

**Department of Housing and
Community Development**

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: City of Anaheim

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Reporting Period by Calendar Year: from January 1, 2009 to December 31, 2009

These forms and tables, (see sample – next page) must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1, of each year; submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

-and-

Governor's Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

HOUSING POLICY
DEVELOPMENT HCD

MAR 28 2010

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

Jurisdiction City of Anaheim
 Reporting Period Jan-09 - 1-Dec-09

Table A

Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Moderate-Income Units 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		
Colony Park		O	1	18	86	0	105	105	Land write-down/Public Improvements/Down Payment Assistance/Energy Star Rebates	Yes	Disposition and Development Agreement	
Lincoln Anaheim (CHOC)		R	101	43	2	0	146	146	9% and 4% Tax Credits/Bonds/City Ground Lease/MHP	Yes	Affordable Housing Agreement	
561 S. Olive		O	0	0	0	1	1	1	Redevelopment Funds	No	Disposition and Development Agreement	
313 E. Water		O	0	0	0	1	1	1	Redevelopment Funds	No	Disposition and Development Agreement	
824 N Harbor		O	0	0	0	1	1	1	Planning Entitlement	No	Planning Entitlement	
720 S. Illinois		O	0	0	0	1	1	1	Planning Entitlement	No	Planning Entitlement	
2060 W. Catalpa		O	0	0	0	1	1	1	Planning Entitlement	No	Planning Entitlement	
900 N Maple		O	0	0	0	1	1	1	Planning Entitlement	No	Planning Entitlement	
1137 S. Pointe		O	0	0	0	1	1	1	Planning Entitlement	No	Planning Entitlement	
1008 W. Water		O	0	0	0	1	1	1	Planning Entitlement	No	Planning Entitlement	
706 S. Lemon		O	0	0	0	1	1	1	Planning Entitlement	No	Planning Entitlement	
770 S. Peralta Hills		O	0	0	0	1	1	1	Planning Entitlement	No	Planning Entitlement	
719 1/2 S. Walnut		O	0	0	0	1	1	1	Planning Entitlement	No	Planning Entitlement	
(9) Total of Moderate and Above Moderate from Table A3 ▶			0	0	0	0						
(10) Total by income Table A/A3 ▶ ▶			102	61	88	11	262	262				
(11) Total Extremely Low-Income Units*			82									

* Note: These fields are voluntary

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Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65883.1(c)(1)

Please note: 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 RHNA which meet the specific criteria as outlined in GC Section 65583.(c)(1)

Activity Type	Affordability by Household incomes				(4) Description of Activity Including Housing Element Program Reference
	Very Low-Income	Low-Income	Moderate-Income	TOTAL UNITS	
(1) Rehabilitation Activity	48	0	1	49	Integrity House Acquisition/Rehabilitation Project for Special Needs Housing per Strategy 1G for the provision of Extremely-low housing units.
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	48	0	1	49	

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						0	
No. of Units Permitted for Above Moderate						0	

* Note: This field is voluntary



Housing Element Implementation Status

Timeframe: December 2009

Strategy:	Housing Production Strategy 1A: Meet or Exceed the Production Goals of the Affordable Housing Strategic Plan (AHSP)
Objective:	1,328 new affordable family rental units
Responsible Party:	Community Development/Planning
Source of Funds:	General Fund/Housing Set-Aside Funds
Timeline for Implementation:	December 2009
Status:	In August 22, 2005, the City Council adopted the Affordable Housing Strategic Plan (“AHSP”) with the primary goal of constructing 1,200 affordable rental housing units distributed between very-low, low and moderate income units. The City Council subsequently increased the goal to 1,349 units. Since 2005, 523 units (The Vineyard, Monarch Pointe, Diamond Street, Broadway Village, Elm Street, and CIM) have been built; 425 are under construction or entitled (Lincoln Anaheim (CHOC), Bell View, Integrity House, Manchester, Greenleaf, and Cherry Orchard); and, 581 (South Street, Colony Park Apartments, Matrix, Verano Sol Villas) are in the development pipeline, achieving the goal of the 2005-2009 AHSP.

Timeframe: January 2010

Strategy:	Housing Production Strategy 1J: Development of Housing Information Clearinghouse
Objective:	Facilitate Dissemination of Affordable Housing Information and Resources
Responsible Party:	Community Development/Planning
Source of Funds:	General Fund/Housing Authority/ Redevelopment
Timeline for Implementation:	Establish outreach strategy and develop implementation plan and promotional materials by January 2010
Status:	The Community Development Department continues to maintain and improve various outreach programs

	<p>to promote the City’s affordable housing programs. The Community Development Department has developed an Outreach/Resources Guide to serve as a tool for staff and a housing services resource for Anaheim residents.</p> <p>The Community Development Department uses several citywide public forums to conduct community outreach. These forums are a great information sharing resource and provide an invaluable tool for City staff and affordable housing developers to promote affordable housing. These forums include:</p> <p><u>Public Forums:</u></p> <ul style="list-style-type: none"> ➤ East Neighborhood Council ➤ West Neighborhood Council ➤ South Neighborhood Council ➤ Central Neighborhood Council ➤ Downtown Taskforce <p>The Community Development Department also conducts housing program outreach through internal and external as follows:</p> <p><u>Signage:</u></p> <ul style="list-style-type: none"> ➤ Downtown Affordable Housing and Future Redevelopment Promotional Banners ➤ “Live Two Feet Away” Billboards ➤ Homeownership Education Fair Banners ➤ Free Foreclosure Prevention Workshop Banners ➤ Advertisement at Various City Facilities <p><u>Publications:</u></p> <ul style="list-style-type: none"> ➤ Anaheim Redevelopment Magazine ➤ Anaheim Magazine ➤ Economic Development-Residential Opportunities ➤ “Live Two Feet Away” Fliers ➤ Local Newspaper Advertisement ➤ Homeownership Education Fliers ➤ Affordable Housing Fliers ➤ Housing Navigator Newsletter
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	<p><u>Anticipated Future Resources:</u></p> <ul style="list-style-type: none"> ➤ Promotional Materials Booth at local Farmers Market ➤ Community Center Promotional Materials ➤ Promotional Materials Provided at Gas Company Customer Lobby ➤ Promotional Materials at Local City Libraries ➤ Channel 3 - Anaheim's Local Cable Television Channel
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Strategy:	Housing Conservation and Preservation Strategy 2C: Community-Based Neighborhood Enhancement
Objective:	Community Participation
Responsible Party:	Planning/Community Development/ Police/Community Services
Source of Funds:	General Fund/HUD
Timeline for Implementation:	Establish outreach strategy and develop implementation plan by January 2010
Status:	<p>The City of Anaheim's Neighborhood Improvement Program ("NIP") is a strong collaboration between City Departments to share ideas and resources to improve Anaheim neighborhoods. The NIP has helped create a strong Partnership between the City and other Neighborhood Stakeholders (residents, property owners, school officials, business community, faith community, non-profit organizations) to improve neighborhoods.</p> <p>The following are projects completed during calendar year 2009 though the Neighborhood Improvement Program:</p> <p>Projects completed construction:</p> <ul style="list-style-type: none"> ➤ Completed construction of a sidewalk, landscape beautification project on Miraloma Avenue. ➤ Completed the Lemon-La Palma traffic calming project. ➤ Completed 18 street/alley light project, which included the installation of 74 lights. ➤ Completion of Rio Vista/Jackson neighborhood street light project. ➤ Completion of Frontera Street landscaping project.

	<ul style="list-style-type: none"> ➤ Partnered with parks to install playground equipment at Rio Vista Park. ➤ Partnered with public works to install new flood channel gates in the Thornton-Brady Neighborhood. ➤ Partnered with Public Works for the purchase and installation of eight street speed radar units. <p>The following are future projects where design plans were been started during calendar year 2009:</p> <p>Projects completed design:</p> <ul style="list-style-type: none"> ➤ Completed the design for the Thornton Brady drainage project. ➤ Completed the design and construction of the Crescent Ave bike path. ➤ Completed the design of the Guinida Lane vacant lot beautification project. <p>Projects underway:</p> <ul style="list-style-type: none"> ➤ Haster/Orangewood Neighborhood Improvement Concept Plan. ➤ Guinida Lane street light project. ➤ Avon Dakota neighborhood street rehabilitation project. ➤ Rose, Bush, Vine Neighborhood Improvement Concept Plan. ➤ Miraloma Park Site Acquisition and Development <p>As part of the NIP, the City conducts a variety of community outreach events/programs. These community events/programs included the following actions:</p> <p>Quality of Life Services:</p> <ul style="list-style-type: none"> ➤ Prepared four issues of the Neighborhood Council Newsletter and mailed each issue to 8,500 residents. ➤ Held four Anaheim Religious Community Council Meetings. ➤ Partnered with Paul Revere Elementary School to coordinate a community fair for the Guinida Lane neighborhood. ➤ Partnered with ACE to coordinate a community festival for the Rose, Bush, Vine neighborhood. ➤ Coordinated first Graduate Seminar for the Anaheim Neighborhood Academy. ➤ Held sixteen District Neighborhood Council Meetings. ➤ Coordinated 19 neighborhood cleanups. ➤ Organized numerous neighborhood traffic calming, and spillover parking meetings.
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	<ul style="list-style-type: none"> ➤ Participated in the Graffiti Initiative Project. ➤ Colony Neighborhood Watch sign replacement program. ➤ Completion of the South Street Cul-de-sac gate. Rio Vista Street Bike Lane project.
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Timeframe: June 2010

Strategy:	Housing Production Strategy 1Q: Compliance with SB 2- Adequate Sites for Emergency Shelters/Transitional Housing
Quantified Objective:	Compliance with SB 2
Responsible Party:	Planning
Source of Funds:	General Fund
Timeline for Implementation:	Compliance by June 2010
Status:	Development standards are being developed for the Industrial (I) Zone with a code amendment scheduled for June 2010.

Strategy:	Housing Production Strategy 1V: Rezoning of Housing Opportunity Sites
Objective:	Rezoning of Opportunity Sites
Responsible Party:	Planning
Source of Funds:	General Fund
Timeline for Implementation:	June 2010
Status:	Overlay Zone is under preparation

Strategy:	Housing Quality and Design Strategy 3C: Adopt Reasonable Accommodation Procedures
Objective:	Adopt Policy/Procedures
Responsible Party:	Planning
Source of Funds:	General Fund
Timeline for Implementation:	June 2010
Status:	Procedures analysis has commenced

Strategy:	Housing Quality and Design Strategy 3F: Parks and Open Space
Objective:	Update General Plan Green Element
Responsible Party:	Planning/Community Services
Source of Funds:	General Fund



Timeline for Implementation:	June 2010
Status:	General Plan Amendment in process

Strategy:	Housing Quality and Design Strategy 3G: Community Design
Objective:	Provide analysis and related recommendations
Responsible Party:	Planning
Source of Funds:	General Fund
Timeline for Implementation:	June 2010
Status:	Analysis has not yet commenced

Strategy:	Housing Quality and Design Strategy 3H: Definition of Family
Objective:	Definition of “family” consistent with fair housing laws
Responsible Party:	Planning
Source of Funds:	General Fund
Timeline for Implementation:	June 2010
Status:	Analysis has not yet commenced

Timeframe: December 2010

Strategy:	Housing Production Strategy 1B: Implementation of an Affordable Housing Overlay Zone
Objective:	Development of an Affordable Housing Overlay
Responsible Party:	Planning/Community Development
Source of Funds:	General Fund
Timeline for Implementation:	December 2010
Status:	Preparation of an Affordable Housing Overlay Zone, which was a component of the City’s 2005-2009 Affordable Housing Strategic Plan, has been superseded by Housing Production Strategy 1V (Rezoning of Housing Opportunity Sites) and is no longer being pursued.

Strategy:	Housing Quality and Design Strategy 3D: Universal Design
Objective:	Explore programs and incentives for Universal Design



Responsible Party:	Planning
Source of Funds:	General Fund
Timeline for Implementation:	December 2010
Status:	Analysis has not yet commenced

Strategy:	Housing Quality and Design Strategy 3E: Child Care
Objective:	Review and Revision of Zoning Code
Responsible Party:	Planning
Source of Funds:	General Fund
Timeline for Implementation:	December 2010
Status:	Several meetings and discussions have taken place with various child care interest groups and ways by which to streamline the City's childcare permit process have been identified. Associated Zoning Code Amendments are anticipated to be completed by established deadline.

Timeframe: 2014

Strategy:	Housing Production Strategy 1G: Encourage the Development of Housing for Extremely-Low Income Households
Objective:	120 extremely-low income units
Responsible Party:	Redevelopment/Planning/Housing Authority
Source of Funds:	Housing Set-Aside/General Fund/HOME/ CDBG
Timeline for Implementation:	2014
Status:	Since 2006, ten projects (The Vineyard, Hermosa Village III, Monarch Pointe, Diamond Street, Broadway Village, Hermosa Village IV, Elm Street, Bell View, Lincoln Anaheim, Integrity House) were completed, or have pulled building permits, which included a total of 150 extremely-low income units.

Strategy:	Housing Production Strategy 1N: Second Mortgage Assistance Program (SMAP/EPAL)
Objective:	90 households
Responsible Party:	Redevelopment Agency
Source of Funds:	Housing Set-Aside
Timeline for Implementation:	2014



Status:	2006 - 9 Households 2007 - 8 Households 2008 - 39 Households 2009 - 31 Households
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Strategy	Housing Production Strategy 1O: HOME Homebuyer Program
Objective:	108 households
Responsible Party:	Housing Authority
Source of Funds:	HOME
Timeline for Implementation:	2014
Status:	2006 - None 2007 - 2 Households 2008 - 10 Households 2009 - 8 Households

Strategy:	Housing Production Strategy 1P: Police Residence Assistance
Objective:	36 households
Responsible Party:	Community Development
Source of Funds:	General Fund
Timeline for Implementation:	2014
Status:	2006 - 4 Households 2007 - 1 Households 2008 - 3 Households 2009 - 3 Households

Strategy:	Housing Production Strategy 1R: Affordable Housing Program (AHP)
Objective:	12 households
Responsible Party:	Community Development
Source of Funds:	Federal Tax Credits/County of Orange
Timeline for Implementation:	2014
Status:	Funding for AHP is currently not available.

Strategy:	Housing Production Strategy 1T: Housing Stabilization Program
Objective:	200 referrals



Responsible Party:	Community Development
Source of Funds:	Housing Set-Aside
Timeline for Implementation:	2014
Status:	<p>In 2009, the first year funding was available, the Housing Counseling Agency referred 332 households facing foreclosure to appropriate Agencies that help restructure loan terms and/or provide financial assistance.</p> <p>Four households were assisted in the purchase of a foreclosed home using Neighborhood Stabilization Program (NSP) funds. One household was assisted using NSP funds in 2010. (801 N. La Reina Circle, 131 S. Connie Street, 1510 E. Cedar Avenue, 1312 N. Columbine, and 512 N. Bush)</p> <p>Staff is continuing its efforts to assist families in the purchase of foreclosed homes and is currently working with other low-income households who may qualify for NSP program funds.</p>

Strategy:	Housing Conservation and Preservation Strategy 2D: Neighborhood Improvement Program
Objective:	Mitigation of substandard units
Responsible Party:	Planning/ Community Services
Source of Funds:	General Fund/ HUD
Timeline for Implementation:	2014
Status:	As described in the “Housing Conservation and Preservation Strategy 2C: Community-Based Neighborhood Enhancement” item above, several neighborhood improvement plans and efforts are underway to mitigate substandard housing in the City most challenged neighborhoods.

Strategy:	Housing Rehabilitation Strategy 4A: Affordable Housing Acquisition and Rehabilitation
Objective:	39 Very-low income units and 61 Low income units
Responsible Party:	Community Development
Source of Funds:	Housing Set-Aside
Timeline for Implementation:	Complete units by July 2014



Status:	<p>The Community Development Department completed the Hermosa Village Acquisition/Rehabilitation Project Phases II through IV between 2005 and 2008 consisting of 25 extremely-low, 155 very-low, and 44 low-income units. In 2008, the Community Development Department also completed the rehabilitation of the Bel'Age Manor Senior housing project consisting of 180 very-low income units.</p> <p>The Community Development Department presently has two projects under construction, and one in negotiation, that will be completed in 2010 as follows:</p> <ul style="list-style-type: none"> ➤ Integrity House: 48 Extremely-low units. ➤ Colette's Children's Home: 4 Extremely-low units. ➤ Casa Del Sol: 4 Extremely-low units
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Strategy:	Housing Rehabilitation Strategy 4B: Rehabilitation of Single Family Homes
Objective:	120 lower income households
Responsible Party:	Community Development
Source of Funds:	CalHome
Timeline for Implementation:	2014
Status:	2006 –3 lower income households 2007 –2 lower income households 2008 – 5 lower income households 2009 - 9 lower income households

Strategy:	Affordable Housing Opportunity Strategy 5F: Project Based Voucher Program
Objective:	654 vouchers
Responsible Party:	Community Development
Source of Funds:	HUD
Timeline for Implementation:	2014
Status:	Since 2006, 274 Section 8 Project Based Vouchers have been approved for projects that have been leased up. There are 226 additional vouchers being processed for approval and lease up in 2010 and 2011. To date, the total number of Project Based



	Vouchers that have been approved for affordable housing projects is 645.
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Strategy:	Affordable Housing Opportunity Strategy 5H: One-Time Rental Assistance Program
Objective:	Allocate \$175,000 to assist 105 low and very-low income households
Responsible Party:	Housing Authority
Source of Funds:	ESG and HOME
Timeline for Implementation:	2014
Status:	Low and very-low income households assisted during the following years: 2006 - Allocated: 81,668/ Assisted: 30 2007 - Allocated: \$17,733/ Assisted: 13 2008 - Allocated: \$24,957/ Assisted: 17 2009 - Allocated: \$175,000/ Assisted: 14

Strategy:	Affordable Housing Opportunity Strategy 5I: Counseling Assistance Program
Objective:	279 households counseled
Responsible Party:	Housing Authority
Source of Funds:	HUD
Timeline for Implementation:	2014
Status:	Household counseled: 2006 - 312 households 2007 - 362 households 2008 - 402 households 2009 - 411 households

Timeframe: 2024

Strategy:	Housing Production Strategy 1I: Implementation of The Platinum Triangle Master Land Use Plan
Objective:	Implementation of The Platinum Triangle Master Land Use Plan
Responsible Party:	Planning
Source of Funds:	General Fund
Timeline for Implementation:	2024
Status:	Implementation of the Platinum Triangle Master Land Use Plan continues with 1,327 units completed to date and 593 units currently under construction.



Timeframe: Ongoing

Strategy:	Housing Production Strategy 1C: Expedited Processing for Extremely-Low, Very Low, Low and Moderate Income Housing Developments
Objective:	Expedited processing for affordable housing developments.
Responsible Party:	Planning
Source of Funds:	General Fund
Timeline for Implementation:	Ongoing
Status:	An expedited entitlement/plan review process for all affordable housing projects has been established. Through the expedited process, affordable housing projects realize a typical time savings of 20 days.

Strategy:	Housing Production Strategy 1D: Redevelopment Agency Set-Aside Funds at 30% of Property Tax Increment
Objective:	30% of tax increment for Housing Set-Aside
Responsible Party:	Redevelopment Agency
Source of Funds:	Housing Set-Aside
Timeline for Implementation:	Ongoing
Status:	The Anaheim Redevelopment Agency accounts for Tax Increment funds on a fiscal year basis. However, based on a twelve month calendar year for 2009, \$13,362,000 was available for Tax Increment Housing Set-Aide. This amount does not include the projected State ERAF payment due in May of 2010.

Strategy:	Housing Production Strategy 1E: Affordable Senior Housing Program
Objective:	Senior Housing Development
Responsible Party:	Planning
Source of Funds:	General Fund
Timeline for Implementation:	Ongoing
Status:	There is no senior housing activity to report at this time.



Strategy:	Housing Production Strategy 1U: Land Acquisition and Write Downs
Objective:	10 Acres
Responsible Party:	Community Development
Source of Funds:	Housing Set-Aside
Timeline for Implementation:	Ongoing
Status:	<p>Since 2006, the Community Development Department acquired 11 properties, totaling 20 approximately 20 acres, for the development of affordable housing. Between 2007 and 2009 the Community Development Department provided land in the form of ground leases to developers for the development of affordable housing (The Vineyard, Monarch Pointe, Diamond Street, Greenleaf, Manchester and Lincoln Anaheim (CHOC). These properties consisted of 13.7 acres and \$17,084,662 in land cost savings to developers.</p> <p>In 2010, the Community Development Department expects to enter into two additional ground leases consisting of 5 acres and \$11,975,501 in land cost savings to developers (South Street and Cherry Orchard).</p>

Strategy:	Housing Conservation and Preservation Strategy 2E: Relocation and Preservation of Historic Homes
Objective:	20 Historic Homes
Responsible Party:	Community Development
Source of Funds:	Redevelopment Funds
Timeline for Implementation:	Ongoing
Status:	<p>2006 - None 2007 - 1 (211 N Olive Street) 2008 - 3 (Center Street) 2009 - 9 (Water Street/Stueckle Avenue).</p>

Strategy:	Affordable Housing Opportunity Strategy 5J: Workforce Housing
Objective:	Explore opportunities to encourage additional local workforce housing through community partnerships



Responsible Party:	Community Development/Planning
Source of Funds:	General Fund
Timeline for Implementation:	Ongoing
Status:	<p>Since 2006, the Community Development Department completed 523 units of extremely-low, very-low, low and moderate-income rental workforce housing units (The Vineyard, Monarch Pointe, Diamond Street, Broadway Village, Elm Street, CIM). Another 425 units are under construction or entitled (Lincoln Anaheim (CHOC), Bell View, Integrity House, Manchester, Greenleaf, Cherry Orchard) and expected to be completed by October 2011.</p> <p>In addition, the Community Development Department has built six for-sale affordable projects (Cantada Square, Cantada Lane, Habitat for Humanity, The Boulevard, Harbor Lofts, Ventura/Picadilly), and one is under construction, (Colony Park) consisting of 10 very-low, 77 low, 76 moderate and 377 above moderate income units. Another 182 for-sale units within the Colony Park development site, including 46 affordable units, are expected to be completed August of 2012.</p>

Timeframe: Annually

Strategy:	Housing Production Strategy 1F: Availability of Housing for Larger Families
Objective:	Develop dwelling units with 2-, 3- and 4- bedroom counts
Responsible Party:	Redevelopment/Planning
Source of Funds:	Housing Set-Aside/General Fund
Timeline for Implementation:	Annually
Status:	<p>The current Affordable Housing Strategic Plan encourages the development of larger family units consisting of 2's, 3's and 4 bedroom units. Since 2006, five new development projects were completed consisting of 159 larger family units. (The Vineyard, Monarch Pointe, Diamond Street, Broadway Village, Elm Street) Another six large family projects are expected to be completed by October 2011 (Lincoln</p>



	Anaheim (CHOC), Bell View, Manchester, Greenleaf and Cherry Orchard), for a total of 348 larger family units.
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Strategy:	Housing Production Strategy 1H: Encourage the Development of Housing for Special Needs Households
Objective:	Develop units for special needs households
Responsible Party:	Redevelopment/Planning
Source of Funds:	ESG/CDBG/HOME/Redevelopment/General Fund
Timeline for Implementation:	Annually
Status:	Since 2006, 25 special needs units have been completed (Diamond Street). The Community Development Department has one project under construction consisting of 48 special needs units (Integrity House). Another special needs project consisting of 4 units is expected to start construction April 1, 2010 (Colette's Children's Home). Staff is presently negotiating with a developer for the acquisition/rehabilitation of a 4- unit apartment complex to provide additional special needs housing (Casa Del Sol).

Strategy:	Housing Production Strategy 1K: Support for Community Housing Development Organizations (CHDO's)
Objective:	Provide funds to qualified CHDO's for affordable unit production
Responsible Party:	Community Development
Source of Funds:	HOME
Timeline for Implementation:	Annually
Status:	The Community Development Department provided 48 Project Based Vouchers and a loan in the amount \$315,000 to Anaheim Supportive Housing for Senior Adults, a qualified CHDO for the Integrity House rehabilitation project. The Community Development Department is



	presently negotiating with Community Housing Resources, Inc., a qualified CHDO for the acquisition and rehabilitation of a 4-unit apartment complex (Casa Del Sol) for special needs housing.
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Strategy:	Housing Production Strategy 1L: Developer Incentives Program
Objective:	Financial Incentives for Developers (based on available funds) to create 1,800 new affordable housing units
Responsible Party:	Community Development/Agency/ Housing Authority
Source of Funds:	HUD/Housing Set-Aside
Timeline for Implementation:	Annually
Status:	<p>The Community Development Department has assisted affordable housing developers by providing subsidy loans, long term ground leases and miscellaneous rebates/fee credits to help off-set total development costs. The following funds were committed or expended during calendar year 2009:</p> <p>Lincoln Anaheim:</p> <ul style="list-style-type: none"> ➤ \$6,950,326 in land/site preparation cost savings ➤ \$ 1,163,169 in rebates/fee credits ➤ 100 Project Based Vouchers consisting of \$14,744,575 in rent payments over a 15 year period <p>Manchester/Orangewood:</p> <ul style="list-style-type: none"> ➤ \$7,934,860 in land/site preparation cost savings ➤ 72 Project Based Vouchers consisting of \$11,062,115 in rent payments over a 15 year period <p>Greenleaf Apartments</p> <ul style="list-style-type: none"> ➤ \$254,317 land cost savings ➤ \$199,036 Rebates/fee credits ➤ \$613,000 Loan <p>Collette's Children's Home:</p> <ul style="list-style-type: none"> ➤ \$530,000 loan <p>Integrity House:</p> <ul style="list-style-type: none"> ➤ 48 Project Based Vouchers consisting of



	<p>\$4,024,247 in rent payments over a 15 year period</p> <ul style="list-style-type: none"> ➤ \$315,000 Loan <p>Other assistance provided to Developers in 2009 consisted of \$4,571,000 in down payment assistance for first time low-income buyers most of which was allocated to the Colony Park Development.</p>
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Strategy:	Housing Production Strategy 1M: American Dream Down Payment Initiative (ADDI/BEGIN)
Objective:	6 Low Income Families (\$125,000/year)
Responsible Party:	Community Development
Source of Funds:	HOME
Timeline for Implementation:	Annually
Status:	<p><u>ADDI</u></p> <p>2006 – None</p> <p>2007 – Allocated: \$287,000/ Loans: 11</p> <p>2008 – Allocated: \$156,000/ Loans: 5</p> <p>2009 - Funding was not available in 2009. The Department of Housing and Urban Development terminated this program.</p> <p><u>BEGIN</u></p> <p>2006 – 3 Households</p> <p>2007 – 6 Households</p> <p>2008 – 16 Households</p> <p>2009 - 16 Households</p>

Strategy:	Housing Production Strategy 1S: Housing Enabled by Local Partnerships (HELP) Program
Objective:	18 Households
Responsible Party:	Housing Authority
Source of Funds:	Cal HFA
Timeline for Implementation:	Annually
Status:	<p>2006 – 3 Households assisted</p> <p>2007 – 2 Households assisted</p> <p>2008 – 25 Households assisted</p> <p>2009 – 16 Households assisted</p>



Strategy:	Housing Conservation and Preservation Strategy 2A: Monitoring and Preservation of “At-Risk” Units
Objective:	Continual monitoring of all assisted units with focused effort on 272 at-risk units.
Responsible Party:	Community Development
Source of Funds:	Housing Set-Aside
Timeline for Implementation:	Annually
Status:	<p>The Community Development Department continues its ongoing monitoring of the 272 At-Risk Units. In 2008, the Community Development Department extended the affordability term of the 180-unit Bell’ Age Manor senior apartment project. The Community Development Department is working with the owner of the 180-unit Miracle Terrace 180-unit HUD Senior Apartment Project to extend the affordability term of the project. The owner’s HUD 236 Contract is set to expire in 2013. The Community Development Department will continue to identify and preserve other HUD 236 units whose terms will be expiring.</p> <p>The Community Development Department also continues to monitor the 2,595 units in its affordable rental housing stock.</p>

Strategy:	Housing Conservation and Preservation Strategy 2B: Conservation of Existing Historic Resources
Objective:	60 Mills Act contracts, 10 Rebates
Responsible Party:	Community Development
Source of Funds:	HUD
Timeline for Implementation:	Annually
Status:	<p>2006 - Recorded: 47/ Rebates: 16 rebates 2007 – Recorded: 28/ Rebates: 19 rebates 2008 – Recorded: 20/ Rebates: 14 rebates 2009 – Recorded: 17/ Rebates: 25 rebates</p>

Strategy:	Housing Quality and Design Strategy 3A: Sustainable Development/Green Building
Objective:	Increased sustainable building practices
Responsible Party:	Public Utilities/Planning
Source of Funds:	Public Benefits Fund/General Fund



Timeline for Implementation:	Annually as funds are available
Status:	<p>No projects received certification in 2009. However, the Lincoln Anaheim (CHOC) and Greenleaf Apartments which are expected to be completed in late 2010 will be applying under Anaheim City Utilities Build-It-Green and Photo-voltaic System Programs.</p> <p>Additionally, in 2007 the Vineyard Apartment project installed energy reduction measures through the Anaheim City Utilities Department Photo-voltaic System Program. In 2008, the Broadway Village affordable housing project obtained a Green Building certification under the Anaheim City Utilities Build-It-Green Program.</p>

Strategy:	Housing Quality and Design Strategy 3B: Efficient use of Energy Resources in Residential Development
Objective:	Energy conservation
Responsible Party:	Public Utilities
Source of Funds:	Public Benefits Fund
Timeline for Implementation:	Annually as funds are available
Status:	<p>Under the City's Utilities Department Public Benefits Program, the following projects are expected to receive rebates for use of Energy Star appliance and other energy reduction measure meeting or exceeding Title 24 requirements:</p> <ul style="list-style-type: none"> ➤ Lincoln Anaheim (CHOC) - 2010 ➤ Greenleaf Apartments - 2010 Manchester - 2011 <p>The following project received rebates for use of Energy Star appliance and other energy reduction measure meeting or exceeding Title 24 requirements:</p> <ul style="list-style-type: none"> ➤ Hermosa Village II- 2005 ➤ Hermosa Village III- 2007 ➤ The Vineyard - 2007 ➤ Hermosa Village IV- 2008 ➤ Broadway Village - 2008 ➤ Diamond Street - 2008



Strategy:	Affordable Housing Opportunity Strategy 5A: Local Support of Regional Fair Housing Efforts
Objective:	Allocate \$100,000 annually, based on program funding availability
Responsible Party:	Community Development
Source of Funds:	HUD
Timeline for Implementation:	Annually
Status:	2006 – Allocated: \$100,000/Served: 1,988 Households 2007 – Allocated: \$100,000/Served: 1,757 Households 2008 - Allocated: \$100,000/Served: 2,050 Households 2009 - Allocated: \$100,000/Served: 1,908 Households

Strategy:	Affordable Housing Opportunity Strategy 5B: Section 8 Rental Assistance Program
Quantified Objective:	5,198 Vouchers Annually
Responsible Party:	Housing Authority
Source of Funds:	HUD
Timeline for Implementation:	Annually
Status:	2006 – Allocated: 6,033/Leased:5,915 2007 - Allocated: 6,033/Leased:5,876 2008 - Allocated: 6,033/Leased:6,143 2009 – Allocated: 5,198/Leased: 5,825 vouchers.

Strategy:	Affordable Housing Opportunity Strategy 5C: Section 8 Mainstream Housing Program Vouchers for Persons with Disabilities
Objective:	225 Vouchers
Responsible Party:	Housing Authority
Source of Funds:	HUD
Timeline for Implementation:	Annually
Status:	2006 – Allocated: 225/Leased 251 2007 - Allocated: 225/Leased 242 2008 - Allocated: 225/Leased 215 2009 – Allocated: 225/Leased 220



Strategy:	Affordable Housing Opportunity Strategy 5D: Section 8 Family Self Sufficiency (FSS)
Objective:	90 participants
Responsible Party:	Housing Authority
Source of Funds:	HUD
Timeline for Implementation:	Annually
Status:	2006 - Goal: 99/Participants: 97 2007 - Goal: 98/Participants: 102 2008 - Goal: 96/Participants: 96 2009 – Goal: 90/Participants: 95

Strategy:	Affordable Housing Opportunity Strategy 5E: Section 8 Homeless Program
Objective:	91 vouchers
Responsible Party:	Housing Authority
Source of Funds:	HUD
Timeline for Implementation:	Annually
Status:	2006 - Allocated: 91/Leased 91 2007 - Allocated: 91/Leased 91 2008 - Allocated: 91/Leased 91 2009 - Allocated: 91/Leased 50 50 vouchers during calendar year 2009.

Strategy:	Affordable Housing Opportunity Strategy 5G: Emergency Shelter Grant Program
Objective:	\$220,000/year in Grants (estimated)
Responsible Party:	Community Development
Source of Funds:	HUD
Timeline for Implementation:	Annually
Status:	A total of \$220,000 in funds was distributed to various recipients under the Section 8 Homeless Program, and a total of 16,888 persons were served by program providers during calendar year 2009. Other years/persons served are as follows: 2006 – Allocated \$220,000/Persons served: 4,873 2007 – Allocated: \$220,000/ Persons served: 4,387 2008 – Allocated: \$220,000/ Persons served: 14,048

Timeframe: As Needed



Strategy:	Housing Rehabilitation Strategy 4C: Relocation Assistance
Objective:	Relocation assistance as needed
Responsible Party:	Community Development
Source of Funds:	Redevelopment Funds/HOME/CDBG
Timeline for Implementation:	As needed
Status:	2006 – Relocated: 76/Benefits paid: \$223,569 2007 - Relocated: 36/Benefits paid: \$34,000 2008 - Relocated: 27/Benefits paid: \$129,518 2009 - No relocation activity