

REQUEST FOR COUNCIL ACTION



CITY COUNCIL MEETING DATE:

MARCH 15, 2016

TITLE:

CITY OF SANTA ANA GENERAL PLAN
HOUSING ELEMENT ANNUAL
PROGRESS REPORT
{STRATEGIC PLAN NO. 5, 3B}

A handwritten signature in black ink, appearing to be "C. V. S.", is written over a horizontal line.

CITY MANAGER

CLERK OF COUNCIL USE ONLY:

APPROVED

- ☐ As Recommended
- ☐ As Amended
- ☐ Ordinance on 1st Reading
- ☐ Ordinance on 2nd Reading
- ☐ Implementing Resolution
- ☐ Set Public Hearing For _____

CONTINUED TO _____

FILE NUMBER _____

RECOMMENDED ACTION

Authorize submittal of the General Plan Housing Element Annual Progress Report to the State of California Housing and Community Development.

DISCUSSION

The General Plan Housing Element is a comprehensive planning document designed to address current and future housing needs for Santa Ana and the surrounding region. The housing vision is expressed in the goals and policies and implementation programs are stated in the Housing Element. The purpose of the Housing Element Annual Progress Report (Exhibit 1) is to describe the activities and accomplishments made in 2015, which are implemented in the City's housing vision.

In 2015, there were two major Housing Element programs: 1) the Harbor Transit Corridor Mixed Use Corridor Specific Plan, which resulted in over 900 housing units to be in the pipeline for development, and 2) the updated Housing Opportunity Ordinance to further promote affordable housing to better meet the community needs. The Housing Element Annual Progress Report includes a summary of Santa Ana's progress in meeting its share of the Regional Housing Needs Allocation (RHNA). There have been a total of 141 new housing units constructed to date that have helped to meet approximately 35 percent of the overall target for Santa Ana's 405 RHNA for the planning period of 2014 through 2021.

Progress Towards 2014-2021 RHNA Goal					
Income	RHNA allocation	New Housing Units 2014	New Housing Units 2015	Total RHNA Housing units by Income	Total Remaining RHNA by Income Levels
Very Low	156	20	0	20	136
Low	122	20	0	20	102
Moderate	37	0	11	11	26
Above Mod.	90	241	127	90	0
Total:	405	281	138	141	264

Based on building permits finalized

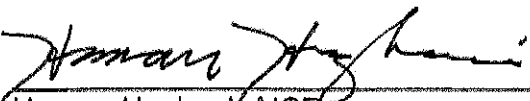
The Housing Element Annual Progress Reports are due to the State Department of Housing and Community Development (HCD) and the State Office of Planning and Research in April of each year, particularly if a charter city's housing element identifies the Acquisition and Rehabilitation of existing housing to meet Regional Housing Need Allocation (RHNA) for the construction of new housing. In addition, the Housing Element Annual Progress Report is required to be eligible for certain State funding programs such as the Housing Related Parks Program (HRP). Per Government Code 65400, the report is to be considered at a public meeting before the legislative body where members of the public may provide testimony and written comments.

STRATEGIC PLAN ALIGNMENT

Approval of this item supports the City's efforts to meet Goal #5 - Community Health, Livability, Engagement & Sustainability, Objective #3 (facilitate diverse housing opportunities and support efforts to preserve and improve the livability of Santa Ana neighborhoods) Strategy B (ensure compliance with the City's Housing Opportunity Ordinance by requiring rental and ownership housing projects that meet specified criteria to provide a minimum of 15 percent affordable units).

FISCAL IMPACT

There is no fiscal impact associated with this item.


 Hassan Haghani, AICP
 Executive Director
 Planning and Building Agency

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Exhibit: 1. General Plan Housing Element Annual Progress Report

**City of Santa Ana
ANNUAL GENERAL PLAN HOUSING ELEMENT
PROGRESS REPORT**



**Submitted by
Planning and Building Agency**

April 1, 2016

Exhibit 1

19D-3

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Angelica Amezcua
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Department of Housing and Community Development

ANNUAL GENERAL PLAN HOUSING ELEMENT PROGRESS REPORT

CONTACT INFORMATION

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Reporting Period by Calendar Year: from Jan. 1, 2015 to Dec. 31, 2015

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**City of Santa Ana
ANNUAL GENERAL PLAN HOUSING ELEMENT
PROGRESS REPORT (2015)**

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- II. Progress Report: Attachment 1**
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 - *Table A2: Annual Building Activity Report -Summary for Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65883.1(c)(1)*
 - *Table A3: Annual Building Activity Report Summary for Moderate-and Above Moderate-Income Units*
 - *Table B: Regional Housing Needs Allocation Progress*
 - *Table C: Program Implementation Status*

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction: City of Santa Ana
Reporting Period: Jan. 1, 2015 - Dec. 31, 2015

Table A
Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information										Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8	
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.	
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income			See Instructions	See Instructions		
(9) Total of Moderate and Above Moderate from Table A3			►		11		11	11				
(10) Total by income Table A/A3			►	►			127	127				
(11) Total Extremely Low-Income Units*			0									

* Note: The Low Income units listed above are those also detailed in Table A2. Per State law, these acquisition/rehab units qualify to be counted toward RHNA new construction goals.
THIS DATA BASED ON PERMITS ISSUED

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction: City of Santa Ana
 Reporting Period: Jan. 1, 2015 - Dec. 31, 2015

Table A2
 Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) Description of Activity Including Housing Element Program Reference
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	0	0	0	0	NOTE: Although not eligible for RHNA credit per current law, Santa Ana has completed acquisition and rehabilitation of 34 rental units in 2010, each with a covenant that maintains them as affordable units to low and very low households.
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisitions	0	0	0	0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

Table A3
 Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	5		5	1			11
No. of Units Permitted for Above Moderate	31		96				127

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction: City of Santa Ana
Reporting Period: Jan. 1, 2015 - Dec. 31, 2015

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period.		RHNA Allocation by Income Level	2014	2015	2016	2017	2018	2019	2020	2021	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level			Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8		
Very Low	Deed Restricted	156	20	0	0	0	0	0	0	0	20	136
	Non-deed restricted		0	0	0	0	0	0	0	0	0	
Low	Deed Restricted	122	20	0	0	0	0	0	0	0	20	102
	Non-deed restricted		0	0	0	0	0	0	0	0	0	
Moderate	Deed Restricted	37	0	10	0	0	0	0	0	0	10	26
	Non-deed restricted		0	1	0	0	0	0	0	0	1	
Above Moderate		90	241	127	0	0	0	0	0	0	368	0
Total RHNA by COG:		405	281	138	0	0	0	0	0	0	419	264
Enter allocation number:												
Total Units												
Remaining Need for RHNA Period												

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

TABLE C
ANNUAL ELEMENT PROGRESS REPORT
HOUSING ELEMENT IMPLEMENTATION

JURISDICTION: CITY OF SANTA ANA
REPORTING PERIOD: JAN-DEC 2015

<i>Housing Program</i>	<i>Objective</i>	<i>Responsible Agency</i>	<i>Status</i>	<i>Timeframe</i>
Housing Rehabilitation				
1. Single-Family Home Rehabilitation	- Provide low-interest loans to facilitate the rehabilitation of single-family homes for lower income homeowners - Seek to augment funding and program reach by tracking and applying for grants as opportunities arise	CDA, Housing Division	The City continues to offer very low-interest loans to single-family homeowners. A total of four (4) single-family homes were repaired through the City's programs in 2015. All homeowners qualified as low-income.	Ongoing
2. Mobile Home Repair	- Provide low- or no-interest loans to repair mobile homes annually for lower income households and seniors throughout the community - Seek to augment funding and program reach by tracking and applying for grants as opportunities arise	CDA, Housing Division	The City offers conditional grants to repair mobile homes owned by very low-income seniors. Two (2) mobile home units were funded and one (1) unit was undergoing rehabilitation in 2015.	Ongoing
3. Rental Rehabilitation	- Provide low-interest loans to assist in the rehabilitation of rental properties occupied by lower income and family households - Seek to augment funding and program reach by tracking and applying for grants as opportunities arise	CDA, Housing Division	The City continues to offer very low-interest rate loans. Code Enforcement staff continues to refer eligible property owners to the Housing Division to pursue loans. Additionally, the City's acquisition/ rehabilitation program eliminated all code deficiencies in the affected units	Ongoing
Neighborhood Initiatives				
4. Neighborhood Improvement	- Continue to assist, create, and support neighborhood associations to collaborate on projects and sponsor and hold annual events - Continue to support the Communication Linkage Forum and the Community Development Resource Network to train and equip residents to be leaders in their neighborhoods	PBA	The City currently has 64 recognized neighborhood associations; and encourages collaboration and coordination between residents, their associations, municipal agencies, and community-based organizations	Ongoing
5. Neighborhood Infrastructure	- Continue to complete infrastructure improvements in residential neighborhoods consistent with the City Capital Improvement Plan - Continue to seek additional funds to improve infrastructure, including state and federal grants for improvements for health and wellness	PWA PWA	- In 2015, \$3.8 million dollars was expended to reconstruct approximately 4.2 mile of local streets - In 2015, the City was awarded over \$16 million in Active Transportation Program grants for improvement of infrastructure and related educational programming, to promote active transportation and active lifestyles	Ongoing Annual
6. Healthy Neighborhood Initiatives	Continue to implement Santa Ana Green program, including tree planting, corridor greenways, build green initiatives, and energy conservation	PWA	The Santa Ana continues to implement a Community Forestry Program, which includes maintaining and upgrading the City's urban forest of 60,000 trees The Climate Action Plan was completed and approved in	Ongoing

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REPORTING PERIOD: JAN-DEC 2015

<i>Housing Program</i>	<i>Objective</i>	<i>Responsible Agency</i>	<i>Status</i>	<i>Timeframe</i>
	Collaborate with neighborhoods and community organizations to promote Healthy Neighborhood Initiative and safe and active environments	PRCSA	2015. The citywide recycle program and promotion of water conservation and energy savings continues, with conversion of more City-owned streetlights to LED lighting. In 2014, the City continued the waiver of permit and inspection fees for installation of solar energy projects. Educational awareness to the community through the City web site, literature, and public events continues - In 2015, funding was provided for the 1.4-acre Pacific Electric Park. With broad community input, design work is 90% completed, with construction estimated for summer 2016. Improvements will include play equipment, exercise equipment, restroom, bike rest stop, community garden, drought tolerant planting, etc. - In 2015, the City continued to coordinate with several community groups to promote Healthy Neighborhoods. These efforts included local schools, neighborhood associations, Downtown Wellness Corridor Steering Committee, Santa Ana Building Healthy Communities, America On Track, Orange County Transportation Authority, Healthy Eating Active Communities (HEAC), and recently formed Santa Ana Active Streets (SAAS). These collaborations facilitate education, planning and physical improvements that enhance safe, pleasant, and active environments	Ongoing
Community Building				
7. Santa Ana Building Healthy Communities	- Continue to support the SABHC - Initiative by attending meetings and working to achieve mutual goals - Work with SABHC leaders and other stakeholders to forge a comprehensive health agenda for the General Plan update	PBA, Planning Division	- In 2015, SABHC participated on the Community Advisory Committee for the Downtown Santa Ana Complete Streets Study to identify five complete street infrastructure improvement projects to facilitate a walk, bike, and transit friendly downtown - In 2014, the efforts began to work with local	Ongoing

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8. Building Community Efforts	- Seek grants and partnership opportunities from local, state, federal, and nonprofit partners to continue and expand strategic investments that build community - Continue to make strategic investments in parks, recreation, access to healthy food, safe routes to school, and other capital improvements to improve resident health	PBA, Planning Division and PWA	stakeholders to develop a Community Engagement Plan and Vision Plan to form the foundation for a comprehensive update of the City's General Plan update. Active Communities (HEAC) and Building Healthy Communities Initiative - In 2015, the City and local housing developer collaborated to obtain an Affordable Housing Sustainable Communities Grant for traffic calming physical improvements; in conjunction with a new mixed-use affordable housing project located near the Santa Ana Regional Transportation Center - The City continued to implement the 5-year Strategic Plan (FY 14/15- FY 19/20) with extensive input from residents and community partners. The Plan objectives include enhancing the Downtown public realm, integrating health in City programs, and internships for Santa Ana youth - In 2015, City was awarded approximately 14 million dollars in Active Transportation Program (ATP) funds for six projects - including the update safe routes to school routes citywide, and physical improvements along routes to school. ATP funds were also secured to install a Bike Boulevard and Protected Bike Route, as identified in the Downtown Complete Streets Study, to promote an active community - The City Council funded the preparation of the Santa Ana Safe Mobility Study in 2015 to evaluate pedestrian and bicycle travel issues and identify measures to increase safe travel citywide - In 2015, the Madison Park Community Garden continued to promote health through a partnership with the City and Madison Elementary School for an educational programing. Formerly administered by a non-profit organization, the City now oversees the Jerome Community Garden adjacent to City recreation and senior center. In 2015, efforts continued to provide	Annually Ongoing

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			an educational community workshop for gardening techniques and the production of local food sources. In August 2015, construction began for a new community garden at El Salvador Park The City continues to promote the weekly Downtown Farmers Market (seasonal) as a source of local and fresh food for the community; and a setting to enjoy an evening of relaxation, entertainment, and strolling	
9. Neighborhood Safety	- Continue to coordinate and support interdepartmental efforts to improve and maintain the health and safety of residential neighborhoods - Apply the principles of Crime Prevention Through Environmental Design (CPTED) to enhance safety and security within multi-family residential developments.	PBA Planning Division	- In 2015, Santa Ana Police Department attended several neighborhood associations to share strategies to improve the safety and well-being in their neighborhood. As identified in the City's 5-year Strategic Plan, Police Department is conducting forums and tools to measure the community's perception of community policing and local police services to enhance Community Safety - The City Site Plan Review process engages the Police Department and City Planners to identify physical design measures that promote safe environments within new and existing development projects	Ongoing
Code Enforcement				
10. Property Maintenance Standards	- Evaluate the appropriateness of the new Healthy Housing Standards for applicability to Santa Ana Municipal Codes - Incorporate relevant portions into the Municipal Codes to assist City staff in inspecting and enforcing city codes - Coordinate with Orange County Health Department on how to collaborate on efforts as authorized by Senate Bill 488, including training opportunities for City staff - Research industry best practices (i.e. Rent Escrow Account Programs) to identify Code Enforcement Tools to remedy and expedite compliance with property violations - Prepare an annual report for City Council summarizing PREP Program activities and accomplishments	PBA, Code Enforcement Department	- The City continues to evaluate the new Healthy Housing Standards to identify appropriate measures to include in our local Code; and will use the annual PREP report to respond to this objective - Incorporated SB 488 intent into enforcement practice for on-going inspections - In 2015, the City Code Enforcement continue to use of Administrative Citations best practices as tool to expedite and remedy violations - In 2015, PREP Program focus continued proactive enforcement efforts in the Northeast Quadrant of the City. The PREP annual report is under preparation for	2014-2015

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	Coordinate PREP Program inspections and City Housing Rehabilitation Loan Program to facilitate health and safety improvements	Department	presentation to City Council in 2016	
11. Proactive Rental Enforcement (PREP)	- Inspect housing units and bring into compliance with City codes and standards at least 1,600 rental units annually - Work with the County Health Department to identify infestation code violations and streamline resolution of violations	PBA, Code Enforcement Department	- In 2015, at least 1,000 rental housing units were inspected, 1,200 issued corrective notices, and addressed 3,600 violations to bring into compliance with City codes and standards. Over \$1.5 million valuation of structural permits due to these efforts - Incorporated SB 488 intent into practice in regular and on-going inspections	Ongoing
12. Residential Response Team (RRT)	- Inspect housing units and bring into compliance with City codes and standards at least 2,000 units annually - Work with the County Health Department to identify infestation violations and streamline resolution of violation	PBA, Code Enforcement Department	- In 2015, approximately 2,100 properties inspected, and addressed 4,600 violations to bring into compliance with City codes and standards - Incorporated SB 488 intent into practice in regular and on-going inspections	Ongoing
Historic Preservation				
13. Historic Program and Ordinance	- Continue the implementation of historic preservation program and associated ordinances and incentives, including Mills Act, design review, etc. - Continue to identify and list eligible historic residential properties on a voluntary basis and seek opportunities for preservation or adaptive reuse	PBA, Planning Division	- The City historic preservation programs continue to protect Santa Ana's cultural and architectural resources. In 2015, 26 applications for Mills Act agreements were accepted by the City to incentivize investment and care of historic properties - In 2015, the City accepted 15 applications for properties to be placed on the Santa Ana Local Register of Historic Properties	Ongoing
14. Historic Home Rehabilitation Incentive	- Seek flexible funding sources and other incentives to encourage repair and maintenance of historic homes and complement the Mills Act program - Provide low-interest home loans to assist in the rehabilitation of up to 5 properties occupied by lower income and family households	PBA, Planning Division CDA, Housing Division	- The City continues to identify alternative, flexible funding sources to encourage the repair and maintenance of historic structures - The City provided one property with low-interest loans through the Lacy Rehab Loan program to assist in the rehabilitation of homes for low-income households	Ongoing Ongoing
15. Historic Neighborhood Preservation	Explore innovative strategies to preserve residential districts and neighborhoods that have historic value.	PBA, Planning Division	City staff met with Heninger Park Neighborhood to explain the benefits of historic designation and the Mills	Ongoing

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Housing Program	Objective	Responsible Agency	Status	Timeframe
	Create guidelines identifying the process for neighborhoods to pursue becoming a type of historic district		Act. Leaders from Historic French Park Neighborhood also met with City staff to explore updating the zoning and development standards for their area In 2015, the City accepted the National Register guidelines for the creation of historic districts. City staff met with Floral Pak Neighborhood leadership in 2015 to explain the process of applying for National Register District status and provided forms and applications	2017
Housing Supply				
16. Transit Zoning Code	- Continue to implement the Transit Zoning Code for eligible properties in downtown Santa Ana - Facilitate and encourage the development of varied housing types at a mix of affordability levels, including for lower income households using appropriate incentives - Manage the development of Housing Authority-owned property with quality sustainable housing, including affordable housing consistent with City goals	PBA, Planning Division CDA, Housing Division	- The Transit Zoning Code continues to be applied in downtown Santa Ana, including two City owned properties that are the focus of renewal – the historic YMCA and Third Street parking structure - The development of five (5) for-sale units for qualified low- and moderate-income households was completed in 2015. These units are part of the Lacy Collection that also includes 19 market rate residential condominiums	Ongoing Ongoing
17. Metro East Mixed Use Overlay Zone	Continue to implement MEMU Overlay Zone policies to facilitate and encourage the development of new housing and the long-term transition of the area	PBA, Planning Division	- In 2015, Lyon Communities began construction of 240 apartments and 14 residential townhomes, with ancillary commercial uses. In addition, <i>The Madison</i> mixed-use development project was entitled to include 219 residential and live/work units, along with supportive commercial uses in Metro East area - In 2015, the City Council directed City staff to update the MEMU Overlay Zone to explore expanding the boundaries and allowing additional housing/ mixed use opportunities along First Street	Ongoing
18. District Centers	Continue to facilitate and encourage the development of mixed-use housing in the various District Centers through the Specific Development Zone or MEMU Overlay	PBA, Planning Division	An increasing number of zoning districts in Santa Ana – such as the Transit Zoning Code, Metro East Overlay Zone, and Harbor Corridor Specific Plan – facilitate	Ongoing

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	Consider the amendment of District Center boundaries to allow for new residential products that meet City housing goals and policies		mixed-use housing opportunities In 2015, the City approved amending 18.8 acres from an Industrial to District Center land use designation to allow for <i>The Heritage</i> project with 1,221 new housing unit and supportive commercial. Also in 2015, City Council approved a work program for City staff to begin a Comprehensive General Plan update. Kickoff community engagement workshops were held in November 2015. The conceptual Land Use Visioning Map identifies possible opportunities for housing and mixed use development along transportation corridors http://www.santa-ana.org/generalplan/default.asp	
19. Harbor Mixed Use Transit Corridor	- Adopt the Harbor Mixed Use Transit Corridor Specific Plan (total residential capacity of approximately 4,600 units) - Rezone land for residential/mixed uses to encompass the 201 units of unmet housing need of the RHNA - Require that unmet lower income RHNA be accommodated on at least 10.1 acres designated exclusively for residential use (see Appendix C, Exhibit C-2 and Table C-4) - For sites addressing the lower income RHNA, permit owner occupied and rental multifamily uses by right, allow at least 16 units per site, and require a minimum density of 20 du/ac - Apply the incentives available in the residential/mixed-use zone to facilitate quality housing opportunities	PBA, Planning Division	- The Harbor Mixed Use Transit Corridor Specific Plan was approve in October 2014 by City Council. - The Harbor Specific Plan rezoned property previously zoned for commercial uses, to allow residential/mixed use development with a potential for 2,000 additional housing units. - The rezoned area includes a total of 248 acres for mixed use and housing opportunities - The rezoning has provided incentive for developers to invest in the area. There are currently over 900 housing units in in the "pipeline" for development in the Harbor Corridor	To be completed by October 15, 2014 Ongoing
20. Comprehensive General Plan Update	- Begin outreach to the public, development community, and stakeholders to develop the vision and guiding principles for the general plan - Explore best practices for general plan updates and innovative community engagement	PBA, Planning Division	In 2015, City Council approved the work program for a Comprehensive General Plan, with in-house Planning and Neighborhood Initiatives staff creating the Community Engagement Plan. The kick-off community workshops were held in November 2015 In 2015, it was determined that the comprehensive General Plan update is to be completed with in-house	2015

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Housing Program	Objective	Responsible Agency	Status	Timeframe
21. Zoning Ordinance Update	- Issue a request for proposal and/or request for qualifications and select a consultant to conduct a comprehensive General Plan update - Issue a request for proposal and/or request for qualifications and select a consultant to conduct a development code update - Coordinate outreach to the public, development community, and stakeholders regarding design and development standards. Review and revise Zoning Ordinance to achieve consistency with the updated general plan land use designations and goals - Address development and design standards to address parking, height, and open space requirements needed to facilitate residential/mixed-use housing. - Explore adapting nonresidential zones for live-work units - Explore healthy design ordinance or development concepts that encourage development types that foster active living, health and wellness	PBA, Planning Division	City staff, with community outreach spear-headed by the City Neighborhood Initiative staff. A separate RFP will be issued for technical consultant services to support the effort - In 2015, City Council approved a work program for the Zoning Ordinance Update to be prepared by in-house City staff - The Zoning Ordinance Update work program includes community outreach through a variety of tools including the City's Resource Network. Phase 1 of zoning code update help expedite the development process and address parking and development standards - With the comprehensive update of the zoning update, development standards will be re-evaluated to facilitate residential/mixed-use housing opportunities, active designs, and open space to promote health and wellness	2015
Building Design				
22. Building Design Guidelines	- Create comprehensive design guidelines that are intended to address the unique needs of residential/mixed-use products along major transportation corridors - Create new Active Design Guidelines and accompanying incentives to encourage and foster housing designs that improve health and wellness	PBA, Planning Division PBA, Planning Division	There are three design guideline tools to address residential/mixed use projects along transit ways. These include the Metro East Overlay Zone, the Transit Zoning Code, and the recently updated Harbor Mixed Use Transit Corridor Specific Plan. Lessons learned and best practices will continue to be monitored for long term refinements to these tools City staff continues to consider Active Design Guidelines to identify possible enhancements to the Santa Ana Citywide Design Guidelines to promote health and wellness goals	Ongoing 2016
23. Green Building	Create a Green building policy that incorporates sustainable	PBA,	The City encouraged the use of sustainable materials	Ongoing

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<i>Housing Program</i>	<i>Objective</i>	<i>Responsible Agency</i>	<i>Status</i>	<i>Timeframe</i>
	concepts into residential and nonresidential uses; support demonstration projects and best practices - Continue to seek partnerships with nonprofit and for-profit organizations and developers that are committed to building green residential projects - Continue to implement provisions of CalGreen to encourage sustainable practices in the development, renovation, and maintenance of structures	Planning Division	and practices in the Vista del Rio special needs apartments, as well as the Lacy Collection that incorporated solar energy into its design in 2015 - City engages in a number of partnerships to encourage green residential project, including Southern California Edison and other "green" home improvement entities - The City continues to implement applicable State and local codes that encourage sustainable practices	
24. Development Review	- Continue to provide appropriate residential and mixed use project review through site plan review, environmental clearance, and mitigation monitoring - Create a checklist of healthy design components based on the adopted Active Design Guidelines to allow implementation healthy community components into new projects.	PBA, Planning Division PBA, Planning Division	- Weekly Planning Development Review forums offer an opportunity to evaluate residential and mixed use projects - The Active Design Guidelines will be reviewed to identify appropriate items to add to the existing of Site Plan Review evaluation criteria	Ongoing 2016
Housing Incentive				
25. Affordable Housing Incentives	- Provide financial assistance and issue bonds, where feasible, to support the production and/or rehabilitation of affordable housing for lower and moderate income households - Support state and federal grant applications that providing funding for the production of affordable housing, including housing affordable to extremely low income households - Continue to work with nonprofit and for-profit organizations that provide affordable housing to households earning extremely low, very low, and low income households	PBA, Planning Division CDA, Housing Division PBA, Planning Division	- The City continues to pursue partners to identify affordable housing opportunities and seeks to provide financial assistance whenever feasible - The City supported two (2) successful low-income housing tax credit applications (9% and 4%) submitted by developers seeking to create affordable housing. The City also supported a Developer's successful application for the Strategic Growth Council's Affordable Housing and Sustainable Communities Program. - The City collaborated with developers to construct (2) affordable housing rental project and rehab one (1) affordable housing rental project. The City also worked with a local non-profit organization to provide homeownership opportunities for qualified lower income households. Another project example is Orangewood Academy Charter High School with eight housing apartments for students and adult guides	Annually & Ongoing Annually & Ongoing Annually & Ongoing

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26. Extremely Low Income Housing	- Target funding and housing incentive programs (25-33), as feasible, to facilitate and encourage the development of lower and moderate income housing - Work with nonprofit organizations that provide affordable housing to households earning extremely low income - Seek to expand the number of housing choice vouchers provided by the Housing Authority; set aside at least 75% of vouchers for extremely low income households	PBA, Planning Division	Within the restrictions of available funding and project feasibility, the City continues to work with non-profit organizations to provide affordable housing to extremely low-income households	Annually & Ongoing
27. Successor Housing Agency	Continue to provide and/or leverage City funds with other sources to support the production, preservation, and/or rehabilitation of housing and economic development	CDA, Housing Division	- At the end of 2015, 97.7% of the budget authority from HUD for Housing Choice Vouchers was utilized to provide assistance to extremely low income households - The City is closing out projects previously funded by Successor Housing Agency funds - The City provided loans to one project for the production, preservation, and rehabilitation of affordable housing within the City of Santa Ana	Annually & Ongoing
28. Density Bonus Ordinance Update	Update and implement the density bonus ordinance in accordance with recent changes to state law to assist in the development of extremely low, very low, and low income rental units; moderate income condos; and senior housing	PBA, Planning Division	City Council has funded a comprehensive update of the City's Zoning Code, which will include updating the Density Bonus Ordinance. State Density Bonus requirements are applied to all applications received by the City	2014
29. Housing Opportunity Ordinance	- Require eligible housing development projects of 5 or more units to include at least 15% of the units as affordable to lower income households (rental) and at least 15% as affordable to moderate income households (ownership) - Develop policies and procedures for occupancy of units created under the Housing Opportunity Ordinance - Incorporate affordable housing opportunity requirements within City initiated zone changes or adaptive reuse projects	PBA, Planning Division	- The 15 percent affordable housing inclusionary requirement was applied in 2015 to projects that have benefited from a change of zoning to allow higher intensity/residential development. The ordinance was updated in 2015 to simplify the in lieu fee and exempt adaptive reuse projects - Santa Ana Housing Opportunity Ordinance Administrative Procedures and Manual was completed in 2015, and made available to developers - Affordable housing requirements apply to the properties the City rezoned in the Harbor Mixed Use Transit Corridor Specific Plan	Ongoing
30. Adaptive Reuse	Seek opportunities for adaptive reuse of structures with historic merit or otherwise suitable to be converted to quality residential and mixed use projects	PBA, Planning Division	Permits were issued to reuse two existing buildings with new storage containers to create a livework opportunity near the downtown	Ongoing

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31. Specific Development District	Continue to facilitate quality development in District Centers and other locales through the implementation of the Specific Development District	PBA, Planning Division	- December 2014, the City adopted Adaptive Reuse ordinance allowing existing non-residential buildings located in Project Incentive Areas to convert to residential dwellings or live/work opportunities. Developer interest for adaptive reuse. The City is in discussion with developers regarding potential adaptive reuse projects that are anticipated to be formally submitted for review in 2016 - Specific Development zoning district continue to facilitate mixed use/residential development. Two such examples include Town & Country (SD 78) and in MacArthur Place (SD 43)	Ongoing
32. Variety in Household Sizes Program	- Implement programs to increase opportunities to build new family rental housing (see Program 25), including rental housing for large families - Monitor applications for new residential development to track type of products proposed and balance of unit sizes and bedrooms proposed	PBA, Planning Division	- Inclusionary Housing Plans provide a mix of unit sizes, with accommodations for larger families. A project by Harbor L.P. is presently under construction and will yield 70 affordable housing units – each with three bedrooms in the Harbor Corridor - Residential proposals and bedroom mix are reviewed during the Site Plan Review process. An annual monitoring system is in place to identify the balance of bedroom sizes provided citywide. In 2015, the average number of bedrooms per units constructed was 2.6	Ongoing
33. Parking Study	Conduct parking study and, depending on findings, the City will propose a program to mitigate parking constraints along with residential/mixed-use standards	PBA/ Planning Division	As part of the Harbor Mixed Use Transit Corridor Specific Plan, the City approved a reduction in parking adjacent to Harbor Boulevard BRT route, and near future Garden Grove/Santa Ana Fixed Guideway stop. Projects developed under these new standards will be monitored for parking issues and needs	2016

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Rental Assistance				
34. Housing Choice Voucher	Continue to implement and seek new housing choice vouchers for extremely low and very low income households	SAHA	At the end of 2015, 2,601 households were receiving assistance from the Housing Authority of the City of Santa Ana	Ongoing
35. Family Self-Sufficiency	Continue to implement and seek participants for the Family Self-Sufficiency (FSS) program; serve 66 clients annually	SAHA	In 2015, the Housing Authority served 88 clients through the FSS Program	Ongoing
36. HOPWA Tenant Based Rental Assistance	Continue to implement and seek participants for the HOPWA Tenant Based Rental Assistance; serve 50 clients annually	SAHA	Effective July 1, 2015, HUD reallocated HOPWA funds for the County of Orange to the City of Anaheim	Ongoing
Housing Preservation				
37. Preservation of At-Risk Housing	- Provide outreach to property owners to keep up to date with status of properties - Seek funding and financing mechanisms to preserve existing affordability covenants - Advocate for state legislative action to allow greater flexibility to satisfy the regional housing needs goals - Assist in preserving the Wycliffe Towers senior apartment project by issuing bond	CDA, Housing Division	- The City continues to monitor housing at risk of converting to market rate and continues to outreach to those property owners to identify financial incentives that will enable owners to maintain their properties as affordable housing - The City continues to monitor legislative initiatives that may impact its ability to meet its affordable housing goals	Ongoing
38. Multiple-Family Housing Acquisition and Rehabilitation	Work with supporting nonprofit partners to acquire, rehabilitate, and deed restrict apartment projects as funding and partners are available	CDA, Housing Division	After issuing an RFP, the City awarded loan funds to a Developer to acquire and rehabilitation a multi-family complex that will be deed restricted as affordable housing. The project will include 63 units of affordable housing and is expected to begin construction in 2017	Ongoing
39. Neighborhood Stabilization	Implement the Neighborhood Stabilization Program and work with intermediary to provide services to implement the NSP 1, 2, and 3 grants.	CDA, Housing Division	During 2015, the City continued to implement its remaining three NSP awards. In 2015, one (1) development was awarded funds and construction began; and one (1) single family home was rehabilitated and sold to qualified homebuyers	2015

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Homeownership Assistance				
40. Down Payment Assistance	- Evaluate options to restructure the homeownership program as the market and prices stabilize - Assist low and moderate income households with down payment assistance through loans up to \$40,000	CDA, Housing Division	- At the end of 2015, the City continues to offer down payment assistance in conjunction with its Community Development Block Grant (CDBG) and HOME funds. - The down payment loans offered are for households up to 80 percent of area median income	Ongoing
41. Homeownership Partners	- Support nonprofit and for-profit organizations to educate homeowners, administer programs, and expand homeownership opportunities - Work with nonprofit organizations to provide homeownership opportunities for families	CDA, Housing Division	- In 2015, Habitat completed construction of three (3) homes and sold one (1) home to qualified homebuyers - The City continues its working relationship with local nonprofits to facilitate education and expand homeownership opportunities for low-income households	Ongoing
42. Homeownership Preservation Assistance	- Participate in the Orange County Collaboratives to prevent or lessen the impact of foreclosures - Advocate for state and federal legislation to address the foreclosure and lending crisis	CDA, Housing Division	- In 2015, through the federal Neighborhood Stabilization Program (NSP) program funds awarded, the City participated in the rehabilitation of one (1) home that was sold to qualified homebuyers - The City continues to monitor legislative initiatives and programs to address local foreclosure impacts	Ongoing
SPECIAL NEEDS				
People with Disabilities				
43. Care Facilities	- Amend Municipal Code to define community care facilities, permitting process, and standards, and make changes to ensure consistency with state law - Amend Municipal Code to define facilities not regulated under the Community Care Facilities Act and specify permit process consistent with state law	PBA, Planning Division	The City's 5-year Strategic Plan identified the comprehensive update of the Zoning Code as a priority. The Zoning Code update will provide an opportunity to further define community care and related care facilities – both regulated and non-regulated by the State	2014-2015
44. Housing for People with Disabilities, including Developmental	- Work with service providers to support the development or provision of housing suitable for people with disabilities, including developmental disabilities - Seek and/or support grants, where feasible, to facilitate the	PBA, Planning Division CDA, Housing Division	- The City approved the expansion of the John Henry Foundation Village licensed Adult Residential facility, to serve 12 additional persons with special needs. The project is currently in building plan check. In 2015, the conversion of a motel to a 72-bed it apartment /care home was approved to serve Veterans - The City allocates Emergency Solution Grant Program	2014 Annual basis

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	production of new housing or appropriate services for disabled people		(formerly ESG) funds to assist in the housing and support of persons with disabilities and special needs	
45. Accessible Housing	- Investigate opportunities for providing incentives or amending codes to encourage the accessibility components in the development of new housing - Implement the reasonable accommodation ordinance to allow for modifications in land use, building, zoning, and other codes to facilitate access to existing housing	PBA, Planning Division	- The City continues to implement accessibility requirements as periodically updated by the State, and then adopted into Santa Ana Municipal Code - Adopted in 2011, the City's reasonable accommodation ordinance is posted on the City website for reference for appropriate modifications	2015 Ongoing
People Who Are Homeless				
46. Emergency Shelters and Transitional Housing	Continue to provide funding for providers of emergency shelter, transitional housing, and permanent supportive housing for people who are homeless	CDA, Housing Division	- In 2015, City provided Emergency Solutions Grant (ESG) program funds to nineteen (19) programs: eight (8) programs provided shelter; three (3) programs targeted street outreach for people who are homeless; four (4) programs provided homelessness prevention; and four (4) programs provided rapid re-housing - In 2015, the City formed the Orange County ESG Collaborative to more efficiently administer ESG funding - The City continues to work with the County of Orange to create a 200-bed homeless multi-service Center in Santa Ana; a Check-in Center, and to form a Homeless Collaborative - The City adopted a policy in April 2015 to accept 60 homeless referrals from a homeless service provider for Housing Choice Vouchers and 60 referrals were issued vouchers - The City issued an RFP for 100 units of Project-Based Vouchers for Permanent Supportive Housing for chronically homeless individuals and families. - In 2015, construction began to expand the existing Salvation Army Emergency Shelter was approved to include 75 beds to serve homeless men. A Management and Operational Plan is being drafted to include "good neighbor" and best practices of mutual agreement with The Salvation Army service provider and the City. While under construction, a 50 person temporary shelter was	Ongoing
	Collaborate with the Salvation Army and other Orange County jurisdictions to create a model emergency shelter management and operational plan based on best practices	PBA, Planning Division		Ongoing

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	- Establish Emergency Shelter Overlay Zone to accommodate the City's estimated unsheltered homeless population. - Amend Municipal Code to revise separation criteria to comply with state law		approved with an Advisory Committee meeting monthly to sure best practices - Currently, emergency shelters are permitted by right in industrial zones, with sufficient acres to accommodate Santa Ana's estimated homeless need. In conjunction with the proposed County 200-bed emergency shelter, the community has voiced a desire to amend the Municipal Code utilizing a zoning overlay tool to refine allowable zoning locations - This amendment will include modifying the municipal code to remove references to separation criteria to comply with state law	2015
47. Rapid Rehousing	Continue to provide funding and technical assistance to support the provision of prevention, outreach, and supportive services aligned with the 10 Year Plan to End Homelessness	CDA, Housing Division	In 2015, the City provided ESG funding to nineteen (19) programs to support the provision of homelessness prevention, shelter, outreach and supportive services that align with the 10-Year Plan to End Homelessness. Four (4) organizations provided rapid rehousing programs	Ongoing
48. Supportive Services	- Assist and work with service organizations to provide supportive services for current and formerly homeless people - Encourage nonprofit and volunteer organizations to improve the coordination and efficiency of food distribution for the homeless and at risk in the Civic Center area	CDA, Housing Division	- In 2015, the City requested funding proposals from organizations that provide such services. Several transitional living and emergency housing providers in Santa Ana have been recommended for funding through locally disbursed Emergency Solutions Grant (ESG) funds - In December 2015, the City entered into a partnership with the County of Orange to pursue a Pilot Mobile Homeless Check-In Center to serve the Civic Center area. Efforts to achieve this are under way	Ongoing
Senior Housing				
49. Housing Facilities	- Continue to offer development incentives and density bonuses to incentivize senior housing - Work with nonprofit and for-profit agencies that propose the	PBA, Planning Division	- Consistent with State law, the City continues to offer density bonus incentives for affordable housing, including senior living - The City continue to engage in dialogue with developers and non-profit organizations for new senior housing	Ongoing

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	construction of senior housing		opportunities	
50. Senior Life Care Facilities	- Continue to offer development incentives and density bonuses to incentivize life care facilities - Work with nonprofit and for-profit agencies that propose the construction of senior housing	PBA, Planning Division	- Density bonus incentive continues to apply to senior housing facilities - As noted above, dialog with developers and non-profit organization continued in 2015	Ongoing
51. Senior Services	- Support food distribution programs and similar senior services - Support private and nonprofit entities to match seniors in house sharing arrangements	PRCSA CDA, Admin	- The City continues to operate a daily lunch service and food distribution program at each of its senior centers - City is researching best practices regarding feasible successful house sharing programs for seniors	Ongoing
Housing for Families				
52. Family Housing	- Continue to allocate Section 8 Housing Choice Vouchers to very low income families - Continue to offer homeownership assistance for qualified lower and moderate income families - Acquire, rehabilitate, and reconfigure apartments to support low income family households	SAHA CDA, Housing Division	- Same as Program 34 above - In 2014, the City entered into an agreement with a developer to acquire, rehab and reconfigure ten (10) one-bedroom units into eight (8) units to be reserved for very low-income households. Construction was completed in 2015	Ongoing
53. Child Care Options	- Review Zoning Code to ensure day/childcare provisions are consistent with state laws; consider incentives for co-locating childcare facilities in affordable housing projects - Continue funding organizations that help address and meet the supportive service needs of Santa Ana's children	PBA, Planning Division CDA, Admin	- Built in 2013, a portion of the Triada Multifamily development is set-aside for child care services. The Depot at Santiago mixed use residential project will include space for <i>The Wooden Floor</i>, a dance and education studio serving underserved local youth - In 2015, the City funded several programs that serve low-income youth in Santa Ana, including recreation programs, music education, internships, after school tutoring, and neighborhood park enhancements	2014 Ongoing
54. Multi-Generational Housing	Explore crafting development standards and site designs, offering incentives, or including additional flexibility to promote innovative models of multigenerational housing	PBA, Planning Division	The City's 2nd Unit ordinance, allows an option to address some multigenerational housing needs. In addition, during Development Project Review proposed residential floor plans are evaluated to meet City development standard, serve residents' needs, and provide a balanced design to promote quality housing	2016
Fair Housing Services				

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55. Fair Housing	- Continue to fund a fair housing organization to discourage unlawful practices, resolve tenant/ landlord disputes, provide education, and further equal housing opportunities - Periodically prepare the Analysis of Impediments to Fair Housing Choice to identify, remove and/or mitigate potential impediments to fair housing in Santa Ana - Conduct education effort in concert with stakeholders in the community	CDA, Admin. Services	- The City continues to have a contract with Fair Housing Council of Orange County to provide these services - In 2015, the City updated its Analysis of Impediments to Fair Housing Choice in order to identify, remove and/or mitigate potential impediments to fair housing in Santa Ana	Ongoing
56. Reducing Second-Hand Smoke	Pursue preparation of a smoke free ordinance in multifamily unit housing in Santa Ana.	City of Santa Ana PBA and SAHA	- America OnTrack and other community serving organizations attend a variety of Santa Ana community events to educate the public on the health benefits of smoke free environments. In 2015, America OnTrack has provided educational information at Neighborhood Associate meetings, several Santa Ana Street/Hearth Fairs, local school safety fairs, and Santa Ana Youth Summit - Owners of some recently built multi-family housing in Santa Ana have chosen to require smoke free environments. Conversations continue regarding the feasibility of a smoke free ordinance City-wide for multifamily housing	With the General Plan and/or Zoning Ordinance Update

Source: City of Santa Ana, 2016.

Funding:
 GF: General Fund
 CDBG: Community Development Block Grant
 HOME: HOME Partnership Funding
 LIHTC: Low Income Housing Tax Credits
 ESG: Emergency Solutions Grant
 HOPWA: Housing Opportunities for Persons with AIDS
 NSP: Neighborhood Stabilization Funds

Agency:
 CDA: Community Development Agency
 PBA: Planning and Building Agency
 SAHA: Santa Ana Housing Authority
 PWA: Public Works Agency
 PRCSA: Parks, Recreation, and Community Services Agency
 TCE: The California Endowment

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