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CITY MANAGER
David N. Ream
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CLERK OF THE COUNCIL
Patricia E. Healy

March 30, 2007

HOUSING POLICY
DEVELOPMENT, HCD
MAR 29 2007

Cathy Creswell, Deputy Director
Department of Housing and Community Development
Division of Housing Policy Development
1800 Third Street, Room 430
Sacramento, CA 95814

RE: CITY OF SANTA ANA ANNUAL GENERAL PLAN HOUSING ELEMENT PROGRESS REPORT (2006)

Dear Ms. Creswell:

In compliance with Government Code 65400, 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. During the period of January 1, 1998 through December 31, 2006, a total of 1,027 new homes were constructed in Santa Ana. In addition, the City facilitated the substantial rehabilitation of 321 multiple family residences with long-term affordability covenants.

The preservation of existing affordable housing stock has been an ongoing priority for the City of Santa Ana. The City's investment in housing rehabilitation efforts has resulted in improved living environments for its residents, as well as an opportunity to preserve long-term housing affordability through deed restrictions. Under present housing law the City's rehabilitation projects do not meet all the criteria to be credited toward our Regional Housing Needs Assessment (RHNA) allocation. Regardless, we have included a summary of substantial rehabilitation and new construction projects for the reporting period (Table B-2). We believe that incorporating these rehabilitation projects in the report more truly reflects Santa Ana's efforts and progress to addressing long term housing needs in our community.

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,

Karen Haluza

Karen Haluza
Planning Manager

MGM:
Housing\RHNA\AnnualReport/2006/CoverLtr

c: Governor's Office of Planning and Research
Sergio Klotz, Senior Planner
Shelly Landry-Bayle, Housing Manager
Juanita Preciado-Hernandez, Juanita, Interim Housing Programs Coordinator

City of Santa Ana
ANNUAL GENERAL PLAN HOUSING ELEMENT PROGRESS REPORT

Submitted by
Planning and Building Agency

March 30, 2007

City of Santa Ana
ANNUAL GENERAL PLAN HOUSING ELEMENT PROGRESS REPORT (2006)

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Department of Housing and Community Development

ANNUAL GENERAL PLAN HOUSING ELEMENT PROGRESS REPORT

CERTIFICATION OF ACCURACY

The undersigned in the capacity of **Planning Manager** on behalf of the **City of Santa Ana** has reviewed the information provided in the forms and report contained herein, and certifies, to the best of her knowledge, that the information that has been provided herein is true and correct.

Karen Haluza
Karen Haluza

3-28-07
Date

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Department of Housing and Community Development

ANNUAL GENERAL PLAN HOUSING ELEMENT PROGRESS REPORT

CONTACT INFORMATION

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

P.O. Box 1988, Santa Ana, CA 92702

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Planning Manager: Karen Haluza

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Reporting Period by Calendar Year: from Jan. 1, 2006 to Dec. 31, 2006

City of Santa Ana
2006 ANNUAL ELEMENT PROGRESS REPORT
Regional Housing Needs Allocation Progress: New Construction and Substantial Rehabilitation
TABLE B - 2

			Year 1 ▼▼	Year 2 ▼▼	Year 3 ▼▼	Year 4 ▼▼	Year 5 ▼▼	Year 6 ▼▼	Year 7 ▼▼	Year 8 ▼▼	Year 9 ▼▼					
			1998	1999	2000	2001	2002	2003	2004	2005	2006					
			Enter the Permits Issued by Affordability						▼▼▼▼▼▼▼▼▼▼▼▼▼▼							
Income	RHNA allocation by income level ▼▼		Rehab Permits Finaled for year 1	Rehab Permits Finaled for year 1	Rehab Permits Finaled for year 2	Rehab Permits Finaled for year 3	Rehab Permits Finaled for year 4	Rehab Permits Finaled for year 5	Rehab Permits Finaled for year 6	Rehab Permits Finaled for year 7	Rehab Permits Finaled for year 8	Total Sub. Rehab Permits to date (all years)	Total New Const. Permits to date (all years)	Total Permits to date (all years)	Total Remaining RHNA by Income Levels ▼▼▼▼	
Very Low	377	Deed Restricted	13	0	0	0	30	85	0	30	15	173	33	206		
		Non Deed Restricted	0	0	0	0	0	0	0	0	0	0	0	0	171	
Low	226	Deed Restricted	6	1	0	0	0	31	0	70	40	148	46	194		
		Non Deed Restricted	0	0	0	0	0	0	0	0	0	0	0	0	32	
Moderate	313	Deed Restricted	0	0	0	0	0	0	0	0	0	0	35	35		
		Non Deed Restricted	0	0	0	0	0	0	0	0	0	0	0	0	278	
Above Moderate	423	Deed Restricted	0	0	0	0	0	0	0	0	0	0	0	0		
		Non Deed Restricted	0	0	0	0	0	0	0	0	0	0	913	913	-490	
Total RHNA by COG. Enter allocation number: ►►►►►►	**1339**	Total Permits Finaled ►►►	19	1	0	0	30	116	0	100	55	321	1027	1348	Remaining Need for RNHA period ►►►►	-9

CITY OF SANTA ANA
General Plan Housing Element Program Implementation Status (2006)
TABLE C

Housing Element Goal	Implementation Actions	Lead Agency	Target Year	Status	Completion Date
1	1.1.1 Continue to support neighborhood rehabilitation programs to facilitate the rehabilitation of 20 units.	CDA	2000-2005	Worked with nonprofit organizations in the substantial rehabilitation of 305 multi-family units and private owners in moderate rehabilitation of 222 rental units in the Cornerstone Village neighborhood. Worked with Paint Your Heart Out Santa Ana and Rebuilding Together to rehabilitate 196 units for low income households throughout the City.	2000-2006
1	1.1.2 Provide low-interest financing for rehabilitation of approximately 104 single-family owner occupied units over five years using the City Loan Programs targeted to very low, low, and moderate income households at approximately 20 loans per year.	CDA	2000-2005	Provided low-interest financing for rehabilitation of 118 owner occupied single-family units owned by low and very low income households.	2000-2006
1	1.1.3 Information regarding energy conservation and utility savings will be disseminated to participants of the City's rehabilitation programs.	CDA	2000-2005	Information continues to be given to participants of the City's rehabilitation programs.	Ongoing
1	1.1.4 Provide financial assistance for the rehabilitation of projects improving approximately 150 multi-family units over five years (approximately four loans per year).	CDA	2000-2005	Worked with nonprofit organizations in the substantial rehabilitation of 305 multi-family units and private owners in moderate rehabilitation of 222 rental units in the Cornerstone Village neighborhood. Worked with Paint Your Heart Out Santa Ana and Rebuilding Together to rehabilitate 196 units for low income households throughout the City.	2000-2006
1	1.1.5 Provide educational and marketing materials to publicize the residential rehab loans program available to Santa Ana residents and property owners.	CDA	2000-2005	Marketed programs twice a year mailing out 750 flyers in the Community Development Resource Network mailer. Ongoing advertising on Cable TV. Direct mailing to all mobile home owners twice a year. Code Enforcement officers provide loan program information to owners on an ongoing basis. Brochures are available at the Planning & Building Division Counter. Additionally, staff attend meetings and workshops in the community to publicize residential rehab loan programs.	Ongoing
2	2.1.1 Continue the Neighborhood Improvement Program which is designed to promote private reinvestment in physical improvements to private property and participate in 100 neighborhood meetings per year.	CDA	2000-2005	Assisted owners in the rehabilitation of 527 units in the Cornerstone Village neighborhood. Also, assisted low and moderate income households with rehabilitation rebates and loans to promote private reinvestment in private property. Neighborhood Improvement staff work with 60 neighborhoods annually and conduct approximately 100 meetings and special events per year.	2000-2006

CITY OF SANTA ANA
General Plan Housing Element Program Implementation Status (2006)
TABLE C

Housing Element Goal	Implementation Actions	Lead Agency	Target Year	Status	Completion Date
2	2.1.2 Continue the Capital Improvement Program targeted at improving the condition of sidewalks, parkways, and lighting to improve the aesthetics, safety, and accessibility within residential neighborhoods.	PWA	2000-2005	Sidewalks, gutters, and driveway improvements were completed in various Santa Ana neighborhoods including: New Horizon Neighborhood (2000/01), Concord and Morrison Park Neighborhoods (2001/02), Windsor Village North Neighborhood (2002/03), and Madison Park Neighborhood (2003/04). In addition, the City annually funds approximately $250,000 citywide repairs to sidewalks, curbs, and gutters. Over the past five years, over 4,222 new and replacement street trees have been planted. Santa Ana neighborhoods where infill planting has occurred over this period include Valley High, Morning Sunwood, Floral Park, Artesia Pilar, Republic Homes, Cedar-Evergreen, Northwest, French Court, French Park, and Morrison Park.	Ongoing
2	2.1.3 Continue to facilitate the annual Keep America Beautiful Program as a tool to encouraging community pride and exterior home improvement efforts.	PRCSA/ CDA	2000-2005	The City continues to host a "Most Beautiful Yard" program. Each spring an average of 32 residents are awarded a placard for their yards as well as an invitation to a dinner banquet in honor of these home improvement efforts.	Ongoing
2	2.1.4 Support efforts to educate Santa Ana residents on the benefits and process of homeownership.	CDA	2000-2005	Provide buyers with information on Mortgage Credit Certificate program and make referrals to Neighborhood Housing Services and other nonprofits who specialize in homeownership programs. Also, American Dream Down payment Initiative program approved to assist homebuyers in Santa Ana. Staff have attended Homebuyer fairs on several occasions. Housing Authority staff assist Family Self Sufficiency clients with escrow accounts and first time buyer education.	Ongoing
2	2.2.1 Continue municipal and building code enforcement through inspecting approximately 10,000 properties annually to address property maintenance, overcrowding, and illegal occupancy concerns.	PBA	2000-2005	During 2000 through 2006, code enforcement responded annually to 11,000 residential property complaints and/or field observations. In response to these complaints, approximately 1,500 notices of violation were issued annually.	2000-2006
2	2.2.2 Focus code enforcement activity on approximately 650 substandard and/or code deficient dwellings over five years (approximately 732 notice of violations per year) to gain compliance with minimum building standards.	PBA	2000-2005	See response to 2.2.1 above.	2000-2006

CITY OF SANTA ANA
General Plan Housing Element Program Implementation Status (2006)
TABLE C

Housing Element Goal	Implementation Actions	Lead Agency	Target Year	Status	Completion Date
2	2.2.3 Continue the Proactive Rental Enforcement Program (PREP) targeted to inspect 8,000 units annually and promote property maintenance for all types of rental housing in the City.	PBA	2000-2003	Annually, the PREP program conducts a windshield survey of approximately 1,700 multiple-family residential properties annually. Of these 1,700 properties 1,020 (60%) have property maintenance and housing violations. Of this 60 percent, 204 (20%) of the properties are more serious housing violations and require detailed on site inspections.	Ongoing
2	2.2.4 Continue the Vehicle Abatement Program anticipating 1,350 citation issuances to assist in the elimination of blight in residential neighborhoods.	PBA	2000-2005	Between 2000 and 2006, 4,331 notice of violations issued for inoperable vehicles; it is estimated that 3,681 (85%) were related to residential neighborhoods.	2000-2006
2	2.3.1 Discourage zone changes and General Plan amendments which allow uses that may create adverse impacts, such as noise and light and glare, in residential areas.	PBA	2000-2005	Through City zoning standards and Citywide Design Guidelines projects are designed to minimize noise as well as light and glare impacts to residential areas.	Ongoing
2	2.3.2 Continue to implement design and development standards that buffer residential properties from transportation corridors and commercial and industrial uses.	PBA	2000-2005	Citywide guidelines include special chapters dedicated to residential, industrial, and commercial properties were adopted by City Council in 2006.	2006
2	2.3.3 Continue to develop and implement parking management strategies to address the lack of available on-street parking in residential areas.	PWA	2000-2005	Between 2000 and 2006, eleven additional residential permit parking districts have been established. During this same time period approximately 14,500 parking permits and 354,000 guest passes have been issued for residential parking districts citywide.	Ongoing
2	2.3.4 Continue to collaborate with neighborhood groups and residents to identify solutions to minimize the impacts of commuter traffic in residential areas.	PWA	2000-2005	City worked with Wilshire Square Neighborhood to complete a comprehensive neighborhood traffic plan in 2004, consisting of eight traffic diverters to creating a less accessible route for commuters. In the Artesia Pilar Neighborhood a "bulb out" has been installed on a residential street to reduce commuters speeding through the neighborhood. Other neighborhoods have requested traffic plans, but they have not been successful or they are stilling working on a neighborhood traffic plan with City staff. In 2006, speed humps were installed on seven residential street to promote traffic calming.	Ongoing
2	2.4.1 Continue to support and cooperate through contracted services with a Fair Housing organization to discourage unlawful discrimination, resolve tenant/landlord disputes, and provide equal housing opportunities.	CDA	2000-2005	Contracted with Fair Housing Council to assist in resolution of Tenant/Landlord Disputes, unlawful discrimination, and equal housing opportunities for 9,759 households from 2000 through 2006.	Ongoing
2	2.4.2 Support the conservation of affordable rental housing units from future loss to conversion to market rates when feasible.	CDA	2000-2005	Continue to assist Santa Ana Towers with Section 8 assistance for a total of 198 units that were at-risk of conversion.	Ongoing

CITY OF SANTA ANA
General Plan Housing Element Program Implementation Status (2006)
TABLE C

Housing Element Goal	Implementation Actions	Lead Agency	Target Year	Status	Completion Date
2	2.4.3 Deny conversion of any apartments to condominiums for owner occupancy until such time as vacancy rates in the City are 5% or greater.	PBA	2000-2005	The City has not approved any new conversions of apartments to condominiums as the City's vacancy rate is less than 5%.	2000-2006
2	2.4.4 Continue to preserve mobile homes as a residential housing alternative.	CDA	2000-2005	The City offers mobile home mediation services to assist low income mobile home owners (29 mobile home parks in City) to understand their obligations as owners. Worked with those owners in resolving disputes with Park Owners and Managers. Additionally, in 2006 the City completed rehabilitation of 15 mobile home units occupied by low-and very low-income households. Three of those projects required replacement of the existing coach with a new coach.	2000-2005
3	3.1.1 Prepare guidelines and standards to assist property owners in historic neighborhoods to repair and renovate their homes in a historically and architecturally sensitive manner.	PBA	2002	Citywide Design Guidelines with special chapters dedicated to historic preservation of residential and commercial properties were adopted by City Council in 2006.	2006
3	3.1.2 Complete documentation and categorization of 720 residential structures for potential addition to the Santa Ana Historic Register.	PBA	2001	Citywide historic survey underway; approximately 9,140 properties surveyed per year, with approximately 15 properties listed on the Santa Ana Register of Historical Properties annually.	Ongoing
3	3.1.3 Identify residential properties that are eligible for national or state historic designation.	PBA	2005	Citywide historic survey reviews properties using National, State, and Local eligibility criteria.	Ongoing
3	3.2.1 Encourage public awareness of state and federal incentives through the development of educational brochures and public handouts.	PBA	2001	Historic information packet and City website highlighting historic preservation efforts created in 2001.	2001
3	3.2.2 Explore the creation of additional local incentive programs to complement the existing state and federal incentive programs.	PBA	2002	City housing loan program for local historic properties were made available.	2004
3	3.2.3 Continue implementing the Mills Act Contract Program which offers property tax reductions to property owners who maintain or improve their homes consistent with the Secretary of the Interior's Standards.	PBA	2000-2005	The Mills Act has been offered since 1999 with 44 approved contracts to date (average of 5 or 6 per year).	Ongoing
4	4.1.1 Identify underutilized land in District Center areas to maximize the potential for residential development.	PBA	2001	Existing surface parking area within the Museum Corridor District Center identified for mixed use residential development. Existing underutilized cinema and surface parking area in Hutton/MacArthur District Center identified for mixed use high-rise residential development.	2005
4	4.1.2 Develop a density bonus ordinance to provide incentive for developers to set aside a percentage of their project for affordable housing (based on criteria in State law).	PBA	2001	City's density bonus ordinance updated in 2001 to be consistent with State legislation. Anticipate a subsequent update of density bonus ordinance to comply with SB 1818 in 2007.	2001

CITY OF SANTA ANA

General Plan Housing Element Program Implementation Status (2006)

TABLE C

Housing Element Goal	Implementation Actions	Lead Agency	Target Year	Status	Completion Date
4	4.1.3 Amend specific zoning designations assigned to District Center areas to facilitate residential development.	PBA	2003	The Central Business-Artists Village (C3-A) Zoning District boundaries amended in 2003 to allow additional live/work opportunities and allow adaptive reuse of existing historic buildings. The zoning district adjacent to Santa Ana Train Depot was also amended in 2003 to allow residential lofts and ancillary service retail. In 2005, Hutton Centre Special Development (SD) Zoning District amended to allow mid-rise and high-rise residential developments, and the zoning district within the Museum Corridor amended to allow residential mixed use development.	Ongoing
4	4.1.4 Encourage adaptive reuse of buildings in District Center target areas to provide affordable housing.	PBA	2001	Central Business-Artists Village (C3-A) Zoning District amended to allow adaptive reuse. Existing buildings in Santa Ana Downtown surveyed for potential adaptive reuse.	2005
4	4.1.5 Re-evaluate the Low Medium Residential (LMR) General Plan land use designation and corresponding zoning standards to broaden opportunities for infill residential development.	PBA	2001	Conducted study and site survey of land within Low Medium Density (LMR) land use designation. Sites identified for potential redevelopment, a higher residential density or land use, and coordinated rehabilitation. Survey of recent residential development designed with 15 to 22 dwelling unit acres as reference for future discussion regarding General Plan density increase.	2002
4	4.1.6 Update the City's Vacant and Underutilized Land Inventory to identify additional opportunities for residential development.	PBA	2003	Planning staff monitors City building permits issued for demolition of housing units. Vacant and Underutilized Land Inventory to be completed in conjunction with the update of the Housing Element required by July 2008.	Ongoing
4	4.1.7 Participate in the development of 50 new ownership and rental units which are affordable to low and moderate households through land write-downs and construction subsidy for the benefit of nonprofit organizations and owner occupants.	CDA	2000-2005	Worked with a nonprofit to create eight low income for sale units. Worked with a developer to provide six new ownership units to low income homebuyers through land write-down and first time buyer financing. In 2005, the City assisted in funding construction of the Mercy House: San Miguel Residence, offering six units to house persons with AIDS.	2000-2006
4	4.1.8 Continue to support nonprofit housing development programs to construct new residential units for lower and moderate income households through acquisition of affordability covenants and subsidizing new construction.	CDA	2000-2005	Worked with two nonprofits to construct nine new residential units for lower and moderate income households through subsidizing new construction. Also assisted a nonprofit in the conversion of a motel into 89 units of senior rental housing for low and moderate income households.	2000-2006

CITY OF SANTA ANA
General Plan Housing Element Program Implementation Status (2006)
TABLE C

Housing Element Goal	Implementation Actions	Lead Agency	Target Year	Status	Completion Date
4	4.1.9 Provide user-friendly and accessible information, (i.e., internet) detailing the City's residential development requirements.	PBA	2000-2005	General Plan Land Use Map, Zoning Map, and new handouts made available on City website. New Residential Addition Checklist created to assist residents and developers. Streamline application for New Single-Family Residence and Minor Exception for Front Yard Fence. User friendly Citywide Design Guidelines adopted in 2005 available on CD and City web site. Other residential planning documents available on web site including the Metro East Mixed Use Overlay EIR and draft Santa Ana Renianssance Specific Plan documents.	2000-2006
4	4.1.10 Continue the City's role in promoting physical improvements for new and rehabilitated residential developments to improve accessibility and compliance with Title 24.	PBA	2000-2005	The City of Santa Ana currently uses the 2001 edition of the California Building Code (CBC) with local amendments. Disabled accessible facilities and pedestrian pathways are required for new and substantial rehabilitation and new construction for improved accessibility.	Ongoing
4	4.1.11 Identify infill development sites throughout the City to provide housing for persons with special needs, which may include elderly, large-families, female headed households, disabled persons, homeless persons, and farm workers.	PBA	2003	The City has been working with the County of Orange and nonprofit organizations to change the General Plan land use designation and zoning to allow 41 multiple-family units for persons with special needs. This City has also assisted existing Cornerstone Village Apartment complex were reconfigured floor plans, converting 40 one-bedroom units into two- and three-bedroom units, to serve needs of large families. In 2005, the City provided assistance to construct the 5-unit San Miguel House to serve housing opportunities to persons with AIDS and their families.	Ongoing
4	4.1.12 Reduce parking standards for multi-family rental housing to facilitate the financial feasibility of such developments when 20% or more are affordable to lower-income households.	PBA	2001	Based on State density bonus legislation (SB 1818), upon developer's request cities may not exceed established parking ratios for housing developments that include a certain percentage of affordable housing. These parking ratios are: 1 parking space for 1 bedroom, 2 spaces for 2-3 bedrooms, and 2.5 spaces for 4 or more bedrooms.	2005
4	4.2.1 Develop a density bonus ordinance to provide incentives for developers to set aside a percentage of their project for affordable housing (based on criteria in State law).	PBA	2001	See response to 4.1.2 above.	2001
4	4.2.2 Provide assistance for the construction of 16 new housing units (approximately three per year) through the Infill New Construction Program for low and moderate-income households.	CDA	2000-2005	Assisted with the construction of 15 new housing units for low income households. In 2006, initiated an Request for Qualifications that will lead to the construction of 20 new low and moderate for-sale units on Redevlopment Agency infill sites.	2000-2006

CITY OF SANTA ANA
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Housing Element Goal	Implementation Actions	Lead Agency	Target Year	Status	Completion Date
4	4.2.3 Utilize authority of the Redevelopment Agency, the Housing Authority, and the City to issue tax-exempt mortgage revenue bonds to provide below-market interest rate financing for home purchase, acquisition, rehabilitation, and development to the extent provided by current tax law.	CDA	2000-2005	Utilized authority of the Redevelopment Agency, the Housing Authority, and the City to issue tax-exempt mortgage revenue bonds to provide below-market interest rate financing for acquisition and rehabilitation of 410 apartment units.	2000-2006
4	4.2.4 Reevaluate the Low Medium Residential (LMR) General Plan land use designation and associated development standards to broaden opportunities for infill residential development.	PBA	2001	Conducted site tour of land with LMR General Plan land use designation and identified underutilized sites, potential opportunities for redevelopment, and/or higher density of residential (15 du/acre) development. Collect photos, renderings, and site plans for sample residential developments with 15 to 22 du/acre for future policy discussion.	2002
4	4.2.5 Promote the development of quality housing and the optimal utilization of available residential land through creative design and development standards.	PBA	2000-2005	Adopted new Citywide Design Guidelines to promote a visually attractive, safe, and well-planned community through sound design principles (March 2006). Since 2004, City has contracted an urban design firm to review key projects to promote quality design, pedestrian friendly amenities, and long-term quality development.	Ongoing
5	5.1.1 Continue to implement and seek new Section 8 Rental Assistance to aid low income and very low-income families.	CDA	2000-2005	Applied for and received "Fair Share Distribution NOFA" for new vouchers in 2000 and 2001. In 2000, received 62 new vouchers; in 2001, received 500. Also applied for Mainstream Vouchers for the Disabled each year, but did not receive funds. In 2006, the Housing Authourity provided Section 8 vouchers to 2,746 households. These vouchers represented approximately $29 million worth of rental assistance. In addition, participants in the Authority's Family Self Sufficency Program received training on becoming homeowners, and some families made deposits into escrow accounts that can be used to make down payments.	2000-2006
5	5.1.2 Identify potential revenue sources (federal, state, local, and private/nonprofit) and financing mechanisms to prolong existing affordability covenants.	CDA	2000-2005	The City continue to identify and pursue all available revenue sources and financing mechanisms that can be used to prolong existing affordablity covenants.	2000-2006
5	5.1.3 Monitor housing issues and track legislation that would impact the prolonging of affordability covenants.	CDA/PBA	2000-2005	Participate in the Orange County Council of Governments (OCCOG), National Association of Housing and Redevelopment Officials (NAHRO), California Redevelopment Association (CRA) and American Planning Association (APA) forums to monitor housing issues and track legislation that would impact the prolonging of affordability covenants.	Ongoing

CITY OF SANTA ANA
General Plan Housing Element Program Implementation Status (2006)
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Housing Element Goal	Implementation Actions	Lead Agency	Target Year	Status	Completion Date
6	6.1.1 Develop housing, population, and employment projections in cooperation with Orange County governmental agencies, Orange County Council of Governments, and SCAG.	PBA	2003	Santa Ana provided input on Orange County Projections (OCP 2006) were adopted by Orange County Council of Governments and forwarded to SCAG for regional growth forecasting.	2006
6	6.1.2 Monitor housing issues and track legislation that may influence and improve local housing conditions.	PBA	2000-2005	Participate in the Orange County Council of Governments (OCCOG) and American Planning Association (APA) forums to monitor housing legislation, State reporting requirements, and Regional Housing Needs Assessment (RHNA) methodology and process.	Ongoing
6	6.2.1 Promote development projects in District Center areas that allow for a mixture of uses including quality housing, employment, and commercial opportunities near multi-modal transportation facilities.	PBA	2000-2005	Projects that are approved and/or under construction in the District Center near multi-modal transportation facilities include: the Downtown Main Street/east Village Lofts (70 units), Santiago Lofts across from Santa Ana Train Depot (108 units), and City Place mixed use development project (168 units and 58,000 SF commercial). In addition, the proposed Santa Ana Renaissance Specific Plan is identifying opportunities for mixed use residential infill development in a 400 acre area encompassing the Santa Ana Train Depot, Bus Transit Center, and Downtown/Civic Center. The proposed 200 acre Metro East Overlay Zone area, bordered by two freeways and in close proximity to the Santa Ana Train Depot, will also allow opportunities for a mixture of land uses at a higher intensity.	2003-2006
6	6.2.2 Promote efforts to encourage and financially assist those employed in Santa Ana to live in the City, particularly within the empowerment zone.	CDA	2001	City staff has encouraged Santa Ana businesses to assist their employees in living in Santa Ana. Currently working with Goodwill Industries to develop 41 special needs units for their workers.	2000-2006