

REQUEST FOR COUNCIL ACTION



CITY COUNCIL MEETING DATE:

MARCH 19, 2019

TITLE:

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

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

It is recommended that the City Council authorize submittal of the General Plan Housing Element Annual Progress Report to the State of California Housing and Community Development (HCD).

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, policies, and implementation programs stated in the Housing Element. The purpose of the Housing Element Annual Progress Report (Exhibit 1) is to document housing related activities and accomplishments achieved by the City in 2018, which are consistent with the City's housing vision and associated implementation programs.

The following are four major Housing Element program accomplishments in 2018: 1) The City exceeded its 2014-2021 Regional Housing Needs Allocation Goals for all income categories. 2) The City opened an Interim Emergency Homeless Shelter (*The Link*) with 200 beds and supportive services for individuals experiencing homelessness. 3) A Draft General Plan Policy Framework of goals and policies, as well as Land Use Focus Areas to consider housing and sustainable development opportunities, were presented to the City Council as part of the Comprehensive General Plan update; and 4) *The Orchard* Permanent Support Housing opened providing 71 units for chronically homeless individual, with wrap-a-round services. The City was also highlighted in an Orange County Register article on February 28, 2019 as one of the few cities in the State that "ranked among the State's best performing communities for meeting housing needs".

The Housing Element Annual Progress Report includes a summary of Santa Ana's progress in meeting its share of the RHNA. There were a total of 1,372 building permits issued for new housing units in 2018; of which 42 percent or 577 housing units are affordable. With these new units, the City substantially exceeds the overall target for Santa Ana's RHNA 204 unit allocation, by over six times.

City of Santa Ana General Plan Housing Element Annual Progress Report

March 19, 2019

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FISCAL IMPACT

There is no fiscal impact associated with this item.



Minh Thai
Executive Director
Planning and Building Agency

MM:/la

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Exhibit: 1. General Plan Housing Element Annual Progress Report
Report available in larger format online at:
www.santa-ana.org/general-plan/2014-2021-housing-element-update

19F-4

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



**Submitted by
Planning and Building Agency**

April 1, 2019

**City of Santa Ana
ANNUAL GENERAL PLAN HOUSING ELEMENT
PROGRESS REPORT (2018)**

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Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

Income Level	RHNAs Allocation Status	Year	2				3	4
			2014	2015	2016	2017		
Very Low	Deed Restricted	45		49	49	43	172	
	Non-Deed Restricted		2	31	22	38	388	
Low	Deed Restricted	32						313
	Non-Deed Restricted							181
Moderate	Deed Restricted	57		10	15	7		63
	Non-Deed Restricted		2	4	5	3		187
Above Moderate		80	80	442	130	424	795	
Total RHNAs		204						2728
Total Units 44								

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

Cells in grey contain auto-calculation formulas

City of Santa Ana Annual Housing Element Progress Report Table B	
Program	Description
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
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
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
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
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

City of Santa Ana Annual Housing Element Programs Progress Report
Table B

#	Name of Program	#	Objective	Timeline in ME	Status of Program Implementation
2	6. Healthy Neighborhood Initiatives	Continue to implement Santa Ana Green program, including tree planting, corridor greenways, build green initiatives, and energy conservation. Collaborate with neighborhoods and community organizations to promote Healthy Neighborhood Initiatives and safe and active environments	Ongoing		

City of Santa Ana Annual Housing Element Findings Progress Report			
Element	Description	Performance Measure	Status of Performance Information
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	Annually/Ongoing	<p>At the end of 2018, the City partnered with an affordable housing developer to pursue an Affordable Housing Sustainable Communities Grant for the construction of a 93-unit new affordable housing project with active transportation infrastructure and transit amenities. Award announcements are expected in June 2019. At the end of 2018, the City supported two affordable housing developers to apply for No Place Like Home funding in partnership with the County of Orange for the construction of a 93-unit new construction affordable housing project with 33 units of permanent supportive housing and a 11-unit new project with 100% permanent supportive housing units. In 2018, the City hosted staff from the Division of Financial Assistance in the Department of Housing and Community Development to provide a workshop on a recent Notice of Funding Availability (NOFA) opportunity. 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. The following are the gardens that continued to promote health El Salvador, Pacific Electric, Madison, Jerome and Roosevelt. The neighborhood associations in those areas have formed partnerships with PRCSA for educational programming. The City of Santa Ana's Community Garden Program offers youth and their families the training and motivation to adopt healthy food habits.</p>
			<p>Through a series of workshops and hands on volunteer work, families will learn to work together and create a home based garden. The workshops are free and open to the public at all community garden locations. Workshop topics include the essentials of urban gardening, growing food, transplanting seedlings, crop rotation, composting, water conservation methods and much more. Join us to learn and have fun at your local community garden. Santa Ana is proceeding with discussions among the various City agencies and departments so that a comprehensive community engagement policy may be approved. This policy is intended to provide guidance to staff on best practices and expectations for community engagement for a programs and projects in City of Santa Ana</p>
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.	Ongoing	<p>In 2018, Code Enforcement and Santa Ana Police Department visited 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, the Police Department continues to hold community-policing forums and gather input to measure the community's perception of community policing and local police services to enhance community safety. In March 2018 the City reintroduced training of best practices in property management, neighborhood safety, and landlord tenant responsibilities. PBA in partnership with SAPD, conducted a Map Your Neighborhood emergency preparedness workshop to build and assess emergency response capacity in multi-family residential developments. The City Development Review process engages the Police Department and City Planners to identify physical design measures that promote safe environments within new and existing development projects. In 2018, programs for Crime Prevention, Intervention, and/or Suppression for children, youth and/or families were prioritized for funding through the Community Development Block Grant Program. Approximately \$875,000 was allocated to nonprofit organizations following the implementation of this policy</p>

Program	Description	Implementation Status	Program Implementation Status
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	Ongoing	The City continues to identify alternative, flexible funding sources to encourage the repair and maintenance of historic structures. The City continues to offer very low-interest loans to single-family historic homeowners. City staff received one inquiry for the program. However, no application was received in 2018.
15. Historic Neighborhood Preservation	Explore innovative strategies to preserve residential districts and neighborhoods that have historic value. Create guidelines identifying the process for neighborhoods to pursue becoming a type of historic district	Ongoing/2017	City staff continues to coordinate with the Heningter Park Neighborhood Association and French Park Neighborhood Association regarding applications for construction in the Historic Districts. Staff and a Historic Resources Commissioner attended a historic preservation conference to identify how CEQA can support preservation efforts, explored uses for resource evaluations and surveys, and how media and technology can be used to help promote preservation . City staff continues to coordinate with Floral Park Neighborhood Association members to discuss the process of becoming a historic district
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	Ongoing	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. In addition, three multi-family residential developments, First American Co., Red Oak, and Legacy Square, respectively, were submitted to the City for review in 2018. In 2018, City staff issued a Request for Proposals to award four Housing Authority-owned properties under a 99-year long-term ground lease. In late 2018, the Community Redevelopment and Housing Commission recommended an award of a 99-year ground lease for two different projects: an 11-unit new construction permanent supportive housing project and a 2-unit ownership housing project. The third project proposed by the Review Panel for the RFP is currently under review by the County of Orange due to an adjacent parcel to the Housing Authority-owned property.
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	Ongoing	In 2018, the City issued permits for the construction of 418 affordable senior housing units on a 3.17-acre site within Metro East area. In 2018, the City completed efforts to update and expand the Metro East Mixed Use (MEMU) Overlay Zone to create additional opportunities for housing development in the City. The City is in the process of reviewing plans for a 601-unit mixed-use development in the new MEMU boundary area.
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. Consider the amendment of District Center boundaries to allow for new residential products that meet City housing goals and policies	Ongoing	The City continues to review residential and mixed use development proposals in the District Center areas - such as the Transit Zoning Code, Metro East Overlay Zone, and Harbor Corridor Specific. As part of the General Plan Update underway, the City has identified opportunity areas to consider new housing and mixed use sustainable development. The creation of additional District Center and Urban Neighborhood land use designations will be evaluated. The expanded boundary of the Metro East Overlay Zone includes a new District Center designation. This will facilitate new residential development such as the proposed Elan (formerly Wermers) Mixed Use Project with 301 residential units

City of Santa Ana Annual Housing Element Programs Progress Report Table D				
Name of Program	Objectives	Timeline in J/E	Status of Program Implementation	
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	Completed by October 15, 2014	The Harbor Mixed Use Transit Corridor Specific Plan was approved in October 2014 by City Council. The Harbor Mixed Use Transit Corridor 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 rezoning has provided incentive for developers to invest in the area. There are currently over 700 housing units in the "pipeline" for development in the Harbor Corridor	
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. Issue a request for proposal and/or request for qualifications and select a consultant to conduct a comprehensive General Plan update	2014	City staff continues to refine its Community Engagement Plan for the Comprehensive General Plan update. In 2017, fourteen meetings were held with the General Plan Advisory Group; to assist in the creation of a vision statement and General Plan policy framework for policy makers' consideration http://www.santa-ana.org/generalplan/default.aspx . An interactive community survey tool is anticipated in early 2019. In 2018, staff attended various community events and shared the progress on the General plan, the Vision statement and Core Values with community members. The comprehensive General Plan update is underway and to be completed by in-house City staff. In December 2018, City Council received and filed draft goals, policies, and maps depicting potential areas to study future land use changes.	
21. Zoning Ordinance 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	2015	The 2018 Zoning Ordinance Update work program included community outreach through a variety of tools including the City's Resources Network and attending Community Linkage and neighborhood meetings. Phase 3 of the zoning code update included modifying standards to allow small lot subdivisions, accessory dwelling units, and religious institutions in additional districts. Through the General Plan update, commercial and industrial zones are being evaluated for limited live/work opportunities. Development standards will be re-evaluated to facilitate residential/mixed-use housing opportunities, active designs, and open space to promote health and wellness	

City of Santa Ana – Annual Housing Element Programs Progress Report Table D		Housing Element Program Implementation	
Program	Description	Implementation Status	Notes
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	Ongoing/2016	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. 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
23. Green Building	Create a Green building policy that incorporates sustainable 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	Ongoing	The City encouraged the use of sustainable materials and practices in new private development and in City public facilities. City engages in a number of partnerships to encourage green residential projects, including Southern California Edison and other “green” home improvement entities. In 2018, an adaptive reuse affordable housing project with 57 units of affordable housing broke ground (Santa Ana Arts Collective). The project was the recipient of Affordable Housing and Sustainable Communities grant funds. 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	Ongoing/2016	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 Development Review evaluation criteria
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 provide 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	Annually/Ongoing	The City continues to pursue partners to identify affordable housing opportunities and seeks to provide financial assistance whenever feasible. In 2018, the City conducted a Tax Equity and Financial Responsibility Act (TEFRA) Hearing for one (Aqua Housing) affordable housing project (and adopted a resolution approving the issuance of bonds for the project. In 2018, a 68-unit new construction affordable housing project (First Street Apartments) broke ground with financial support from the City. (also referenced in Goals #26 and 38). In 2018, two affordable housing projects were awarded 9% Low-Income Housing Tax Credits including a 75-unit new construction project for homeless veterans (Santa Ana Veterans Village) and a 51-unit new construction project (Tiny Tim) with financial support from the City. The City worked with non-profit organizations, NeighborhoodWorks and Habitat for Humanity, to provide homeownership opportunities for qualified low income households. In 2018, the City approved a commitment to resubordinate an amount not to exceed \$8.7 million in current affordable housing loans for the rehabilitation of 126 affordable rental units at Cornerstone Apartments

City of Santa Ana Annual Housing Element Programs Progress Report
Table D

1 Name of Program	2 Objective	3 Implementation H.E.	4 Status of Program Implementation
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	Annually/Ongoing	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. In 2018, the City adopted new Affordable Housing Funds Policies and Procedures for the allocation of limited affordable housing funds and land assets. The Policies and Procedures include the City's priorities for the award of funding, with highest priority for projects with deep affordability and larger units. The City issued an RFP for Affordable Housing Development. Following the first deadline for the RFP, a Review Panel recommended the award of \$9,893,644 in affordable housing funds, one hundred (100) HUD-Veterans Affairs Supportive Housing (HUD-VASH) project-based vouchers, and a 99-year ground lease for 3 Housing Authority owned properties. The recommendation will lead to the development of 5 affordable housing projects with approximately 200 units of affordable housing including over 133 units of permanent supportive housing (also referenced in Goal #52). In 2018, the City approved one Loan Agreement for a total of \$8,552,740 to develop 68 units of affordable housing (First Street Apartments) which will include 55 units for very low-income families. (also referenced in Goals 25 and 38). At the end of 2018, 102% of the budget authority from HUD for Housing Choice Vouchers was utilized to provide rental assistance to extremely low income households
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	Evaluate Availability Annually	The City is closing out projects previously funded by Successor Housing Agency funds. The City included four Housing Authority-owned properties housing assets in a Request for Proposals for the development of affordable housing on the sites (also referenced in Goal #16). The construction and sale of five homes has been completed by Habitat for Humanity on a site previously transferred to Habitat in FY 2016-17
28. Density Bonus 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	2014	The City implements density bonus measures through State laws and local Housing Opportunity Ordinance. In 2018, the City approved a Density Bonus Agreement for the development of a 418-unit affordable housing senior project (Villa Court Senior Apartments) (also referenced in Goal #49)
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	Ongoing	Housing Opportunity Ordinance Administrative Procedures created in 2015 continues to provide guidance to developers and City staff . Pursuant the City's Housing Opportunity Ordinance , twelve (12) inclusionary housing units were sold to qualified moderate income homebuyers. In 2018, the (15 percent affordable housing inclusionary requirement was applied to six projects –First American Title Co., Red Oak, Bui Development, Legacy Spurgeon, Legacy Square, and MainPlace Transformation
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	Ongoing	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. In 2018, construction began on the 24-unit adaptive reuse of existing office spaces at 201 E. Fourth Street, and plans to convert the office building located at 888 North Main into 146 residential units are currently being reviewed by the Building Division.

City of Santa Ana Annual Housing Element Progress Report Table 12			
Program	Description	Status	Notes
31. Specific Development District Program	Continue to facilitate quality development in Ongoing District Centers and other locales through the implementation of the Specific Development District.	Ongoing	Specific Development zoning district continue to facilitate mixed use residential development. In 2018 the expansion of the Metro East Mixed Use Overlay Zone was completed. Additionally, the Legacy at Sunflower development also submitted an application to create a Specific Development district for a 226 unit multi-family development.
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	Ongoing	Residential proposals and bedroom mixes are reviewed during the Development Review process. An annual monitoring system is in place to identify the balance of bedroom sizes provided citywide. In 2018, the average number of bedrooms per units constructed was 2.
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	2016	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. In 2018, the expansion of the Metro East Mixed Use Overlay Zone was completed. Analysis included studying reduced parking standards, impacts, and mitigation measures. Residential Permit Parking is also under evaluation by the City's Public Works Agency to mitigate parking constraints
34. Housing Choice Voucher	Continue to implement and seek new housing choice vouchers for extremely low and very low income households	Ongoing	At the end of 2018, 2,544 households were receiving assistance from the Housing Authority of the City of Santa Ana
35. Family Self-Sufficiency	Continue to implement and seek participants for the Family Self-Sufficiency (FSS) program	Ongoing	At the end of 2018, the Housing Authority was serving 124 clients through the FSS Program. In addition, six (6) families graduated from the program in late 2018.
36. HOPWA Tenant Based Rental Assistance		Ongoing	Effective July 1, 2015, HUD reallocated HOPWA funds for the County of Orange to the City of Anaheim
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	Ongoing	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

City of Santa Ana – Annual Housing Element Programs Progress Report

Program Name	Program Objective	Implementation Status	Status of Program Implementation
Program Name	Program Objective	Implementation Status	Status of Program Implementation
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	Ongoing	The low-income housing tax credit financing for a 68-unit affordable housing project closed in July 2018 (First Street Apartments). The project broke ground on construction. (also referenced in Goals 25 and 26)
39. Neighborhood Stabilization	Implement the Neighborhood Stabilization Program and work with intermediary to provide services to implement the NSP 1, 2, and 3 grants.	2015	In 2018, the City issued an RFP for Affordable Housing Development that includes the remaining NSP Program funds. The Review Panel for the RFP is recommending an award of the NSP Program funds to a new construction affordable housing project (total # of units to be determined).
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 for moderate income families and up to \$80,000 for low-income families	Ongoing	In 2018, the City updated the guidelines for the Down Payment Assistance Program to increase the amount of down payment assistance available to low-income families from \$40,000 to \$80,000 and to begin providing up to \$40,000 in down payment assistance to moderate income families using the City's Indusianary Housing Fund. In 2018, the City continued to offer down payment assistance using its Community Development Block Grant (CDBG) and Indusianary Housing Funds. A total of 137 applications were sent out, 13 were received, and 5 applications were approved for this program. Four educational workshops and outreach events were conducted during the year.
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	Ongoing	In 2018, Habitat for Humanity completed construction of five (5) homes and sold the homes to qualified homebuyers. (also referenced in Goal #27). The City continues its working relationship with local nonprofits to facilitate education and expand homeownership opportunities for low-income households
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	Ongoing	The City continues to monitor legislative initiatives and programs to address local foreclosure impacts
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	2014-2015	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)
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 production of new housing or appropriate services for disabled people	2014/Annual Basis	In late 2018, a 71-unit rehabilitation project for chronically homeless individuals was completed (Orchard). In mid-2018, a 68-unit new construction project with 10 permanent supportive housing units for chronically homeless individuals was completed (Depot at Santiago). In mid-2018, the City issued an RFP for Affordable Housing Development which included 100 HUD-VASH project-based vouchers for chronically homeless veterans

Goal	Description	Current Status	Timeline	Notes
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.	2015/Ongoing		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 and available in print version at the public counter for reference for appropriate modifications.
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. Collaborate with the Salvation Army and other Orange County jurisdictions to create a model emergency shelter management and operational plan based on best practices. 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.	Ongoing/2015		In 2018, the City provided Emergency Solutions Grant (ESG) program funds to seven (7) organizations, providing eleven (11) different programs. Three (3) programs provided shelter; three (3) programs targeted street outreach for people who are homeless; two (2) programs provided homelessness prevention; one (1) program provided data collection; and two (2) programs provided rapid re-housing. The County of Orange operates a transitional homeless shelter at the former Santa Ana Transit Terminal and a new shelter for women only at WISEPlace for many individuals from the Civic Center. • City Council approved a Memorandum of Agreement with the County of Orange to transition the #25-bed Courtyard Emergency Shelter to a new location with 600 beds in order to expand the number of emergency shelter beds for the City of Santa Ana.• The City opened an Interim Emergency Shelter (The Link) with 200 beds and supportive services for individuals experiencing homelessness. • The City received an award of \$3.6 million in Homeless Emergency Aid Program funds from the State of California to address Homelessness. • The City Homeless Evaluation Assessment Response Team (HEART) program oversees citywide homeless outreach needs, safety, and security. The team works closely with the Orange County Health Care Agency. • The City hired a full-time dedicated Homeless Services Manager to coordinate and collaborate with the Orange County Continuum of Care, other City municipalities, along with other constituents to optimize the delivery of homeless services. • Through the RFP for Affordable Housing, a Review Panel is recommending an award of 100 units of HUD-VASH Project-Based Vouchers for Permanent Supportive Housing for homeless veterans.
47. Rapid Rehousing	Continue to provide funding and technical assistance to support rapid re-housing as well as prevention, outreach, and supportive services aligned with the 10 Year Plan to End Homelessness	Ongoing		The Santa Ana Veterans Village project has just broken ground (also reference Goal #25 and 47). • In 2018, the City applied for a Notice of Funding Availability for the 2017 Mainstream Voucher program to serve non-elderly, disabled homeless individuals and families. The City was awarded 50 Mainstream Vouchers to serve this target population. Currently, emergency shelters are permitted by right in industrial zones, with sufficient acres to accommodate Santa Ana's estimated homeless need. City staff will be evaluating amendments to the emergency shelter ordinance, including removing references to separation criteria to comply with state law
				In 2018, the City provided ESG funding to seven different organizations providing eleven (11) different programs to support the provision of homelessness prevention, shelter, outreach and supportive services that align with the 10-Year Plan to End Homelessness. Two (2) organizations provided rapid rehousing services. (also referenced in Goal # 46). In 2018, the City worked with the OC Health Care Agency (HCA) to complete assessments of all homeless individuals residing in the Civic Center. The County provided referrals and shelter options and connections to services and there are no longer homeless individuals residing in the Santa Ana Civic Center. In 2018, Santa Ana's first Permanent Supportive Housing project opened (the Orchard). The project provides 71 permanent supportive housing units with wrap-around supportive services for chronically homeless individuals. In 2018, a new construction project with 75 permanent supportive housing units for homeless veterans closed on their financing (Santa Ana Veterans Village). The project includes 70 one-bedroom and 5 two-bedroom units with wrap around supportive services. (also referenced in Goals #25 and 46)

City of Santa Ana Annual Housing Element Programs Progress Report Table D			
Name of Program	Objective	Timeline in H.E.	Status of Program Implementation
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	Ongoing	The Emergency Solutions Grant administered by the City provides funds to non-profit homeless service providers to provide support services. The City encourages nonprofit and volunteer organizations to work with the Courtyard 1 Transitional Shelter in place of distributing items in the Civic Center. A non-profit homeless service provider manages the interim Emergency Homeless shelter and works with other service organizations in the community to coordinate supportive services.
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 construction of senior housing	Ongoing	Consistent with State law the City continues to offer density bonus incentives for affordable housing, including senior living. The City continues to engage in dialogue with developers and non-profit organizations for new senior housing opportunities. The City approved a density bonus agreement for the development of a 418-unit affordable senior rental residential community (Villa Court Senior Apartments) (also referenced in Goal #28)
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	Ongoing	Density bonus incentives continue to apply to senior housing facilities. As noted above, dialog with developers and non-profit organizations continued in 2018
51. Senior Services	Support food distribution programs and similar senior services. Support private and nonprofit entities to match seniors in house sharing arrangements	Ongoing	The City continues to operate a daily lunch service and food distribution program at each of its senior centers. In addition, physical fitness classes are common on a weekly basis. City is researching best practices regarding feasible successful house sharing programs for seniors
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	Ongoing	The City issued an RFP for Affordable Housing Development. Following the first deadline for the RFP, a Review Panel recommended the award of \$93,893,644.00 in affordable housing funds, one hundred (100) HUD-VASH project-based vouchers, and a 99-year ground lease for 3 Housing Authority owned properties. The recommendation will lead to the development of 5 affordable housing projects with approximately 200 units of affordable housing including over 100 2- and 3-bedroom units for families (also referenced in Goal # 26)
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	2014/Ongoing	As part of comprehensive Zoning Code update requirement and incentives for the provision of day care services will be evaluated. In 2018, a mixed use residential project (Depot at Santiago) was completed and includes a space for The Wooden Floor, a dance and education studio serving underserved local youth. In 2018, the City funded several programs that serve low-income youth in Santa Ana, including recreation programs, after school programming, tutoring, arts activities, and neighborhood park enhancements
54. Multi-Generational Housing	Explore crafting development standards and site designs, offering incentives, or including additional flexibility to promote innovative models of multigenerational housing	2016	During Development Project Review proposed residential floor plans are evaluated to meet City development standards, serve residents' needs, and provide a balanced design to promote quality housing. In 2018, the City adopted a new ordinance which included flexible development standards to allow the creation of accessory dwelling units and will allow for the creation of more housing options and multigenerational housing opportunities

City of Santa Ana Annual Housing Element Program Progress Report			
Program	Description	Department	Status
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	Ongoing	The City continues to have a contract with the Fair Housing Council of Orange County to discourage unlawful practices, resolve tenant/ landlord disputes, provide education, and further equal housing opportunities. An annual training was provided to the City's Housing Division by the Fair Housing Council of Orange County and Public Law Center in August 2018. 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. The City plans to update its Analysis of Impediments to Fair Housing Choice in 2020
56. Reducing Second-Hand Smoke	Conduct education effort in concert with stakeholders in the community. Pursue preparation of a smoke free ordinance in multifamily unit housing in Santa Ana	With the General Plan and/or Zoning Ordinance Update	Owners of some recently built multi-faithly 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

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	Santa Ana
Reporting Period	(Jan. 1 - Dec. 31)

Note: + Optional field
Cells in grey contain auto-calculation formulas

Table F

Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)(2)

This table is optional. Jurisdictions may list (for informational purposes only) units that do not count toward R-HNA, but were substantially rehabilitated, acquired or preserved. To enter units in this table as progress toward R-HNA, please contact HCD at APR@hcd.ca.gov. HCD will provide a password to unlock the grey fields. Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its R-HNA which meet the specific criteria as outlined in Government Code section 65583.1(c)(2).

Activity Type	Units that Count Towards R-HNA*				Units that Don't Count Towards R-HNA listed for Informational Purposes Only			
	Extremely Low Income	Very Low Income	Total Units	Low Income	Extremely Low Income	Very Low Income	Total Units	Low Income
Rehabilitation Activity								
Preservation of Units At-Risk								
Acquisition of Units								
Total Units by Income								

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-----Not Applicable-----

Jurisdiction	Santa Ana
Reporting Year	2018 (Jan. 1 - Dec. 31)

Entitled Units Summary		
Income Level		Current Year
Very Low	Deed Restricted	172
	Non-Deed Restricted	0
Low	Deed Restricted	388
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	17
Above Moderate		795
Total Units 44		1372

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

Submitted Applications Summary	
Total Housing Applications Submitted:	154
Number of Proposed Units in All Applications Received:	5,519
Total Housing Units Approved:	99
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Cells in grey contain auto-calculation formulas

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