

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

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September 16, 2022

Kristine Ridge, City Manager
City of Santa Ana
220 Civic Center Plaza
Santa Ana, CA, 92701

Dear Kristine Ridge:

RE: Santa Ana 6th Cycle (2021-2029) Adopted Housing Element

Thank you for submitting the City of Santa Ana's (City) housing element adopted on July 19, 2022 and received on July 26, 2022, along with technical modifications authorized by Resolution Number 2022-64 and received on September 9 and 13, 2022. HCD also considered correspondence received July 7, 2022, under separate cover, relating to the City's nuisance ordinance. Pursuant to Government Code section 65585, subdivision (h), the California Department of Housing and Community Development (HCD) is reporting the results of its review.

HCD is pleased to find the adopted housing element including with the technical modifications authorized by Resolution Number 2022-64, in full compliance with State Housing Element Law (Article 10.6 of the Gov. Code). The adopted element addresses the statutory requirements described in HCD's April 25, 2022 review.

Additionally, the City must continue timely and effective implementation of all programs including but not limited to the following:

- Program 14 (Transit Zoning Code/ Specific Development No. 84), Program 15 (Metro East Mixed-Use Overlay Zone), and Program 16 (Harbor Mixed-Use Transit Corridor Specific Plan) commit to updating the development review processes and standards to streamline and incentivize by-right housing and mixed-use.
- Program 19 (Building Design Standards) creates comprehensive objective design standards as part of the Zoning Code Update.
- Program 35 (Care Facilities) commits to the Care Home Ordinance to ensure consistency with State and Federal Laws by December of 2023.
- Program 36 (Housing for People with Disabilities) which commits to, among other things, updating the City's reasonable accommodation ordinance by December of 2023.

- Program 43 (Multi-Generational Housing and Accessory Dwelling Units (ADUs)) which commits to, among other things, monitor the level of ADU production every two years, and amend the City's ADU ordinance to comply with State Law by December of 2023.

The City must monitor and report on the results of these and other programs through the annual progress report, required pursuant to Government Code section 65400. Please be aware, Government Code section 65585, subdivision (i) grants HCD authority to review any action or failure to act by a local government that it determines is inconsistent with an adopted housing element or housing element law. This includes failure to implement program actions included in the housing element. HCD may revoke housing element compliance if the local government's actions do not comply with state law.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant; the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities programs; and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City now meets housing element requirements for these and other funding sources.

For your information, some general plan element updates are triggered by housing element adoption. HCD reminds the City to consider timing provisions and welcomes the opportunity to provide assistance. For information, please see the Technical Advisories issued by the Governor's Office of Planning and Research at: <https://www.opr.ca.gov/planning/general-plan/guidelines.html>.

HCD appreciates the hard work and dedication that Senior Planner Ricardo Soto and the City's entire housing element team provided throughout the housing element review. HCD wishes the City success in implementing its housing element and looks forward to following its progress through the General Plan annual progress reports pursuant to Government Code section 65400. If HCD can provide assistance in implementing the housing element, please contact Reid Miller, of our staff, at Reid.Miller@hcd.ca.gov.

Sincerely,



Paul McDougall
Senior Program Manager