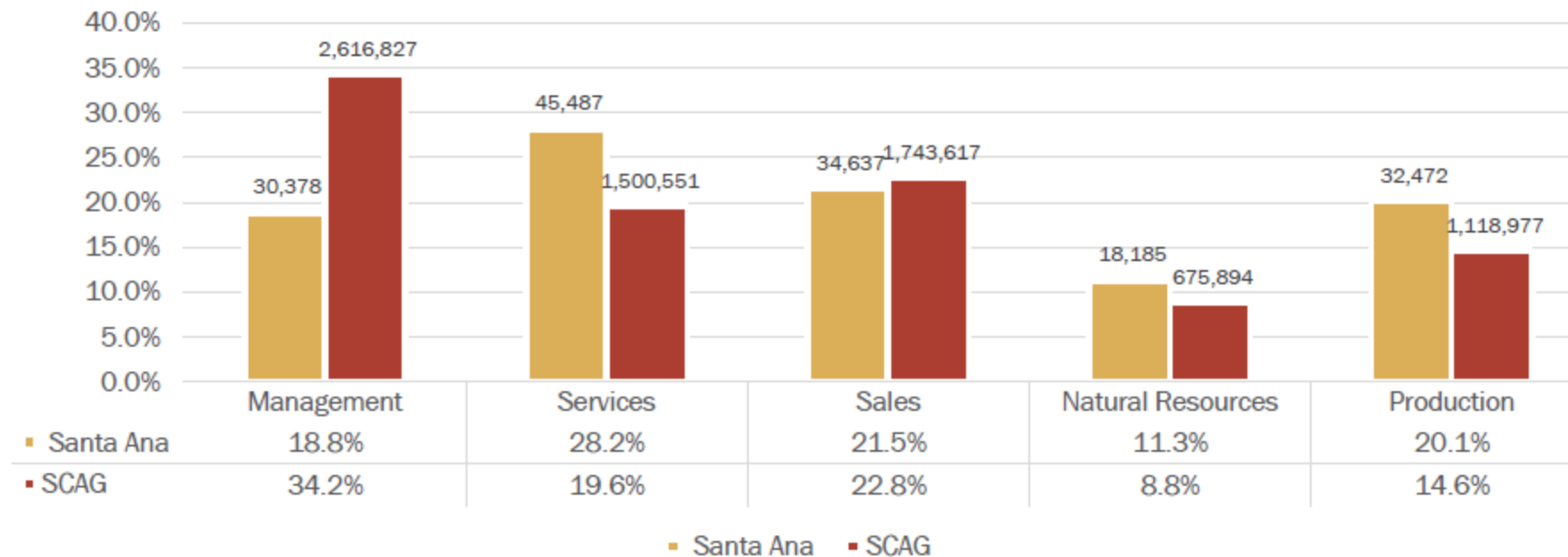
American Community Survey 2014-2018 5-year estimates.



Existing Housing Needs - Occupations

» Higher services and production

Employment by Occupation



American Community Survey 2014-2018 5-year estimates using groupings of SOC codes.

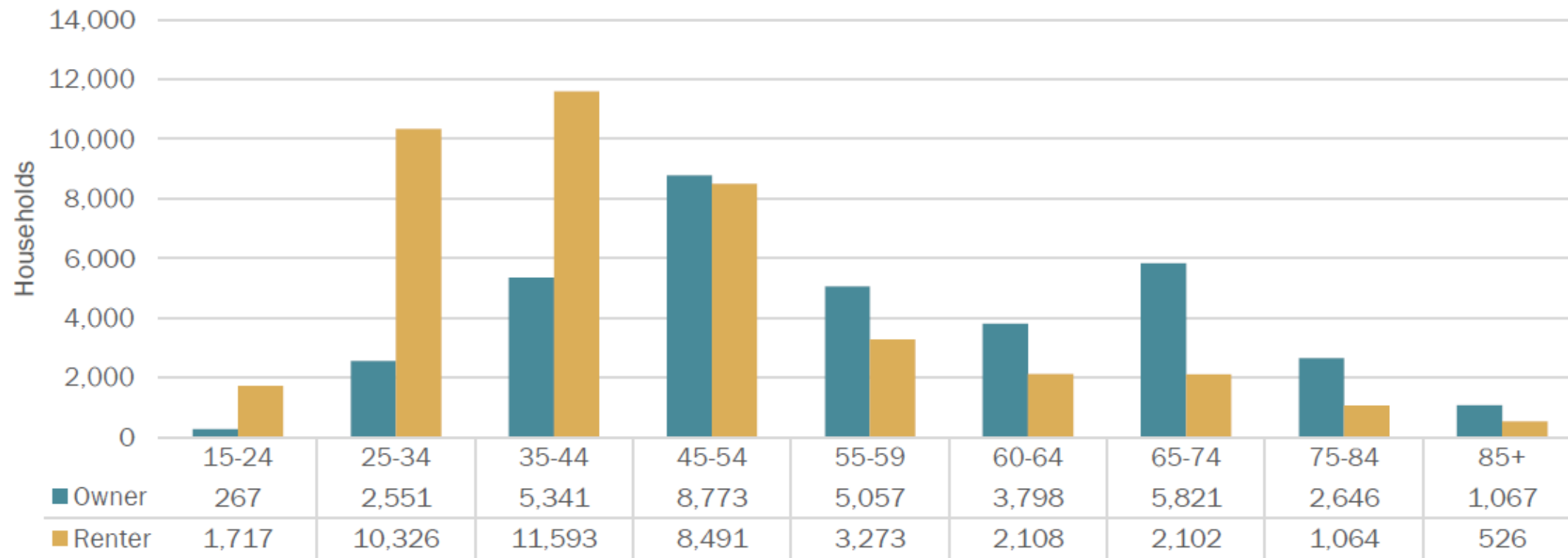


Existing Housing Needs – Age Distribution

» Young population

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

Housing Tenure By Age



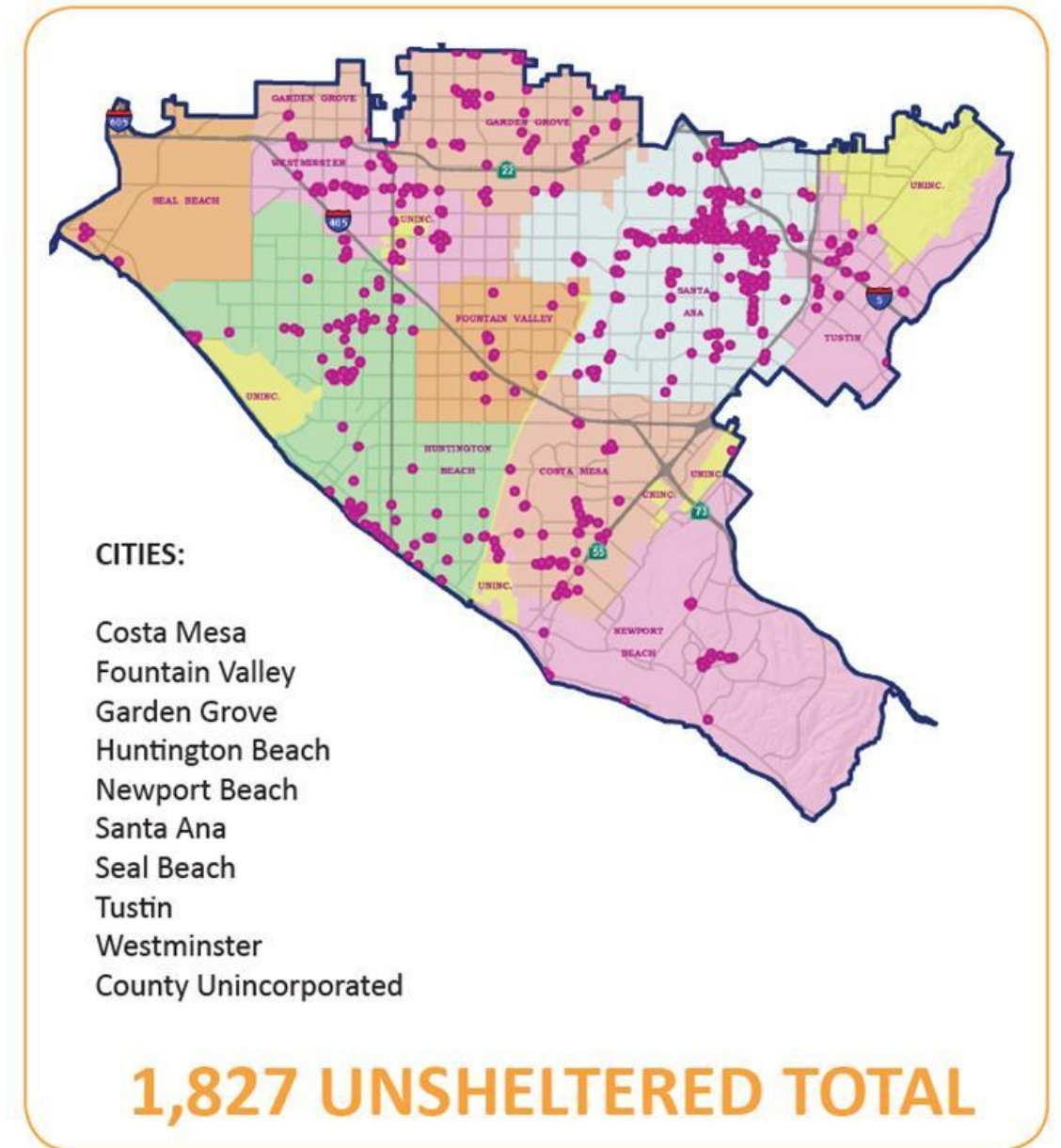
American Community Survey 2014-2018 5-year estimates.



Existing Housing Needs - Homelessness

» Homelessness

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



OPPORTUNITY SITES



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Element Update



How to Accommodate Future Need (RHNA)

Land Resource	Very Low Income	Low Income	Moderate Income	Above Mod Income	Total
RHNA ¹	606	362	545	1,624	3,137
Pipeline Projects	414 ²	529	2	6,843	7,788
ADU Projection ³	83	126	126	25	360
Moderate Pipeline ⁴			285		285
Remaining RHNA	109	-293	132	-5,244	-5,176

¹ RHNA with transfer from the County (Crossroads Project).

² 281 of 414 are for extremely very-low income (0-30% AMI).

³ Affordability based on SCAG methodology.

⁴ Based on percentage of rents in the moderate category for newly built market rate housing developments. Total units taken out of above moderate income pipeline projects and reclassified as moderate.

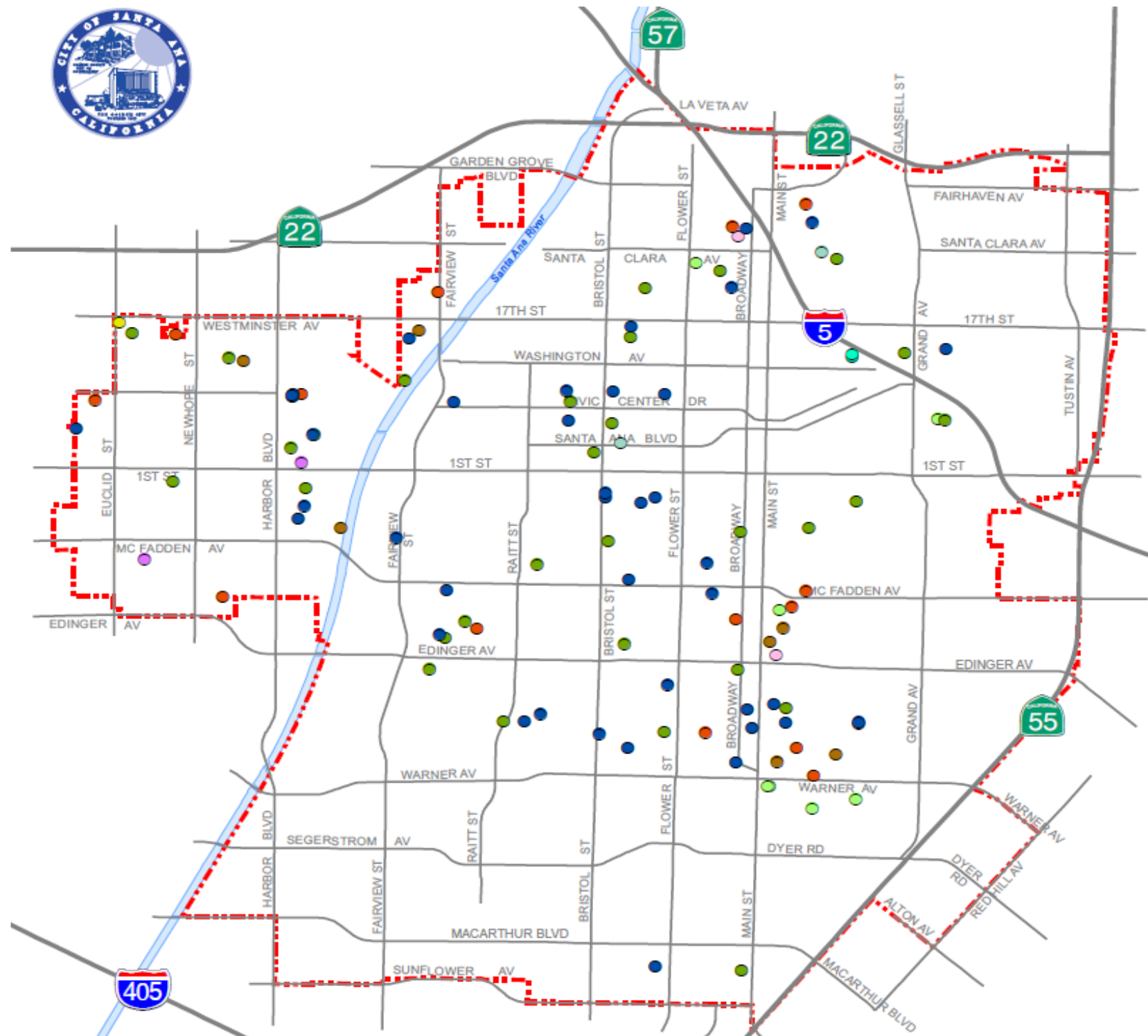
Total remaining RHNA of 241 total units – 8.03 acres Housing Opportunity sites (assuming 30 dwelling units/acre)





City of Santa Ana

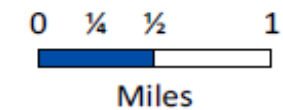
Accessory Dwelling Unit (ADU) Production 2010 - 2020



Year Built (# of ADUs)

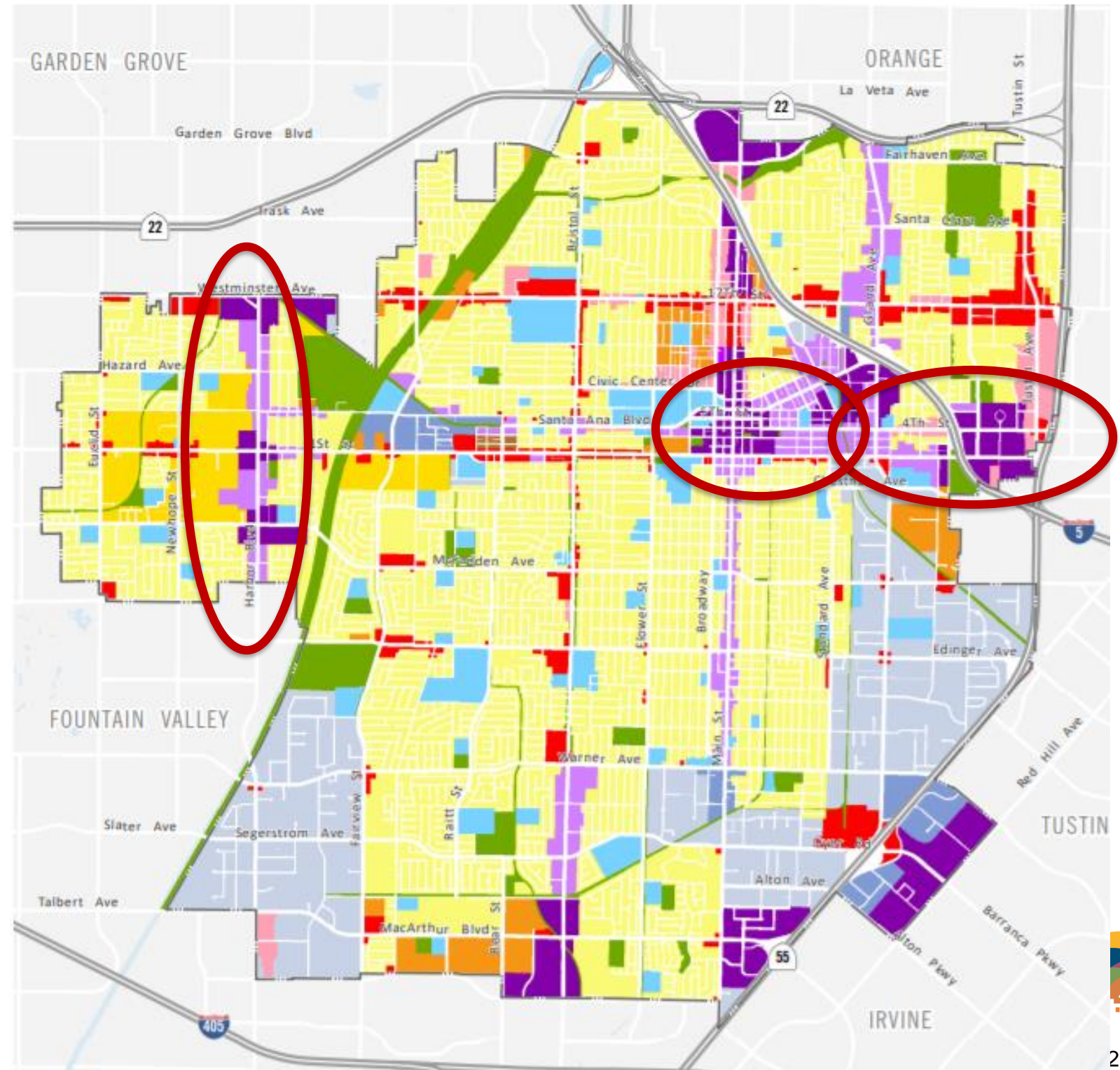
- 2010 (2)
- 2012 (2)
- 2013 (2)
- 2014 (7)
- 2015 (1)
- 2016 (2)
- 2017 (7)
- 2018 (14)
- 2019 (30)
- 2020 (41)

Total of 108 ADUs



Housing Opportunity Sites

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

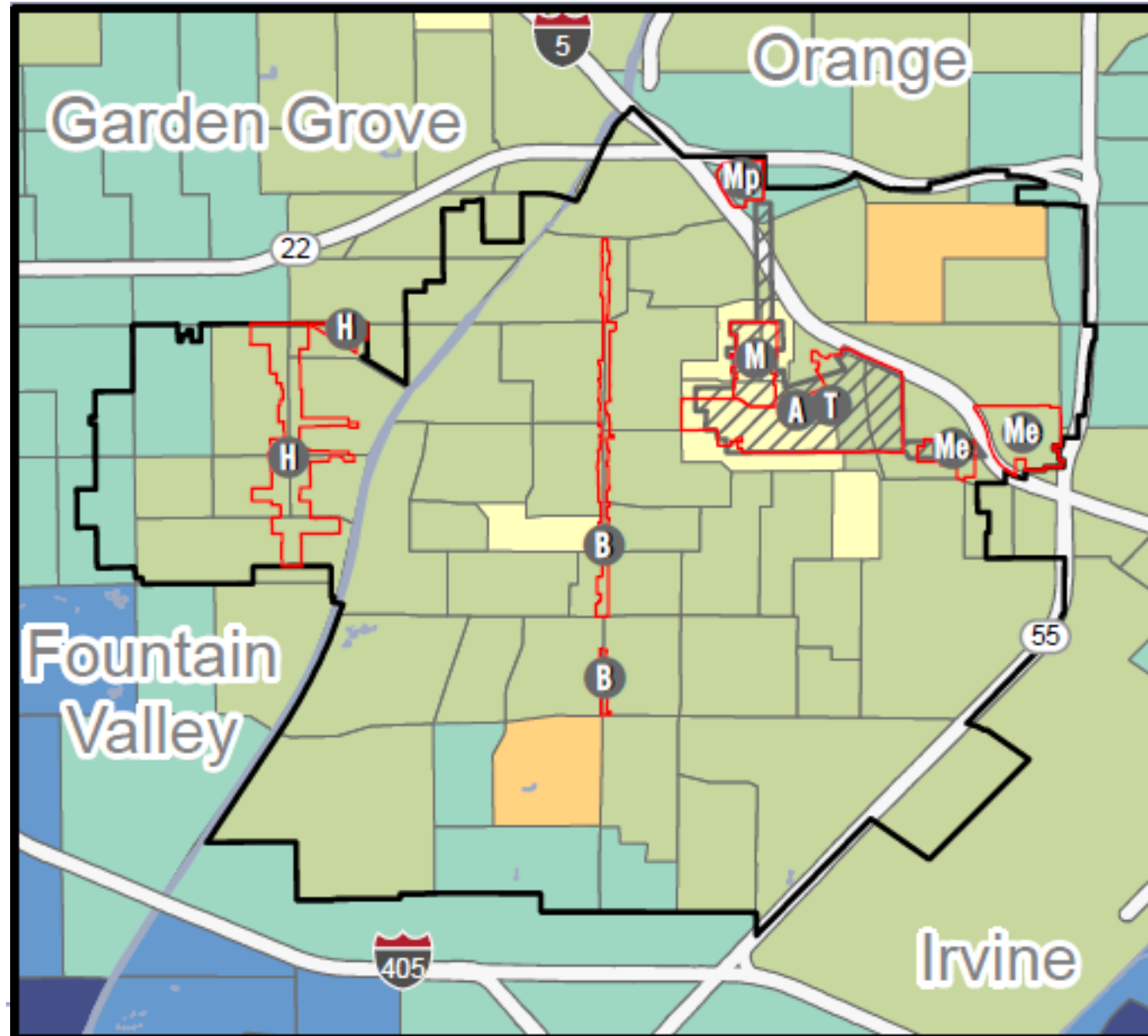


Fair Housing

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



Fair Housing



- City of Santa Ana
- TCAC Resource Category**
- Highest Resource
- High Resource
- Moderate Resource (Rapidly Changing)
- Moderate Resource
- Low Resource
- High Segregation & Poverty
- Missing/Insufficient Data
- Adopted and Existing Areas**
- A, Adaptive Reuse Project Incentive Area
- B, Bristol Street Corridor Specific Plan
- H, Harbor Mixed Use Transit Corridor Specific Plan
- M, Midtown Specific Plan
- Me, Metro East Mixed Use Overlay Zone
- Mp, MainPlace Specific Plan
- T, Transit Zoning Code

Source: City of Santa Ana 2020, TCAC 2021, PlaceWorks 2021 Date Published: 9/1/2021



COMMUNITY OUTREACH

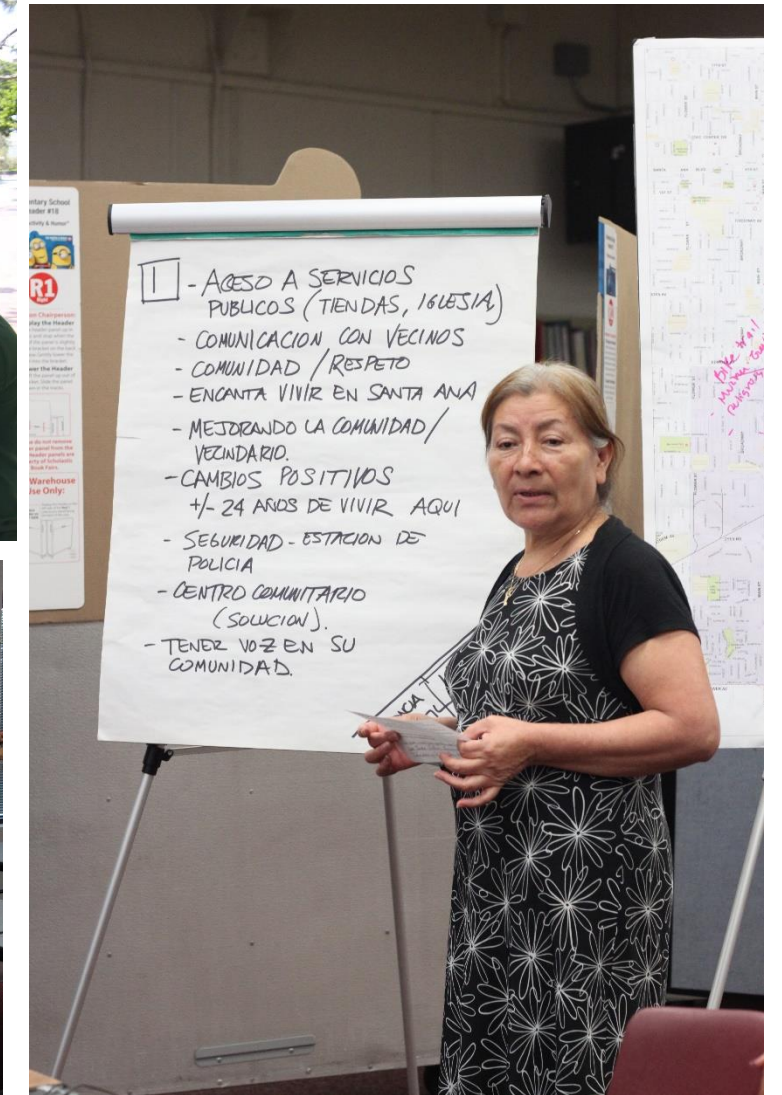


2021-29 Housing
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Related Outreach

- » General Plan Update
 - Surveys and workshops on Land Use, Mobility and other elements, with focus on Environmental Justice in all elements
- » 2020-2024 Consolidated Plan



Housing Element Outreach

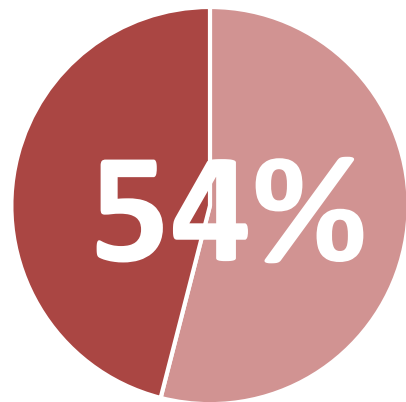
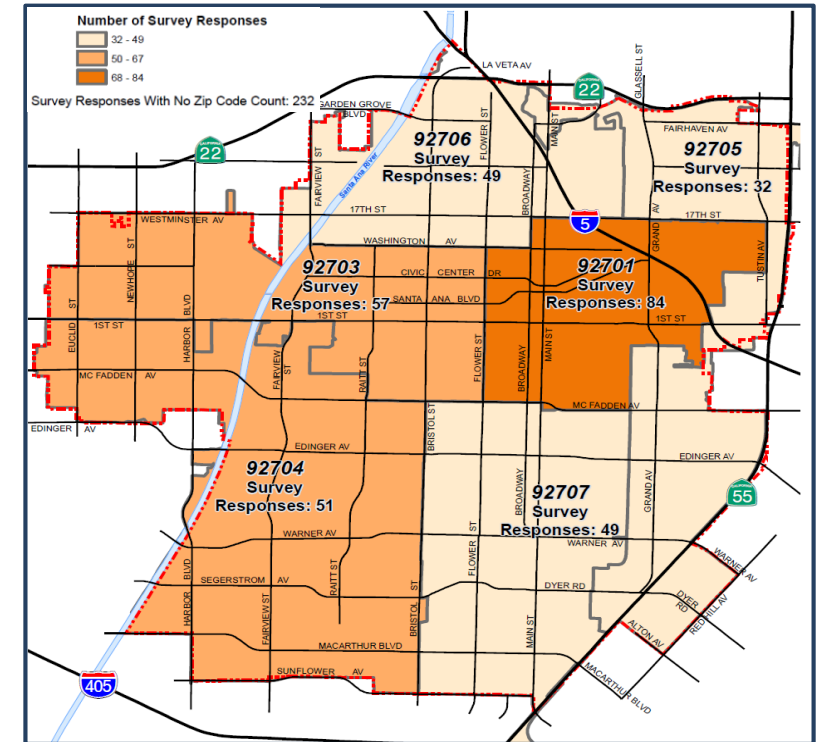
» Roundtable Meetings

- Neighborhood leaders, housing advocacy groups, and developers
- Four virtual meetings were held on June 2021:
 - Workshop #1: Overview and Existing Needs
 - Workshop #2: Housing & Livable Neighborhoods
 - Workshop #3: Housing Supply & Diversity
 - Workshop #4: Special Needs/Fair Housing

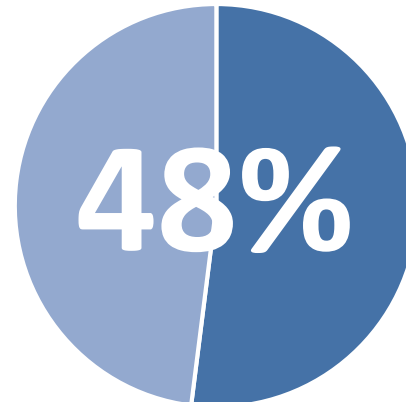


Community Survey - Highlights

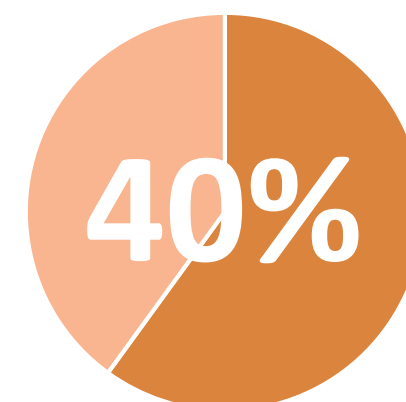
- Survey Timing: August 19, 2021 to September 9, 2021
- Multilingual surveys (English, Spanish and Vietnamese)
- 559 surveys completed



HOUSING AFFORDABILITY BEING AN ISSUE



OVERCROWDING BEING AN ISSUE



HOMELESSNESS BEING AN ISSUE



Housing Element Roundtable & Survey



Emergent themes

- » Promote new low and very-low housing greater than RHNA allocation
- » Rent control and housing insecurity
- » Role of open space in quality of life and housing
- » Strengthen Housing Opportunity Ordinance (HOO)
- » County versus Santa Ana Average Median Income (AMI)
- » Homelessness Prevention
- » Community driven programs
- » Parking, overcrowding, displacement
- » Safe housing and landlord intimidation
- » Code Enforcement to preserve quality of life



POLICY FRAMEWORK



**2021-29 Housing
Element Update**



Policy Framework - VISION

» City's Housing Vision

- *Santa Ana residents have an equal right and opportunity to find suitable housing in quality residential neighborhoods that allow themselves, their families, and neighbors to live the fullest lives. We support an inclusive community that is multigenerational, culturally diverse, healthy, sustainable, and economically broad. The City will facilitate the production, rehabilitation, and improvement of rental and homeownership opportunities at different affordability levels consistent with these principles.*



Policy Framework

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



Policy Framework and Housing Action Plan

- » **GOAL 5: AFFIRMING FAIR HOUSING.** Affirm and promote social justice and equity in the provision, type, and affordability of housing and the availability of community services for all residents. *NEW*
- **Policy – Communication.** Continue to provide an open and receptive forum for city residents, commissions, and City staff to discuss opportunities for affirmatively furthering fair housing. *NEW*
- **Action:** HE 3.9 Fund services and organizations that work to prohibit discrimination in the rental, sale, and occupancy of housing and provide education, support, and enforcement services to address discriminatory practices.



Policy Framework and Housing Action Plan

» Landlord Intimidation

- **Policy** - Tenant Protections. Promote education programs that provide information and resources to residential tenants regarding Landlord Tenant Laws that provide protections against unjust evictions. *New*
- **Action** - Hold an annual Small Apartment Managers' Workshop to train and educate property owners, HOAs, property managers, and tenants of best practices in property management, neighborhood safety, and landlord/tenant responsibilities. *New*



Policy Framework and Housing Action Plan

» Potential Displacement

- **Policy** – Housing Stabilization. Support measures that minimize impacts of public and private investments that may result in higher land value and housing prices in adjacent areas, which may result in potential displacement from existing affordable housing. *New*
- **Action** – Adopt a Rent Stabilization ordinance(s) to preserve affordable housing through limitation to rent increases and requiring just cause evictions. *New*
- **Action** – Conduct further study to identify additional regulatory framework and administrative infrastructure necessary to implement residential rent stabilization, just cause eviction, and other protections for tenants facing housing instability. *New*



Policy Framework and Housing Action Plan

» Parking

- **Policy** - Parking Management. Support innovative and creative strategies that proactively minimize parking impacts and deficiencies within residential neighborhoods; including parking management requirements and incentives for active transportation. *New*
- **Action** – Develop a pilot program with adjacent commercial development with underutilized parking, to participate in a Parking Partnership program to provide additional parking for residential neighborhoods. *New*
- **Action** – Reevaluate the City’s Permit Parking Program to incorporate regional best practices and respond parking needs for new and infill housing production. *New*



Policy Framework and Housing Action Plan

» Residential Overcrowding

- **Policy** – Overcrowding Conditions. Facilitating the development of affordable accessory dwelling units, and home additions and improvements to existing homes to alleviating overcrowding housing conditions. *New*
- **Action** – Explore opportunities for funding to assist lower and moderate-income homeowners in constructing Accessory Dwelling Units (ADUs). *New*
- **Action:** Collaborate with other local jurisdictions and HCD to identify best practices for ADU affordability methodology and incentives for long term affordability covenant. *New*



Policy Framework and Housing Action Plan

» **Promote new affordable housing (low/very low income)**

- **Policy** HE-2.4 Diverse Housing Types. Facilitate diverse types, prices, and sizes of housing, including single-family homes, apartments, townhomes, mixed/multiuse housing, transit-oriented housing, multigenerational housing, and live-work opportunities.
- **Action:** HE 18. District Centers - Facilitate and encourage the development of varied housing types at a mix of affordability levels, including for lower income households using appropriate incentives.
- **Action:** HE 25. Continue to work with nonprofit and for-profit organizations that provide affordable housing to households earning extremely low, very low, and low income households.



Policy Framework and Housing Action Plan

Homeless Prevention

- **Policy** HE-4.6 Homeless Services. Partner with community service organizations that address the needs of homeless people, including housing linked with case management, employment, physical, mental health, substance abuse, and other services.
- **Action:** HE 48. Supportive Services - Assist and work with service organizations to provide supportive services for current and formerly homeless people.
- **Action:** Continue efforts to address Homeless Youth needs through access to permanent and supportive housing and workforce development. *New*



PROJECT SCHEDULE & NEXT STEPS

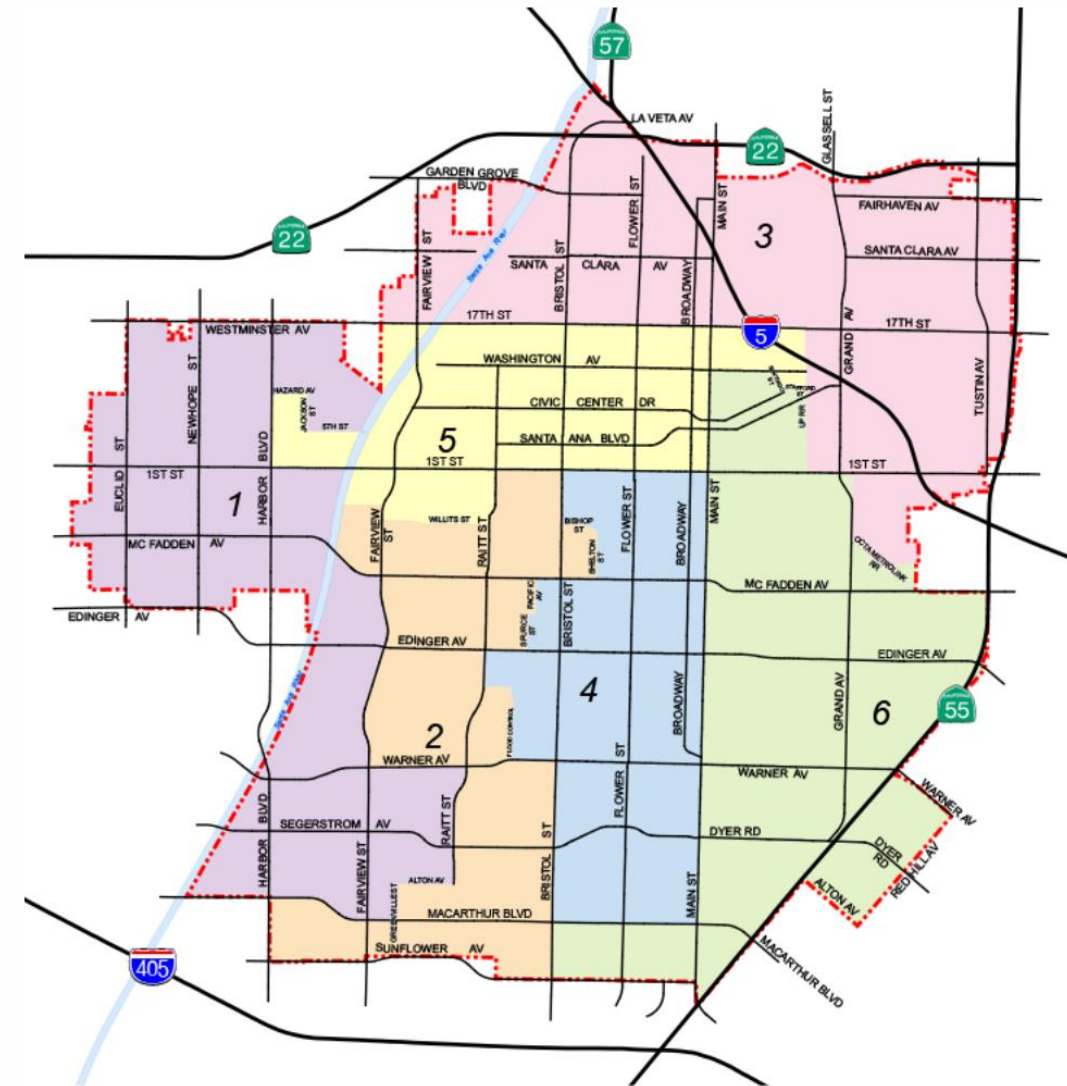


2021-29 Housing
Element Update



Project Schedule and Next Steps

- Public Review of Draft Element – October 6th
- Planning Commission Study Session- October 11th
- HCD Review Submittal – October 21 (60 days)
- Community Open House to Share Draft Element
 - In person and virtual
 - October 18 – Newhope Library
 - October 26 – Virtual
 - November 6 – El Salvador Community Center
- Planning Commission Public Hearing – Dec. 20th
- City Council Public Hearing – February 1, 2022



For more information

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» Melanie McCann, Principal Planner

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📞 (714) 667-2781

» Draft documents, survey link, meeting info

• <https://www.santa-ana.org/general-plan/housing-element-update-2021>



PLANNING COMMISSION DISCUSSION

