MAYOR
Miguel A. Pulido
MAYOR PRO TEM
Sal Tinajero
COUNCILMEMBERS
Angelica Amezcua
P. David Benavides
Michele Martinez
Roman Reyna
Vincent F. Sarmiento

CITY OF SANTA ANA
PLANNING & BUILDING AGENCY
20 Civic Center Plaza
P.O. Box 1988 • Santa Ana, California 92702
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CITY MANAGER
David Cavazos
CITY ATTORNEY
Sonia R. Carvalho
CLERK OF THE COUNCIL
Maria D. Huizar

CY-2014
ok - RH

Housing Policy Department
Received on:
APR - 1 2015

March 30, 2015

Melinda Benson
Department of Housing and Community Development
Division of Housing Policy Development
2020 West El Camino Avenue
Sacramento, CA 95833

RE: CITY OF SANTA ANA ANNUAL GENERAL PLAN HOUSING ELEMENT PROGRESS REPORT (2014)

Dear Ms. Benson:

The City of Santa Ana has prepared the enclosed report detailing our community's progress in implementing the goals and policies of our General Plan Housing Element. As detailed in the report, of the 405 RHNA allocation and carry over units assigned to Santa Ana for planning period 2014-2021, a total of 130 new housing units, or 32 percent of the RHNA overall construction target, has been completed through 2014. During the period of January 1 and December 31, 2014, six (6) single family residences, seven (7) Second Dwelling Units, and two hundred sixty eight (268) multiple family units were constructed in Santa Ana. Of the 130 newly constructed units to meet the Regional Housing Needs Assessment, thirty one percent (40 residential apartments) are affordable to very low and low income households.

As required by AB 1973, the Housing Successor Data Report is also attached as an addendum to the Housing Element Progress. Should you have any questions regarding the enclosed report, please do not hesitate to contact me or Associate Planner Melanie McCann at (714) 667-2746.

Sincerely,

Vince Fregoso, AICP
Interim Executive Director

MGM:mm
mgm:Housing\RHNA\AnnualReport\2014\CoverLtrR

Enclosure

c: Governor's Office of Planning and Research

SANTA ANA CITY COUNCIL

Miguel A. Pulido	Sal Tinajero	Vincent F. Sarmiento	Michele Martinez	Angelica Amezcua	P. David Benavides	Roman Reyna
Mayor	Mayor Pro Tem, Ward 6	Ward 1	Ward 2	Ward 3	Ward 4	Ward 5
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City of Santa Ana
ANNUAL GENERAL PLAN HOUSING ELEMENT PROGRESS REPORT

Submitted by
Planning and Building Agency

April 1, 2015

MAYOR
Miguel A. Pulido
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Department of Housing and Community Development

ANNUAL GENERAL PLAN HOUSING ELEMENT PROGRESS REPORT

CONTACT INFORMATION

City or County Name: City of Santa Ana

Mailing Address: 20 Civic Center Plaza, Santa Ana, CA 92701

Report Contact Person: Vince Fregoso **Title:** Interim Executive Director

Phone: (714) 667-2713 **FAX:** (714) 973-1461 **E-mail:** vfregoso@santa-ana.org

Reporting Period by Calendar Year: from Jan. 1, 2014 to Dec. 31, 2014

SANTA ANA CITY COUNCIL

Miguel A. Pulido	Vincent F. Sarmiento	Michele Martinez	Angelica Amezcua	P. David Benavides	Roman Reyna	Sal Tinajero
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City of Santa Ana
ANNUAL GENERAL PLAN HOUSING ELEMENT
PROGRESS REPORT (2014)

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

Jurisdiction: City of Santa Ana
Reporting Period: Jan. 1, 2014 - Dec. 31, 2014

Table A

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

Housing Development Information									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes: Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development: See Instructions	Deed Restricted Units: See Instructions	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.
Vista Del Rio Apartments	MF	R	20	20	0	1	41	41	Sec 8	RDA, HOME	
(9) Total of **Moderate and Above Moderate** from Table A3 ►											
(10) Total by income Table A/A3 ► ►			20	20	0	241		281			
(11) Total **Extremely Low-Income** Units*			20								

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

ATTACHMENT 1

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

Jurisdiction: City of Santa Ana
Reporting Period: Jan. 1, 2014 - Dec. 31, 2014

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

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

* Note: This field is voluntary

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

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	0	0	0	0	0	0	0
No. of Units Permitted for Above Moderate	6	0	228	7	0	241	241

* Note: This field is voluntary

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

Jurisdiction: City of Santa Ana

Reporting Period: Jan. 1, 2014 - Dec. 31, 2014

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.			2014	2015	2016	2017	2018	2019	2020	2021		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			
Very Low	Deed Restricted	156	20	0	0	0	0	0	0	0		20	136
	Non-deed restricted		0	0	0	0	0	0	0	0		0	
Low	Deed Restricted	122	20	0	0	0	0	0	0	0		20	102
	Non-deed restricted		0	0	0	0	0	0	0	0		0	
Moderate	Deed Restricted	37	0	0	0	0	0	0	0	0		0	37
	Non-deed restricted		0	0	0	0	0	0	0	0		0	
Above Moderate		90	241	0	0	0	0	0	0	0		241	0
Total RHNA by COG. Enter allocation number:		405	281	0	0	0	0		0	0		281	275
Total Units ► ► ►													
Remaining Need for RHNA Period ► ► ► ► ►													

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

TABLE C

ANNUAL ELEMENT PROGRESS REPORT

HOUSING ELEMENT IMPLEMENTATION

JURISDICTION: CITY OF SANTA ANA
REPORTING PERIOD: JAN-DEC 2014

Housing Program	*Objective*	*Responsible Agency*	*Status*	*Timeframe*
HOUSING AND LIVABLE NEIGHBORHOODS				
Housing Rehabilitation				
1. Single-Family Home Rehabilitation	• Provide low-interest loans to facilitate the rehabilitation of single-family homes for lower income homeowners • Seek to augment funding and program reach by tracking and applying for grants as opportunities arise	CDA, Housing Division	• The City continues to offer very low-interest loans to single-family homeowners. A total of five (5) single-family homes were repaired through the City's programs in 2014. All homeowners qualified as lower income	Ongoing
2. Mobile Home Repair	• Provide low- or no-interest loans to repair mobile homes annually for lower income households and seniors throughout the community • Seek to augment funding and program reach by tracking and applying for grants as opportunities arise	CDA, Housing Division	• The City offers conditional grants to repair mobile homes owned by very low-income seniors. Two (2) mobile homes were repaired through the City's programs in 2014	Ongoing
3. Rental Rehabilitation	• Provide low-interest loans to assist in the rehabilitation of rental properties occupied by lower income and family households • Seek to augment funding and program reach by tracking and applying for grants as opportunities arise	CDA, Housing Division	• The City continues to offer very low-interest rate loans. Code Enforcement staff continues to refer eligible property owners to the Housing Division to pursue loans. Additionally, the City's acquisition/ rehabilitation program eliminated all code deficiencies in the affected units	Ongoing
Neighborhood Initiatives				
4. Neighborhood Improvement	• Continue to assist, create, and support neighborhood associations to collaborate on projects and sponsor and hold annual events • Continue to support the Communication Linkage Forum and the Community Development Resource Network to train and equip residents to be leaders in their neighborhoods	CDA, Housing Division	• The City currently has 64 recognized neighborhood associations; and encourages collaboration and coordination between residents, their associations, municipal agencies, and community-based organizations	Ongoing
5. Neighborhood Infrastructure	• Continue to complete infrastructure improvements in residential neighborhoods consistent with the City Capital Improvement Plan • Continue to seek additional funds to improve infrastructure, including state and federal grants for improvements for health and wellness	PWA PWA	• In 2014, $1,000,000 dollars was expended to reconstruct approximately 1 mile of local streets • In 2014, the City was awarded $4.8 million in Active Transportation Program grants for improvement of infrastructure and related educational programing, to promote active transportation and active lifestyles	Ongoing Annual
6. Healthy Neighborhood Initiatives	• Continue to implement Santa Ana Green program, including tree planting, corridor greenways, build green initiatives, and energy conservation	PWA	• The Santa Ana continues to implement a Community Forestry Program, which includes maintaining and upgrading the City's urban forest of 64,350 trees. Work on the Climate Action Plan continues with an	Ongoing

TABLE C

ANNUAL ELEMENT PROGRESS REPORT

HOUSING ELEMENT IMPLEMENTATION

JURISDICTION: CITY OF SANTA ANA
REPORTING PERIOD: JAN-DEC 2014

Housing Program	Objective	Responsible Agency	Status	Timeframe
	• Collaborate with neighborhoods and community organizations to promote Healthy Neighborhood Initiative and safe and active environments	PRCSA	expected completion in 2015. The citywide recycle program and promotion of water conservation and energy savings continues, with conversion of more City-owned streetlights to LED lighting. In 2014, the City continued the waiver of permit and inspection fees for installation of solar energy projects. Educational awareness to the community through the City web site, literature, and public events continues • In 2014, the Garfield Exercise Park opened on a small remnant lot to provide additional open space and recreational equipment for the surrounding residential neighborhood • In 2014, the City continued to coordinate with several community groups to promote Healthy Neighborhoods. These efforts included local schools, neighborhood associations, Downtown Wellness Corridor Steering Committee, Santa Ana Building Healthy Communities, America On Track, Orange County Transportation Authority, Healthy Eating Active Communities (HEAC), and recently formed Santa Ana Active Streets (SAAS). These collaborations facilitate education, planning and physical improvements that enhance safe, pleasant, and active environments	Ongoing
Community Building				
7. Santa Ana Building Healthy Communities	• Continue to support the SABHC • Initiative by attending meetings and working to achieve mutual goals • Work with SABHC leaders and other stakeholders to forge a comprehensive health agenda for the General Plan update	PBA, Planning Division	• SABHC chair is participating on the Community Advisory Committee for the Downtown Santa Ana Complete Streets Study to identify five complete street infrastructure improvement projects to facilitate a walk, bike, and transit friendly downtown. • In 2014, the efforts began to work with local stakeholders to develop a Community Engagement Plan and Vision Plan to form the foundation for a comprehensive update of the City's General Plan update. Active Communities (HEAC) and Building Healthy Communities Initiative	Ongoing
8. Building Community	• Seek grants and partnership opportunities from local, state,	PBA,	• March 18, 2014, the City adopted a 5-year Strategic	Annually

Housing Program	Objective	Responsible Agency	Status	Timeframe
Efforts	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	Planning Division and PWA	Plan with extensive input from residents and community partners. Over $2 million was allocated in 2014 to invest in the Plan objectives including enhancing the Downtown public realm, integrating health in City programs, and internships for Santa Ana youth • In 2014, City was awarded Active Transportation Program (ATP) funds to allow for physical improvements for safe routes school at four elementary schools. ATP funds were also secured to engage the community in studying options to make physical improvements to five local roadways to become "complete streets" for an active community • In 2014, the Madison Park Community Garden was opened in partnership with Madison Elementary School for educational programing. Formerly administered by a non-profit organization, the City now oversees the Jerome Community Garden adjacent to City recreation and senior center. In 2014, efforts began to create an educational community workshop for gardening techniques and the production of local food sources • The City continues to promote the weekly Downtown Farmers Market as a source of local and fresh food for the community; and a setting to enjoy an evening of relaxation, entertainment, and strolling	Ongoing
9. Neighborhood Safety	• Continue to coordinate and support interdepartmental efforts to improve and maintain the health and safety of residential neighborhoods	PBA Planning Division	• In 2014, Santa Ana Police Department attended several neighborhood associations to share strategies to improving the safety and well-being in their neighborhood. As part of the City's 5-year Strategic Plan, $15,000 was allocated in 2014 to complete a survey to measure the community's perception of community policing and local police services to enhance Community Safety	Ongoing

TABLE C

ANNUAL ELEMENT PROGRESS REPORT

HOUSING ELEMENT IMPLEMENTATION

JURISDICTION: CITY OF SANTA ANA
REPORTING PERIOD: JAN-DEC 2014

Housing Program	Objective	Responsible Agency	Status	Timeframe
	• Apply the principles of Crime Prevention Through Environmental Design (CPTED) to enhance safety and security within multi-family residential developments.		• The City Site Plan Review process engages the Police Department and City Planners to identify physical design measures that promote safe environments within new and existing development projects	
Code Enforcement				
10. Property Maintenance Standards	• Evaluate the appropriateness of the new Healthy Housing Standards for applicability to Santa Ana Municipal Codes • Incorporate relevant portions into the Municipal Codes to assist City staff in inspecting and enforcing city codes • Coordinate with Orange County Health Department on how to collaborate on efforts as authorized by Senate Bill 488, including training opportunities for City staff • Research industry best practices (i.e. Rent Escrow Account Programs) to identify Code Enforcement Tools to remedy and expedite compliance with property violations • Prepare an annual report for City Council summarizing PREP Program activities and accomplishments • Coordinate PREP Program inspections and City Housing Rehabilitation Loan Program to facilitate health and safety improvements	PBA, Code Enforcement Department CDA Housing Division	• The City continues to evaluate the new Healthy Housing Standards to identify appropriate measures to include our local Code; and will use the annual PREP report to respond to this objective • Incorporated SB 488 intent into enforcement practice for on-going inspections • In 2014, the City Code Enforcement expanded use of Administrative Citations best practices as tool to expedite and remedy violations • In 2014, PREP Program focus has been on selected and initiated proactive enforcement efforts in the Northeast Quadrant of the City. The PREP annual report is under preparation for presentation to City Council in 2015 • PREP Inspectors provides the residential property owner/s with City Loan Program information at issuance of corrective notices	2014-2015
11. Proactive Rental Enforcement (PREP)	• Inspect housing units and bring into compliance with City codes and standards at least 1,600 rental units annually • Work with the County Health Department to identify infestation code violations and streamline resolution of violations	PBA, Code Enforcement Department	• In 2014, at least 3,000 rental housing units were inspected to bring into compliance with City codes and standards • Incorporated SB 488 intent into practice in regular and on-going inspections	Ongoing
12. Residential Response Team (RRT)	• Inspect housing units and bring into compliance with City codes and standards at least 2,000 units annually Work with the County Health Department to identify infestation violations and streamline resolution of violation	PBA, Code Enforcement Department	• In 2014, at least 3,200 housing units inspected to bring into compliance with City codes and standards • Incorporated SB 488 intent into practice in regular and on-going inspections	Ongoing

TABLE C

ANNUAL ELEMENT PROGRESS REPORT

HOUSING ELEMENT IMPLEMENTATION

JURISDICTION: CITY OF SANTA ANA
REPORTING PERIOD: JAN-DEC 2014

Housing Program	*Objective*	*Responsible Agency*	*Status*	*Timeframe*
Historic Preservation				
13. Historic Program and Ordinance	• Continue the implementation of historic preservation program and associated ordinances and incentives, including Mills Act, design review, etc. • Continue to identify and list eligible historic residential properties on a voluntary basis and seek opportunities for preservation or adaptive reuse	PBA, Planning Division	• The City historic preservation programs continue to protect Santa Ana's cultural and architectural resources. In 2014, 54 applications for Mills Act agreements were accepted by the City to incentivize investment and care of historic properties In 2014, the City accepted 39 applications for properties to be placed on the Santa Ana Local Register of Historic Properties	Ongoing
14. Historic Home Rehabilitation Incentive	• Seek flexible funding sources and other incentives to encourage repair and maintenance of historic homes and complement the Mills Act program • Provide low-interest home loans to assist in the rehabilitation of up to 5 properties occupied by lower income and family households	PBA, Planning Division CDA, Housing Division	• The City continues to identify alterative, flexible funding sources to encourage the repair and maintenance of historic structures • The City provided one (1) property with low-interest loans through the Lacy Rehab Loan program to assist in the rehabilitation of homes occupied by lower income households	Ongoing Ongoing
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	PBA, Planning Division	• City staff continues to work with existing historic district residents and established neighborhoods to maintain their unique character, architectural integrity and aesthetic qualities • In 2014, the City began effort to draft guidelines for the designation of a historic district for eligible Santa Ana neighborhoods	Ongoing 2017
HOUSING SUPPLY AND DIVERSITY				
Housing Supply				
16. Transit Zoning Code	• Continue to implement the Transit Zoning Code for eligible properties in downtown Santa Ana • Facilitate and encourage the development of varied housing types at a mix of affordability levels, including for lower income households using appropriate incentives • Manage the development of Housing Authority–owned property with quality sustainable housing, including affordable housing	PBA, Planning Division CDA, Housing Division	• The Transit Zoning Code continues to be applied in downtown Santa Ana, including two City owned properties that are the focus of renewal – the historic YMCA and Third Street parking structure • The City facilitated the development of for-sale project in the transit zoning code that designated five (5) units for qualified low- and moderate-income households. These units are part of the *Lacy Collec*tion that also includes 19 market rate residential condominiums	Ongoing Ongoing

TABLE C

ANNUAL ELEMENT PROGRESS REPORT

HOUSING ELEMENT IMPLEMENTATION

JURISDICTION: CITY OF SANTA ANA
REPORTING PERIOD: JAN-DEC 2014

Housing Program	Objective	Responsible Agency	Status	Timeframe
	consistent with City goals			
17. Metro East Mixed Use Overlay Zone	• Continue to implement MEMU Overlay Zone policies to facilitate and encourage the development of new housing and the long-term transition of the area	PBA, Planning Division	• In 2014, Lyon Communities submitted plans to obtain a permit to construct 5-story apartments and 3-story residential townhomes, with ancillary commercial uses • In 2014, a proposal was submitted for The Madison mixed-use development project including 219 residential units and live/work units in Metro East area	Ongoing
18. District Centers	• Continue to facilitate and encourage the development of mixed-use housing in the various District Centers through the Specific Development Zone or MEMU Overlay • Consider the amendment of District Center boundaries to allow for new residential products that meet City housing goals and policies	PBA, Planning Division	• An increasing number of zoning districts in Santa Ana – such as the Transit Zoning Code, Metro East Overlay Zone, and Harbor Corridor Specific Plan – facilitate mixed-use housing opportunities • In July 2014, District Center boundaries were expanded to allow a 174 unit, 8-story senior housing tower and support services at the existing Town and Country Manor retirement facility. In October 2014, 125 acres of land along Harbor Boulevard was change to the District Center general plan land use designation to allow medium to higher density residential products	Ongoing
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)	PBA, Planning Division	• The Harbor Mixed Use Transit Corridor Specific Plan was approve in October 2014 by City Council. • The Harbor Specific Plan rezoned property previously zoned for commercial uses, to allow residential/mixed use development with a potential for 2,000 additional housing units • The rezoned area includes a total of 248 acres for mixed use and housing opportunities	To be completed by October 15, 2014

TABLE C

ANNUAL ELEMENT PROGRESS REPORT

HOUSING ELEMENT IMPLEMENTATION

JURISDICTION: CITY OF SANTA ANA
REPORTING PERIOD: JAN-DEC 2014

Housing Program	Objective	Responsible Agency	Status	Timeframe
	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		• The rezoning has provided incentive for developers to invest in the area. In 2014, the City began review of six separate development projects along the Harbor Corridor that could result in over 600 new residential unit	Ongoing
20. Comprehensive General Plan Update	• Begin outreach to the public, development community, and stakeholders to develop the vision and guiding principles for the general plan • Explore best practices for general plan updates and innovative community engagement • Issue a request for proposal and/or request for qualifications and select a consultant to conduct a comprehensive General Plan update	PBA, Planning Division	• In 2014, a group of city and community representatives were selected to evaluate Consultant proposals to assist in Step One of updating the City's General Plan – creating a Community Engagement Plan and Vision Plan In September 2014, an RFP was released to secure a consultant for Step One (noted above). The next step will be to issue a separate RFP for consultant services to draft the General Plan Update	2015
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	PBA, Planning Division	• As mentioned above, an RFP was released in 2014 to solicit a consultant services for a Community Engagement and Visioning Plan; the first step to guide the comprehensive update of the General Plan and Zoning/Development Code. With the comprehensive update of the zoning update, development standards will be re-evaluated to facilitate residential/mixed-use housing opportunities, active designs, and open space to promote health and wellness	2015
Building Design				
22. Building Design Guidelines	• Create comprehensive design guidelines that are intended to address the unique needs of residential/mixed-use products along major transportation corridors	PBA, Planning Division	• There are three recent 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 Harbor Mixed Use Transit Corridor	Ongoing

TABLE C

ANNUAL ELEMENT PROGRESS REPORT

HOUSING ELEMENT IMPLEMENTATION

JURISDICTION: CITY OF SANTA ANA
REPORTING PERIOD: JAN-DEC 2014

Housing Program	Objective	Responsible Agency	Status	Timeframe
	• Create new Active Design Guidelines and accompanying incentives to encourage and foster housing designs that improve health and wellness	PBA, Planning Division	Specific Plan approved in 2014. Lessons learned and best practices will continue to be monitored for long term refinements to these tools • City staff has begun review of the Active Design Guidelines to identify possible enhancement to the Santa Ana Citywide Design Guidelines to promote health and wellness goals	2016
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	PBA, Planning Division	• The City encouraged the use of sustainable materials and practices in the Vista del Rio special needs apartments, as well as the recent Lacy Collection that incorporated solar energy into its design • City engages in a number of partnerships to encourage green residential project, including Southern California Edison and other "green" home improvement entities • The City continues to implement applicable State and local codes that encourage sustainable practices	Ongoing
24. Development Review	• Continue to provide appropriate residential and mixed use project review through site plan review, environmental clearance, and mitigation monitoring • Create a checklist of healthy design components based on the adopted Active Design Guidelines to allow implementation healthy community components into new projects.	PBA, Planning Division PBA, Planning Division	• Weekly Planning Development Review forums offer an opportunity to evaluate residential and mixed use projects • The Active Design Guidelines will be reviewed to identify appropriate items to add to the existing of Site Plan Review evaluation criteria	Ongoing 2016
Housing Incentive				
25. Affordable Housing Incentives	• Provide financial assistance and issue bonds, where feasible, to support the production and/or rehabilitation of affordable housing for lower and moderate income households • Support state and federal grant applications that providing funding for the production of affordable housing, including housing affordable to extremely low income households	PBA, Planning Division CDA, Housing Division	• The City continues to pursue partners to identify affordable housing opportunities and seeks to provide financial assistance whenever feasible • The City supported a low income tax credit application submitted by a developer seeking to create affordable housing for workforce housing. Vista Del Rio project completed construction and lease-up in 2014	Annually & Ongoing Annually & Ongoing Annually & Ongoing

TABLE C

ANNUAL ELEMENT PROGRESS REPORT

HOUSING ELEMENT IMPLEMENTATION

JURISDICTION: CITY OF SANTA ANA
REPORTING PERIOD: JAN-DEC 2014

Housing Program	Objective	Responsible Agency	Status	Timeframe
	• Continue to work with nonprofit and for-profit organizations that provide affordable housing to households earning extremely low, very low, and low income households	PBA, Planning Division	• The City collaborated with developers to construct (2) affordable housing rental project and rehab one (1) affordable housing rental project. The City also worked with a local non-profit organization to provide homeownership opportunities for qualified lower income households. Another project example is Orangewood Academy Charter High School with eight housing apartments for students and adult guides	
26. Extremely Low Income Housing	• Target funding and housing incentive programs (25–33), as feasible, to facilitate and encourage the development of lower and moderate income housing • Work with nonprofit organizations that provide affordable housing to households earning extremely low income • Seek to expand the number of housing choice vouchers provided by the Housing Authority; set aside at least 75% of vouchers for extremely low income households	PBA, Planning Division CDA, Housing Division	• Within the restrictions of available funding and project feasibility, the City continues to work with non-profit organizations to provide affordable housing to extremely low-income households • Working with the non-profit organization, Vista del Rio apartments gain final occupancy in 2014 to provide 20 very low housing units to serve a special needs population • At the end of 2014, 79% of housing choice vouchers were provided to extremely low income households	Annually & Ongoing Annually & Ongoing
27. Successor Housing Agency	• Continue to provide and/or leverage City funds with other sources to support the production, preservation, and/or rehabilitation of housing and economic development	CDA, Housing Division	• Redevelopment Agencies were eliminated by the State of California in 2012, putting future affordable le housing development projects at risk. The City is closing out projects previously funded utilized Agency funds. • The City provided loans to two (2) projects for the production, preservation, and/or rehabilitation of affordable housing within the City of Santa Ana	Evaluate availability annually
28. Density Bonus Ordinance Update	• Update and implement the density bonus ordinance in accordance with recent changes to state law to assist in the development of extremely low, very low, and low income rental units; moderate income condos; and senior housing	PBA, Planning Division	• City Council has funded a comprehensive update of the City's Zoning Code, which will include updating the Density Bonus Ordinance. State Density Bonus requirements are applied to all application received by the City	2014
29. Housing Opportunity Ordinance	• Require eligible housing development projects of 5 or more units to include at least 15% of the units as affordable to lower income households (rental) and at least 15% as affordable to moderate income households (ownership) • Develop policies and procedures for occupancy of units created	PBA, Planning Division	• The 15 percent affordable housing inclusionary requirement was applied in 2014 to projecst that have benefited from a change of zoning to allow higher intensity/residential development	Ongoing

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ANNUAL ELEMENT PROGRESS REPORT

HOUSING ELEMENT IMPLEMENTATION

JURISDICTION: CITY OF SANTA ANA
REPORTING PERIOD: JAN-DEC 2014

Housing Program	Objective	Responsible Agency	Status	Timeframe
	under the Housing Opportunity Ordinance • Incorporate affordable housing opportunity requirements within City initiated zone changes or adaptive reuse projects		• Santa Ana Housing Opportunity Ordinance Administrative Procedures and Manual was drafted in 2014, and made available to developers • Affordable housing requirements apply to the properties the City rezoned in the Harbor Mixed Use Transit Corridor Specific Plan	
30. Adaptive Reuse	• Seek opportunities for adaptive reuse of structures with historic merit or otherwise suitable to be converted to quality residential and mixed use projects	PBA, Planning Division	• Permits were issued to reuse two existing buildings with new storage containers to create a live/work opportunity near the downtown • 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	Ongoing
31. Specific Development District	• Continue to facilitate quality development in District Centers and other locales through the implementation of the Specific Development District	PBA, Planning Division	• Specific Development zoning district continue to facilitate mixed use/residential development. Two such examples include Town & Country (SD 78) and in MacArthur Place (SD 43)	Ongoing
32. Variety in Household Sizes Program	• Implement programs to increase opportunities to build new family rental housing (see Program 25), including rental housing for large families • Monitor applications for new residential development to track type of products proposed and balance of unit sizes and bedrooms proposed	PBA, Planning Division	• Inclusionary Housing Plans provide a mix of unit sizes, with accommodations for larger families. A project by C & C Develop is presently pursing entitlement to construct 70 affordable housing units – each with three bedrooms in the Harbor Corridor • Residential proposals and bedroom mix are reviewed during the Site Plan Review process. An annual monitoring system is in place to identify the balance of bedrooms sizes provided citywide	Ongoing

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33. Parking Study	• Conduct parking study and, depending on findings, the City will propose a program to mitigate parking constraints along with residential/mixed-use standards	PBA, Planning Division	• As part of the Harbor Mixed Use Transit Corridor Specific Plan, the City approved a reduction in parking adjacent to Harbor Boulevard BRT route, and near future Garden Grove/Santa Ana Fixed Guideway stop. Projects developed under these new standards will be monitored for parking issues and needs	2016
HOUSING ASSISTANCE				
Rental Assistance				
34. Housing Choice Voucher	• Continue to implement and seek new housing choice vouchers for extremely low and very low income households	SAHA	• At of the end of 2014, 2,631 households were receiving assistance from the Housing Authority of the City of Santa Ana	Ongoing
35. Family Self-Sufficiency	• Continue to implement and seek participants for the Family Self-Sufficiency (FSS) program; serve 66 clients annually	SAHA	• In 2014, the Housing Authority served 83 clients through the FSS Program	Ongoing
36. HOPWA Tenant Based Rental Assistance	• Continue to implement and seek participants for the HOPWA Tenant-Based Rental Assistance; serve 50 clients annually	SAHA	• In 2014, the Housing Authority served 48 HOPWA clients • As of July 1, 2015, HUD reallocated HOPWA funds for the County of Orange to the City of Anaheim	Ongoing
Housing Preservation				
37. Preservation of At-Risk Housing	• Provide outreach to property owners to keep up to date with status of properties • Seek funding and financing mechanisms to preserve existing affordability covenants • Advocate for state legislative action to allow greater flexibility to satisfy the regional housing needs goals • Assist in preserving the Wycliffe Towers senior apartment project by issuing bond	CDA, Housing Division	• The City continues to monitor housing at risk of converting to market rate and outreach to property owners to identify financial incentives that will enable owners to maintain their properties as affordable housing • The City continues to monitor legislative initiatives that may impact its ability to meet its affordable housing goals	Ongoing
38. Multiple-Family Housing Acquisition and Rehabilitation	• Work with supporting nonprofit partners to acquire, rehabilitate, and deed restrict apartment projects as funding and partners are available	CDA, Housing Division	• The City entered into an agreement with a Developer to acquire and rehabilitation a multi-family complex that will be deed restricted as affordable housing	Ongoing
39. Neighborhood Stabilization	• Implement the Neighborhood Stabilization Program and work with intermediary to provide services to implement the NSP 1, 2, and 3 grants.	CDA, Housing Division	• During 2013, the City continued to implement its three NSP awards, which total more than $15 million. ANR Homes were selected to implement the single-family	2015

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HOUSING ELEMENT IMPLEMENTATION

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Housing Program	Objective	Responsible Agency	Status	Timeframe
			components of its grant awards. Orange Housing Development and C&C Development were selected to help implement the multifamily component of the awards. In 2014, one single family home was acquired and is currently under construction	
Homeownership Assistance				
40. Down Payment Assistance	• Evaluate options to restructure the homeownership program as the market and prices stabilize • Assist low and moderate income households with down payment assistance through loans up to $40,000	CDA, Housing Division	• As of January 2014, the City offers down payment assistance in conjunction with its Community Development Block Grant (CDBG) and HOME funds. The City is also evaluating opportunities to partner with developers to provide down payment assist to qualified homebuyers • Presently, the down payment loans offered are for households up to 80 percent of area median income	Ongoing
41. Homeownership Partners	• Support nonprofit and for-profit organizations to educate homeowners, administer programs, and expand homeownership opportunities • Work with nonprofit organizations to provide homeownership opportunities for families	CDA, Housing Division	• In 2011, the City finalized an agreement with Habitat for Humanity to facilitate the development of up to 17 for-sale homes; construction began on five (5) homes in 2012. Construction of remaining homes has been negatively impacted by the elimination of the City's Redevelopment Agency. In 2014, Habitat completed construction and sold one (1) home to qualified homebuyers. • The City continues its working relationship with local nonprofits to facilitate education and expand ownership opportunities for low-income households	Ongoing
42. Homeownership Preservation Assistance	• Participate in the Orange County Collaboratives to prevent or lessen the impact of foreclosures • Advocate for state and federal legislation to address the foreclosure and lending crisis	CDA, Housing Division	• In 2014, through the federal Neighborhood Stabilization Program (NSP) program funds awarded, the City participated in the acquisition and rehabilitation of one home that will be resold to a qualified homebuyer. Completion of construction is anticipated in 2015 • The City continues to monitor legislative initiatives and programs to address local foreclosure impacts	Ongoing
SPECIAL NEEDS				
People with Disabilities				

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Housing Program	Objective	Responsible Agency	Status	Timeframe
43. Care Facilities	• Amend Municipal Code to define community care facilities, permitting process, and standards, and make changes to ensure consistency with state law • Amend Municipal Code to define facilities not regulated under the Community Care Facilities Act and specify permit process consistent with state law	PBA, Planning Division	• The City's 5-year Strategic Plan identified the comprehensive update of the Zoning Code as a priority. The Zoning Code update will provide an opportunity to further define community care and related care facilities – both regulated and non-regulated by the State	2014-2015
44. Housing for People with Disabilities, including Developmental	• Work with service providers to support the development or provision of housing suitable for people with disabilities, including developmental disabilities • Seek and/or support grants, where feasible, to facilitate the production of new housing or appropriate services for disabled people	PBA, Planning Division CDA, Housing Division	• The Vista del Rio apartment project obtained final occupancy in 2014, offering onsite supportive services to special need residents with developmental challenges. In addition, the City approved the expansion of the John Henry Foundation Village licensed Adult Residential facility, to serve 12 additional persons with special needs • The City allocates Emergency Solution Grant Program (formerly ESG) funds to assist in the housing and support of persons with disabilities and special needs	2014 Annual basis
45. Accessible Housing	• Investigate opportunities for providing incentives or amending codes to encourage the accessibility components in the development of new housing • Implement the reasonable accommodation ordinance to allow for modifications in land use, building, zoning, and other codes to facilitate access to existing housing	PBA, Planning Division	• The City continues to implement accessibility requirements as periodically updated by the State, and then adopted into Santa Ana Municipal Code • Adopted in 2011, the City's reasonable accommodation ordinance is posted on the City website for reference for appropriate modifications	2015 Ongoing
People Who Are Homeless				
46. Emergency Shelters and Transitional Housing	• Continue to provide funding for providers of emergency shelter, transitional housing, and permanent supportive housing for people who are homeless • Collaborate with the Salvation Army and other Orange County jurisdictions to create a model emergency shelter management and operational plan based on best practices	CDA, Housing Division PBA, Planning Division	• In 2014, City provided Emergency Solutions Grant (ESG) program funds to fifteen (15) programs; Seven (7) organizations provided shelter programs and two (2) programs targeted street outreach for people who are homeless Work with County of Orange staff to pursue a 200 bed Homeless Multi service Center in Santa Ana industrial zone. Due to local community concerns, the County chose to not purchase site and center at that location • In 2014, expansion of the existing Salvation Army Emergency Shelter was approved to include 75 beds to serve homeless men. A Management and Operational	Ongoing Ongoing

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Housing Program	Objective	Responsible Agency	Status	Timeframe
			Plan is being drafted to include "good neighbor" and best practices of mutual agreement with The Salvation Army service provider and the City	
	• Establish Emergency Shelter Overlay Zone to accommodate the City's estimated unsheltered homeless population.		• Currently, emergency shelters are permitted by right in industrial zones, with sufficient acres to accommodate Santa Ana's estimated homeless need. In conjunction with the proposed County 200-bed emergency shelter, the community has voiced a desire to amend the Municipal Code utilizing a zoning overlay tool to refine allowable zoning locations	2015
	• Amend Municipal Code to revise separation criteria to comply with state law		• This amendment will include modifying the municipal code to remove references to separation criteria to comply with state law	2015
47. Rapid Rehousing	• Continue to provide funding and technical assistance to support the provision of prevention, outreach, and supportive services aligned with the 10 Year Plan to End Homelessness	CDA, Housing Division	• In 2014, the City provided ESG funding to 15 programs to support the provision of prevention, outreach and supportive services that align with the 10-Year Plan to End Homelessness. Two (2) organizations provided rapid rehousing programs	Ongoing
48. Supportive Services	• Assist and work with service organizations to provide supportive services for current and formerly homeless people	CDA, Housing Division	• In 2014, the City requested funding proposals from organizations that provide such services. Several transitional living and emergency housing providers in Santa Ana have been recommended for funding through locally disbursed Emergency Solutions Grant (ESG) funds	Ongoing
	• 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		• In December 2014, City Council authorized resources to pursue a Pilot Homeless Property Storage Check In Center to serve the Civic Center area. Efforts to achieve this are under way	
Senior Housing				
49. Housing Facilities	• Continue to offer development incentives and density bonuses to incentivize senior housing	PBA, Planning Division	• Consistent with State law, the City continues to offer density bonus incentives for affordable housing, including senior living	Ongoing
	• Work with nonprofit and for-profit agencies that propose the construction of senior housing		• Town and County Manor, managed by as a non-profit, gained entitlements in 2014 for 174 senior independent	

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Housing Program	*Objective*	*Responsible Agency*	*Status*	*Timeframe*
			living apartments, in conjunction with exiting assisted living and skilled nursing center. In 2014, Azure Plaza began converting an existing hotel to a 128 room licensed Elderly Residential facility	
50. Senior Life Care Facilities	• Continue to offer development incentives and density bonuses to incentivize life care facilities • Work with nonprofit and for-profit agencies that propose the construction of senior housing	PBA, Planning Division	• Density bonus incentive continues to apply to senior housing facilities • As noted above, at least two senior housing projects were approved or started construction in 2014	Ongoing
51. Senior Services	• Support food distribution programs and similar senior services • Support private and nonprofit entities to match seniors in house sharing arrangements	PRCSA CDA, Admin	• The City continues to operate a daily lunch service and food distribution program at each of its senior centers • City is researching best practices regarding feasible successful house sharing programs for seniors	Ongoing
Housing for Families				
52. Family Housing	• Continue to allocate Section 8 Housing Choice Vouchers to very low income families • Continue to offer homeownership assistance for qualified lower and moderate income families • Acquire, rehabilitate, and reconfigure apartments to support low income family households	SAHA CDA, Housing Division	• Same as Program 34 above • In 2014, the City entered into an agreement with a developer to acquire, rehab and reconfigure ten (10) one-bedroom units into eight (8) units to be reserved for very low-income households. This project is currently in construction	Ongoing
53. Child Care Options	• Review Zoning Code to ensure day/childcare provisions are consistent with state laws; consider incentives for co-locating childcare facilities in affordable housing projects • Continue funding organizations that help address and meet the supportive service needs of Santa Ana's children	PBA, Planning Division CDA, Admin	• Built in 2013, a portion of the Triada Multifamily development is set-a-side for child care services. The Depot at Santiago mixed use residential project will include space for *The Wooden Floor,* a dance and education studio serving underserved local youth • In 2014, the City funded several programs that serve low-income youth in Santa Ana, including recreation programs, internships, after school tutoring, and neighborhood park enhancements	2014 Ongoing
54. Multi-Generational	• Explore crafting development standards and site designs, offering	PBA, Planning	• The City's 2nd Unit ordinance, allows an option to	2016

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Housing	incentives, or including additional flexibility to promote innovative models of multigenerational housing	Division	address some multigenerational housing needs. In addition, during Development Project Review proposed residential floor plans are evaluated to meet City development standard, serve residents' needs, and provide a balanced design to promote quality housing	
Fair Housing Services				
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	CDA, Admin. Services	• The City continues to have a contract with Fair Housing Council of Orange County to provide these services • In 2010, the City last updated its Analysis or Impediments to Fair Housing Choice. In 2015, the City will undergo another update to identify, remove and/ or mitigate potential impediments to fair housing in Santa Ana	Ongoing
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.	City of Santa Ana PBA and SAHA	• America OnTrack and other community serving organizations attend a variety of Santa Ana community events (such as the 2014 Santa Ana cyclivia) to educate the public on the health benefits of smoke free environments • Owners of some recently built multi-family housing in Santa Ana have chosen to require smoke free environments. Conversation continue regarding the feasibly of a smoke free ordinance affecting multifamily housing	With the General Plan and/or Zoning Ordinance Update

Source: City of Santa Ana, 2014.

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

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

MAYOR
Miguel A. Pulido
MAYOR PRO TEM
Vincent F. Sarmiento
COUNCILMEMBERS
Angelica Amezcua
P. David Benavides
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CITY MANAGER
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CITY ATTORNEY,
Sonia R. Carvalho
CLERK OF THE COUNCIL
Maria D. Huizar

MINUTES EXCERPT

MEETING DATE: March 17,2015

COUNCIL MEMBERS: **PRESENT:** Benavides, Martinez, Reyna, Sarmiento, Tinajero (5)

ABSENT: Amezcua, Pulido (2)

CONSENT CALENDAR ITEM

19D. GENERAL PLAN HOUSING ELEMENT ANNUAL PROGRESS REPORT {STRATEGIC PLAN NO. 5, 3B} - Planning and Building Agency

MOTION: **Authorize submittal of the General Plan Housing Element Annual Progress Report to the State of California Housing and Community Development (HCD).**

MOTION: Martinez **SECOND: Tinajero**

VOTE: **AYES:** Benavides, Martinez, Reyna, Sarmiento, Tinajero (5)

NOES: None (0)

ABSTAIN: None (0)

ABSENT: Amezcua, Pulido (2)

STATE OF CALIFORNIA
COUNTY OF ORANGE

I, MARIA D. HUIZAR, Clerk of the Council, of the City of Santa Ana, California, hereby certify the foregoing to be a full, true and correct copy of the minute action on record in this office.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 26th day of March, 2015.

Maria D. Huizar
Clerk of the Council