City of Santa Ana
ANNUAL GENERAL PLAN HOUSING ELEMENT PROGRESS REPORT

Submitted by
Planning and Building Agency

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City of Santa Ana
ANNUAL GENERAL PLAN HOUSING ELEMENT
PROGRESS REPORT (2011)

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ANNUAL GENERAL PLAN HOUSING ELEMENT PROGRESS REPORT

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Reporting Period by Calendar Year: from Jan. 1, 2011 to Dec. 31, 2011

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

Jurisdiction: City of Santa Ana
Reporting Period: Jan. 1, 2010 - Dec. 31, 2011

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				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income			See Instructions	See Instructions	
Station District Phase I 650 N. Lacy St	5+	R	73	0	0	1	74	74	TCAC, RDA	na	
Birch Street Courtyards 217-437 S. Birch St.	2-4	R	10	0	0	0	10	10	HOME, MRB, RDA, TCAC	DB	
Bush Street Courtyards 2034-2038 N. Bush St.	2-4	R	5	0	0	0	5	5	HOME, MRB, RDA, TCAC	DB	
Washington St. Courtyards 605 E. Washiington Ave.	5+	R	35	0	0	1	36	35	HOME, MRB, RDA, TCAC, Other Fed funding/NSP	na	
(9) Total of **Moderate and Above Moderate** from Table A3 ►					4	64					
(10) Total by income Table A/A3 ► ►			123	0	4	64					
(11) Total **Extremely Low-Income** Units*			19								

* 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.

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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	This project was included in Program 20 of the City's adopted Housing Element, per Section 65583 of the Gov. Code. An Adequate Sites Report was submitted to City Council on June 7, 2010 and send to HCD Deputy Director on June 15, 2010 (copy enclosed)
(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	3	0	1	0	4	4
No. of Units Permitted for **Above Moderate**	64	0	0	0	0	64	64

* 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.			2006	2007	2008	2009	2010	2011	2012	2013	2014	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	694	0	0	6	0	26	123				155	539
	Non-deed restricted		0	0	0	0	0	0				0	
Low	Deed Restricted	574	0	0	0	5	0	0				5	569
	Non-deed restricted		0	0	0	0	0	0				0	
Moderate	Deed Restricted	665	0	0	0	0	0	0				4	661
	Non-deed restricted		0	0	0	0	0	4				0	
Above Moderate		1,461	67	109	506	97	34	64				877	584
Total RHNA by COG. Enter allocation number:		3,393	67	109	512	102	60	191				1,041	2,352
Total Units ► ► ►													
Remaining Need for RHNA Period ► ► ► ► ►													

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

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HOUSING ELEMENT IMPLEMENTATION

JURISDICTION: CITY OF SANTA ANA
REPORTING PERIOD: 2011

Name of 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 occupied by lower income homeowners	CDA, Housing Division	• The City continues to offer very low-interest loans to single-family homeowners. A total of 5 single-family homes and mobile homes were repaired through the City's programs in 2011. 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	CDA, Housing Division	• The City currently offers conditional grants to repair mobile homes owned by very low-income seniors. One mobile home was repaired through the City's programs in 2011.	Ongoing
3. Rental Rehabilitation	• Provide low-interest loans to assist in the rehabilitation of rental properties occupied by lower income and family households	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 eliminates all code deficiencies in the affected units. See Program 53 for detail	Ongoing
Neighborhood Initiatives				
4. Neighborhood Improvement	• Continue to assist, create, and support neighborhood associations to collaborate on projects and sponsor and hold annual events	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	• Implement Project Restore and dedicate more than $100 million dollars to infrastructure improvements in residential neighborhoods • Continue to seek additional funds to improve infrastructure, including state and federal grants	PWA	• From 2007 through 2010, $63.2 million dollars was expended to repave or slurry seal 211 miles of residential streets. In 2011 $6.2 million was spend to reconstruct approximately 15 miles of local streets. • The City continues to pursue funding to improve neighborhood infrastructure	Ongoing

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Name of Program	*Objective*	*Responsible Agency*	*Status*	*Timeframe*
6. Healthy Neighborhood Initiatives	• Continue to implement Santa Ana Green program, including tree planting, corridor greenways, build green initiatives, and energy conservation	PWA	• Santa Ana continues to implement a Community Forestry Program, including planting over 1,068 trees in the 18 months ending Dec. 31, 2011. In 2011, the City began development of a Greenhouse Gas Inventory and Climate Action Plan. The citywide recycle program and promotion of water conservation and energy savings continues, with conversion of some City-owned streetlights to LED lighting. In 2011, 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.	Ongoing
	• Collaborate with neighborhoods and community based organizations to promote the Healthy Neighborhood Initiative and safe and active environments	PRCSA	• The City continues to participate in a Healthy Cities Initiative committee, Safe and Active Living United District (SALUD) program, Active Communities (HEAC) and Building Healthy Communities Initiative. All these efforts work with community-based organizations to promote healthy lifestyles. Santa Ana hosted an Earth & Health Fest for the community in April 2011. PRCSA partnered once again with the Madison Park Neighborhood Association to conduct the annual Walk-A-Thon in Fall of 2011. The research and drafting of the new No Smoking in Parks Ordinance was completed in 2011. The HEAL (Healthy Eating Active Living) Resolution established by City Council in 2011 proclaims the city's dedication to obesity prevention.	Ongoing

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7. Special Projects Team (SPT) *(now called the Commercial Residential Inspection Team (CRIT))*	• Continue implementation of SPT efforts; inspect and bring into compliance at least 2,000 homes annually with City codes and standards	PBA, Planning Division	• The Commercial Residential Inspection Team program objectives were conducted through the RRT & PREP Program (see Program # 8 & 9)	Ongoing
8. Proactive Rental Enforcement (PREP)	• Continue implementation of PREP efforts; inspect and bring into compliance at least 1,600 rental units annually with City codes and standards	PBA, Planning Division	In 2011, the PREP program conducted a windshield survey of approximately 1,700 residential rental properties. These field observations revealed 2,287 substandard housing and property maintenance violations. To address these violations 1,336 Administrative Citations and 118 Notice of Violation & Notices to Abate Public Nuisances were issued.	Ongoing
9. Residential Response Team (RRT)	• Continue implementation of RRT efforts; inspecting and bringing into compliance up to 2,200 substandard units	PBA, Planning Division	• In 2011, the RRT team responded and/or inspected over 4,711 residential property complaints and/or field observations. In response to these complaints, approximately 306 Notices of Violation were issued to address substandard conditions and over 1,737 citations were issued to address property maintenance, overcrowding, improper occupancies, as well as other municipal code violations	Ongoing
Historic Preservation				
10. Historic Program	• Continue to identify and list eligible historic properties on a voluntary basis	PBA, Planning Division	• In 2011, three structures were added to the Santa Ana's local historic register	Ongoing
11. 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	PBA, Planning Division CDA, Housing Division	• The City continues to identify alternative, flexible funding sources to encourage the repair and maintenance of historic structures. Six property owners applied for Mills Act agreements in 2011	Ongoing
	• Provide low-interest loans to assist in the rehabilitation of up to 5 properties occupied by lower income and family households		• The City continues to offer low-interest loans to repair historic properties and strongly encourages homeowners to make use of them	Ongoing

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12. Historic Neighborhood Preservation	• Explore strategies to preserve residential districts/neighborhoods. Create guidelines identifying the process for neighborhood areas to pursue becoming a type of historic district	PBA, Planning Division	• The City continues to offer low-in City staff continues to work with existing historic district residents and established neighborhoods to maintain their unique character, architectural integrity and aesthetic qualities	Ongoing
HOUSING SUPPLY AND DIVERSITY				
Housing Supply				
13. Renaissance Specific Plan	• Complete and adopt the Renaissance Specific Plan.	PBA, Planning Division	• The Transit Zoning Code was approved by City Council in June 2010 to implement residential/mixed use opportunities in the Renaissance project area	2011
	• Work with community leaders and residents in fashioning appropriate housing policies	CDA, Housing Division	• In May 2010, the City adopted its Consolidated Five Year Plan, which governs use of its federal formula grants. Public input was sought and received through a public hearing, and a questionnaire. More than 1,500 responses were received to the questionnaire	2009
	• Issue RFQ to solicit proposals and make recommendation to City Council for a master developer for the disposition and development of Agency-owned sites in the Renaissance Specific Plan area	CDA, Housing Division	• In 2011, selected master developer Related Properties submitted into Building Permit Plan Check for a mix of affordable housing on the City/Agency owned property	2010
	• Initiate development of Agency-owned property with quality sustainable housing, including affordable housing and related facilities consistent with the Renaissance Specific Plan framework	CDA, Housing Division	• In 2010 , the Agency executed a DDA with selected master developer for affordable infill housing development on five Agency owned parcels	

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Name of Program	Objective	Responsible Agency	Status	Timeframe
	• Facilitate and encourage development of housing affordable to lower income households utilizing appropriate incentives proposed under Program 25		• The City evaluated a variety of financial tools to provide low cost financial assistance, including: Redevelopment setaside funds, reduction of development fees, tax-exempt bonds, NSP funds and land cost reductions	
14. Metro East Mixed Use Overlay Zone	• Continue to implement MEMU Overlay Zone policies to facilitate the development of new housing and long-term transition of the area	PBA, Planning Division	• The City continues to encourage development opportunities that introduce new housing and mixed use into the Metro East area	Ongoing
15. District Centers	• Continue to facilitate and encourage mixed-use housing in District Centers through the Specific Development District • Consider amendment of District Center boundaries to allow for new residential products	PBA, Planning Division	• The newly adopted Transit Zoning Code allows for mixed-use housing in District Centers and select urban areas. In 2010, sixteen Downtown Artist Lofts were constructed in the District Center. A new Specific Development district is proposed to allow 174 senior independent living units at the Town & Country Manor (EIR in process) • In conjunction with the Transit Zoning Code for the Renaissance area, the District Center general plan land use designation was expanded to allow additional residential and mixed-use opportunities. Town and Country high density senior housing project would expand District Center boundaries to create a continuum of care facility	Ongoing

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Name of Program	Objective	Responsible Agency	Status	Timeframe
16. Harbor Boulevard	• Amend the North Harbor Specific Plan and evaluate the feasibility of redesignating up to 42 acres on Harbor Blvd. for residential/mixed uses • Apply the incentives available in the residential/ mixed use zone (e.g., graduated densities), and other Citywide incentives as applicable • Coordinate outreach effort to the public, development community, and stakeholders regarding land use, design, and development standards • Apply the residential development and parking standards adopted pursuant to Program 19 • Facilitate and encourage the development of housing affordable to lower income households utilizing appropriate incentives proposed under Program 25	PBA, Planning Division	The City was awarded funds through the SCAG Compass Blueprint Demonstration Program to study and identify a new transit oriented land use vision for the Harbor Transit Corridor. The project kick off was in October 2010, with an interactive Harbor Corridor Fair for community engagement in September 2011. A Focus Group was held with developers, architects and real estate professions in December 2011.	End of 2010
17. Transit Corridors Housing	• Evaluate the feasibility of redesignating up to 40 acres for residential/mixed uses along First Street and Fifth Street for housing • Apply the incentives available in the residential/ mixed use zone (e.g., graduated densities), and other Citywide incentives as applicable • Coordinate outreach effort to the public, development community, and stakeholders regarding land use, design, and development standards • Apply the residential development and parking standards adopted pursuant to Program 19 to residential/mixed uses on the Transit Corridors • Facilitate and encourage development of housing affordable to lower income households utilizing appropriate incentives proposed under Program 25	PBA, Planning Division	• The scope of the Harbor Transit Corridor Plan includes consultant assistance in evaluating existing conditions, market analysis, and extensive community outreach. The results of the Harbor Corridor effort and work products will be referenced when evaluating the First and Fifth Street corridors for housing opportunities	End of 2010
18. General Plan Land Use and Zoning	• Rezone at least 33 acres in one or more of three areas (Harbor Boulevard, Transit Corridors, Renaissance Specific Plan area) and allow an average of 30 units per acre consistent with general plan and zoning adopted for those areas	PBA, Planning Division	• The Harbor Transit Corridor Plan study is underway and includes amending the existing general plan land use map and zoning district to allow transit oriented housing opportunities. At the conclusion of	End of 2010

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Name of Program	Objective	Responsible Agency	Status	Timeframe
	• Coordinate outreach to the public, development community, and stakeholders regarding land use, design, and development standards • Require that at least 50% of the unmet lower income RHNA need (493 units or 16.5 acres assuming 30 units per acre)be accommodated on housing sites designated exclusively for residentia use only • For sites required to address 50% of the unmet 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 2(units per acre on sites zoned exclusively for housing		the public participation, draft policy recommendations are anticipated in 2012.	
19. Residential/Mixed Use Development Standards	• Develop and adopt residential/mixed use development and design standards for the areas designated pursuant to Program 18 • Address parking, height, and open space requirements as part of the development standards to facilitate residential/mixed use housing • Coordinate outreach effort to the public, development community, and stakeholders regarding land use, design, and development standards • Ensure new parking standards do not constrain, but facilitate and encourage the development of affordable and market rate housing, particularly a variety of unit mixes in multiple family projects	PBA, Planning Division	• The Harbor Transit Corridor Plan study includes developing residential and mixed-use development and design standards to facilitate transit oriented housing opportunities. At the conclusion of the public participation, draft policy recommendations are anticipated in 2012.	End of 2010 End of 2011
20. Committed Assistance	• By August 2009, enter into an agreement with Lacy and Raitt, LLP to acquire, rehabilitate, and preserve 26 units at 703 N. Lacy Street • Ensure that an agreement is signed that meets the affordability levels, occupancy restrictions, and other requirements in State law for RHNA credit	CDA, Housing Division	• The Agreement for Lacy and Raitt was entered into June 1, 2009 • The Agreement meets all State requirements necessary for RHNA new construction credit	August 2009

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Name of Program	Objective	Responsible Agency	Status	Timeframe
	• Adhere to reporting requirements pursuant to Government Code 65583.1(c)(7) by July 2010 • If, by July 1 of the third year of the planning period, the above actions have not occurred for all units specified in this program and, sufficient sites have not been identified pursuant to rezoning programs in Program 18 of this Housing Element, the City shall adopt an amended housing element in accordance with Section 65585		• On June 16, 2010 City staff submitted the required report to the Department of Housing and Community Development. No response was received	no later than July 1st of the 4th year of the planning period
21. RHNA Monitoring Program	• Monitor progress in refining the desired acreage for housing and creating land use designations, zoning, development and design standards • Submit annual progress reports to HCD showing progress in identifying and redesignating sites	PBA, Planning Division	• The Annual Housing Element Progress Report includes the status of efforts to identify additional acres for housing opportunities and related standards • 2011 Annual Housing Element Progress Report presented at public meeting to City Council on March 19, 2011 authorizing transmittal to HCD	April 1st, Annually April 1st, Annually
Building Design				
22. Design Guidelines	• Continue to implement design standards for residential/mixed use projects outside District Centers • Create new design guidelines to address new residential/mixed use products along major transportation corridors	PBA, Planning Division	Through the Site Plan Review process the City continues to implement citywide design guidelines for residential/mixed use projects • The Transit Zoning Code, adopted in June 2010, is an example of new design standard for residential/mixed use products on major corridors near the Downtown and Santa Ana Regional Transportation Center. Design standards will also be developed as part of the Harbor Transit Corridor Plan study	Ongoing 2010
23. Green Building	• Create a Green building policy that incorporates sustainable building concepts; support demonstration projects and best practices	PBA, Planning Division	• The City's continues to promote Green building practices, and identify projects like	Ongoing

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			the City's Santiago Creek Interpretive Center that demonstrate sustainable building best practices. In 2011, the City also secured grant funds for City staff to be trained in Cal GA and LEEDS AP.	
	• Continue to seek partnerships with non-profit and for-profit organizations and developers that are committed to building green residential projects		• The City continues to work with organizations and developers to incorporate green technology and practices in development projects. The Vista del Rio special needs housing project was designed to incorporate energy efficient practices and seek funding to incorporate solar technology	
24. Development Review	• Continue to provide appropriate project review through Site Plan Review, environmental clearance, and mitigation monitoring	PBA, Planning Division	• 43 development projects were evaluated through Site Plan Review in 2011, including six residential and mixed-use infill projects	Ongoing
Housing Incentives				
25. Affordable Housing Incentives	• Provide financial assistance and issue tax-exempt bonds, where feasible, to support the production and rehabilitation of housing affordable to lower and moderate income households	PBA, Planning Division	• The City continues to pursue partners to identify affordable housing opportunities and seeks to provide financial assistance whenever feasible	Annually & Ongoing
	• Acquire land, as feasible, and utilize such land to accommodate affordable housing for all income levels and market rate housing	CDA, Housing Division	• Partially due to statewide "stay" of Redevelopment Agencies in California in mid-2011, the City did not acquire any additional properties to develop affordable housing this calendar year	During Planning Period
	• Support grant applications to fund the production of affordable housing, including housing affordable to extremely low income households		• The City recently supported a low income tax credit application submitted by a non-profit developer seeking to create affordable housing for disabled special needs housing. In 2011, the City's Housing Authority agreed to provide Project Based vouchers to	Annually & Ongoing

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Name of Program	Objective	Responsible Agency	Status	Timeframe
			facilitate project's financial feasibility.	
	• Implement the density bonus ordinance to assist in the development of extremely low, very low, low income rental units, moderate income condos, and senior housing		• The City continues to work with interested parties to utilize the density bonus tool to improve the economic feasibility of affordable housing. Three density bonus projects were approved by City Council in January 2011, and are presently preparing for construction	During Planning Period
	• Offer fee deferrals to housing developers, including those providing lower income housing, to stimulate the production of housing		• In 2011, the City implemented a program allowing development impact Fee Deferral of payment to final building occupancy (versus issuance of a building permit)	During Planning Period
	• Reevaluate the economic appropriateness of studying the development of a Citywide inclusionary ordinance		• The City Council adopted the draft Housing Opportunity Ordinance in November 2011. The ordinance applies to properties requesting land use changes from nonresidential to residential development	During Planning Period
	• Gather input from stakeholders and residents regarding affordable housing incentives		• The City solicited input from stakeholders and residents regarding affordable housing issues by means of a survey conducted for the preparation of its Consolidated 5-Year Plan.	During Planning Period
	• Work with nonprofit organizations that provide affordable housing to households earning extremely low income		• The City is collaborating with a non-profit developer to construct 41 affordable residential units for disabled persons with special needs, some of which will be restricted to extremely low-income households	Annually & Ongoing
26. Extremely Low Income Housing	• Seek opportunities to offer low cost land to developers who are committed to providing extremely low income housing for residents • Target funding and housing incentive programs	CDA, Housing Division	• The City has provided low cost land, a $100,000 grant, and loans totaling almost $2 million for the development of Vista de Rio, an affordable housing project for	Annually & Ongoing During Planning

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	(25-33), as feasible, to facilitate and encourage the development of extremely low income housing		disabled special needs - some of which will be restricted to extremely low-income households.	Period
	• Work with nonprofit organizations that provide affordable housing to households earning extremely low income	PBA, Planning Division	• Within the restrictions of available funding and project feasibility the City continues to work with non profits organizations to provide affordable to extremely low income households	Annually & Ongoing
	• Seek to expand the number of housing choice vouchers provided by the Santa Ana Housing Authority. A minimum of 65% of new participants in the Housing Choice Voucher program will be extremely low income household	Housing Authority	• In 2010, the Santa Ana Housing Authority applied for and was awarded an additional 100 vouchers to serve non-elderly disabled households	
27. Redevelopment Requirements	• Continue to provide and/or leverage Agency funds with other sources to support the production, preservation, and/or rehabilitation of housing	CDA, Housing Division	• Agency funded projects utilized other funding sources to support the production, preservation and rehabilitation of housing. For example, in addition to the Redevelopment Agency land write down, the Vista del Rio affordable housing project is expected to use tax exempt bonds, HOME programs funds, Redevelopment funds, and low income housing income tax credits	Ongoing
	• Expend tax increment funds in accordance with the income and age proportionality requirements in state law and settlement agreements		• The Agency continuously monitors its expenditures of its tax increment funds so as to insure compliance with all age and income proportionality requirements	
28. Density Bonus Ordinance Update	• Update the density bonus ordinance in accordance with recent changes to state law	PBA, Planning Division	• City staff continues to work towards developing recommendation for future consideration by Commission(s) and City Council. Three density bonus projects were approved by City Council in January 2011. •	2010
29. Workforce Housing	• Advocate for favorable legislation and financing	CDA, Housing	• The City continues its dialogue with local	2009

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	to facilitate workforce housing projects • Work with local employers in Santa Ana to develop a public-private pilot program to address workforce housing needs	Division Economic Develop.	business groups and stakeholders to monitor and affect legislation to promote workforce housing • Additionally, when selling homes purchased and rehabilitated through the City's federally funded Neighborhood Stabilization Program, the City gives priority to households that work or live in Santa Ana	
30. Specific Development Zone	• Continue to implement and amend specific zoning designations applied to District Center areas to facilitate residential development	PBA, Planning Division	• In 2011, one application was submitted to utilize a specific development zone to allow for residential opportunities (The MET at South Coast). In 2011, the Global Empire mixed use project (3,500 SF commercial & 3 residential units) was constructed in the Commercial Residential zone district	Ongoing
31. Adaptive Reuse	Seek opportunities for adaptive reuse of structures with historic merit that can be converted to quality residential and mixed use projects	PBA, Planning Division	• The City continues to seek and encourage opportunities for adaptive reuse of historic structures	Ongoing
32. Multiple-Bedroom Incentive Program	• Implement programs to increase opportunities to build new family rental housing (See Program 25), including rental housing for large families • If developers proposing multifamily rental housing on redesignated sites do not incorporate a reasonable percentage of three or more bedroom units, the City will propose to its City Council an incentive process to explicitly facilitate such projects provided other standards are satisfied	PBA, Planning Division	• In 2009, the City acquired, rehabilitated and reconfigured the Minnie/Wilshire apartments to provide more 3-bedroom units to accommodate large families. In 2011, the average number of bedrooms for the 110 apartments units planned for construction was 2.44 bedrooms per unit. Half of these new apartments, or 54 units, include 3 bedrooms per unit	Ongoing
33. Parking Study	• Conduct parking study and, depending on findings, the City will propose a new program to mitigate parking constraints along with residential/mixed use standards adopted pursuant to Program 18 and 19 that facilitate and encourage new housing.	PBA, Planning Division	• Research continues to be collected to identify parking ratio requirements for multiple family developments in urban settings, and resulting conditions. In June 2010, the Transit Zoning Code established a 2 parking spaces /1 unit (0.15 /units for guest) requirement. Parking standards for	End of 2010

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ANNUAL ELEMENT PROGRESS REPORT

HOUSING ELEMENT IMPLEMENTATION

JURISDICTION: CITY OF SANTA ANA
REPORTING PERIOD: 2011

Name of Program	Objective	Responsible Agency	Status	Timeframe
			multiple family residences will also be evaluated in the Harbor Corridor Transit Plan Study presently underway.	
HOUSING ASSISTANCE				
Rental Assistance				
34. Housing Choice Voucher	• Continue to implement and seek new Housing Choice Vouchers for extremely low income households; serve 2,558 clients annually	SAHA	• As of the end of 2011, 2,669 household were receiving assistance. Of these, 40 percent had incomes at or below 30 percent of the County median income.	Ongoing
35. Family Self-Sufficiency Program	• Continue to implement and seek participants for the Family Self Sufficiency program; serve 150 clients annually	SAHA	• In 2011, the Housing Authority served 108 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 program; serve 50 clients annually	SAHA	• In 2011, the Housing Authority served 51 HOPWA clients	Ongoing
Housing Preservation				
37. Preservation of At-Risk Housing	• Support the preservation of affordable rental housing units from conversion to market rates • Provide outreach to property owners to keep up to date with status of properties • Seek funding and financing mechanisms to preserve existing affordability covenants	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 • City is prepared to consider the issuance of tax-exempt bonds to help preserve at risk housing. In 2009, the City negotiated with a private owner for potential use of tax-exempt bonds to refinance a senior project at risk of conversation. The City was unsuccessful, but the owner did agree to use another mechanism to continue the	Ongoing

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Name of Program	Objective	Responsible Agency	Status	Timeframe
	• Advocate for state legislative action to allow greater flexibility to satisfy the regional housing needs goals		affordability. The City continues to look for opportunities to preserve at-risk housing units. • The City continues to monitor legislative initiatives that may impact its ability to meet its affordable housing goals	
38. Multiple-family Housing Acquisition and Rehabilitation	• Assist in the acquisition, rehabilitation, and deed restriction of up to 50 rental units annually, with the intent of qualifying for new construction credit per Government Code 65583.1(c)(2)(B) • Advocate for state legislative action to allow greater use of rehabilitation projects to satisfy the regional housing needs goals	CDA, Housing Division	• In 2011, the City entered into an NSP funded loan agreement with a developer for the acquisition and rehabilitation of a 26 unit apartment building at 326 S. Garnsey Street, with 25 reserved for very low income households • The City continues to monitor legislative initiatives that may impact its ability to meet its affordable housing goals	Ongoing
39. Mobile Home Preservation	• Continue to offer low-interest grants and loans to repair, rehabilitate, and replace mobile homes • Continue to provide mediation services to residents of mobile home parks	CDA, Housing Division	• One mobile home was were repaired through the City's loan program in 2011 • The City continues to be prepared to offer local mediation services available on an as needed basis	Ongoing
Homeownership Assistance				
40. Down Payment Assistance	• Evaluate options to restructure the homeownership program as the market and prices stabilize • Assist up to 35 low and moderate income households with down payment assistance	CDA, Housing Division	The City offers down payment assistance in conjunction with its Neighborhood Stabilization Program grant. It successfully originated 4 down payment assistance loans in 2011	Ongoing
41. Homeownership Partners	• Support nonprofit and for-profit organizations to educate homeowners, administer programs, and expand homeownership opportunities	CDA, Housing Division	• The City continues its working relationship with Neighborhood Housing Services of Orange County (NHSOC), an organization that seeks to facilitate education and expand ownership opportunities for low income households •	Ongoing

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	• Work with nonprofit organizations to provide homeownership opportunities for families		• In 2010, the City partnered with Orange County Community Housing Corporation, NHSOC, and Taller San Jose to construct and sell three single family homes to qualified low income households. Similarly, the City worked with RSI developers to construct and sell two new single-family homes for sale to qualified low-income households. In 2011, the City finalized an agreement Habitat for Humanity to facilitate the development of up to 17 for-sale homes.	
42. Homeownership Preservation	• 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 2011, through the federal Neighborhood Stabilization Program (NSP) program funds awarded, the City participated in the acquisition , rehabilitation, and resale of 27 homes to low and moderate income home buyers In 2011, the City took an active role in promoting outreach and education to local homeowners at risk of foreclosure. This included analyzing the geographic concentration of Notices of Default and foreclosures in Santa Ana's neighborhoods, hosting information meetings and sending resource material to households at risk of foreclosures. Starting in 2011, certified HUD housing counselors housing counselors were also available for drop-in consults (one afternoon a week) with affected households through a partnership with the Assistance League of Santa Ana • The City continues to monitor legislative initiatives and programs to provide address local foreclosure impacts	Ongoing
43. Neighborhood Stabilization	• Implement the Neighborhood Stabilization	CDA,	During 2011, the City continued to	2009–2014

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	Program and issue RFP to solicit intermediary to provide services to implement the NSP	Housing Division	implement its three NSP awards which total more than $15 million. ANR Homes was selected to help implement the single-family components of its grant awards. Orange Housing Development and C & C Development were selected to help implement the multiple family component of the awards	2009
SPECIAL NEEDS				
People with Disabilities				
44. Community Care Facilities	• Amend Municipal Code to clearly define community care facilities, permitting process, and standards, and make changes as needed to ensure consistency with state law	PBA, Planning Division	• City staff continues to work towards developing recommendation for future consideration by Commission(s) and City Council	2010
45. Nonlicensed Care Facilities	• Amend Municipal Code to clearly define facilities not regulated under the Community Care Facilities Act and specify permitting process to ensure consistency with state law	PBA, Planning Division	• City staff continues to work towards developing recommendation for future consideration by Commission(s) and City Council	2010
46. Visitability Standards and Universal Design	• Investigate opportunities for providing incentives or other means to encourage the incorporation of visitability standards or universal design concepts in the construction and rehabilitation of housing	PBA, Planning Division	• City staff continues to work towards developing recommendation for future consideration by Commission(s) and City Council	2010
People Who Are Homeless				
47. Emergency Shelters	• Confirm or determine actual homeless population count and verify level of unmet need • Establish at least one zoning category in which emergency shelters can be located without discretionary approvals, that includes sites with sufficient capacity to meet the local need • Develop objective development and management standards to regulate emergency shelters as permitted under Senate Bill 2	PBA, Planning Division	• In 2011, City staff met with local Emergency Shelter provider, the Salvation Army , regarding their proposal to expand their existing year-round shelter serving the homeless. A Work Program has been drafted by City staff, to develop recommendations for future consideration by Commission(s) and City Council.	End of 2009-10

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48. Transitional and Permanent Supportive Housing	• Enact the appropriate measures to comply with state law to ensure that such uses are treated in the same manner as other residential uses in the same zone • Continue to support nonprofit organizations and provide funding, as feasible, to facilitate the production of permanent supportive housing	PBA, Planning Division CDA, Housing Division and Admin	• A Work Program has been drafted by City staff, to develop recommendations for future consideration by Commission(s) and City Council. • When completed, the Vista del Rio project will offer onsite supportive services to its residents	Fiscal Year 2009-10 Ongoing
49. Supportive Services	• Continue to assist and work with service organizations to provide supportive services for people living in transitional housing	CDA, Housing Division	• In 2011, the City continued to encourage funding requests 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 Shelter Grant funds	Ongoing
Senior Housing				
50. Housing Facilities	• Continue to offer development incentives and density bonuses to incentivize senior housing • Evaluate feasibility of visitability and universal design concepts for incorporation into the Municipal Code • Work with nonprofit and for-profit agencies that propose the construction of senior housing	PBA, Planning Division	• Three density bonus project entitlement were approved by City Council in January 2011. These included: Integrity Builders , a for-profit developer, allow one of five ownership condominiums to be deed restricted for owner by a low income household ; and Orange Housing Development Corp. with three housing projects, each with five deed restricted affordable units • City staff continues to work towards developing recommendation for future consideration by Commission(s) and City Council • A zone change and entitlements were approved in 2011 to allow the conversion of an existing hotel to a s125-room care home to expand housing opportunities for seniors	2010
51. Senior Life Care Facilities	• Continue to offer development incentives and density bonuses to incentivize life care facilities	PBA, Planning Division	• The City continues to work with senior housing developers to identify full spectrum	Ongoing

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	• Work with nonprofit and for-profit agencies that propose the construction of senior housing		senior housing opportunities. An environmental impact report is being prepared for new senior housing complex, in conjunction with existing Town and County Assisted Living and Skilled Nursing Facilities • A zone change and entitlements were approved in 2011 to allow the conversion of an existing hotel to a s125-room care home to expand housing opportunities for seniors	
52. Senior Services	• Support food distribution programs and similar senior services • Support private and nonprofit entities to match seniors in house sharing arrangements	PRCSA	• The City continues to operate a daily lunch service and food distribution program on designed dates at each of its senior centers. • The PRCSA continues to assist seniors with their housing applications and set up their housing appointments	Ongoing
Housing for Families				
53. 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 • The City offers down payment assistance loans. In 2011, four down payment assistance loans were made and funded using HOME Program ADDI funds In 2011, the City entered into an agreement with a developer to acquire and rehab 26 two-bedroom units to be reserved for very low income households	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	PBA, Planning Division CDA, Admin	• City staff continues to work towards developing recommendation for future consideration by Commission(s) and City Council • A 1,600 SF child care center has been issued building permits to be built in conjunction with a 74- unit courtyard affordable housing development	2010 Ongoing

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	• Continue funding organizations that serve Santa Ana's children		• In 2011, the City funded several programs that serve low income youth in Santa Ana, including recreation programs, after school tutoring, and neighborhood park improvements	
Fair Housing Services				
54. Fair Housing	• Continue to fund a fair housing organization to discourage unlawful practices, resolve tenant/ landlord disputes, provide education, and further equal housing opportunities	CDA, Admin. Services	• The City continues to have a contract with Fair Housing Council of Orange County to provide these services	Ongoing
55. Reasonable Accommodation	• Create a reasonable accommodation ordinance that allows modifications in planning, building, zoning, permitting, and land use regulations to accommodate people with disabilities	PBA, Planning Division	• In 2010, the City staff developed a reasonable accommodations ordinance for consideration. The ordinance was approved by City Council in February 2011	2010

Source: City of Santa Ana

Funding:
LMIHF: Low Moderate Income Housing Fund
GF: General Fund
CDBG: Community Development Block Grant
SAEZ: Empowerment Zone
HOME: HOME Partnership Funding
CALHOME: California HOME
LIHTC: Low Income Housing Tax Credits
ESG: Emergency Shelter 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

MAYOR
Miguel A. Pulido
MAYOR PRO TEM
Claudia C. Alvarez
COUNCILMEMBERS
P. David Benavides
Carlos Bustamante
Michele Martinez
Vincent F. Sarmiento
Sal Tinajero

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CITY MANAGER
David N. Ream
CITY ATTORNEY,
Joseph Fletcher
CLERK OF THE COUNCIL,
Maria D. Huizar

MINUTES EXCERPT

MEETING DATE: March 19, 2012

COUNCIL MEMBERS **PRESENT:** Alvarez, Benavides, Bustamante, Martinez, Pulido, Sarmiento, Tinajero (7)

ABSENT: None (0)

= CONSENT CALENDAR ITEM =

MISCELLANEOUS ADMINISTRATION

19C CITY OF SANTA ANA GENERAL PLAN HOUSING ELEMENT ANNUAL PROGRESS REPORT – Planning and Building Agency

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

MOTION: Tinajero **SECOND**: Alvarez

VOTE: **AYES:** Alvarez, Bustamante, Pulido, Tinajero (4)

NOES: None (0)

ABSTAIN: None (0)

ABSENT: Benavides, Martinez, Sarmiento (3)

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 22nd day of March, 2012.

Maria D. Huizar
Clerk of the Council