

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction ANAHEIM

Reporting Period 01/01/2014 - 12/31/2014

Pursuant to GC 65400 local governments must provide by April 1 of each year the annual report for the previous calendar year to the legislative body, the Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD). By checking the “Final” button and clicking the “Submit” button, you have submitted the housing portion of your annual report to HCD only. Once finalized, the report will no longer be available for editing.

The report must be printed and submitted along with your general plan report directly to OPR at the address listed below:

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

(10) Total by Income Table A/A3	0	9	21	1271		
(11) Total Extremely Low-Income Units*	0					

* 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 65583.1(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 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	0	10	89	99	Village Center Apartment Rehabilitation: Rehabilitation Projects for Families
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	10	89	99	

* Note: This field is voluntary

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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	0	0	0	0	0	0
No. of Units Permitted for Above Moderate	54	0	1038	0	0	1092	1092

* Note: This field is voluntary

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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. See Example.												Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level	RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9			
Very Low	Deed Restricted	1256	0	0	0	0	0	0	0	0	0	0	1256
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Low	Deed Restricted	907	0	9	0	0	0	0	0	0	0	9	898
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Moderate		1038	0	21	0	0	0	0	0	0	0	21	1017
Above Moderate		2501	0	1271	0	0	0	0	0	0	-	1271	1230
Total RHNA by COG. Enter allocation number:		5702											
Total Units ▶ ▶ ▶			0	1301	0	0	0	0	0	0	0	1301	
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶													4401

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

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Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Strategy 3C: Universal Design	Monitoring of universal design principles	Ongoing	Universal Design Principles were adopted in 2012 and are available on the City's Website to guide the design and construction of homes to incorporate features that are usable by people of all abilities. These features help to create housing that can allow residents to stay in their homes over their lifetime and create living environments that are safer and more accessible for everyone. The Universal Design program intends to provide development incentives which will facilitate the building of residential spaces that include products and technology to accommodate families of all ages and backgrounds. The City will continue to monitor this program over time to ensure implementation of Universal Design features in housing.
Strategy 3D: Parks and Open Space	Ensure consistency with the goals of the Green Element	Ongoing	The City implements and amends the Green Element of the General Plan through ongoing planning process. Since the adoption of the Housing Element, the City has added new park, identified new park areas, and are working on programs to improve access and availability for outdoor access. Specific projects in include: - Amendment of the Bikeways Master Plan (with General Plan update and associated EIR) based on the approved Anaheim Outdoors Connectivity Plan - completion expected fall 2015

			<ul style="list-style-type: none"> - New Anaheim Coves Northern Extension - start of construction anticipated in fall of 2016 - New Circle Park - completion expected in 2015/16 - New Coral Tree Park - completion expected in 2015/16 - New Mira Loma Park and Community Center - expected completion spring 2015 - New Park on Nohl Ranch Road east of Canyon Library - completion date unknown - New Paul Revere Park - completed January 2015 - Ponderosa Park, Gym, and Family Resource Center - start of construction anticipated in spring 2016 - Ponderosa Skate Park - completion expected spring 2016 - Edison Park improvements - anticipated in 2015 - La Palma Dog Park - expected completion spring of 2015 - Little Peoples Park improvements - completion expected in 2015/16 - Olive Hills Park Dog Use Area - completion expected in 2015/16 - Outdoor exercise equipment at the Downtown Community Center - installation is expected in 2015/16 - Pelanconi Park- start of construction anticipated in fall of 2015 - Sage Park improvements - completion expected in 2015 - Stoddard park improvements - completion expected in 2015/16
Strategy 3E: Community Design	Ensure quality design of future residential projects	Ongoing	The City reviewed the Community Design Element of the General Plan and determined that amendments were not necessary. In order to ensure quality design of the City's neighborhoods, the City will continue to reference the Community Design Element during the review of proposed housing developments. The Element will also continue to be updated to address current development trends, as necessary.
Strategy 3F: Provision of Infrastructure to Serve Housing	Provision of infrastructure to support future housing growth	Ongoing	The City understands the need to provide adequate infrastructure to support existing and future housing needs. During the reporting year, the City began construction on two capital improvement projects to upgrade the sewer system to accommodate two housing projects totaling 54 units. The City will continue to identify existing deficiencies to the water, electrical, storm drain and sewer systems in those areas where future residential development is expected to occur, and balance those needs with public safety, economics, efficiencies, regulatory requirements and other Capital Improvement Plan objectives.
Strategy 4A: Affordable Housing Acquisition and Rehabilitation	A minimum of 209 very-low income units and 11 low income units	2014-2021	<p>The Community Development Department/Housing Authority continue to work with developers for the acquisition and rehabilitation of properties in the priority neighborhoods. The Department efforts are presently focused in the Avon Dakota Neighborhood, acquiring several properties for the conversion to affordable Housing.</p> <p>Rental Rehabilitation project (Completed):</p>

			<p>- Paseo Village - 176 affordable units Village Center - 100 affordable units</p> <p>Rental Rehabilitation (In the development pipe-line): - Hermosa Village V - 4 Units - Avon Dakota Neighborhood Phase II - 21 Units</p>
Strategy 4B: Rehabilitation of Single Family Homes	Rehabilitation of Single Family Homes	2014-2021	Funding was not available this year. However, the Community Development Department continues to explore funding sources to provide opportunities for the rehabilitation of the City's aging single family housing stock.
Strategy 4C: Relocation Assistance	Relocation assistance, as needed	2014-2021 (as needed)	Tenants Relocated: 8 Benefits Paid: \$80,526
Strategy 5A: Local Support of Regional Fair Housing Efforts	Allocate annual financial allocation, based on program funding availability. Estimated annual allocation of \$100,000.	Annually	Allocation Amount: \$100,000 Households Served: 3,220
Strategy 5B: Section 8 Rental Assistance Program	Estimated 225 Vouchers annually, subject to federal funding availability	Annually	Vouchers Issued: 223
Strategy 5C: Section 8 Mainstream Housing Program Vouchers for Persons with Disabilities	Estimated 225 Vouchers annually, subject to federal funding availability	Annually	Vouchers Issued: 223
Strategy 5D: Section 8 Family Self Sufficiency (FSS)	Estimated 100 participants, subject to federal funding availability	Annually	130 Participants
Strategy 5E: Section 8 Homeless Program	Estimated 91 vouchers, subject to federal funding availability	Annually	Vouchers Issued: 50 This program is in the process of being revised.
Strategy 5F: Project Based Voucher Program	Estimated 700 vouchers, subject to federal funding availability.	2014-2021	176 Vouchers were issued consisting of the following projects: - Lincoln Avenue Family Apartments - 48 Vouchers - Miracle Terrance Senior Apartments - 128 Vouchers
Strategy 5G: Emergency Solutions Grant Program	Estimated \$220,000/year in ESG Grants, subject to federal funding availability	Annually	\$351,544 in program funds were distributed towards homeless prevention, rapid rehousing and emergency shelter activities with 1,052 persons/families assisted.
Strategy 5H: Homeless and Motel Families	The City shall continue to identify permanent housing opportunities for homeless and motel families.	Ongoing	The City initiated the Homelessness Assistance Pilot Program which focuses on homeless families with children in Anaheim schools. The program provides supportive services and rental assistance for up to 24 months. To date 22 households with 24 children have been assisted.
Strategy 1M: Re-examination of Development Standards, Entitlement Processes and Development Fees	Ensure reasonable development fees, standards and processes	Complete analysis by 12/31/15 and monitor	The City understands that overly-restrictive development standards, burdensome entitlement processes and unreasonable development fees can pose a significant barrier to future residential development. Unfortunately, staffing levels in the reporting year prevented the City from completing this

		provisions on an ongoing basis	objective within the specified timeframe. It is anticipated that the City will complete this objective by December 31, 2015 by re-examining its residential development standards, entitlement processes and fees to ensure their reasonableness and effectiveness in support of future residential development while encouraging innovation, maintaining compatibility with surrounding neighborhoods, and promoting quality housing.
Strategy 1N: Promoting Availability of Housing Opportunity Sites	Promotion of Housing Opportunity Sites	Ongoing; Re-evaluation of sites by January 2018	Appendix B-3, Housing Opportunity Sites, identifies properties that are designated for residential land uses by the General Plan and have strong potential to accommodate future affordable or market rate housing. In 2013, these sites were re-zoned to include a Residential Opportunities Overlay Zone that allows by-right residential development on these properties at densities consistent with their underlying General Plan designations. The City's outreach efforts to promote these sites to potential housing developers include providing information related to these sites via the City's website, conducting interdepartmental workshops for the building industry and taking advantage of CEQA streamlining provisions for infill housing. The City will continue to promote these sites to potential housing developers as a means to help ensure that the City meets its Quantified Objectives.
Strategy 1O: Accommodating Transitional and Supportive Housing	Accommodation of transitional and supportive housing in compliance with State law	Within one year of Housing Element adoption	To accommodate transitional and supportive housing, the definitions for target population, transitional housing and supportive housing in the Municipal Code were revised to be consistent with Government Code Section 65582. In addition, the Municipal Code was amended in accordance with Government Code Section 65583(a)(5) to consider transitional housing and supportive housing as a residential use of property, subject only to those development standards that apply to other residential dwellings of the same type in the same zone. Finally, the existing separation requirements and spacing criteria for emergency shelters were reviewed and no necessary revisions were identified at this time.
Strategy 1A: Evaluate Alternative Funding and Financing Mechanisms	Exploration of alternative funding and financing mechanisms	Ongoing monitoring of alternative funding and financing sources with review on a	<p>The Community Development Department has suffered drastic cuts in funding both at the state and federal level over the last several years. However, the Department continues its efforts make the best of the limited resources as well as to monitor and explore new funding sources as they become available such as the Affordable Housing and Sustainable Communities Program and Transit Oriented Developments funding.</p> <p>Projects that are completed, underway or in the development pipe-line are as follows:</p> <p>Rental New Construction (Completed):</p> <ul style="list-style-type: none"> - Anton Monaco - 232 Units - Calendula Court - 32 Units

			<p>Rental New Construction (Underway/in Development pipeline):</p> <ul style="list-style-type: none"> - Lincoln Avenue Apartments - 70 Units <p>Rental Rehabilitation (Completed):</p> <ul style="list-style-type: none"> - Paseo Village - 176 affordable units - Village Center - 100 affordable units <p>Rental Preservation (Completed):</p> <ul style="list-style-type: none"> - Miracle Terrace - 128 affordable units <p>Rental Rehabilitation (Underway/in Development Pipe-line):</p> <ul style="list-style-type: none"> - Hermosa Village V - 4 Units - Avon Dakota Neighborhood Phase II - 21 Units <p>For-sale Affordable Housing Projects (Completed):</p> <ul style="list-style-type: none"> - Domain I- 23 affordable units, 60 total units <p>For-Sale Affordable Underway/in Development Pipe-line:</p> <ul style="list-style-type: none"> - Domain II- 4 affordable units, 40 total units - Colony Park Phase IV - 57 affordable units, 226 total units - 2726 West Lincoln Avenue - 10 affordable units, 34 total.
Strategy 1B: Expedited Processing for Extremely-Low, Very Low, Low and Moderate Income Housing Developments	Expedited processing for affordable housing developments to reduce housing production costs.	Re-evaluate program by January 1, 2015 and implement any necessary process refin	The City continues to provide expedited discretionary entitlement and plan check processing for affordable housing developments, including a 70-unit housing development with 30 extremely low income and 39 very low income housing unit located at 1256-1290 East Lincoln Avenue. The City will continue to evaluate the effectiveness of the expedited processing program and modify as needed to further encourage affordable housing development.
Strategy 1C: Affordable Senior Housing Program	Senior housing development and Section 8 financial assistance	Ongoing	<p>The Housing Authority continues to assist Senior Housing Development as resources become available. Tyrol Plaza, a 60 unit Senior Housing Project was approved for an extension of its Section 8 Project Based Vouchers.</p> <p>The City/Authority assisted the Village Center Senior Apartments a 100-unit at-risk project through the issuance of Tax Exempt Bonds for the rehabilitation of the project and preserving an affordable project from being lost to market rate housing.</p> <p>The Housing Authority also assisted Miracle Terrace Senior Apartments by converting 128 Tenant-Protection Vouchers from HUD to Section 8 Project-based Vouchers to help preserve 128 extremely-low income senior rental housing units.</p>
Strategy 1D: Encourage the Development of Housing	Production of a minimum of 50 extremely-	Ongoing	The Department continues to work with developers for the creation of

for Extremely-Low Income Households	low income units	monitoring of the development of extremely-low income units with review	<p>extremely-low income units. Four new units were created, 128 units were preserved and another 69 units are in the development pipe-line for a total of 168 units. Some of the above projects were assisted using the City's incentive programs such as Density Bonus, expedited review, fee waivers, fee deferrals, Section 8 and other funding programs. These projects are as follows:</p> <p>Completed projects:</p> <ul style="list-style-type: none"> - Calendula Court - 4 Units - Miracle Terrace Senior Apartments-128 <p>Projects in the development pipe-line:</p> <ul style="list-style-type: none"> - Lincoln Avenue Apartments - 63 units - Avon Dakota Phase II- 6 units
Strategy 1E: Encourage the Development of Housing for Special Needs Households	Maintain existing and develop new units for special needs households	Annually	No Special Needs projects were processed 2014. However, the Department in negotiations with a developer for the creation of 15 Special Needs units for extremely-low income persons.
Strategy 1F: Implementation of The Platinum Triangle Master Land Use Plan	Implementation of The Platinum Triangle Master Land Use Plan	Ongoing	Implementation of the Platinum Triangle Master Land Use Plan continues with 1,920 residential units completed to date; 1,038 residential units are currently under construction; and, an additional 5,544 units are approved through development agreements, but not yet under construction.
Strategy 1G: Development of Housing Information Clearinghouse	Facilitate dissemination of housing information	Ongoing	The Community Development Department/Housing Authority continues to update and improve the Departments website to provide access to affordable housing programs and information. The new website update is expected to go live in the summer of 2015.
Strategy 1H: Support for Community Housing Development Organizations (CHDOs)	Continue to provide funds to qualified CHDOs for affordable unit production.	Annually	In 2014 the Community Development Department committed 48 Section 8 Project-based Vouchers and a loan in the amount of \$2,500,000 to Jamboree Housing and Innovative Housing Opportunities (both qualified CHDOs) for an affordable housing project located 1256-1290 East Lincoln Avenue.
Strategy 1I: Developer Incentives Program	Financial incentives for developers (based on available funds) to help facilitate the construction of 710 new and rehabilitated affordable housing units by 2021	Annually	<p>The Community Development Department/Housing Authority continues to assist affordable housing developers by providing subsidy loans, long term ground leases and miscellaneous rebates and fee credits to help off-set total development costs. The following projects were assisted:</p> <p>Lincoln Avenue Apartments</p> <ul style="list-style-type: none"> - 48 Project Based Vouchers consisting of \$7,277,040 in rent payments over 15 years. - \$2,500,000 Loan - \$189,770 in Rebates/Fee credits <p>Anton Monaco</p>

			<p>- Bond Issuance - \$36,360,000</p> <p>Village Center Apartments</p> <p>- Bond Issuance - \$15,000,000</p> <p>Other assistance to developers consisted of \$7,275,000 in down payment assistance for the first time-home buyer low-income home buyers for the Domain Phase I and Colony Park Phase IV residential development projects.</p>
Strategy 1J: HOME Homebuyer Program	Mortgage assistance, subject to federal funding availability and local allocation of funds	2014-2021	67 Households
Strategy 1K: Police Residence Assistance	2 households	2014-2021	1 Household
Strategy 2A: Monitoring and Preservation of "At-Risk" Units	Continual monitoring of all assisted units with focused effort on the identified 516 at-risk units.	Ongoing	<p>The Community Development Department/Housing Authority continues its ongoing monitoring of the 516 At-risk units. The Community Development Department assisted two At-risk projects to rehabilitate and/or preserve the units from being lost to market rate units. The project are as follows:</p> <p>Village Center Senior Apartments</p> <p>- Rehabilitated and extended term of affordability to 55 years.</p> <p>Miracle Terrace Senior Apartments</p> <p>- Preserved 128 extremely low income units and extended term of affordability for a period of 5 years.</p>
Strategy 2B: Conservation of Existing Historic Resources	80 additional Mills Act contracts	2014-2021	2014 - Recorded 23 Mills Act contracts
Strategy 2C: Community-Based Neighborhood Enhancement	Enhanced community participation in neighborhood enhancement efforts	2014-2021	<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 projects have been completed during calendar year 2014 through the Neighborhood Improvement Program:</p> <ul style="list-style-type: none"> - Avon/Dakota restriping and street improvements - Glen/Neighbors neighborhood parking plan - Glen/Neighbors neighborhood traffic calming plan - Installment of 21 infill street light projects - Park Circle neighborhood parking plan - Park Lane curb. Sidewalk and gutter improvements

			<p>Neighborhood Clean-Ups: 44</p> <p>Quality of Life Services:</p> <ul style="list-style-type: none"> - Held four Anaheim Religious Community Council meetings. - Partnered with Rio Vista Elementary School, Paul Revere Elementary School and Stoddard Elementary School to hold District Neighborhood Council Meetings. - Assisted with the dedication event for Paul Revere Park project in the Guinida Lane neighborhood. - Held 24 District Neighborhood Council Meetings. - Coordinated 44 Neighborhood Clean-Up events. - Assisted with numerous neighborhood traffic calming and spillover parking meetings. - Assisted with Adopt-A-Neighborhood graffiti removal events. - Reached 182 faith-based organizations and approximately 700 congregants through the facilitation of the Anaheim Religious Community Council. - Provided neighborhood-based assistance to over 12,000 community stakeholders - Reached over 870 community members with important community and city information through the provisions of 24 District Neighborhood Council Meetings.
Strategy 2D: Neighborhood Improvement	Identification and improvement of blighted and borderline blighted neighborhoods	Ongoing; Review of Neighborhood Improvement Program target areas by January 2015	<p>The Neighborhood Improvement Program assists in mitigating substandard housing through the efforts of interdepartmental Neighborhood Improvement Teams. The Neighborhood Improvement Teams have been established to identify and improve deteriorated neighborhoods by ensuring active participation by all neighborhood stakeholders and working with them to create a vision of what the neighborhood can achieve in becoming a quality place to live. Neighborhoods are guided through a process that ultimately transforms a neighborhood from a place with relatively poor quality of life to one that exhibits an improved quality of life.</p> <p>Neighborhood Improvement - priority neighborhoods are reviewed regularly by interdepartmental Neighborhood Improvement teams. Enhanced Code Enforcement efforts, through the implementation of the Quality Rental Housing Program, have addressed significant blight and borderline neighborhoods that have the potential to become blighted.</p>
Strategy 2E: Relocation and Preservation of Historic Homes	Relocation and preservation of historic homes	Ongoing	<p>The City continues to utilize the Citywide Historic Preservation Plan guidelines to encourage the preservation and rehabilitation of existing historic homes. This program was historically funded by the City's Redevelopment Agency. Given the elimination of this funding source, the City continues to pursue alternative sources of funding to encourage the relocation and preservation of</p>

			historic homes citywide.
Strategy 3A: Sustainable Development/Green Building/Efficient use of Energy Resources in Residential Development	Increased sustainable building practices/ energy conservation	Annually, as funds are available	The City understands the importance of sustainable use of limited resources and embraces the concept of green building in new and existing housing developments. The City's Green Building Program provides technical assistance and financial incentives subject to funding availability, for qualified housing projects incorporating sustainability measures. While no applications were processed in the reporting year, the City continues its efforts in providing financial assistance to projects meeting sustainability standards and third-party green building program guidelines. The City will continually analyze current trends and best practices and provide an array of incentives that will facilitate and encourage the incorporation of materials and technology to promote the development of high-efficiency, sustainable buildings and neighborhoods.
Strategy 3B: Monitoring of Adopted Reasonable Accommodation Procedures	Monitoring of adopted reasonable accommodation procedures	Ongoing	The City understands the importance of providing equal housing opportunity for persons with special needs. To comply with federal and state housing laws, the City adopted reasonable accommodation procedures in 2013 to provide exceptions and/or relief from Code regulations and permitting procedures that may have a discriminatory effect on housing for individuals with disabilities. The procedures include provisions for requesting accommodation, timeline for processing and appeals, criteria for determining whether a requested accommodation is reasonable, and ministerial approval for minor requests. The procedures were reviewed and no necessary revisions were identified at this time. The City will continue to monitor the effectiveness of reasonable accommodation standards and procedures and implement revisions as necessary.
Strategy 1L: Development of Emergency Shelters/Transitional and Supportive Housing in Compliance with SB-2	Development of emergency shelters, transitional and supportive housing	Re-evaluate program by 1/1/15 & implement necessary refinements by 6/30/15	In February 2012, the City Council approved a code amendment to permit emergency shelters in the City's Industrial (I) Zone subject to specified standards. A code amendment was also approved by the City Council in September 2013 relating to the siting of supportive and transitional housing uses in residential zones in compliance with Senate Bill SB (2) State law. The City continues its efforts to secure a site for the future construction of an emergency shelter.

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General Comments: