

2014-2021 Housing Element



Adopted by City Council
February 4, 2014

This page is intentionally left blank.



TABLE OF CONTENTS

Chapter 1: Introduction.....	1-1
A. Purpose and Content.....	1-2
B. Housing Element Update Process.....	1-2
C. State Law and Local Planning.....	1-2
1. Consistency with State Law.....	1-2
2. General Plan Consistency.....	1-4
3. Relationship to Other Plans and Programs.....	1-4
D. Housing Element Organization.....	1-5
E. Citizen Participation.....	1-5
1. Community Workshops.....	1-6
2. Housing Element Ad Hoc Committee.....	1-6
3. Other Community Outreach Activities.....	1-6
Chapter 2: Housing Needs Analysis.....	2-1
A. Introduction.....	2-1
B. Community Profile.....	2-1
1. Population Trends and Characteristics.....	2-1
2. Employment Trends.....	2-5
3. Household Characteristics.....	2-7
4. Housing Inventory and Market Conditions.....	2-11
5. Housing Costs and Rents.....	2-18
C. Housing Needs.....	2-23
1. Households Overpaying for Housing & Overcrowding.....	2-23
2. 2014-2021 Growth Needs.....	2-25
3. Special Needs Populations.....	2-26
Chapter 3: Resources and Constraints Analysis.....	3-1
A. Introduction.....	3-1
B. Governmental Constraints and Resources.....	3-1
1. Land Use Controls.....	3-2
2. Density Bonus Ordinance.....	3-20
3. Senior Citizen Housing.....	3-26
4. Emergency Shelters, Transitional Housing and Single-Room Occupancy Units.....	3-27
5. Second Dwelling Units.....	3-34
6. Housing for Persons with Disabilities.....	3-34
7. Building Codes and Enforcement.....	3-36
8. Development Fees.....	3-38



9. Local Processing and Permit Procedures.....	3-40
10. Environmental and Infrastructure Constraints.....	3-42
11. Successor Agency to the Anaheim Redevelopment Agency	3-45
12. Community Development Block Grant and HOME Program.....	3-45
13. Developer Incentive Programs.....	3-47
14. On and Off-Site Improvements.....	3-48
15. Energy Conservation.....	3-49
B. Non-Governmental Constraints.....	3-50
1. Vacant and Underutilized Land.....	3-50
2. Land Prices.....	3-50
3. Construction Costs.....	3-50
4. Financing.....	3-51
Chapter 4: Housing Policy Program.....	4-1
A. Key Policy Considerations.....	4-2
B. Guiding Principles.....	4-4
C. Housing Strategy Areas.....	4-5
D. Quantified Objectives.....	4-26
APPENDICES	
Appendix A: Community Outreach Summary.....	A-1
A. Introduction.....	A-1
B. Farmer’s Market	A-2
C. Workshop Series #1.....	A-3
D. Workshop Series #2.....	A-7
E. Cinco De Mayo Outreach Event.....	A-13
F. Wand Barbecue Outreach Event.....	A-16
G. Housing Element Online Survey Summary.....	A-18
Appendix A-1: Housing Element Ad Hoc Committee Minutes.....	A1-1
Appendix B: Residential Land Resources.....	B-1
A. Adequate Sites Analysis.....	B-1
1. Capacity to Meet Regional Share Goals.....	B-2
B. Preservation of Assisted Units at Risk of Conversion.....	B-12
1. Inventory of At-Risk Units.....	B-12
2. Cost of Preservation Versus Replacement.....	B-15



Appendix B-1: Current Projects.....	B1-1
Appendix B-2: Opportunity Sites.....	B2-1
Appendix C: Review of 2006-2014 Housing Element Performance.....	C-1
Appendix D: Glossary of Housing Terms.....	D-1



This page was intentionally left blank.



CHAPTER 1 INTRODUCTION

The 2014-2021 Housing Element provides for the identification and analysis of existing and projected housing needs and articulates the City's official policies for the preservation, conservation, improvement and production of housing within the City of Anaheim.

The City of Anaheim has taken many positive steps to facilitate the production of housing to meet the needs of its diverse population. In 2004, the City adopted a comprehensive update to its General Plan that created tremendous opportunities for additional residential development. Not only were several hundred acres of the City re-designated for residential development, but also several policies were adopted that serve collectively to facilitate greatly various forms of infill residential development. For example, one of the primary objectives of the updated General Plan is to provide additional land use options for under-utilized strip retail sites along the City's major right-of-way corridors by redesignating much of the City's mid-block retail sites to a variety of residential designations. During the General Plan review process, the City simultaneously updated its Zoning Code. Multiple-family zones were modified to better address the infill nature of new multiple-family housing in Anaheim. Setbacks for multiple-family housing adjacent to single-family areas, a situation which commonly exists in Anaheim, were modified to provide for more design flexibility. In addition, the City increased the permitted height of multi-family development beyond the historic 2-story limit.

In 2005, the City Council adopted an Affordable Housing Strategic Plan with a goal of causing development of 1,328 affordable rental housing units by the end of 2009. Two thirds of these units will target low and very-low income households. The City Council subsequently increased the 2005-2009 Strategic Plan goal to 1,349 units. In October 2009, the City Council extended the Strategic Plan through 2014 and increased the goal to 2,812 units. The City Council also diversified the Strategic Plan to include affordable for-sale housing, rehabilitation of existing structures and preservation of "At-Risk" rental housing. Since 2005, 1,511 new rental, for-sale and rehabilitation units have been completed with another 655 in the development pipeline for a total of 2,166 affordable units. The City was not mandated to create the strategic plan or set this housing production goal. Instead, the City Council was proactive in addressing this issue in response to its identified needs. In addition to building these units, the City has provided other incentives to further encourage the development of affordable housing, such as a new Density Bonus ordinance to implement updated State law effective in 2005 and an expedited City review and entitlement process for affordable housing projects.



A. PURPOSE AND CONTENT

The City of Anaheim’s Housing Element is a required component of the City’s General Plan that addresses adequate housing opportunities for present and future Anaheim residents through 2021. The Housing Element provides the primary policy guidance for local decision-making related to housing. The Housing Element is the only General Plan Element that requires review and certification by the State of California Department of Housing and Community Development (HCD).

The Housing Element provides a detailed analysis of Anaheim’s demographic, economic and housing characteristics as required by California Government Code Section 65583, *et. seq.* (“State Law”). The Housing Element also provides a comprehensive evaluation of the City’s progress in implementing the past policy and action programs related to housing production, preservation and conservation. Based on the community’s existing housing needs, available resources, constraints and opportunities for housing production and preservation and past performance, the Housing Element identifies goals, objectives and action programs that address the housing needs of present and future residents.

B. HOUSING ELEMENT UPDATE PROCESS

The California State Legislature has identified the attainment of a decent home and suitable living environment for every Californian as the State’s main housing goal. Recognizing the important role that local planning programs play in pursuit of this goal, the Legislature has mandated that all cities and counties prepare a Housing Element as part of their comprehensive General Plans (California Government Code Section 65302(c)).

It is intended that this Housing Element be reviewed annually and updated and modified not less than every eight years in order to remain relevant and useful and reflect the community’s changing housing needs. This Housing Element covers the planning period from October 2013 to October 2021. The time frame of the planning period is determined by State law, which mandates that jurisdictions within the Southern California Association of Governments (SCAG) region update and adopt their Housing Element by October 15, 2013. This document represents the update required and responds to the issues that currently face the City.

C. STATE LAW AND LOCAL PLANNING

1. Consistency with State Law

The Housing Element is one of the seven General Plan elements mandated by the State of California, as articulated in Sections 65580 to 65589.8 of the California Government Code. State Law requires that each jurisdiction’s Housing Element consist of “an



identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, and scheduled program actions for the preservation, improvement, and development of housing.” The Housing Element plans for the provision of housing for all segments of the population.

Section 65583, *et seq.* of the Government Code sets forth specific requirements regarding the scope and content of each Housing Element. Table 1-1 summarizes these requirements and identifies the applicable sections in the Housing Element where these requirements are addressed.

Table 1-1
State Housing Element Requirements

Required Housing Element Component	Reference
A. Housing Needs Assessment	
1. Analysis of population trends in Anaheim in relation to countywide trends	Chapter 2, Page 2-3
2. Analysis of employment trends in Anaheim in relation to regional trends	Chapter 2, Page 2-5
3. Projections and quantification of Anaheim’s existing and projected housing needs for all income groups	Chapter 2, Page 2-23
4. Analysis and documentation of Anaheim’s housing characteristics, including:	Chapter 2
a. Overpayment	Chapter 2, Page 2-23
b. Overcrowding	Chapter 2, Page 2-24
c. Housing conditions	Chapter 2, Page 2-16
5. Analysis of land suitable for residential development	Appendix B, Page B-1
6. Analysis of governmental constraints upon housing	Chapter 3, Page 3-1
7. Analysis of nongovernmental constraints upon housing	Chapter 3, Page 3-49
8. Analysis of special housing needs	Chapter 2, Page 2-26
9. Analysis of emergency shelters	Chapter 3, Page 3-27
10. Analysis of opportunities for energy conservation	Chapter 3, Page 3-48
11. Analysis of assisted housing developments that are eligible to change from low income housing during the next 10 years	Appendix B, Page B-12
B. Goals and Policies	
12. Identification of Anaheim’s goals, quantified objectives and policies relative to the maintenance, improvement and development of housing	Chapter 4, Page 4-4
C. Implementation Program	
13. Identification of adequate sites which will be made available through appropriate action to accommodate a variety of housing types for all income levels	Appendix B, Page B-1



Table 1-1
State Housing Element Requirements

Required Housing Element Component	Reference
14. Identification of programs to assist in the development of adequate housing to meet the needs of low and moderate-income households	Chapter 4, Page 4-4
15. Identification of opportunities to remove governmental constraints to the maintenance, improvement, and development of housing	Chapter 4, Page 4-4
16. Identification of opportunities to remove constraints and/or provide reasonable accommodations for housing for persons with disabilities	Chapter 4, Page 4-8, 4-17, 4-22
17. Identification of opportunities to conserve and improve the condition of the existing affordable housing stock	Chapter 4, Page 4-14
18. Identification of programs to promote housing opportunities for all persons	Chapter 4, Page 4-12
19. Identification of programs to address the potential conversion of assisted housing development to market-rate housing	Chapter 4, Page 4-14

2. General Plan Consistency

State Law requires internal consistency among the various elements of a General Plan. Section 65300.5 of the Government Code states that the General Plan’s various elements shall provide an integrated and internally consistent and compatible statement of policy. City staff has reviewed the other elements of the General Plan and has determined that this Housing Element provides consistency with the other elements of the General Plan. The City will maintain this consistency as future General Plan amendments are processed by evaluating proposed amendments for consistency with all elements of the General Plan.

3. Relationship to Other Plans and Programs

The Housing Element identifies goals, objectives, policies and action programs for the next eight years that directly address the housing needs of Anaheim. There are a number of City plans and programs that work to implement the goals, policies, objectives and action programs of the Housing Element. These include the City’s Municipal Code, Specific Plans and Consolidated Plan.



D. HOUSING ELEMENT ORGANIZATION

The City of Anaheim Housing Element is organized into four parts:

- Chapter 1: Introduction. Explains the purpose, process and contents of the Housing Element;
- Chapter 2: Housing Needs. Describes the demographic and economic and housing characteristics of Anaheim as well as the current and projected housing needs;
- Chapter 3: Resources and Constraints. Analyzes the actual and potential governmental and non-governmental constraints to the maintenance, preservation, conservation and development of housing; and,
- Chapter 4: Housing Policy Program. Details specific policies and programs the City of Anaheim will carry out, or cause to be carried out, over the planning period to address the City's housing goals.

Given the detail and lengthy analysis in developing the Housing Element, supporting background material is included in the following appendices:

- Appendix A: Community Outreach;
- Appendix B: Residential Land Resources;
- Appendix C: Review of 2006-2014 Housing Element Performance; and,
- Appendix D: Glossary of Housing Terms.

E. CITIZEN PARTICIPATION

This Housing Element was developed through the combined efforts of City staff, the Housing Element Ad Hoc Committee, the City's Planning Commission, the City's Housing and Community Development Commission, the City Council, the Anaheim Redevelopment Agency and the Anaheim Housing Authority. Citizen input was received through public workshops, an online survey, written comments received by City staff and public testimony at the Housing Element Ad Hoc Committee meetings. The notices for these workshops were published in a local newspaper, prominently posted at City Hall and on the City's website, announced and provided to the Neighborhood Councils, provided at City's public libraries, and mailed to parties that had expressed an interest in the Housing Element update. Notices and flyers were provided in both English and Spanish. In addition, organizations that represent the interests of lower income and special needs households, or are otherwise involved in the development of affordable housing, were invited to participate in the public workshops.



1. Community Workshops

During 2013, the City of Anaheim's Housing Element Update team conducted a number of community outreach activities. The following six community workshops were advertised and open to the general public:

- Workshop Series #1
 - March 20, 2013 at the Brookhurst Community Center
 - March 21, 2013 at the Anaheim West Tower
 - March 23, 2013 at the East Anaheim Community Center

- Workshop Series #2
 - April 29, 2013 at the Downtown Community Center
 - May 1, 2013 at the East Anaheim Community Center
 - May 2, 2013 at the Brookhurst Community Center

During these workshops, participants were provided with an overview of the Housing Element Update process and content. Participants, which included residents and other stakeholders, identified and discussed challenges, opportunities and resources related to housing in Anaheim.

2. Housing Element Ad Hoc Committee

The City formed a 10-member Housing Element Ad Hoc Committee. Each City Council member appointed one Anaheim resident and one stakeholder, who need not reside in the City, to the Committee. The Committee provided representative assistance in the review and preparation of the updated Housing Element to help ensure that the document is an accurate reflection of the City's collective vision for the future of housing development within Anaheim. Each Committee member, and the Committee as a whole, was responsible for:

- Attending and participating in Committee meetings
- Providing recommendations on Housing Element goals and policies
- Reviewing draft Housing Element documents

The minutes from the Ad Hoc Committee meetings are provided in Appendix A1.

3. Other Community Outreach Activities

In addition to the community workshops, the City conducted a number of other outreach activities. These included:

- Outreach booths at three community events to solicit input. At the booths, staff provided information about the Housing Element, answered questions, and solicited input on the housing challenges and opportunities in Anaheim



- An online survey and posting of a video of one of the community workshops so that community members could participate virtually
- Presentations/information provided at the Neighborhood Council meetings about the Housing Element and the community workshops.

Comments received through the community outreach activities have been considered in the development of the Housing Policy Program provided in Chapter 4 of this document. A summary of the comments is provided in Appendix A of this Housing Element.



This page is intentionally left blank.



CHAPTER 2: HOUSING NEEDS ANALYSIS

A. INTRODUCTION

When preparing the Housing Element, jurisdictions must evaluate both existing and future housing needs for all income groups.

This chapter analyzes demographic and housing characteristics that influence the demand for and availability of housing. The analyses form a foundation for establishing programs and policies that seek to address identified housing needs. Housing needs are identified according to income, tenure and special needs groups.

Primary data sources include the 2010 U.S. Census, 2010 and 2011 American Community Survey (ACS), the California Department of Finance (DOF), and the Southern California Association of Governments (SCAG). These data sources are the most reliable for assessing existing conditions and provide a basis for consistent comparison with historical data and the basis for forecasts. The American Community Survey provides an opportunity to utilize updated information for the timeframe between the decennial censuses. The ACS provides data to illustrate trends and change in the community. Additionally, the 2010 Census provides less data than the 2000 Census, so ACS data is helpful in bridging the data gaps.

B. COMMUNITY PROFILE

1. Population Trends and Characteristics

The City of Anaheim is one of 34 cities within the County of Orange. DOF estimates Orange County's population was 3,055,792 in 2012, the third largest county population in the state. In 2012, Los Angeles and San Diego counties had the first and second largest county populations in the State. In 2010, Orange County had the third largest county population in California with 3,010,232 residents. Overall, the County has experienced rapid population growth over the last two decades. From 2000 to 2010, the County population increased by 5.4 percent. Table 2-1 lists the counties in southern California and their respective populations.



Table 2-1

Regional Population Trends and Characteristics 2000 – 2012

County	2000	2010	2012 ¹
Imperial County	142,361	174,528	177,441
Los Angeles County	9,519,338	9,818,605	9,884,632
Orange County	2,846,289	3,010,232	3,055,792
Riverside County	1,545,387	2,189,641	2,227,577
San Bernardino County	1,709,434	2,035,210	2,063,919
San Diego County	2,813,833	3,095,313	3,143,429
Ventura County	753,197	823,318	832,970

Notes:

¹DOF E1, 2011-2012

Source: U.S. Census 2000 SF1 P001, U.S. Census 2010 SF1 DP-1.

According to the U.S. Census and DOF, the population in Anaheim was 328,014 in 2000; 336,265 in 2010; and 343,793 in 2012. Anaheim experienced a 23 percent population increase between 2000 and 2010, and a 1.5 percent increase between 2010 and 2012. As indicated in Figure 2-1, the Center for Demographic Research at Cal State Fullerton forecasts a leveling population growth rate over the next 20 years with a forecast population of approximately 397,563 in 2030.

Southern California Association of Governments (SCAG) is a metropolitan planning organization representing six counties and 191 cities and is charged with planning for growth and sustainability within the region. The Regional Transportation Plan (RTP) is a long-range transportation plan that is developed and updated by SCAG every four years. The RTP provides a vision for transportation investments throughout the region. Using growth forecasts and economic trends that project out over a 20-year period, the RTP considers the role of transportation in the broader context of economic, environmental, and quality-of-life goals for the future, identifying regional transportation strategies to address our mobility needs. The Sustainable Communities Strategy (SCS) is a newly required element of the RTP. The SCS will integrate land use and transportation strategies that will achieve Air Resources Board (ARB) emissions reduction targets. Population projections and demographic research from the 2010 U.S. Census and 2005-2009 American Community Survey are compiled by and approved by SCAG and made available on SCAG's website.



Table 2-2
Population Growth 2000 – 2012

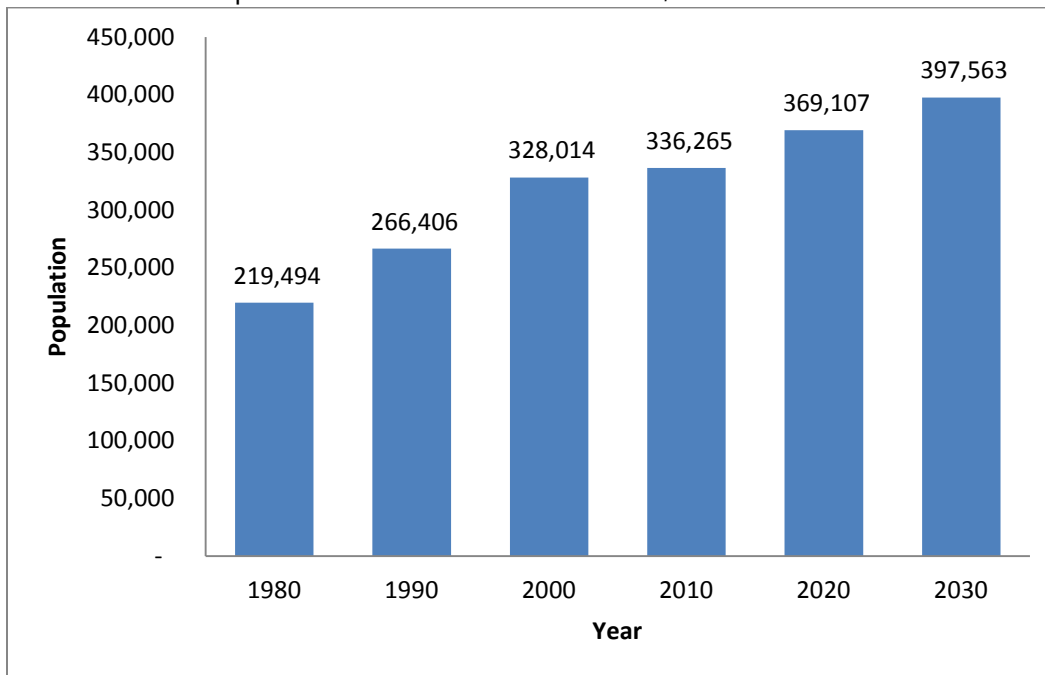
Jurisdiction	2000	2010	2012 ¹	2000-2010 Growth		2010-2012 Growth	
				Number	%	Number	%
City of Anaheim	328,014	336,265	343,793	8,251	2.5%	7,528	2.2%
Orange County	2,846,289	3,010,232	3,055,792	163,943	5.7%	45,560	1.5%

Notes:

¹DOF E1, 2011-2012

Source: 2000 U.S. Census SF1 P001, 2010 U.S. Census SF1 DP1.

Figure 2-1
City of Anaheim
Population Growth Forecasts, 1980 – 2030



Source: California State University Fullerton Center for Demographic Research, 2012.
<http://www.fullerton.edu/cdr/cities/Anaheim.pdf>

a. Age Comparison

Between 2000 and 2010, Anaheim experienced growth in the percentages of the “young adult” (20-24 years) and “senior citizen” (65+ years) populations, while the percentages of “pre-school” (0-4 years), “school age” (5-17 years), “prime working” (25-54 years), and “retirement” (55-64 years) populations declined. The “prime working” (25-54 years) population remains the largest age group in the City.



Table 2-3
Age Distribution, 2000 – 2010

Age Group	2000		2010	
	Number	% of Population ¹	Number	% of Population ¹
Preschool (0-4 years)	30,206	9.2%	25,754	7.7%
School (5-19 years)	78,078	23.8%	76,725	22.8%
Young Adult (20-24 years)	25,020	7.6%	25,944	7.7%
Prime Working (25-54 years)	146,058	44.5%	145,763	43.3%
Retirement (55-64 years)	21,879	9.6%	30,857	9.2%
Senior Citizen (65+ years)	26,773	8.2%	31,222	9.3%
<i>Total</i>	<i>328,014</i>	<i>100%</i>	<i>336,265</i>	<i>100%</i>

Notes:

¹ Percentages may not equal 100% due to rounding.

Sources: 2000 U.S. Census SF1 DP-1, 2010 U.S. Census SF1 DP-1.

b. Race and Ethnicity

Anaheim residents are predominantly comprised of two racial/ethnic groups: White and Hispanic. As of 2010, nearly 53 percent of Anaheim residents were of Hispanic origin and over 27 percent were White. Between 2000 and 2010, the White population declined by over 20 percent for a second decade in a row, while persons of Hispanic origin increased by over 13 percent. The Asian population was the third largest ethnic group in the city with over 14 percent of the population. The Asian population increased by over 20 percent between 2000 and 2010. The demographic changes experienced in Anaheim represent the general trends experienced in the County.



Table 2-4
Racial and Ethnic Distribution 2000 – 2010

Racial/Ethnic Group	2000		2010		2000-2010 % Change
	Number	Percent ¹	Number	Percent ¹	
White	117,607	35.9%	92,362	27.5%	-21.5%
Black or African American	7,939	2.4%	8,209	2.4%	3.4%
American Indian & Alaska Native	1,049	0.3%	743	0.2%	-29.2%
Asian	38,919	11.9%	49,210	14.6%	26.4%
Native Hawaiian & Other Pacific Islander	1,263	0.4%	1,437	0.4%	13.8%
Hispanic or Latino	153,374	46.8%	177,467	52.8%	15.7%
Two or More Races	7,406	2.3%	6,209	1.9%	-16.2%
Other	457	0.1%	628	0.2%	37.4%
<i>Total</i>	<i>328,014</i>	<i>100%</i>	<i>336,265</i>	<i>100%</i>	<i>--</i>

Notes:

¹ Percentages may not add up to 100% due to rounding.

Sources: 2000 U.S. Census SF PL002, 2010 U.S. Census SF1 DP-1.

2. Employment Trends

Housing needs are influenced by employment trends. Significant employment opportunities within the City can lead to growth in demand for housing in proximity to jobs. The quality and/or pay of available employment can determine the need for various housing types and prices.

As shown in Table 2-5, in 2011, 18.3% of Anaheim residents were employed in educational services, and health care and social assistance; 15.2% were employed in Manufacturing; 13.4 percent were employed in retail trade; 11.6 percent were employed in arts, entertainment, recreation, accommodation and food services; and 10.8 percent were employed in professional, scientific, management, administrative and waste management services.

Data from the past Housing Element shows that from 2000 to 2011, Anaheim residents employed in manufacturing has decreased almost 5 percent while employment in educational services, and health care and social assistance has increased over 4 percent; retail trade increase by 2 percent; and arts, entertainment, recreation, accommodation and food services increased by a little over one percent.



Table 2-5
Employment by Industry in 2011

Industry	City of Anaheim %	County of Orange %
Agriculture, forestry, fishing and hunting, and mining	0.5%	0.5%
Construction	6.6%	5.3%
Manufacturing	15.2%	13.2%
Wholesale Trade	3.7%	3.8%
Retail Trade	13.4%	11.5%
Transportation and Warehousing, and utilities	3.3%	3.3%
Information	1.7%	2.0%
Finance and insurance, and real estate and rental and leasing	6.2%	8.6%
Professional, scientific, and management, and administrative and waste management services	10.8%	14.0%
Educational services, and health care and social assistance	18.3%	18.8%
Arts, entertainment, and recreation, and accommodation and food services	11.6%	10.0%
Other services, except public administration	6.1%	5.7%
Public administration	2.8%	3.1%

Source: 2011 American Community Survey DP03.

As shown in Table 2-6, the Disneyland Resort is the largest single employer in Anaheim with 22,200 employees in 2011 (a decrease in employees from 2007). Other large employers in Anaheim include Kaiser Permanente Hospital and Anaheim Medical Center with over 9,100 employees combined and the City of Anaheim with 2,200 employees.

Table 2-6
City of Anaheim - Major Non-Manufacturing Employers, 2011

Employer	Number of Employees
Disneyland Resort and Associated Businesses	22,200
Kaiser Permanente Hospital	5,400
Kaiser Permanente Anaheim Medical Center	3,700
City of Anaheim	2,200
Northgate Gonzalez Markets	1,900
AHMC Anaheim Regional Medical Center	1,200
AT&T Inc.	1,000

Source: City of Anaheim Chamber of Commerce, At a Glance 2011.

As shown in Table 2-7, Anaheim's labor force increased from 171,900 in 2005 to 176,100 in 2011. According to the California Employment Development Department, the



unemployment rate in Anaheim for 2011 was 11.1 percent. The unemployment rate for Anaheim was higher than the County’s unemployment rate of 8.7 percent in 2011.

Table 2-7
City of Anaheim - Labor Force Trends 2005-2011

Year	Labor Force	Employed	Unemployed	Unemployment Rate
2005	171,900	163,500	8,400	4.9
2006	173,100	165,400	7,700	4.4
2007	174,100	165,300	8,800	5.1
2008	175,900	163,900	12,000	6.8
2009	174,600	154,800	19,800	11.3
2010	175,200	154,000	21,200	12.1
2011	176,100	156,500	19,600	11.1

Notes:

¹ Labor Force defined as all people in the population of working age (16 years and above) by the U.S. Census Bureau.

Source: State of California Employment Development Department (EDD), 2011.

3. Household Characteristics

This section describes Anaheim’s household characteristics. The U.S. Census Bureau defines a household as all persons living in a single housing unit, whether or not they are related. One person living alone is considered a household, as is a group of unrelated people living in a single housing unit. The U.S. Census Bureau defines a family as related persons living within a single housing unit.

a. Household Formation and Composition

In 2010, the U.S. Census Bureau reported 98,294 households in Anaheim, a 1.4 percent increase from 2000. In comparison, total households in Orange County increased by 5.8 percent between 2000 and 2010 and total households in California increased by 8.5 percent. DOF provides data on occupied housing units, which correspond to total households. DOF reports 99,633 occupied housing units in Anaheim as of January 2012, a 1.3 percent increase since April 2010.¹

¹ DOF. Table 2 - E-5 2010 and 2012.



Table 2-8
Total Households, 2000 - 2011

Area	2000	2010	Percent Increase 2000-2010 ¹	2011	Percent Increase 2010-2011 ¹
City of Anaheim	96,969	98,294	1.35%	98,586	0.30%
Orange County	935,287	992,781	5.79%	992,855	0.01%
California	11,502,870	12,577,498	8.54%	12,468,743	-0.87%

Notes:

¹ Percentages may not equal 100% due to rounding.

Source: 2000 U.S. Census Bureau SF1 DP-1 and 2010 SF1 DP-1, 2011 American Community Survey DP02.

The average number of persons per household in Anaheim was 3.38 in 2010. The American Community Survey estimates that in 2011 persons per household increased to 3.41. As shown in Table 2-9, the average number of persons per household in Anaheim continues to be higher than the County average. A number of factors contribute to the formation of households and household size, including but not limited to cultural preferences, economic conditions, and personal need.

Table 2-9
Average Persons per Household, 2010-2011

Jurisdiction	2010 ¹	2011 ²
City of Anaheim	3.38	3.41
Orange County	2.99	3.04

Source: ¹ 2010 U.S. Census Bureau SF1. ² 2011 American Community Survey DP02.

As shown in Table 2-10, households of two-persons made up the largest segments of both owner- and renter-occupied households in 2011. Approximately 26 percent of renter households and 29 percent of owner households had 2 persons. One-person households made up the next largest group of total households, followed by three-person households.

Table 2-10
Household Size Distribution 2010

Household Size	Total Number of Households	% of Total	Renter Households	% of Total	Owner Households	% of Total
1 Person	18,788	19.1%	10,902	20.6%	7,886	17.3%
2 Persons	26,705	27.1%	13,643	25.8%	13,062	28.6%
3 Persons	16,895	17.1%	8,763	16.5%	8,132	17.8%
4 Persons	14,725	14.9%	7,839	14.8%	6,886	15.1%
5 Persons	10,586	10.7%	5,877	11.1%	4,709	10.3%
6 Persons	5,253	5.3%	3,116	5.9%	2,137	4.7%
7 + Persons	5,634	5.7%	2,830	5.3%	2,804	6.1%
<i>Total</i>	98,586	100%	52,970	100%	45,616	100%

Source: 2011 American Community Survey B25009.

b. Household Income

The US Department of Housing and Urban Development (HUD) publishes an annual median family income for the purpose of determining program eligibility. The 2012 median family income (MFI) for Orange County is \$85,300.

The State of California uses five income categories to determine housing affordability. These categories are as follows:

- Extremely Low Income: 30% or less of the median family income;
- Very Low Income: 31% to 50% of the median family income;
- Low Income: 51% to 80% of the median family income;
- Moderate Income: 81% to 120% of the median family income;
- Above Moderate Income: Greater than 120% of the median family income.

Table 2-11 shows the State-defined income ranges for each income category based on the 2012 HUD MFI for Orange County. The State-defined income limits for the Extremely Low-, Very Low-, and Low-Income categories equals those defined by the HUD for use in its Section 8 Program. The Section 8 Program provides rental assistance for households earning 50 percent less than the median family income. The State then sets the Moderate-Income limits at 120 percent of the median figure. Through the Housing Element, the State-defined income limits are used for consistency unless otherwise noted.



Table 2-11
State Income Limits for Orange County - 2012

Affordability Category	Percent of County Median ¹	Income Range(\$) ²
Extremely Low Income	≤30%	≤ \$25,590
Very Low Income	31% - 50%	\$26,443 - \$42,650
Low Income	51% - 80%	\$43,503 - \$68,240
Moderate Income	81% - 120%	\$69,093 - \$102,360
Above Moderate Income	>120%	> \$102,360

Notes:

¹ Based on HCD income categories.

² Based on FY 2012 HUD MFI of \$85,300 (family of 4-persons) for Orange County.

Source: HCD. State Income Limits for 2012. <http://www.hcd.ca.gov/hpd/hrc/rep/state/inc2k12.pdf>.

Based on 2011 ACS data for the City of Anaheim shown in Table 1-13, seven percent of owner-occupied households and 13.3 percent of renter-occupied households earned less than \$35,000 in 2011. These households were within the Very Low-Income and Extremely Low-Income categories. Approximately 17 percent of owner-occupied households and 21 percent of renter-occupied households were within the Extremely Low-, Very Low-, and Low-Income categories.

Table 2-12
Estimated Household Income by Tenure, in 2011

Income	Owner Occupied		Renter-Occupied		Total Occupied Housing Units	
	Number	% ¹	Number	% ¹	Number	% ¹
Less than \$5,000	601	1.3%	2,249	4.2%	2,850	2.9%
\$5,000 to \$9,999	265	0.6%	1,504	2.8%	1,769	1.8%
\$10,000 to \$14,999	1,131	2.5%	4,242	8.0%	5,373	5.5%
\$15,000 to \$19,999	1,207	2.6%	3,706	7.0%	4,913	5.0%
\$20,000 to \$24,999	1,422	3.1%	3,920	7.4%	5,342	5.4%
\$25,000 to \$34,999	1,963	4.3%	7,274	13.7%	9,237	9.4%
\$35,000 to \$49,999	5,374	11.8%	7,869	14.9%	13,243	13.4%
\$50,000 to \$74,999	7,778	17.1%	10,875	20.5%	18,653	18.9%
\$75,000 to \$99,999	8,124	17.8%	6,678	12.6%	14,802	15.0%
\$100,000 to \$149,999	9,745	21.4%	3,549	6.7%	13,294	13.5%



Table 2-12

Estimated Household Income by Tenure, in 2011

Income	Owner Occupied		Renter-Occupied		Total Occupied Housing Units	
	Number	% ¹	Number	% ¹	Number	% ¹
\$150,000 or more	8,006	17.6%	1,104	2.1%	9,110	9.2%
<i>Total</i>	<i>45,616</i>	<i>100%</i>	<i>52,970</i>	<i>100%</i>	<i>98,586</i>	<i>100%</i>

Notes:

¹ Percentages may not equal 100% due to rounding.

Source: 2011 American Community Survey B25118.

As shown in Table 2-13, the ACS estimates the median household income of \$54,157 for the City of Anaheim in 2010, which was less than the median household income for the County. For the City, the median household income for owner-occupied households (\$83,159) was higher than the median household income for renter-occupied households (\$37,428).

Table 2-13

2010 Median Household Income by Tenure

Jurisdiction	2010 Median Income
City of Anaheim	\$54,157
Owner-Occupied Households	\$83,159
Renter-Occupied Households	\$37,428
Orange County	\$70,880

Source: 2010 American Community Survey B25119.

4. Housing Inventory and Market Conditions

This section describes the housing stock and market conditions in the City of Anaheim. By analyzing past and current housing trends, future housing needs can be anticipated and planned for.

a. Housing Stock Profile

According to the 2000 and 2010 US Census and 2011 American Community Survey, approximately ten percent of Orange County’s housing units fall within Anaheim’s city limits. As shown in Table 2-14, in 2000 the City of Anaheim had 99,719 housing units. By 2010, the City experienced a 4 percent increase in the total number of housing units. The County experienced a slightly larger increase of 7.5 percent during that same decade.



Table 2-14
Number of Housing Units
City of Anaheim and Orange County, 2000 – 2010

Year	City of Anaheim	Orange County	City of Anaheim as a % of Total Orange County Units ¹
2000	99,719	969,484	10.3%
2010	104,237	1,048,907	9.9%
2011	104,356	1,050,907	9.9%

Notes:

¹ Percentages may not equal 100% due to rounding.

Source: 2000 U.S. Census Bureau SF1 DP-1 and 2010 SF1 DP-1, 2011 American Community Survey DP04.

As shown in Table 2-15, in 2011 the majority of renter-occupied units were two bedroom units accounting for 48.3 percent of total housing units. The second largest category of renter-occupied units were one-bedroom units accounting for 29.4 percent of total housing units. Approximately 46 percent of owner-occupied units had three bedrooms and 32.5 percent had 4 bedrooms.

Table 2-15
Estimated Unit Size by Tenure, 2011

	Owner-Occupied		Renter-Occupied		Total Occupied Housing Units	
	Units	% ¹	Units	% ¹	Units	% ¹
Studio/No Bedroom	26	0.1%	1,650	3.1%	1,676	1.7%
1 bedroom	792	1.7%	15,549	29.4%	16,341	16.6%
2 bedrooms	5,382	11.8%	25,561	48.3%	30,943	31.4%
3 bedrooms	21,148	46.4%	7,422	14.0%	28,570	29.0%
4 bedrooms	14,823	32.5%	2,473	4.7%	17,296	17.5%
5 or more bedrooms	3,445	7.6%	315	0.6%	3,760	3.8%
<i>Total</i>	<i>45,616</i>	<i>100%</i>	<i>52,970</i>	<i>100%</i>	<i>98,586</i>	<i>100%</i>

Notes:

¹ Percentages may not equal 100% due to rounding.

Source: 2011 American Community Survey B25042.

The 2010 US Census shows that Single Family, detached housing was the largest housing type in the City of Anaheim with 47,059 units, accounting for 43.8 percent of total housing units. Multifamily housing units were a close second with 46,759 units accounting for 43.6 percent of total housing units. From 2000 to 2011, the number of mobile homes and “other” (Boats, RV’s, etc.) housing units decreased.



Table 2-16
Housing Inventory by Unit Type, 2000 – 2011

Housing Type	2000	% of Total ¹	2010	% of Total ¹	2011	% of Total ¹	2000-2011 % change
Single Family, detached	42,874	43.0%	47,059	43.8%	44,703	42.8%	4.3%
Single Family, attached	8,912	8.9%	9,380	8.7%	9,199	8.8%	3.2%
Multi-Family	43,428	43.6%	46,759	43.6%	46,449	44.5%	7.0%
Mobile Homes	4,076	4.1%	3,955	3.7%	3,947	3.8%	-3.2%
Other (Boats, RVs, etc.)	302	0.3%	210	0.2%	58	0.1%	-80.8%
<i>Total</i>	<i>99,592</i>	<i>100%</i>	<i>107,363</i>	<i>100%</i>	<i>104,356</i>	<i>100%</i>	<i>4.8%</i>

Notes:

Source: 2000 U.S. Census Bureau SF3 H030, 2010 American Community Survey B25024, 2011 American Community Survey B25024.

The majority of owner-occupied units were single-family detached units, comprising just over 77 percent of all owner-occupied units. Renter-occupied units were mostly multi-family units, five or more units each accounting for approximately 58 percent of all renter-occupied units.

Table 2-17
Estimated Unit Type by Tenure, 2011

	Owner-Occupied		Renter-Occupied		Total Occupied Housing Units	
	Units	% ¹	Units	% ¹	Units	% ¹
Single Family, detached	35,211	77.2%	8,320	15.7%	43,531	44.2%
Single Family, attached	5,874	12.9%	2,971	5.6%	8,845	9.0%
Multi-Family (2-4 units)	707	1.5%	9,709	18.3%	10,416	10.6%
Multi-Family (5+ units)	1,403	3.1%	30,875	58.3%	32,278	32.7%
Mobile Homes	2,421	5.3%	1,037	2.0%	3,458	3.5%
Other (Boats, RVs, etc.)	0	0.0%	58	0.1%	58	0.1%
<i>Total</i>	<i>45,616</i>	<i>100%</i>	<i>52,970</i>	<i>100%</i>	<i>98,586</i>	<i>100%</i>

Notes:

¹ Percentages may not equal 100% due to rounding.

Source: 2011 American Community Survey B25032.



b. Tenure

In 2011, 46 percent of the City’s housing units were owner-occupied and 54 percent were renter-occupied. As shown in Table 2-18, the percentage of renter-occupied units in the City of Anaheim was more that the County and the State.

Table 2-18
Estimated Occupied Units by Tenure, 2011

	Owner-Occupied		Renter-Occupied		Total
	#	% ¹	#	% ¹	#
City of Anaheim	45,616	46.3%	52,970	53.7%	98,586
Orange County	581,991	58.6%	410,864	41.4%	992,855
California	6,843,369	54.9%	5,625,374	45.1%	12,468,743

Notes:

¹ Percentages may not equal 100% due to rounding.

Source: 2011 American Community Survey B25003

c. Vacancy Rates

Vacancy rates are an indicator of housing supply and housing demand. Low vacancy rates influence greater upward price pressures and suggest households may have trouble finding housing with an affordable monthly payment. A higher vacancy rate indicates downward price pressure and may suggest an over supply of housing units. A four to five percent vacancy rate is considered “healthy.” As shown in Table 2-19, in 2010 the vacancy rate in the City of Anaheim was 6.5 percent. In 2011, the vacancy rate in the City lowered to 5.5 percent.

Table 2-19
Occupancy Status, 2010 - 2011

	2010	Percent ¹	2011	Percent ¹
Occupied Housing Units	100,404	93.5%	98,586	94.5%
Vacant Housing Units	6,959	6.5%	5,770	5.5%
<i>Total Housing Units</i>	<i>107,363</i>	<i>100%</i>	<i>104,356</i>	<i>100%</i>

Notes:

¹ Percentages may not equal 100% due to rounding.

Source: 2010 and 2011 American Community Survey B25002.

d. Age of Housing Stock

The age of a housing unit is often an indicator of housing conditions. In general, housing that is 30 years or older may be in need of repairs based on the resilience of the materials



used. Housing over 50 years old is considered aged and is more likely to exhibit a need for major repairs.

Table 2-20 categorizes the City of Anaheim's housing units by year of construction. According to the American Community Survey, over 70 percent of the housing units in the City were built before 1980 and 27.8 percent were built before 1960. In the years between 1950 and 1980, the City of Anaheim experienced the highest period of housing construction accounting for 65 percent of the housing stock. Two percent of the City's housing stock was built prior to 1939.

Table 2-20
Housing Stock by Year Built

Year Built	Units	Percent
2005 or later	4,920	4.7%
2000 - 2004	4,116	3.9%
1990 - 1999	9,069	8.7%
1980 - 1989	12,867	12.3%
1970 - 1979	25,585	24.5%
1960 - 1969	19,267	18.5%
1950 - 1959	23,217	22.2%
1940 - 1949	3,725	3.6%
Built 1939 or earlier	2,040	2.0%
<i>Total</i>	<i>104,356</i>	<i>100%</i>

Source: 2011 American Community Survey B25034.

The ACS also provides data on housing tenure by age of housing stock. Approximately 74 percent of owner-occupied units in the City were built before 1980 and about 33.4 percent were built before 1960. Of the renter-occupied units, 68.2 percent were built before 1980 and 22.8 percent were built before 1960. Table 2-21 provides a summary of tenure by age of housing stock.



Table 2-21
Tenure by Age of Housing Stock, 2011

Year Built	Owner-Occupied		Renter-Occupied		Total Occupied Housing Units	
	Units	%	Units	%	Units	%
2008 or later	203	0.4%	3,040	5.7%	3,243	3.3%
2000 - 2007	2,367	5.2%	2,701	5.1%	5,068	5.1%
1990 – 1999	4,868	10.7%	4,201	7.9%	9,069	9.2%
1980 – 1989	4,506	9.9%	6,902	13.0%	11,408	11.6%
1970 – 1979	10,746	23.6%	13,572	25.6%	24,318	24.7%
1960 – 1969	7,721	16.9%	10,503	19.8%	18,224	18.5%
1950 – 1959	13,410	29.4%	8,672	16.4%	22,082	22.4%
1940 – 1949	897	2.0%	2,237	4.2%	3,134	3.2%
Built 1939 or earlier	898	2.0%	1,142	2.2%	2,040	2.1%
<i>Total</i>	<i>45,616</i>	<i>100%</i>	<i>52,970</i>	<i>100%</i>	<i>98,586</i>	<i>100%</i>

Notes:

¹ Percentages may not equal 100% due to rounding.

Source: 2011 American Community Survey B25028.

e. Housing Conditions

Housing is considered substandard when conditions are found to be below the minimum standard of living conditions defined in Section 17920.3 of the California Health and Safety Code. Households living in substandard conditions are considered to be in need of housing assistance due to the threat of such conditions to their health and safety.

In addition to structural deficiencies and standards, the lack of infrastructure and utilities often serves as an indicator for substandard conditions. As shown in Table 2-22, the ACS identified 432 occupied units in the City of Anaheim that lacked complete plumbing facilities. Complete plumbing facilities include: hot or cold piped water, a flush toilet, and a bathtub or shower. All three types of facilities must be located within the housing unit. Of these units, 56 were owner-occupied and 376 were renter-occupied. The ACS also reported that 1,548 units in the City of Anaheim lacked complete kitchen facilities. Of these units, 101 were owner-occupied and 1,447 were renter-occupied. It should be noted that there may be some overlap in the number of substandard housing units, as some units may lack both complete plumbing and kitchen facilities.



Table 2-22

Units Lacking Plumbing or Complete Kitchen Facilities in 2010

Units	Owner-Occupied	Renter-Occupied	Total
Lacking Plumbing Facilities ¹	56	376	432
Lacking Complete Kitchen Facilities ²	101	1,447	1,548

Source: 2011 American Community Survey B25049¹ and B25053².

Anaheim neighborhoods are designated for planning purposes as Levels I through IV. Each level designation identifies the characteristics or conditions of the neighborhood as well as responses by City departments to address these conditions. The City has identified five Level IV neighborhoods and six Level III neighborhoods. The City has not specifically identified neighborhoods that meet the criteria for Level I or Level II neighborhoods.

Level I neighborhoods are characterized as very sound neighborhoods experiencing few, if any, quality of life issues and infrequent requests for Police and Code Enforcement services.

Level II neighborhoods are characterized as fundamentally sound neighborhoods that are beginning to show signs of decline. Generally, housing structures are lacking maintenance and in single-family neighborhoods, their number of homes occupied by their owners is decreasing. The Police Department and Code Enforcement Division are receiving an increase in calls for service.

Level III neighborhoods are characterized by moderate to substantial decline. Many of the housing structures within these neighborhoods are deteriorated. In single-family areas, many houses have transitioned from being owner-occupied to rentals. In addition, these neighborhoods may lack key essentials such as streetlights, sidewalks, curbs and gutters and have an increasing number of calls for Police and Code Enforcement services.

Level IV neighborhoods are characterized by severe social, economic and physical decline. Housing structures are severely deteriorated and the entire neighborhood lacks characteristics which contribute to a safe overall neighborhood living environment. Police and Code Enforcement continue to receive high volume of calls for service.

There are approximately 2,811 dwelling units within the Level III neighborhoods and 560 dwelling units within the Level IV neighborhoods. Of the units in the Level III neighborhoods, the City estimates 70 percent are substandard units and are in need of rehabilitation or replacement. Of those units in the Level IV neighborhoods, the City estimates 90 percent are substandard units and need rehabilitation or replacement. The neighborhoods that have been identified as Level III and IV neighborhoods are shown in Exhibit 2-1.

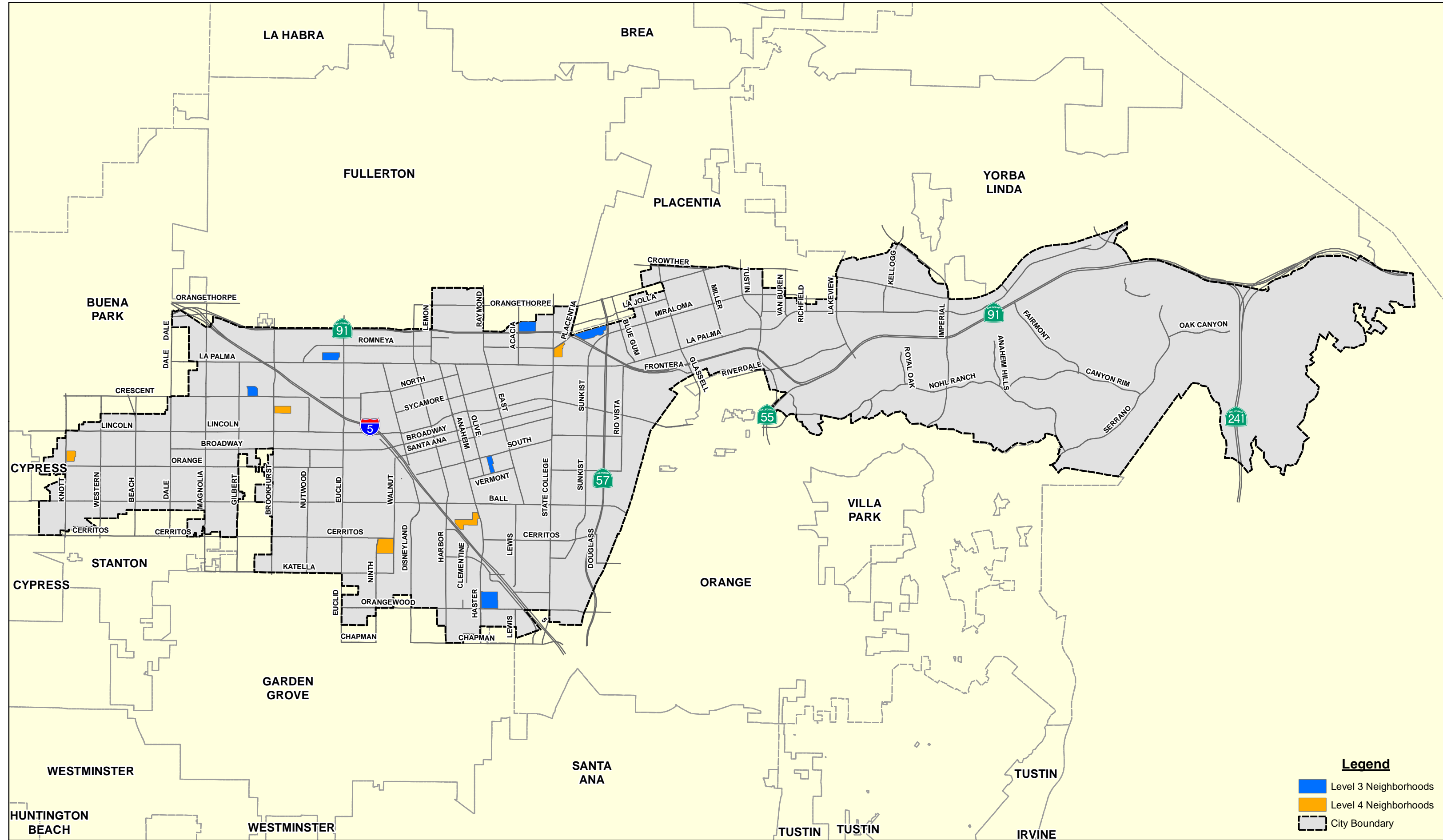


5. Housing Costs and Rents

This section evaluates housing costs in the City of Anaheim for both rental and owner-occupied units.

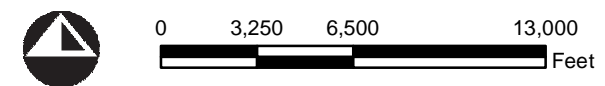
a. Existing and New Home Price Trends

In 2011, the median market value for all owner-occupied units in the City of Anaheim was \$373,000. As shown in Table 2-23, 6.6 percent of owner-occupied units were valued below \$100,000. Data indicates that 4 percent of owner-occupied units were valued between \$100,000 and \$199,999; 10.8 percent were valued between \$200,000 and \$299,999; and almost 79 percent were valued at \$300,000 or more.



Legend

- Level 3 Neighborhoods
- Level 4 Neighborhoods
- City Boundary



M:\Mdata\10105703\GIS\Ex21_Neighborhoods.mxd 09/16/13 -- SS JM KO



This page is intentionally left blank.



Table 2-23
Value of Owner-Occupied Housing Units in 2011

Price Range	Number of Units	Percent of Total
Less than \$50,000	1,708	3.70%
\$50,000 to \$99,999	1,318	2.90%
\$100,000 to \$149,999	756	1.70%
\$150,000 to \$199,999	1,032	2.30%
\$200,000 to \$299,999	4,904	10.80%
\$300,000 to \$499,999	23,177	50.80%
\$500,000 to \$999,999	11,902	26.10%
\$1,000,000 or more	819	1.80%
<i>Total Owner-occupied units</i>	<i>45,616</i>	<i>100%</i>

Source: 2011 American Community Survey DP04.

As shown in Table 2-24, the median sales price for new and resale homes in the City of Anaheim is \$373,000 as of November 2012. This represents an 8.6% percent increase from the median sales price in November 2011, higher than the percentage change for the median sales prices in the County as a whole. The median sales price in the City of Anaheim is less than the median sales price for the County as a whole.

Table 2-24
Median Sales Price

Jurisdiction	November 2011	November 2012	% Change
Anaheim	\$341,000	\$373,000	8.6%
Garden Grove	\$350,000	\$382,000	8.4%
Orange	\$449,000	\$462,000	2.8%
Stanton	\$281,000	\$295,000	4.7%
Fullerton	\$406,000	\$435,000	6.7%
Orange County	\$466,000	\$496,000	6.0%

Source: www.Zillow.com, November 2012.

b. Rental Prices

As shown in Table 2-25, the Third Quarter Report for 2012 RealFacts, indicates the average monthly rent for a studio apartment in the City of Anaheim was \$1,022. The report further indicates that average monthly rent for a one-bedroom was \$1,183; a two-bedroom, one-bath unit was \$1,333; a two-bedroom, two-bath unit was \$1,651; and a three-bedroom, two-bath unit was \$1,842.



Table 2-25
Average Monthly Rent by Unit Size (RealFacts)

Unit Size	Average Monthly Rent
Studio	\$1,022
1 bedroom, 1 bath	\$1,183
2 bedrooms, 1 bath	\$1,333
2 bedrooms, 2 baths	\$1,651
3 bedrooms, 2 baths	\$1,842
All	\$1,365

Source: RealFacts, Third Quarter 2012.

According to the ACS, approximately 60 percent of renters spent 30 percent or more of their household income on rent in 2011. Approximately 30 percent of renters spent 50 percent or more of their income on rent. Table 2-26 shows the number of households by percentage of household income spent on rent in 2011.

Table 2-26
Gross Rent as a Percentage of Household Income

Percent of Household Income	Number of Households	Percentage of Households
Less than 10.0 percent	286	0.5%
10.0 to 14.9 percent	1,624	3.1%
15.0 to 19.9 percent	4,572	8.6%
20.0 to 24.9 percent	6,246	11.8%
25.0 to 29.9 percent	5,589	10.6%
30.0 to 34.9 percent	6,523	12.3%
35.0 to 39.9 percent	3,889	7.3%
40.0 to 49.9 percent	6,068	11.5%
50.0 percent or more	15,302	28.9%
Not computed	2,871	5.4%
<i>Total</i>	<i>52,970</i>	<i>100%</i>

Source: 2011 American Community Survey B25070.

c. Affordability Gap Analysis

The cost of home ownership and renting can be compared to a household’s ability to pay for housing. Housing affordability is defined as paying no more than 30 percent of household income on housing expenses. Table 2-27 summarizes affordable rents and purchase prices by income categories based on the State-defined income limits for Orange County. Affordable purchase price assumes a six percent interest rate with a 30-year fully amortized mortgage.



Table 2-27

Affordable Rent and Purchase Price by Income Category

Household Income Category ¹	Annual Income Range ²	Affordable Monthly Rent Payment ³	Estimated Affordable Purchase Price ⁴
Very-Low Income	≤ \$25,590	≤ \$1,204	≤ \$200,850
Low-Income	\$26,443 - \$42,650	\$1,205 - \$1,926	\$200,851 - \$321,000
Moderate-Income	\$43,503 - \$68,240	\$1,927 - \$2,133	\$321,001 - \$354,000
Above-Moderate Income	\$69,093 - \$102,360	> \$2,133	> \$354,000

Notes:

¹ Based on HCD income categories.

² Based on FY 2012 HUD Median Family Income of \$85,300 (family of 4-persons) for Orange County.

³ Affordable monthly rent payment is equal to 30% of a family’s monthly income.

⁴ Estimated affordable purchase price is based on an affordable monthly payment equal to 30% of a family’s monthly income and assumes a 30-year fully amortized mortgage with a 6% annual interest rate.

d. Rental Affordability

In the third quarter of 2012, households within the Very Low-Income group would be able to afford average monthly rent in the City of Anaheim, for a studio apartment or one bedroom/one bathroom unit. The Low-Income group and above would be able to afford a unit with 3 bedrooms and 2 bathrooms or smaller based on the average rents.

e. Ownership Affordability

The median sales price for new and resale-housing units in the City of Anaheim in 2012 continues to exceed the affordability range for all income categories except Above Moderate-Income households. Lower-Income households may have difficulty finding housing they can afford to purchase. This indicates greater affordability pressure for ownership housing.

C. HOUSING NEEDS

1. Households Overpaying for Housing and Overcrowding

a. Overpayment

Overpayment is defined as households paying more than 30 percent of their gross income on housing related expenses. This includes rent or mortgage payments and utilities. High housing costs can cause households to spend a disproportionate percentage of their income on housing. This may result in financial difficulties, deferred maintenance or overcrowding.



According to HUD, in the period between 2005 and 2009, 74.2 percent of the total households in the City of Anaheim experience overpayment. As shown in Table 2-28, of the owner-occupied households, approximately 87 percent experience overpayment; and, of the renter-occupied households, approximately 63 percent experience overpayment. Thirty percent of owner-occupied households overpaying for housing earn over 100 percent of the median income. It is important to note that some owner households may choose to allocate a higher percentage of their disposable monthly income in housing costs, which may explain this high percentage. Of the renter households overpaying for housing, 38 percent are Extremely Low-Income and 34 percent are Very Low-Income.

Table 2-28
City of Anaheim - Overpayment by Tenure and Income, 2005-2009

% of Median Income	Owners		Renters		Total	
	Households	% of Overpayment	Households	% of Overpayment	Households	% of Overpayment
≤ 30%	2,395	13.1%	7,465	37.5%	9,860	25.8%
> 30 ≤ 50%	2,765	15.2%	6,800	34.1%	9,565	25.1%
> 50 ≤ 80%	4,750	26.0%	4,710	23.6%	9,460	24.8%
> 80 ≤ 100%	2,820	15.5%	665	3.3%	3,485	9.1%
> 100%	5,510	30.2%	285	1.4%	5,795	15.2%
<i>Total</i>	<i>18,240</i>	<i>100.0%</i>	<i>19,925</i>	<i>100.0%</i>	<i>38,165</i>	<i>100.0%</i>

Source:
HUD CHAS 2005-2009 Data, Table3.

b. Overcrowding

Overcrowding is defined as households having an average of more than one person per room. Overcrowding can put a strain on public facilities and services, reduce the quality of the physical environment, and create conditions that contribute to the deterioration of the housing stock.

Tables 2-29 and 2-30 summarize American Community Survey estimates of overcrowding in the City of Anaheim cited by the SCAG Existing Housing Needs Data Report and HUD. Sixteen percent of the City’s total households are overcrowded. Instances of overcrowding vary by tenure. Approximately 7.5 percent of owner households are overcrowded and 25.6 percent of renter households are overcrowded. Of the overcrowded owner-occupied households, 24.5 percent earn over 100 percent of the median household income. In renter-occupied households, overcrowding is more prevalent in the Lower-Income categories. Twenty-five percent of overcrowded renter households are Extremely Low-Income; 29 percent are Very Low-Income; and 28.3 percent are Low-Income.



Table 2-29
City of Anaheim - Overcrowding by Tenure, 2011

Owners		Renters		Total	
Overcrowded Households	% of Occupied Households	Overcrowded Households	% of Occupied Households	Overcrowded Households	% of Total Occupied Households
3,531	7.5%	12,434	25.6%	15,965	16.6%

Notes: Total Occupied Households: Owner = 47,369; Renter = 48,632; Total = 96,001.

Sources: SCAG Existing Housing Needs Data Report, 2012.

Table 2-30
City of Anaheim - Overcrowding by Tenure and Income, 2011

Income Level % of Median Income	Owners		Renters		Total	
	Households	% of Over-crowding	Households	% of Over-crowding	Households	% of Over-crowding
≤ 30%	280	7.9%	3,710	29.8%	3,990	25.0%
> 30 ≤ 50%	640	18.2%	3,970	31.9%	4,610	28.9%
> 50 ≤ 80%	1,205	34.2%	3,310	26.6%	4,515	28.3%
> 80 ≤ 100%	535	15.2%	865	7.0%	1,400	8.8%
> 100%	865	24.5%	575	4.6%	1,440	9.0%
<i>Total</i>	<i>3,525</i>	<i>100.0%</i>	<i>12,430</i>	<i>100.0%</i>	<i>15,955</i>	<i>100.0%</i>

Source: HUD CHAS, 2005-2009

2. 2014-2021 Growth Needs

SCAG is responsible for allocating housing needs to each jurisdiction in its region. A local jurisdiction’s “fair-share” of regional housing need is the number of additional housing units that will need to be constructed in the jurisdiction in order to accommodate the forecast growth in the number of households, to replace expected demolitions and conversion of housing units to non-housing uses, and to achieve a future vacancy rate that allows for healthy functioning of the housing market. The allocation is divided into four income categories: Very Low, Low, Moderate, and Above Moderate. The allocation is further adjusted to avoid an over-concentration of Lower-Income households in any one jurisdiction. Based on the requirements of AB 2634, each jurisdiction must address the projected need of Extremely Low-Income households, defined as households earning less than 30 percent of the County MFI. The projected Extremely Low-Income need is assumed to be 50 percent of the Very-Low Income need.

Table 2-31 summarizes the 2014-2021 Regional Housing Needs Allocation for the City of Anaheim.

Table 2-31
City of Anaheim
Fair Share Housing Needs Allocation, 2014-2021

	Total Construction Needed	Very Low-Income	Low-Income	Moderate-Income	Above-Moderate Income
Number of Units	5,702	1,256	907	1,038	2,501

Source: Regional Housing Needs Assessment, SCAG 2012.

3. Special Needs Population

Certain segments of the population have more difficulty in finding decent, affordable housing due to their special circumstances; therefore a more focused assessment of their needs is required. This section identifies the needs of elderly persons, large households, female-headed households, persons with disabilities, homeless persons and farm workers.

In addition to the data from the 2010 U.S. Census and the 2011 ACS, this section also uses data from the Comprehensive Housing Affordability Strategy (CHAS) published by HUD. The CHAS provides information related to households with housing problems, including overpayment, overcrowding and/or without complete kitchen facilities and plumbing systems. The CHAS data is based on the US Census Bureau’s 2005-2009 American Community Survey 5-year data files, but differs from the standard files by including a variety of housing need variables split by HUD-defined income limits and HUD-specified household types.

a. Elderly Persons

Elderly persons are considered a special needs group because most are retired and have fixed incomes. Elderly persons often have special needs related to housing location and construction. Because of limited mobility, elderly persons typically need to have easy access to public facilities (e.g. medical and shopping) and public transit. In terms of housing construction, the elderly may need ramps, handrails, elevators, lower cabinets and counters, and special security devices to allow for greater self-sufficiency and protection.

According to the 2011 ACS, 18.3 percent of the City of Anaheim residents were elderly (age 65 and over). As shown in Table 2-32, elderly households comprised 24.4 percent of owner-occupied households and 13.1 percent of renter-occupied households.



Table 2-32

Estimated Householders by Tenure and Age, 2011

Householder age	Owner-Occupied %	Renter-Occupied %	Total %
15 to 24 years	0.3%	6.5%	3.6%
25 to 34 years	8.1%	28.2%	18.9%
35 to 64 years	67.2%	52.2%	59.2%
65 to 74 years	13.3%	5.5%	9.1%
75 years and over	11.1%	7.6%	9.2%
<i>Total</i>	<i>100%</i>	<i>100%</i>	<i>100%</i>

Source: 2011 American Community Survey B25007.

As indicated in Table 2-33, the median household income for households with a householder age 65 years or older was \$35,488 in 2009. In 2010, the median household income for rose slightly to \$36,699. In 2011, the ACS estimates that the median household income for households 65+ years in Anaheim declined to \$33,930.

Table 2-33

Senior Citizen Median Household Income, 2011

Householder Age	City of Anaheim 2009 Median Income	City of Anaheim 2010 Median Income	City of Anaheim 2011 Median Income
65 years and over	\$35,488	\$36,699	\$33,930

Source: 2009, 2010, and 2011 American Community Survey B19049.

The HUD median family income for Orange County was \$85,300 in 2012. Based on 2011 ACS data shown in Table 2-34, over 50 percent of senior citizen households earned less than \$35,000, falling within the Extremely Low- and Very Low-Income categories. And 28.3 percent earned \$35,000 to \$74,999 falling within the Low- and Moderate-Income categories.



Table 2-34

Senior Citizen Household Income, 2010

Income	Householder Age 65+ Years in 2011	
	Number	%
< \$25,000	7,099	39.3%
\$25,000 to \$34,999	2,053	11.4%
\$35,000 to \$49,999	2,742	15.2%
\$50,000 to \$74,999	2,372	13.1%
\$75,000 to \$99,999	1,385	7.7%
\$100,000 to \$149,999	1,132	6.3%
\$150,000 to \$199,999	662	3.7%
> \$200,000	610	3.4%
<i>Total</i>	<i>18,055</i>	<i>100%</i>

Source: 2011 American Community Survey B19037.

As shown in Table 2-35, 29.5 percent of the elderly population in the City of Anaheim had a “self-care” or “independent living” disability based on the 2009-2011 ACS. Persons with self-care difficulty report having difficulty dressing or bathing. Persons with independent living difficulty report having difficulty doing errands alone such as visiting a doctor’s office or shopping. Elderly persons with disabilities limiting independent living often need housing with modifications, such as ramps and bathroom grab bars, in order to accommodate their physical needs. There was no disability reporting in the 2010 Census.

Table 2-35

Elderly (age 65+) with Disabilities
Limiting Independent Living, 2009-2011

Disability Type	Total persons 65+ with a disability	Percent of persons 65+ ¹
With a hearing difficulty	3,947	12.9%
With a vision difficulty	1,979	6.4%
With a cognitive difficulty	3,134	10.2%
With an ambulatory difficulty	6,947	22.6%
With a self-care difficulty	3,558	11.6%
With an independent living difficulty	5,500	17.9%
<i>Total persons²</i>	<i>10,670</i>	<i>34.8%</i>

Source: 2009-2011 ACS 3-Year Estimates, S1810.

¹Percentages based on Total Population 65 years and over: 30,698.

²Total persons age 65+ with a disability is not a sum of the table.



According to 2005-2009 CHAS data, 68 percent of elderly renter-occupied households and 32 percent of elderly owner-occupied households experience overpayment. The increasing number of elderly persons in the population is creating a demand for more affordable housing. The City will address the needs of the elderly population through the development of policies and programs that will address affordability and special design guidelines for the elderly. Table 2-36 provides a summary of housing problems experienced by elderly households in the City of Anaheim.

Table 2-36
Housing Problems – Elderly Households, 2005-2009

	Renters		Owners	
Elderly Households- Household Income \leq 30% MFI	2,960	-	1,610	-
with any Housing Problem ¹	2,430	82%	1,020	63%
Cost Burden ² $>30\% \leq 50\%$	585	20%	295	18%
Cost Burden ² $>50\%$	1,785	60%	710	44%
Elderly Households- Household Income 30% to \leq 50% MFI	1,430	-	1,900	-
with any Housing Problem ¹	1,205	84%	860	45%
Cost Burden ² $>30\% \leq 50\%$	545	38%	390	21%
Cost Burden ² $>50\%$	588	41%	475	25%
Elderly Households- Household Income $>50\%$ to \leq 80% MFI	571	-	2,080	-
with any Housing Problem ¹	465	81%	675	32%
Cost Burden ² $>30\% \leq 50\%$	365	64%	385	19%
Cost Burden ² $>50\%$	105	18%	290	14%
Elderly Households- Household Income $>80\%$ MFI	930	-	4,580	-
with any Housing Problem ¹	85	9%	695	15%
Cost Burden ² $>30\% \leq 50\%$	60	6%	520	11%
Cost Burden ² $>50\%$	25	3%	175	4%
Total Elderly Households³	5,891	-	10,170	-
with any Housing Problem ¹	4,185	71%	3,250	32%
Cost Burden ² $>30\% \leq 50\%$	1,555	26%	1,590	16%
Cost Burden ² $>50\%$	2,503	42%	1,650	16%

Notes:

¹“Housing Problem” defined as any occupied housing units lacking a complete kitchen, lacking complete plumbing, having more than 1.01 persons per room (overcrowded), or costing more than 30 percent of the occupant household’s income.

²Percentage of household income spent on housing cost.

Source: 2005-2009 HUD CHAS data as provided by HCD.

b. Large Households

Large households are defined as having five or more persons living within the same household. Large households are considered a special needs group because they require



larger bedroom counts. In 2011, there were 21,473 households in the City of Anaheim with at least five persons, representing 21.8 percent of the total households in the City. Of these large households, owner-occupied units and renter-occupied units were nearly equally distributed with slightly more renter-occupied units.

Table 2-37

Large Households by Tenure, 2010

Number of Persons in Unit	Owner-Occupied	Renter-Occupied	Total
Five	4,709	5,877	10,586
Six	2,137	3,116	5,253
Seven or more	2,804	2,830	5,634
<i>Total</i>	<i>9,650</i>	<i>11,823</i>	<i>21,473</i>
<i>Percent of Total Households</i>	<i>9.8%</i>	<i>12.0%</i>	<i>21.8%</i>

Source: 2011 American Community Survey B25009.

According to the 2005-2009 CHAS data, 58 percent of large renter-occupied households and 26 percent of large owner-occupied households experience overpayment. Currently, less than six percent of the City's rental housing stock has four or more bedrooms (refer to Table 2-15) resulting in a high percentage of lower-income large family households that are forced to live in overcrowded situations. Table 2-38 provides a summary of housing problems experienced by large households in the City of Anaheim.



Table 2-38
Housing Problems - Large Households, 2005-2009

	Renters		Owners	
	Number	Percent	Number	Percent
Large Households- Household Income \leq 30% MFI	2,750	-	500	-
with any Housing Problem ¹	2,545	93%	500	100%
Cost Burden ² >30% \leq 50%	395	14%	35	7%
Cost Burden ² >50%	2,005	73%	465	93%
Large Households- Household Income 30% to 50% MFI	2,845	-	985	-
with any Housing Problem ¹	2,760	97%	855	87%
Cost Burden ² >30% \leq 50%	1,740	61%	170	17%
Cost Burden ² >50%	620	22%	580	59%
Large Households- Household Income >50% to 80% MFI	2,695	-	2,685	-
with any Housing Problem ¹	2,435	90%	2,130	79%
Cost Burden ² >30% \leq 50%	795	29%	860	32%
Cost Burden ² >50%	35	1%	745	28%
Large Households- Household Income >80% MFI	1,610	-	4,850	-
with any Housing Problem ¹	985	61%	2,290	47%
Cost Burden ² >30% \leq 50%	120	7%	1,015	21%
Cost Burden ² >50%	-	0%	275	6%
Total Large Households³	9,900	-	9,020	-
with any Housing Problem ¹	8,725	88%	5,775	64%
Cost Burden ² >30% \leq 50%	3,050	31%	2,080	23%
Cost Burden ² >50%	2,660	27%	2,065	23%

Notes:

¹“Housing Problem” defined as any occupied housing units lacking a complete kitchen, lacking complete plumbing, having more than 1.01 persons per room (overcrowded), or costing more than 30 percent of the occupant household’s income.

²Percentage of household income spent on housing cost.

Source: 2005-2009 HUD CHAS data as provided by HCD.

c. Female-Headed Households

Female-headed households are a special needs group due to comparatively low rates of homeownership, lower incomes, and high poverty rates. Female-headed households are those in which the adult resident is female and there are no adult males residing in the household. According to the 2011 ACS, there were 9,857 female-headed households with children and 6,365 female-headed households without children in the City of Anaheim. Approximately 16.5 percent of all occupied households are female-headed. Of the total number of female-headed households in the City, 34 percent were owner-occupied and nearly 66 percent were renter-occupied. Data for female-headed households is shown in Table 2-39 and 2-40.

Table 2-39
Tenure in Female-Headed Households, 2011

Household Type	Number of Owner-Occupied ¹	% of Total Owner-Occupied	Number of Renter-Occupied ²	% of Total Renter-Occupied	Total ³	% of Total Occupied Households
Female householder, no husband present, with own children under 18	2,143	4.7%	7,714	14.6%	9,857	10.0%
Female householder, no husband present, without own children	3,390	7.4%	2,975	5.6%	6,365	6.5%
<i>Total</i>	<i>5,533</i>	<i>34.1%</i>	<i>10,689</i>	<i>65.8%</i>	<i>16,222</i>	<i>16.5%</i>

Notes:

¹ Total Owner-Occupied Units = 45,616

² Total Renter-Occupied Units = 52,970

³ Total Occupied Units = 98,586

Source: 2011 American Community Survey B25115.

As shown in Table 2-21, in 2011, it was estimated that 4,225, or 13 percent, of the 16,222 female-headed households were below poverty level. Across all households in Anaheim, 12 percent were below the poverty level. Of the total number of households in Anaheim, 4.9 percent were female-headed households with children under age 18 living below the poverty level.

Table 2-40
Poverty in Female-Headed Households, 2011

Household Type	Number Below Poverty Level	% Total Below Poverty Level	Number Above Poverty Level	% Total Above Poverty Level
Female householder, no husband present, with own children under 18	3,661	4.9%	7,437	10.1%
Female householder, no husband present, without own children	564	0.8%	4,560	6.2%
<i>Total</i>	<i>4,225</i>	<i>5.7%</i>	<i>11,997</i>	<i>16.2%</i>

Notes:

¹ Total Households = 73,982

Source: 2011 American Community Survey B17012.

d. Persons with Disabilities

Access and affordability are the two major housing needs for persons with disabilities. Access both within the home and to/from the site are important factors to consider for



persons with disabilities. This often requires specially designed dwelling units that are located near public facilities and transit.

Table 2-41 shows the number of the City’s residents with disabilities over the age of 16. The data categories changed between the 2000 and 2010 Census. According to the 2011 ACS, 1.8 percent of residents between the ages of 5 and 17, and 6.1 percent of residents between the ages of 18 and 64 had at least one of these disabilities. Nearly 36 percent of residents age 65 and up had at least one of these disabilities.

Table 2-41
Persons Reporting Physical and Self Care Disabilities, 2011

Age Group	Hearing Disability	Vision Disability	Cognitive Disability	Ambulatory Disability	Self Care Difficulty	Independent Living Difficulty	Total	% of Age Group ¹
5-17 yrs.	215	208	695	225	187	N/A	1,155	1.79%
18-64 yrs.	2,269	2,471	5,337	6,848	1,899	5,373	13,209	6.13%
65+ yrs.	5,114	2,748	3,683	7,712	4,084	6,432	11,876	35.92%
<i>Total 5+ yrs.</i>	<i>7,598</i>	<i>5,427</i>	<i>9,715</i>	<i>14,785</i>	<i>6,170</i>	<i>11,805</i>	<i>26,240</i>	<i>8.38%</i>

Notes: Total 5-17 years old: 64,636; 18-64 years old: 215,450; 65+ years: 33,060.

Source: 2011 ACS, S1810.

Table 2-42 provides a summary of housing problems experienced by households with mobility and self-care limitation in the City of Anaheim. According to the 2005-2009 CHAS data, 57.8 percent of the total number of households with mobility and self-care limitations experience some sort of housing problem. As previously stated, these problems include overpayment, overcrowding and/or lack of complete kitchen facilities and plumbing systems.



Table 2-42
Housing Problems for Households with Mobility and Self-Care Limitations, 2005-2009

	Renters				Owners				Total Households
	Extra Elderly ¹	Elderly ²	All Other Households	Total Renters	Extra Elderly ¹	Elderly ²	All Other Households	Total Owners	
Household Income ≤ 30% MFI	1,485	1,670	9,135	12,290	1,035	760	1,655	3,450	15,740
# with any Housing Problems	1,270	1,410	8,865	11,545	680	545	1,455	2,680	14,225
% with any Housing Problems ³	85.5%	84.4%	97.0%	93.9%	65.7%	71.7%	87.9%	77.7%	90.4%
Household Income > 30% to ≤ 50% MFI	860	1,140	9,720	11,720	1,295	1,205	2,550	5,050	16,770
# with any Housing Problems	685	1,000	9,390	11,075	540	735	2,140	3,415	14,490
% with any Housing Problems ³	79.7%	87.7%	96.6%	94.5%	41.7%	61.0%	83.9%	67.6%	86.4%
Household Income > 50% to ≤ 80% MFI	490	1,255	10,380	12,125	1,545	1,695	6,180	9,420	21,545
# with any Housing Problems	350	695	7,180	8,225	480	895	4,580	5,955	14,180
% with any Housing Problems ³	71.4%	55.4%	69.2%	67.8%	31.1%	52.8%	74.1%	63.2%	65.8%
Household Income > 80% MFI	330	1,020	10,685	12,035	2,585	4,605	21,345	28,535	40,570
# with any Housing Problems	45	215	2,285	2,545	480	420	8,120	9,020	11,565
% with any Housing Problems ³	13.6%	21.1%	21.4%	21.1%	18.6%	9.1%	38.0%	31.6%	28.5%
Total Households	3,165	5,085	39,920	48,170	6,460	8,265	31,730	46,455	94,625
# with any Housing Problems	2,350	3,320	27,720	33,390	2,180	2,595	16,495	21,270	54,660
% with any Housing Problems ³	74.2%	65.3%	69.4%	69.3%	33.7%	31.4%	52.0%	45.8%	57.8%

Notes:

¹Extra Elderly: 1 or 2 persons with either person 75 years or over

²Elderly: 1 or 2 persons with either person 62 to 74 years

³“Housing Problem” defined as any occupied housing units lacking a complete kitchen, lacking complete plumbing, having 1.01 or more persons per room (overcrowded), or costing more than 30 percent of the occupant household’s income.

Source: 2000 HUD CHAS data



SB 812, which took effect January 2011, amended State Housing Element law to require the analysis of the disabled to include an evaluation of the special housing needs of persons with developmental disabilities. A "developmental disability" is defined as a disability that originates before an individual becomes 18 years old, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual. This includes Mental Retardation, Cerebral Palsy, Epilepsy, and Autism. The US Census does not have specific information regarding persons with developmental disabilities. However, each nonprofit regional center contracted with the California Department of Developmental Services maintains an accounting of the number of persons served. The Regional Center of Orange County is one of 21 private non-profit organizations contracted by the State of California to coordinate lifelong services and support for individuals with developmental disabilities and their families. Through the Lanterman Act, RCOC helps those with developmental disabilities with the appropriate living arrangements whether in-home or in a facility. The Regional Center currently serves 2,454 persons with developmental disabilities living in Anaheim. The largest age group of Anaheim residents served by the Regional Center is 23 to 54 years (41.0 percent of clients).

e. Homeless Population and Transitional Housing

Enumeration of the homeless population is difficult because of the transient nature of this population, and the existence of the “hidden homeless” or persons that move around in temporary housing situations. Limited information is recorded during shelter intake, making it even more difficult to determine the number of homeless. There are several data sources for the homeless population in Anaheim. The most recent data regarding the homeless population in Anaheim from SCAG Existing Housing Needs Data Report reports 176 homeless persons within Anaheim from the 2010 US Census.

Table 2-43

Homeless Population in Anaheim – US Census

Category	Number of Persons
Population	336,265
Housing Units	104,237
Households	98,294
Population Institutionalized Group Quarters ¹	3,557
Population Non-institutionalized Group Quarter	2,020
Homeless	176

Notes:

¹ Includes correctional facilities, skilled nursing facilities, other health care facilities, college/student dormitories, and military group quarters.

Source: SCAG Local Housing Element Assistance: Housing Needs Data Report, Homeless Counts from 2010 Census.



Table 2-44 shows data from the Orange County 2012 Housing Inventory Count (HIC) and Point in Time Count (PIT) which also estimate the homeless population. On January 27, 2012, the HIC reported 315 beds and 292 homeless people sheltered. On January 27, 2011, the HIC reported 224 beds and 207 homeless people sheltered.

The 2011 Unsheltered Point in Time Count conducted on January 22, 2011 reported 4,272 homeless people in Orange County. The homeless counted were asked where they were living before they most recently became homeless and 17.4 percent of the unsheltered homeless answered Anaheim. The estimate of unsheltered homeless persons on the night of January 22, 2011 who resided in Anaheim prior to becoming homeless was 743.

Table 2-44

Anaheim Estimated Point In Time Homeless Count – OC Partnership

Category	Number of Persons
Sheltered	207
Unsheltered	743
<i>Total</i>	<i>950*</i>

Source: OC Partnership, http://www.ocpartnership.net/about_us_press.htm.

*NOTE: This estimate does not include motel families. For more information about motel families, visit this website: <http://www.anaheim.net/article.asp?id=1344>

Anaheim has a number of motels that serve as residences for individuals and families who would otherwise be homeless. These “motel families” are not included in the Point-in-Time Homeless Count as the motels are not considered shelters. The City participates in the Collaboration to Assist Motel Families along with a number of non-profit organizations and other public agencies. According to the Collaboration, the County of Orange, Department of Environmental Health reports there are 483 hotels and motels in the County of Orange; 140 of these are hotels and motels in Anaheim. The majority of the hotels in Anaheim, particularly those near the Disneyland resort, cater to tourists, and therefore the homeless are less likely to use these for shelter due to prohibitive costs. The City of Anaheim estimates there are between 50 to 75 “residential motels” in Anaheim where homeless families are likely to reside. A census of families and individuals living in motels in Anaheim has not been conducted.

A number of service providers in the City of Anaheim provide shelter, food and other supportive services. Numerous churches and religious organizations within Anaheim provide food to the homeless through Food Banks.

f. Farm workers

Farm workers are defined as persons whose primary incomes are earned through seasonal agricultural work. Between 2007 and 2009, an estimated 483 persons, less than one



percent of the City’s labor force, were employed in agriculture (or related industries). It is assumed that only a small percentage of persons employed in this industry are involved in active agricultural production and harvest. Therefore, there is no apparent or recognized need for farm worker housing.

g. Extremely Low-Income Households

Extremely Low-Income (ELI) is defined as households with income less than 30 percent of the area median income. The provisions of Government Code Section 65583 (a)(1) require quantification and analysis of existing and projected housing needs of Extremely Low-Income households. In 2011, 5.4 percent of Anaheim households were within the Extremely Low-Income category (refer to Table 1-13; household income less than \$25,000).

Table 2-45 provides a summary of housing problems experienced by lower income households in the City of Anaheim. Extremely Low-Income renter-occupied households experience overpayment and overcrowding. According to Table 2-46, 87 percent of Extremely Low-Income households experience at least one type of housing problem.

Table 2-45
Housing Problems by Income and Tenure

	Renters		Owners		Total
	Number	Percent	Number	Percent	Number
Household Income ≤ 30% MFI	12,750		3,570		16,320
with any Housing Problem ¹	11,545	91%	2,685	75%	14,230
Cost Burden ² >30% ≤ 50%	1,565	12%	465	13%	2,030
Cost Burden ² >50%	9,610	75%	2,175	61%	11,785
Household Income 30% to 50% MFI	11,720		5,055		16,775
with any Housing Problem ¹	11,070	94%	3,415	68%	14,485
Cost Burden ² >30% ≤ 50%	6,825	58%	805	16%	7,630
Cost Burden ² >50%	3,480	30%	2,465	49%	5,945
Household Income >50% to < 80% MFI	12,125		9,430		21,555
with any Housing Problem ¹	8,225	68%	5,960	63%	14,185
Cost Burden ² >30% ≤ 50%	5,190	43%	2,525	27%	7,715
Cost Burden ² >50%	470	4%	2,850	30%	3,320

Notes:

¹“Housing Problem” defined as any occupied housing units lacking a complete kitchen, lacking complete plumbing, having more than 1.01 persons per room (overcrowded), or costing more than 30 percent of the occupant household’s income.

²Percentage of household income spent on housing cost.

Source: 2005-2009 HUD CHAS.



This page is intentionally left blank.

CHAPTER 3: RESOURCES AND CONSTRAINTS

A. INTRODUCTION

State Housing Element law requires that local jurisdictions identify and analyze potential and actual governmental constraints to the maintenance, improvement, or development of housing for all income levels, including housing for persons with disabilities. The analysis should identify specific standards and processes and evaluate their impact on the supply and affordability of housing. The analysis should determine whether local regulatory standards pose an actual constraint and demonstrate local efforts to remove constraints that hinder a jurisdiction from meeting its housing need. Local jurisdictions must analyze potential non-governmental constraints which are primarily market-driven and generally outside direct local government control. The Housing Element must analyze the impacts of the cost of land, construction costs, and the availability of funding/financing.

This chapter includes identification and description of potential governmental and non-governmental constraints. While the local standards and processes analyzed may influence how housing is developed, maintained or improved in Anaheim, they are not necessarily an undue constraint on housing. The standards and processes implemented by the City allow for the development, maintenance and improvement of housing that contributes to quality of life in Anaheim.

This chapter also describes financial and organizational resources that support housing development, housing maintenance and improvement and the ability of residents to afford housing in Anaheim.

B. GOVERNMENTAL CONSTRAINTS AND RESOURCES

Governmental constraints are policies, standards, requirements and actions imposed by the government which affect the development and provision of housing. These constraints may include building codes, land use controls, growth management measures, development fees, processing and permit procedures, and site improvement costs. State and federal agencies play a role in the imposition of governmental constraints, however these agencies are beyond the influence of local government and are therefore not addressed in this analysis.



Governmental resources include programs that provide funds for housing-related activities, as well as, incentives provided by the local jurisdiction for the provision of housing.

1. Land Use Controls

Land use controls include General Plan policies, zoning designations and regulations, permit processing requirements and development fees.

a. General Plan

Every city in California must have a General Plan, which establishes its land use-related goals and policies. The General Plan is the foundation of all land use controls in a jurisdiction. The Land Use Element of the General Plan identifies the location, distribution and density of the land uses within the City. Residential densities are expressed in dwelling units per acre (du/ac). The Anaheim General Plan identifies six residential land use designations and one residential mixed-use designation. Table 3-1 summarizes Anaheim’s residential land use designations and their associated acreages and density ranges.

Table 3-1
General Plan
Residential Land Use Designations

Designation	Description	Existing Acreage	Permitted Density
Estate	Custom-type single-family, detached dwellings on large lots	1,248	Up to 1.5 du/ac
Low Density	Conventional single-family, detached dwellings	10,221	Up to 6.5 du/ac
Low-Medium Hillside Density	Attached and detached single-family dwellings on smaller lots in hillside areas	861	Up to 6.0 du/ac
Low-Medium Density	Detached, small-lot single-family homes, attached single-family homes, patio homes, zero-lot line homes, duplexes, townhouses and mobile home parks	2,058	Up to 18.0 du/ac
Medium Density	Multi-family units such as townhomes and apartments	1,946	Up to 36.0 du/ac

Table 3-1
General Plan
Residential Land Use Designations

Designation	Description	Existing Acreage	Permitted Density
Corridor	Single-family, attached housing fronting on arterial highways and incorporating a rear access drive or service alley	185	Up to 13.0 du/ac
Mixed-Use	Apartments, live-work units, townhomes, condominiums, flats and artist-style lofts integrated with commercial uses.	581	Up to 100 du/ac

Source: City of Anaheim General Plan

According to the current General Plan, a total of 131,385 dwelling units are anticipated within the City’s planning areas at build-out. As of January 2012, the State Department of Finance (DOF) reports that 105,657 dwelling units exist in Anaheim. This leaves a remaining capacity of 25,728 new dwelling units.

Depending on land costs, certain densities are needed to make a housing project economically feasible for people at various income levels. The following densities required to accommodate construction affordable to specific income levels are generally accepted by HCD:

- Very Low- and Low Income: 30 dwelling units per acre minimum
- Moderate Income: 11-30 dwelling units per acre minimum
- Above-Moderate Income: Up to 11 dwelling units per acre

In addition to the generally accepted densities, Assembly Bill 2348 established “default” density standards. If a local government has adopted density standards consistent with the established population criteria, sites with those density standards are accepted as appropriate for accommodating the jurisdiction’s share of regional housing need for lower income households. For jurisdictions such as Anaheim in metropolitan counties, the “default” density is a minimum of 30 dwelling units per acre.

b. Zoning Code

The Zoning Code is the primary tool for implementing the General Plan. It is designed to protect and promote public health, safety and welfare, as well as to promote quality design and quality of life. The City of Anaheim’s residential zoning designations control

both the use and development standards of each residential parcel, thereby influencing the development of housing.

Table 3-2 summarizes the permitted residential uses in the residential and mixed-use zones. Single-family residential zones include three designations for hillside areas: RH-1, RH-2, RH-3 (Single-family hillside) and four designations for other areas of the City: RS-1, RS-2, RS-3 and RS-4 (Single-family). Single-family, detached units are permitted by right in all of the single-family residential zones, except for RS-4 where a conditional use permit is required.

The multi-family residential zones are RM-1, RM-2, RM-3 and RM-4. Multi-family dwellings are permitted by right in the RM-2, RM-3 and RM-4 zones. They are subject to a conditional use permit in the RM-1 zone. Single-family attached dwellings are permitted by right in the RM-2 zone and require a conditional use permit in the RM-1, RM-3 and RM-4 zones. Single-family detached units are permitted by right in the RM-2, RM-3 and RM-4 zones when combined with single-family attached dwellings in the same project. Single-family detached units are subject to a conditional use permit in the RM-1 zone.

The City of Anaheim has also established three mixed use overlay zones: the Platinum Triangle Mixed Use Overlay (PTMU), the Downtown Mixed Use Overlay (DMU) and the Mixed Use Overlay (MU). The PTMU Overlay Zone covers approximately 590 acres within the Platinum Triangle. The DMU Overlay Zone covers approximately 37 acres in the Downtown area. The MU Overlay Zone can be used in conjunction with any underlying zone in the City.

To implement the 2006-2014 Housing Element policy program, the City established the Residential Opportunity (RO) Overlay Zone. This Overlay Zone can be applied to properties that are currently zoned and/or developed with non-residential uses but designated for multiple-family residential uses by the City's General Plan. The Overlay Zone is intended to serve as an implementation tool of the City's Housing Element by facilitating residential development on identified "housing opportunity sites." The RO Overlay Zone may be applied to properties that currently maintain an underlying non-residential zone designation within the City. The RO Overlay Zone may also be applied to properties with an existing residential zoning designation that does not yield the maximum density allowed by a property's General Plan designation. Parcels designated as Medium Density Residential in the General Plan Land Use Element are subject to the RM-4 zoning designation. Parcels designated as Low-Medium Density Residential in the General Plan Land Use Element are subject to the RM-3 zoning designation.



Table 3-2
Primary Uses- Residential Zones

Zone	Single Family Detached	Single Family Attached	Multiple Family	Existing Acreage
RH-1	P	--	--	375.53
RH-2	P	--	--	675.47
RH-3	P	--	--	692.26
RS-1	P	--	--	252.51
RS-2	P	--	--	4718.19
RS-3	P	--	--	1297.53
RS-4	C	--	--	25.88
RM-1	C	C	C	0
RM-2	P ¹	P	P	607.30
RM-3	P ¹	C	P	501.27
RM-4	P ¹	C	P	1,848.66
DMU	P	P	P	37.32
PTMU	--	P	P/C ²	590.06
MU	C	C	C	9.53
P=Permitted by Right C= Conditional Use Permit Required				
Notes: ¹ Single-family detached units permitted by right when combined with single-family attached dwellings in the same project. ² Multiple-family dwelling units are subject to a conditional use permit in the Gateway District, Sub Area B.				
Source: City of Anaheim Municipal Code Chapter 18				

Table 3-3 summarizes the housing types permitted by-right, conditionally permitted or prohibited in the City by zone. Uses permitted by-right do not require discretionary review and can be submitted directly for building plan check and permits. These projects under go staff-level (ministerial) review by the Planning Division during the plan check process. In addition to the housing types shown in Table 3-2, the City also permits or conditionally permits mobile home parks, residential care facilities, convalescent and rest homes, group care facilities, senior second units, second units and senior citizen housing in many of the residential and non-residential zones.

Single family detached dwellings are defined as “...one dwelling unit on a single lot, which dwelling is separated from any other dwelling unit. This use class includes detached condominiums and detached single-family dwellings in other common interest developments, as defined in Section 1351 of the California Civil Code, as it may be amended from time to time. Manufactured homes certified under the National Mobile Home Construction and Safety Standards Act of 1974, which are installed on a permanent foundation approved by the City, are also included.” (Anaheim Municipal Code Section 18.90) A manufactured/factory built house is considered to be single-family detached dwelling.

Single family attached dwellings are defined as “one dwelling unit, on a single lot, constructed with a common wall, with one or more single-family units located on other lots. This use class includes attached condominiums and attached single-family dwellings in other common interest developments, as defined in Section 1351 of the California Civil Code, as it may be amended from time to time.” (Anaheim Municipal Code Section 18.90)

Multiple family dwellings are defined as “two or more dwelling units within the same structure, located on a single lot, each with its own kitchen and bathroom facilities.” (Anaheim Municipal Code Section 18.90)

The Zoning Code does not differentiate between owner-occupied and rental uses, with the exception of projects utilizing the density bonus ordinance for affordable housing in that rental units may be entitled to additional density bonus incentives.



Table 3-3
Permitted Uses

Zone	Single Family Detached	Single Family Attached	Multiple Family	Mobile Home Parks	Residential Care Facilities	Convalescent & Rest Homes	Group Care Facilities	Senior Second Units	Second Units	Senior Citizen Housing
RH-1	P	--	--	N	P	N	C	C	P	--
RH-2	P	--	--	N	P	N	C	C	P	--
RH-3	P	--	--	N	P	N	C	C	P	--
RS-1	P	--	--	N	P	C	C	C	P	--
RS-2	P	--	--	N	P	C	C	C	P	--
RS-3	P	--	--	C	P	C	C	C	P	--
RS-4	C	--	--	N	P	N	C	N	N	--
RM-1	C	C	C	N	P	N	C	C	P	C
RM-2	P ¹	P	P	C	P	N	C	C	P	C
RM-3	P ¹	C	P	C	P	N	C	C	P	C
RM-4	P ¹	C	P	C	P	C	C	C	P	C
C-NC	--	--	--	N	--	N	C	--	--	C
C-R	--	--	--	N	--	N	C	--	--	C
C-G	--	--	--	C	--	C	C	--	--	C
O-L	--	--	--	N	--	N	C	--	--	N



Table 3-3
Permitted Uses

Zone	Single Family Detached	Single Family Attached	Multiple Family	Mobile Home Parks	Residential Care Facilities	Convalescent & Rest Homes	Group Care Facilities	Senior Second Units	Second Units	Senior Citizen Housing
O-H	--	--	--	N	--	N	C	--	--	N
I	--	--	--	C	--	--	--	--	--	--
OS	N	--	--	N	--	N	N	--	--	N
PR	N	--	--	N	--	N	C	--	--	N
SP	N	--	--	N	--	N	C	--	--	N
T	P	--	--	C	--	C	N	--	--	C
PTMU Overlay	N	P	P/C ²	--	--	--	--	--	--	C
BCC Overlay	CUP required for all residential uses except for Senior Citizen Housing; Permitted based on underlying zone; mobile home parks are prohibited in the O-L and C-G zones.									
SABC Overlay-Neighborhood Residential District	P	C	Permitted based on underlying zone.							
SABC Overlay-Boulevard Residential District	Permitted based on underlying zone.	P	Permitted based on underlying zone.							



Table 3-3
Permitted Uses

Zone	Single Family Detached	Single Family Attached	Multiple Family	Mobile Home Parks	Residential Care Facilities	Convalescent & Rest Homes	Group Care Facilities	Senior Second Units	Second Units	Senior Citizen Housing
SABC Overlay- Neighborhood Commercial and Neighborhood Commercial Mixed Use District	Permitted based on underlying zone. Residential units and senior citizen housing above first floor commercial uses are permitted.									
MHP Overlay	--	--	--	P	--	--	--	--	--	--
FP Overlay	Dwellings permitted when allowed in the underlying zone.									
DMU Overlay	P	P	P	--	--	C	C	--	--	P
MU Overlay	--	C ³	C ³	--	--	--	--	--	--	C
RO Overlay	Residential uses permitted by-right; Parcels designated as Medium Density Residential in the General Plan Land Use Element shall be subject to the (RM-4) Multiple-Family zoning designation. Parcels designated as Low-Medium Density Residential in the General Plan Land Use Element shall be subject to the (RM-3) Multiple Family zoning designation.									

P=Permitted by Right; C= Conditional Use Permit Required; N=Prohibited; "--" =Not listed for the zone

Notes:

¹ Single-family detached units permitted by right when combined with single-family attached dwellings in the same project.

² Multiple-family dwelling units are subject to a conditional use permit in the Gateway District, Sub Area B.

³ Permitted by-right on designated Housing Opportunity Sites in the most current certified General Plan Housing Element.

Source: City of Anaheim Municipal Code Chapter 18

Table 3-4 summarizes the single-family residential zoning designations and their requirements. Tables 3-5 and 3-6 summarize the multi-family residential designations and requirements. Table 3-7 summarizes the requirements for mixed-use residential development.

The maximum number of units allowed in a multi-family residential development is determined primarily by the minimum lot area required per dwelling unit, the maximum allowable site coverage and the maximum permitted building height. Of these three standards, the minimum lot area required per dwelling unit is the most important in determining the number of units that can be developed on a site. This standard accounts for the minimum size of the unit based on bedroom count and the necessary parking and recreational space for each unit. Based on the numerous constructed and approved multi-family projects in Anaheim that have been developed while adhering to these standards, the City has not found that the development standards adversely impact the cost and supply of the housing or the ability to achieve maximum densities.



Table 3-4
Summary of Single-Family Residential Zoning Requirements

Zone	Minimum Lot Area (Sq. Ft.)	Maximum Lot Coverage	Minimum Floor Area (Sq. Ft.)	Maximum Building Height	Minimum Front Yard (Ft.)	Minimum Interior Side Yard (Ft.)	Minimum Street Side Yard (Ft.)	Minimum Rear Yard (Ft.)
RH-1	43,560	N/A	1,700	25 ft./ 2 stories	20	15	15	20
RH-2	22,000	N/A	1,700	25 ft./2 stories	25 (where a tract or minimum of one block (one side of the street) is to be developed concurrently, average of 25 ft., with the minimum of 15 ft.)	10 (min. 10 ft. from any private access easement of record)	10 (min. 10 ft. from any private access easement of record)	25% depth of lot, need not exceed 25 ft. (min. 10 ft. from any private access easement of record)
RH-3	10,000	40%	1,700	25 ft./2 stories (certain areas subject to Sect. 18.04.070.040)	20	6 single story building, 15' combined for 2-story building, but not less than 6 ft. on a single side (min. 10 ft. from any private access easement of record)	9 (min. 10 ft. from any private access easement of record)	15 (min. 10 ft. from any private access easement of record)



Table 3-4
Summary of Single-Family Residential Zoning Requirements

Zone	Minimum Lot Area (Sq. Ft.)	Maximum Lot Coverage	Minimum Floor Area (Sq. Ft.)	Maximum Building Height	Minimum Front Yard (Ft.)	Minimum Interior Side Yard (Ft.)	Minimum Street Side Yard (Ft.)	Minimum Rear Yard (Ft.)
RS-1	10,000	40%	1,700	35 ft./ 2-1/2 stories	30 or 25% of depth of lot, whichever is less	10% of width of lot, except not less than 5 ft. and need not exceed 10 ft.	9	25 or 25% of the depth of the lot, whichever is less
RS-2	7,200	40%	1,225	35 ft./ 2-1/2 stories	25 or 25% of depth of lot, whichever is less	5	9	25, may be reduced to 10' provided the dwelling or accessory structures does not occupy more than 35% of the required setback
RS-3	5,000	40%	1,225	30 ft./ 2 stories	15, (where a tract or minimum of one block (one side of the street) is to be developed concurrently, average of 15 ft., with the minimum of 10 ft.)	5 to property line or for development of an entire tract, 0 ft on one side and 10 ft on the other side, provided a min. 10 ft. between structures on adj. lots	9	15



Table 3-4
Summary of Single-Family Residential Zoning Requirements

Zone	Minimum Lot Area (Sq. Ft.)	Maximum Lot Coverage	Minimum Floor Area (Sq. Ft.)	Maximum Building Height	Minimum Front Yard (Ft.)	Minimum Interior Side Yard (Ft.)	Minimum Street Side Yard (Ft.)	Minimum Rear Yard (Ft.)
RS-4	3,960	50%*	1,225*	30 ft./ 2 stories	10, setback may be an average of 10 ft. with a min. of 5 ft.*	5 to property line or for development of an entire tract, 0 ft on one side and 10 ft on the other side, provided a min. 10 ft. between structures on adj. lots	9	10 for single story structures, 15 for 2-story structures

* Modifications permitted subject to A.M.C. Section 18.04.160 (Development in the RS-4 Zone).

Source: City of Anaheim Municipal Code, Chapter 18



Table 3-5
Summary of Multiple Family Residential Zoning Requirements

Zone	Minimum Lot Area (Sq. Ft.)	Maximum Lot Coverage	Minimum Floor Area (Sq. Ft.)	Maximum Building Height
RM-1*	3,350/du	50%	Subject to A.M.C. Section 18.06.160	40 ft.
RM-2	3,000/du	40%	Studio units: 550 sq. ft., provided however that the number of studio units shall not exceed 20% of the total number of units 1-bedroom units: 750 sq. ft. 2-bedroom units: 950 sq. ft. 3-bedroom units: 1,150 sq. ft. 4-bedroom units: 1,350 sq. ft.	40 ft., CUP for >40 ft. or >3 stories
RM-3*	2,400/du	45%	Studio units: 550 sq. ft., provided, however, that the number of studio units shall not exceed 20% of the total number of units. 1-bedroom units: 700 sq. ft. 2-bedroom units: 825 sq. ft. 3-bedroom units: 1,000 sq. ft. >3 bedroom units: 1,000 sq. ft. plus 200 sq. ft. for each bedroom over 3	40 ft., CUP for >40 ft. or >3 stories
RM-4*	1,200/du	55%	Same as RM-3	40 ft., CUP for >40 ft. or >3 stories

* Pursuant to A.M.C. Section 18.060160 (Residential Planned Unit Development) all development in the "RM-1" Zone and any development in the "RM-3" or "RM-4" Zones that includes single-family attached dwellings require approval by the Planning Commission of an application for a conditional use permit. Development standards may be modified as part of the conditional use permit in order to achieve good project design, privacy, livability, and compatibility with surrounding uses.

Source: City of Anaheim Municipal Code Title 18



Table 3-6
Summary of Multiple Family Residential Setback Requirements

	Arterial highway: 20 ft. average, 15 ft. minimum Public street other than an arterial: 15 ft.
Setbacks Abutting a Public Street	
Setbacks Abutting Interior Property Lines: 1 story	10 ft.
2 story- Primary	15 ft.
2 story- Secondary	15 ft.
2 story- Blank	15 ft.
3 story- Primary	20 ft.
3 story- Secondary	15 ft.
3 story- Blank	15 ft.
4 story- Primary	25 ft.
4 story- Secondary	20 ft.
4 story- Blank	15 ft.
Setbacks within 150 ft. of Single Family Residential Zones: 1 story	20 ft.
2 story- Primary	35 ft.
2 story- Secondary	25 ft.
2 story- Blank	20 ft.
3 story- Primary	55 ft.
3 story- Secondary	45 ft.
3 story- Blank	40 ft.
4 story- Primary	75 ft.
4 story- Secondary	65 ft.
4 story- Blank	60 ft.

Source: City of Anaheim Municipal Code Chapter 18



Table 3-7
Summary of Mixed-Use Zoning Requirements

Overlay Zone	Project Size	Maximum Lot Coverage	Minimum Floor Area (Sq. Ft.)	Maximum Building Height (Ft.)	Minimum Setback Abutting Public Rights-of-Way, Private Streets and Alleys (Ft.)	Minimum Setback Abutting Interior Property Lines (Ft.)	Minimum Setback Between Buildings (Ft.)
PTMU	50 units minimum	75%	Studio: 500 sq. ft. 1-bedroom: 650 sq. ft.; 2-bedroom: 825 sq. ft.; 3-bedroom: 1,000 sq. ft.; >3-bedroom; 1,000 + 200 sq. ft. per additional bedroom over 3	Arena & Stadium Districts: unlimited, All others: 100 feet (greater heights permitted by conditional use permit)	9.5 to 25 feet based on specific street	5 ft.	20 ft.
DMU	Determined as part of the planned mixed use development process.						
MU	Minimum lot size: 3 acres; Minimum density: 36 du/ac; Maximum density: 60 du/ac	N/A	Studio: 550 sq. ft. 1-bedroom: 700 sq. ft.; 2-bedroom: 825 sq. ft.; 3-bedroom: 1,000 sq. ft.; >3-bedroom; 1,000 + 200 sq. ft. per additional bedroom over 3	Based on underlying zone			

Source: City of Anaheim Municipal Code, Chapter 18

Table 3-8 summarizes the minimum and maximum densities permitted by building type in the Platinum Triangle Mixed Use Overlay Zone. The permitted densities are based on the gross number of dwelling units and the gross lot size excluding public and private streets, alley rights-of-way, and public and private easements for ingress and egress.

Table 3-8
BUILDING TYPES:
PLATINUM TRIANGLE MIXED USE (PTMU) OVERLAY ZONE

Building Type	Unit Type	Density Range Units/Acre	Definition
Tuck-Under	Townhomes Flats	16-30	Residential buildings in which individual parking garages are located under the living unit but still accessed by surface driveways
Wrapped Deck	Flats	45-80	Residential buildings that surround, or wrap around, a freestanding (not subterranean) parking structure
Podium	Townhomes Flats	16-100	Residential buildings located above a subterranean parking structure
High-Rise Tower	Flats	65-100	Residential buildings over 55 feet in height

Source: City of Anaheim Municipal Code, Chapter 18

i. Downtown Mixed Use (DMU)

The Downtown Mixed-Use (DMU) Overlay Zone was adopted in 2003 in order to introduce a mixed-use setting into a 36-acre portion of the Downtown area. The Overlay provides maximum flexibility while encouraging consistency between the City's historic architecture and new development. The Overlay Zone does not have any setback, height or density requirements thereby allowing for maximum design flexibility. Development requires approval of a Final Site Plan, which is reviewed for consistency with the standards for the DMU Overlay Zone, including the Design Guidelines for the Downtown Mixed Use Overlay. The guidelines allow for the use of innovative solutions to design constraints. Approval of a Final Site Plan is required prior to approval of grading or building plans. The Final Site Plan is reviewed by the Planning Commission; however, it does not require a public hearing. If the Final Site Plan is found in conformance with the DMU Overlay Zone, it is approved. Development within the DMU Overlay Zone typically falls within the environmental analysis completed by a previously certified EIR for the existing Redevelopment Area and thus does not require

further environmental review, which also helps streamline the development review process. Since its adoption, 6.5 acres have been developed or are under construction pursuant to the DMU Overlay Zone, resulting in 129 condominium-units, 277 apartment units, over 55,000 square feet of commercial uses and a 13,000 square foot cultural/heritage center (the Muzeo). The densities for this development range from 44 to 102 dwelling units/acre. Because the Overlay Zone allows for maximum design creativity and does not require public hearings for development approvals, it been a successful tool towards introducing high density, mixed-use development to the Downtown area.

ii. Mixed Use (MU) Overlay Zone

The Mixed Use (MU) Overlay Zone was adopted in 2004 to implement the General Plan Mixed Use land use designation in areas outside of the City's DMU Overlay Zone and The Platinum Triangle. The MU Overlay Zone allows development at densities of up to 60 dwelling units per acre, much higher than any of the City's residential zones. Since mixed-use development in the MU Overlay Zone is not specific to one geographic area, project proposals will vary from project to project and location to location. The conditional use permit process allows development flexibility for these projects as long as the Planning Commission can determine that the development meets the following criteria that can be supported with evidentiary findings: (1) the proposed use will not adversely affect the adjoining land uses, or the growth and development of the area in which it is proposed to be located; (2) the size and shape of the site proposed for the use is adequate to allow the full development of the proposed use, in a manner not detrimental to either the particular area or health and safety; (3) the traffic generated by the proposed use will not impose an undue burden upon the streets and highways designed and improved to carry the traffic in the area; and, (4) the granting of the conditional use permit under the conditions imposed, if any, will not be detrimental to the health and safety of the citizens of the City of Anaheim. Since 2004, approximately eight acres have been reclassified to the MU Overlay Zone. Development has included a 52-unit apartment complex with 36 units affordable to very-low income families and 15 units affordable to low income families. Another project includes the preservation of a historic commercial building and historic homes. Development proposals have not yet been submitted for the remaining properties in the MU Overlay Zone.

iii. Platinum Triangle Mixed Use (PTMU) Overlay Zone

Development within Sub Area A of the Gateway District of the Platinum Triangle Mixed Use (PTMU) Overlay Zone is subject to the approval of a conditional use permit. A conditional use permit was approved for this area in 2005 for a specific development project (Archstone Gateway). This project encompasses the entirety of Sub Area A and has been completed. The application for this project was submitted prior to the adoption of the PTMU Overlay Zone. Due to the complex nature of this project (the 884-unit apartment complex is located in two cities) and the amount of design work that was completed prior to the adoption of the PTMU Overlay Zone; it was determined that a

conditional use permit would be the best tool to allow greater design flexibility to accommodate the unique characteristics of this project.

c. Parking Requirements

Table 3-9 summarizes the residential parking requirements in Anaheim. Parking requirements do not constrain the development of housing directly. However, parking requirements may reduce the amount of available lot areas for residential development. The City determines the required number of parking spaces based on the type and size of residential unit and has found the required parking spaces to be necessary to accommodate the number of vehicles typically associated with each residence. It should also be noted that uncovered parking spaces, such as those allowed to meet the parking requirements for multi-family residential development, are not included in the calculation of lot coverage. Based on the numerous constructed and approved projects in the Anaheim, the City has found that the parking requirements do not unduly impact the cost and supply of housing.

Table 3-9
Residential Parking Requirements

Type of Residential Development	Required Parking Spaces (off street)
Single Family Residential (6 or fewer bedrooms)	4 (2 in garage)
Single Family Residential (7 or more bedrooms)	4 (2 in garage), plus 1 additional space per each bedroom over 6 bedrooms
Multi-Family Residential (Studio)	1.25 per unit
Multi-Family Residential (1 bedroom)	2.0 per unit
Multi-Family Residential (2 bedrooms)	2.25 per unit
Multi-Family Residential (3 or bedrooms)	3.0 per unit (plus 0.5 space for each bedroom over 3 bedrooms)
Mobile Home Parks	2 plus 1 guest space for every 4 mobile homes
Senior Housing	1 (studio/1-bedroom unit) or 2 (2-bedroom unit)
Second Residential Units	1 (efficiency/1-bedroom unit) or 2 (2-bedroom unit)
Senior Second Units	1 per unit
PTMU (1 bedroom)	1.5 per unit
PTMU (2 bedrooms)	2.0 per unit
PTMU (3 bedrooms)	2.5 per unit
PTMU (4 bedrooms)	3.5 per unit
DMU	1 per unit; determined as part of the final plan review process
MU	Determined as part of the conditional use permit process; single family/multi-family residential parking requirements above apply to all residential development that is not part of a mixed-use project

Source: City of Anaheim Municipal Code Title 18, Sect. 18.42 et. seq.



2. Density Bonus Ordinance

In order to encourage the construction of affordable housing developments for very low low and moderate income households, and in accordance with Chapter 4.3 Section 65915 *et. seq.* of the California Government Code, the City of Anaheim has adopted a Density Bonus Ordinance (Chapter 18.52 of the Municipal Code). Upon request from the applicant, the City grants a density bonus based on the percentage of affordable units, senior housing units or transfer of land to the City for development of very-low income housing units or the provision of child care facilities. Projects qualifying for the density bonus also receive reduced parking requirements, concessions and other development incentives.

a. General Density Bonus for Affordable Units

The City grants a density bonus for developments providing units affordable to and occupied by moderate, low and very-low income persons and households. The project must have a minimum of five units and an affordability covenant is required for at least 30 years. Table 3-10 outlines the density bonuses allowed based on the percentage of units in each affordability category in conformity with State law.

Table 3-10
Density Bonus for Provision of Affordable Units

Percentage Very-Low Income Units	Percentage Density Bonus
5	20
6	22.5
7	25
8	27.5
9	30
10	32.5
11	35
Percentage Low Income Units	Percentage Density Bonus
10	20
11	21.5
12	23
13	24.5
14	26
15	27.5
16	29
17	30.5
18	32
19	33.5
20	35

Table 3-10
Density Bonus for Provision of Affordable Units

Percentage Moderate Income Units	Percentage Density Bonus
10	5
11	6
12	7
13	8
14	9
15	10
16	11
17	12
18	13
19	14
20	15
21	16
22	17
23	18
24	19
25	20
26	21
27	22
28	23
29	24
30	25
31	26
32	27
33	28
34	29
35	30
36	31
37	32
38	33
39	34
40	35

Source: City of Anaheim Municipal Code Section 18.52

b. Density Bonus for Senior Housing

Senior housing developments meeting the criteria of California Civil Code Sections 51.3 and 51.12 are granted a density bonus of 20 percent. Section A.3 of this chapter describes the City’s Senior Citizen’s Apartment Projects Ordinance.



c. Density Bonus for Transfer of Land

Upon application and pursuant to the City’s Density Bonus Ordinance, the City grants a density bonus when an applicant agrees to donate land to the City for the development of very-low income affordable units. The transferred land must be at least one net acre or of sufficient size to develop at least 40 units. The land must also be sufficient in size to permit construction of affordable units equal or greater than ten percent of the number of units proposed by the associated subdivision map, parcel map or residential development approval. The transferred land must also have the appropriate zoning and general plan designation, be or will be served by adequate public facilities and infrastructure, and be within the boundary of the proposed development or another acceptable area. The density bonus is based on the percentage calculated by number affordable units to be built on the transferred land divided by the total number of units in the proposed housing development. Table 3-11 shows the density bonus granted based on percentage of very-low income units. This increase is in addition to any increase in density under the density bonus for affordable units up to a maximum combined density bonus of 35 percent.

Table 3-11
Transfer of Land Density Bonus

Percentage Very-Low Income Units	Percentage Density Bonus
10	15
11	16
12	17
13	18
14	19
15	20
16	21
17	22
18	23
19	24
20	25
21	26
22	27
23	28
24	29
25	30
26	31
27	32
28	33
29	34
30	35

Source: City of Anaheim Municipal Code Section 18.52

d. Density Bonus for Condominium Conversion

A density bonus, or another incentive of equivalent financial value, is granted for a condominium conversion project when the applicant agrees to provide at least 33 percent of the total ownership units to low or moderate income households or 15 percent to lower income households. The density bonus is a 25 percent increase in units over the number of units otherwise legally permitted.

e. Density Bonus for Child Care Facilities

Developments that qualify for a density bonus and include child care facilities located on-site or adjacent to the development are granted an additional density bonus equal to or greater than the amount of square feet of the child care facility. In lieu of the density bonus, an additional concession or incentive that contributes significantly to the economic feasibility of the construction of the childcare facilities can be granted.

f. Density Bonus for Affordable Rental Housing
Development

The City has developed significant incentives and allows for concessions to encourage affordable rental housing development through its Density Bonus Ordinance. The Ordinance, which goes above and beyond State-mandated density bonus provisions, was developed in a cooperative effort between the City and affordable housing advocacy interests. Qualifying affordable rental housing developments are granted a density bonus of 35 percent. A qualifying project must be at least one acre in size with at least 36 units unless this requirement is waived by the Planning Director. A minimum of 20 percent of the total units or five units, whichever is greater, must be affordable to very-low income households for at least 55 years. In order to encourage development of housing suitable for families, no more than 30 percent of the total units in the development can be one bedroom units, unless the development is targeted for a special needs population and approved by the Planning Director.

g. Development Incentives

Anaheim's development incentives are organized in two tiers. Tier One Incentives are granted through ministerial review. Tier Two Incentives are granted through a public hearing process before the Planning Commission. The number of incentives granted is based on the percentage of affordable units provided. Projects proposing a child care facility that is granted a density bonus receive one additional incentive. Affordable Rental Housing Developments receive any and all Tier One Incentives and up to three Tier Two Incentives. Table 3-12 lists the number of incentives granted by the level and percentage of affordability.



Table 3-12
Number of Incentives by Level of Affordability

Level of Affordability	Percentage of Affordable Units	Number of Development Incentives
Very-low income	At least 5%	1
	At least 10%	2
	At least 15%	3
Lower income	At least 10%	1
	At least 20%	2
	At least 30%	3
Moderate Income (common interest developments only)	At least 10%	1
	At least 20%	2
	At least 30%	3

Source: City of Anaheim Municipal Code Title 18, Sect. 18.58.090

Tier One incentives include the following:

- Increased allowable site coverage to a maximum of 90 percent for any fully subterranean garage and to 65 percent for all structures;
- Decreased size for 50 percent of the required trees from 24-inch box to 15 gallon;
- Ten percent deviation of the structural setbacks for development on an irregular lot;
- Reduced landscape setback of not less than 15 feet in depth along an arterial highways and not less than 10 feet on all other streets for developments on lots with multiple street frontages;
- Increased maximum allowable building height and/or stories up to four stories when the structure is located more than 150 feet from any single-family residential zone boundary or Mobile Home Park (MHP) Overlay Zone; and
- Reduction of a required setback as shown in Table 3-13. Each setback reduction requested shall be counted as one incentive. A minimum 5 foot wide landscape setback from interior lot lines shall be provided.



Table 3-13
Tier One Development Incentives
Setbacks

Setbacks from Interior Property Lines			
	Adjacent to Single-Family Residential	Adjacent to all Other Zones	
Two-Story Structures			
Primary Wall	30 ft.	10 ft.	
Secondary or Blank Wall	15 ft.	10 ft.	
Three-Story Structures			
Primary Wall	35 ft.	15 ft.	
Secondary or Blank Wall	20 ft.	10 ft.	
Four-Story Structures (the reduced interior lot line setback is a Tier One Incentive; an increase in the maximum allowable building height up to four stories is a separate incentive)			
Primary Wall	55 ft.	15 ft.	
Secondary or Blank Wall	45 ft.	10 ft.	
Setbacks Between Buildings			
Wall Type	Primary	Secondary	Blank
Two-Story Structures			
Primary	25 ft.	15 ft.	10 ft.
Secondary	10 ft.	10 ft.	10 ft.
Blank	10 ft.	10 ft.	10 ft.
Three-Story Structures			
Primary	35 ft.	10 ft.	10 ft.
Secondary	10 ft.	10 ft.	10 ft.
Blank	10 ft.	10 ft.	10 ft.
Four-Story Structures (the reduced interior lot line setback is a Tier One Incentive; an increase in the maximum allowable building height up to four stories is a separate incentive)			
Primary	45 ft.	30 ft.	20 ft.
Secondary	30 ft.	25 ft.	20 ft.
Blank	20 ft.	20 ft.	20 ft.

Source: City of Anaheim Municipal Code Section 18.52.090



Tier Two incentives include the following:

- Reduction of right-of-way dedication or improvements;
- Increase maximum building height and/or stories to a height of four stories;
- Density bonus of more than 35 percent;
- A reduction in the minimum number of required parking spaces;
- Approval of mixed-use zoning; and,
- Other regulatory incentives that result in identifiable and actual cost reductions or avoidance.

h. Parking Ratio Reduction

In addition to the density bonus and development incentives, reduced parking requirements are offered for projects that meet the criteria for either a density bonus or Affordable Rental Housing Development. These parking requirements are provided in Table 3-14.

Table 3-14
Density Bonus and Affordable Rental Housing Development
Parking Requirements

Unit Size	Density Bonus	Affordable Rental Housing Development
Studio	1.0 per unit	1.0 per unit
1 bedroom	1.0 per unit	1.0 per unit
2 bedroom	2.0 per unit	1.5 per unit
3 bedroom	2.0 per unit	2.0 per unit
4 bedroom	2.5 per unit	2.0 per unit

Source: City of Anaheim Municipal Code Title 18, Sect. 18.58.050

3. Senior Citizen Housing

The Zoning Code allows Senior Citizen Housing in all multi-family zones and the Neighborhood (C-NC), Regional (C-R) and General (C-G) commercial zones with a conditional use permit. Development standards for Senior Citizen Housing are found in Chapter 18.50 (Senior Citizens' Apartment Projects) of the Municipal Code. Projects are reviewed for design, compatibility with existing neighborhood scale and character and a high level of livability for senior citizens. Any proposal for a senior citizens' apartment project shall include adequate consideration and information as to the location of the site in relation to the proximity and accessibility to necessary services, including grocery stores, transit stops, medical facilities and banks. As a condition of approval for a senior citizens' apartment project, at least 49 percent of the total dwelling units must be affordable to very-low income households with an affordability covenant for at least 30 years.



4. Emergency Shelters and Transitional Housing and Single Room Occupancy Units

a. Homeless Shelters

To accommodate its share of the region’s homeless, there are numerous non-profit organizations within the City of Anaheim and adjacent jurisdictions that offer shelter and services to homeless persons. Non-profit organizations that have received funding through the City’s Emergency Shelter Grant program include: Anaheim Interfaith Shelter, Colette’s Children’s Home, H.I.S. House, Mental Health Association, Mercy House Transitional Living Centers, Inc., Thomas House, WISEPlace and Women’s Transitional Living Center (WTLC). The City also participates in the Orange County Continuum of Care Community Forum. The City works within this collaborative to help identify needs and gaps in the housing/service needs of the region’s homeless.

State Housing Law requires that cities identify sites that are adequately zoned for homeless shelters and transitional housing. Additionally, cities must not unduly discourage or deter these uses. Table 3-15 provides a summary of emergency shelters and transitional housing in Anaheim.

Table 3-15
Homeless Facilities in Anaheim

Facility Name	Type of Facility	Target Population	Number of Shelter Beds
Anaheim Interfaith Shelter	Transitional	Families w/ children	60
Collette’s Childrens Home	Transitional	Women/Women with children	24
Heritage Cottage	Transitional	Women with children/Substance Addiction	10
Heritage House North	Transitional	Women with children/Substance Addiction	16
Heritage House Village	Transitional	Women with children/Substance Addiction	40
Eli Home	Transitional	Women w/ children	28
Veteran’s First	Transitional	Veterans	24
Total			202

Source: City of Anaheim 2010-2015 Consolidated Plan

A single emergency shelter housing up to 50 occupants, or a combination of multiple shelters with a combined capacity not to exceed 50 occupants, is permitted in the Industrial (I) Zone or the Northeast Area Specific Plan No. 94-1 (SP 94-1) Zone,

excluding properties within Development area 5 or 6. However, emergency shelters are not permitted in either zone on parcels designated by the General Plan for any residential use, including mixed-use residential. Emergency shelters for more than 50 occupants are subject to a conditional use permit in the Industrial Zone or the Northeast Area Specific Plan No. 94-1 Zone. Religious institutions located within the Industrial Zone may establish on-site Emergency Shelters for up to 50 occupants without the need to amend an existing conditional use permit or apply for a new conditional use permit, regardless of current combined capacity with any existing Emergency Shelters currently in operation.

Emergency shelters must comply with the following development standards:

- Stays at the facility shall be provided on a first-come first-served basis. The facility shall be open 24 hours a day; however, clients shall only be admitted to the facility only between 6:00 p.m. and 8:00 a.m. Clients must check out of the facility by 8:00 a.m. but may remain on the premises to avail themselves of other services offered. Clients must check in daily and have no guaranteed bed for the next night.
- A person's maximum length of stay at the facility shall not exceed 180 days in a 365 day period.
- Alcohol and narcotics use and consumption are prohibited both within the facility and on the property.
- A minimum distance of 300 feet, measured from the property line, shall be maintained from any other Emergency Shelter. A minimum distance of 1000 feet, measured from the property line, shall be maintained from any property designated for residential use by the Anaheim General Plan, including any mixed-use designation that permits residential uses, any public or private school serving a minor population, any day-care center and any assisted-living facility.
- A minimum of one (1) staff member per fifteen (15) beds shall be on active duty when the facility is open.
- Bicycle racks or bicycle lockers shall be provided by the facility.
- Exterior lighting plans shall be provided for the entire outdoor area of the site and shall be subject to review and approval by the Planning and Police Departments.
- A client waiting area shall be provided and contain a minimum of 10 square feet per bed provided at the facility. The waiting area shall be in a location not adjacent to the public right of way, shall be visually separated from public view by a minimum 6-foot tall screening of mature landscaping or by a minimum 6-foot tall decorative masonry wall, and shall provide shade and protection from the elements.
- Any outdoor storage, including, but not limited to, items brought on-site by clients for overnight stays, shall be screened from public view. Any outdoor storage areas provided shall be screened from public view by a minimum 6-foot tall wall screened by landscaping or by a minimum 6-foot tall decorative masonry wall.

- All facility improvements shall comply with Title 15 (Buildings and Housing) of the Anaheim Municipal Code, and shall also comply with the following requirements:
 - A minimum of 1 toilet for every 8 beds per gender.
 - A minimum of 1 shower for every 8 beds per gender.
 - Private shower and toilet facility for each area designated for use by individual families.
 - Kitchen facilities and dining hall or designated dining area shall be provided for the preparation and serving of meals for clients and staff.
- The facility may provide the following services in a designated area separate from sleeping areas:
 - Indoor and outdoor recreation facilities.
 - A counseling center for job placement and/or educational, legal, or mental and physical health services.
 - Laundry facilities to serve the clients at the shelter.
 - Client storage areas for the storage of bicycles or other personal items.
 - Other similar facilities and services geared towards the needs of homeless clients.
- An Operations Plan shall be submitted for review and approval by the Planning Director and Police Chief, or their designee, prior to the operation of the Emergency Shelter. The Plan may be required to address additional specific needs as identified by the Director or Chief. The approved Operations Plan shall remain active throughout the life of the facility. At a minimum, the Plan shall contain provisions addressing the following:
 - Security and safety. Twenty-four (24) hour a day security shall be provided. Security and safety shall be addressed for both on and off-site needs, including provisions to address the separation of male/female sleeping areas as well as any family areas within the facility.
 - Loitering control. Measures regarding off-site controls to minimize the congregation of clients in the vicinity of the facility.
 - Management for outdoor areas. A system for daily admittance and discharge procedures, including monitoring for waiting areas, shall be developed to minimize disruption to nearby land uses.
 - Staff training. A staff training program shall be maintained that provide adequate knowledge and skills necessary to assist clients in obtaining permanent shelter and income.
 - Communications. A communication and outreach plan shall be developed to maintain good communication and response to operational issues which may arise from the neighborhood, City staff, or the general public.
 - Client eligibility. A screening program to determine client eligibility is required. The facility shall also utilize the Orange County region's current Homeless Management Information System.

- Counseling services. Provision of or links to counseling services are encouraged. Identify and describe the counseling programs to be provided as well as procedures that will be used to refer clients to outside assistance agencies. An annual report to the City on this activity is required.
- Litter control. Litter and trash removal attributable to the clients within the vicinity of the facility shall be provided on a continual basis.

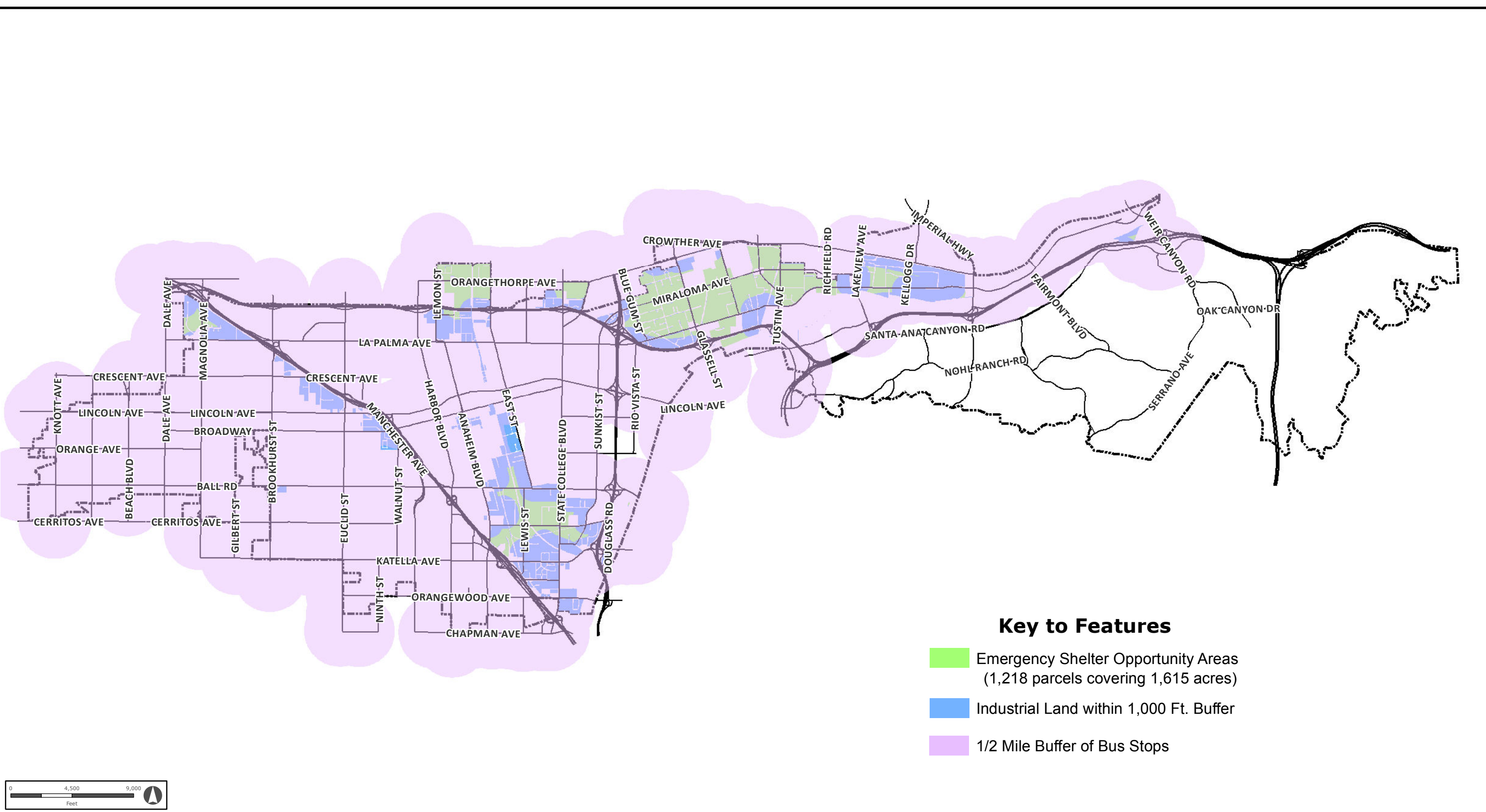
During implementation of the 2006-2014 Housing Element, the City analyzed areas of the City that met the locational criteria described above to identify parcels which could accommodate emergency shelters. These “emergency shelter opportunity areas” are shown on Exhibit 3-1. There are 1,218 parcels within the emergency shelter opportunity areas. These parcels total 1,615 acres and the average parcel size is 2.07 acres. These parcels include areas that are currently underutilized, or have potential for reuse.

b. Transitional and Supportive Housing

Supportive Housing, as defined by Section 50675.14 of the California Health and Safety Code, is housing with no limit on the length of stay and that is occupied by a target population. The target population for supportive housing includes low-income persons having one or more disabilities. These disabilities may include mental illness, HIV or AIDS, substance abuse, or other chronic health conditions. Such housing is also linked to on-site or off-site services that assist residents in retaining their housing, improving their health status, and maximizing their ability to live and, when possible, work in the community. On and off-site services may include, but are not limited to, tutoring, child care, and career counseling.

Transitional Housing, as defined by Section 50675.2 of the California Health and Safety Code, is housing configured as rental housing developments, which may include multi-family housing, single-family housing, or group homes. Such housing is operated under State or Federal program requirements that call for termination of assistance and recirculation of the housing unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months. Additional services that help individuals gain necessary life skills that support independent living are also allowed but not mandated.

State law allows a distinction in the permitting requirements for certain residential uses in single-family homes based on whether there are six or fewer, or seven or more people served by the housing type. This size distinction currently exists in the City’s Zoning Code for Residential and Group Care Facilities. Residential and Group Care Facilities provide 24-hour per day residential living accommodations in exchange for the payment of money or other consideration, where the duration of tenancy is determined, in whole or in part, by the individual resident’s participation in group or individual activities, such as counseling, recovery planning, or medical or therapeutic assistance. Residential or Group Care Facilities include, but are not limited to, residential care facilities for persons with



Emergency Shelter Opportunity Areas



City of Anaheim
 Planning Technology
 January 25, 2012



This page is intentionally left blank.

chronic, life-threatening illnesses, and alcoholism or drug abuse recovery or treatment facilities. Residential Care Facilities provide residential living accommodations for six or fewer persons and Group Care Facilities provide living accommodations for seven or more persons.

In single-family residential zones, the City permits Supportive and Transitional Housing for six or fewer people in the same manner as a single-family dwelling unit, consistent with the current provisions for a Residential Care Facility. If the use is for seven or more people, a conditional use permit is required, consistent with the requirement for a Group Care Facility. Supportive and Transitional Housing is permitted as a matter of right within multiple-family residential and mixed use zones, regardless of the number of persons the housing serves.

c. Single Room Occupancy Units

Single Room Occupancy (SRO) housing provides an opportunity to meet the needs of very-low income persons and households and serve the needs of the homeless population. The Anaheim City Council adopted a Single Room Occupancy Housing Policy in 1991. The intent of the policy is to provide development incentives to the private sector to develop SRO housing without public subsidy. The City of Anaheim policy identifies a SRO development as a building designed as a residential hotel consisting of at least 100 furnished single-room guest units with not more than two occupants in each unit. A SRO unit is a unit in a SRO development designed to accommodate no more than one resident. A Living Unit is a unit in an SRO development designed to accommodate no more than two residents. Each unit has its own bathroom and limited kitchen facilities. Twenty percent of the total number of units in an SRO development must be affordable to persons earning no more than 30 percent above minimum wage and 29 percent must be affordable to very-low income persons earning not more than 50 percent of the Orange County median income.

SRO developments may be located in the General Commercial (C-G) and Industrial (I) zones. SRO's are subject to a conditional use permit and require a management plan be developed and adhered to. Each project is reviewed and the conditional use permit is granted by the Planning Commission. The process is not intended to deter the use of SRO's, but to ensure development of high quality projects located in appropriate areas with services and facilities to assist the SRO development residents. General provisions include requirements for locating near employment services and public transit, maximum persons allowed to reside in each unit and minimum furnishings and amenities. Each project is required to have a management plan based on the City's standard management plan to ensure consistency in the requirements from project to project.

Parking requirements are as follows:

- Minimum of 0.8 spaces per SRO unit and 1.6 spaces per Living Unit.
- Additional 1.0 space for each resident staff member and 0.5 space for all remaining personnel.

- Additional 0.2 space per unit for guest parking.

Parking requirements may be reduced based on the location of bus stops or provision of mass transit incentives.

The development standards, permit procedures and standard conditions of approval provide consistency that encourages and facilitates the development of SRO's. Since the adoption of the policy, the City has received two applications for SRO's. Both of the applications were approved by the Planning Commission. However, the developers elected not to proceed with the projects.

5. Second Dwelling Units

Second dwelling units provide additional opportunities to provide housing for people of all ages and economic levels, while preserving the integrity and character of single-family residential neighborhoods. The City of Anaheim permits second units in the RH-1, RH-2, RH-3, RS-1 and RS-2 zones, provided certain requirements are met.

Requirements for a second unit include:

- Minimum lot size of 5,000 square feet;
- Minimum total floor area of 400 square feet for an efficiency unit and 550 square feet for a one or two-bedroom unit;
- Maximum total floor area of 30 percent of the main dwelling unit living area for an attached second unit. If the main dwelling unit is 1,334 square feet or less in size, a 400 square foot efficiency unit is permitted;
- Maximum total floor area of 50 percent of the main dwelling unit living area or 1,200 square feet, whichever is less, for a detached second unit;
- No more than two bedrooms;
- Minimum separation of 10 feet between the main dwelling and a detached second unit; and,
- One off-street parking space for an efficiency or one-bedroom unit and two spaces for a two-bedroom unit.

6. Housing for Persons with Disabilities

The U.S. Census Bureau defines persons with disabilities as those with a long-lasting physical, mental or emotional condition. This condition can make it difficult for a person to do activities such as walking, climbing stairs, dressing, bathing, learning, or remembering. This condition can also impede a person from being able to go outside the home alone or to work at a job or business.

The City of Anaheim allows, by-right, residential care facilities for 6 or fewer persons in any residential zone. Group care facilities for seven or more persons are permitted subject

to a conditional use permit in any commercial zone as well as the Public Recreational (PR) and Semi-public (SP) zones.

The City's Municipal Code defines a Family as "An individual or a collective body of persons, living together as a single housekeeping unit, in a domestic relationship based upon birth, marriage or other domestic bond of social, economic and psychological commitments to each other, as distinguished from a group occupying a boardinghouse, lodging house, club, fraternity, sorority, hotel, motel, or any residential or group care facility requiring a conditional use permit." The City's interpretation of the definition of "family" is broad in that it includes unrelated persons living together, except in the situations explicitly called out within the definition. This definition is consistent with State law.

Residential care facilities are considered a residential use and are not subject to discretionary review, provided the project meets the development standards and requirements for the zone it is located in. These projects are administratively reviewed by the City staff for compliance with applicable codes. The City does not have maximum concentration requirements for residential care facilities.

Group care facilities are subject to discretionary review by the Planning Commission and require granting of a conditional use permit. The Planning Commission may establish such conditions as it may determine to be reasonably necessary to safeguard and protect the public health and safety, promote the general welfare, and ensure the development of any use authorized in accordance with approved plans, provided such conditions are reasonably related to the impacts of the use of the property for which the conditional use permit is requested.

The City approved a conditional use permit for a group care facility in February 2008. The conditions of approval for this project included:

- That no required parking areas shall be fenced or otherwise enclosed for outdoor storage uses.
- That no public telephones on the property shall be located outside the building.
- That trash storage areas shall be permanently provided in a location acceptable to the Public Works Department, Streets and Sanitation Division.
- That final landscaping plans shall be submitted to the Planning Department for review and approval. Any decision made by the Planning Department may be appealed to the Planning Commission as a Reports and Recommendations item.
- That the property shall be permanently maintained in any orderly fashion through the provision of regular landscaping maintenance, removal of trash or debris, and removal of graffiti within twenty-four hours from the time of discovery.

The conditions are no different than those that would be applied to other conditionally permitted uses in the same zone. The City also allowed the project to provide less than the required parking spaces through a parking waiver.



Parking requirements for residential care facilities are the same as those for residential uses in their applicable zones. Group care facilities are required to provide a minimum of 0.8 parking spaces per bed.

Based on approved projects in Anaheim, the City's development standards and procedures, including site planning requirements, do not constrain housing for persons with disabilities.

The City amended the Municipal Code in 2011 to establish reasonable accommodations procedures. A request for reasonable accommodation may be made by any person with a disability, their representative or any entity, when the application of a zoning law or other land use regulation, policy or practice acts as a barrier to fair housing opportunities. A request for reasonable accommodation may include a modification or exception to the rules, standards, practices and procedures regulating the siting, development or use of housing or housing-related facilities that would eliminate regulatory barriers and provide a person with a disability equal opportunity to housing of their choice. An application for a request for reasonable accommodation can be filed with the Planning Department.

a. Housing for Persons with Developmental Disabilities

There are a number of housing types and opportunities appropriate for people living with a developmental disability, including rent subsidized homes, licensed and unlicensed single-family homes, Section 8 vouchers, special programs for home purchase, HUD housing, and SB 962 homes. SB 962 homes are licensed residential facilities for adults with developmental disabilities who are medically fragile and require around the clock licensed nursing support. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities are some of the considerations that are important in serving this group. Incorporating 'barrier-free' design in all, new multifamily housing (as required by California and Federal Fair Housing laws) is especially important to provide the widest range of choices for disabled residents. Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income.

In order to assist in the housing needs for persons with developmental disabilities, the City coordinates with the Regional Center of Orange County to promote opportunities for supportive living services and support efforts to eliminate barriers for housing for persons with developmental disabilities.

7. Building Codes and Enforcement

Building and safety codes are adopted to preserve public health and safety, and ensure the construction of safe and decent housing. These codes and standards also have the potential to increase the cost of housing construction or maintenance.

a. Building Codes

The City of Anaheim has adopted the 2010 California Building Code and 2010 California Residential Code, which is based on the 2009 International Building Code and 2009 International Residential code and establishes construction standards for all residential buildings. The Code is designed to protect the public health, safety and welfare of Anaheim's residents. The City amends the Code as needed to further define requirements based on the unique local conditions.

The City's adopted amendments to the 2010 California Residential Code include the following:

- Completed Table R301.2(1) Climatic and Geographic Design Criteria to include information/requirements specific to the local conditions.
- Revised Section R403.1.3 by deleting the "Exception" for stem walls.
- Revised Section R405.1 by deleting the "Exception" relating to drainage systems for foundations retaining earth.
- Revised Section R902.1 to allow only class A or B roofs.

Anaheim's amendments to the Code are generally consistent with the amendments adopted by other local jurisdictions in Orange County. The City requires plan check, issues building permits and conducts inspections to ensure compliance with the building and zoning codes.

b. Code Enforcement

Code enforcement in the City is performed both proactively and on a complaint basis. The City responds to community-reported concerns related to zoning and building code violations. In addition, the City has also developed a proactive, interdepartmental program to identify neighborhoods with deteriorated housing structures and high volume of calls for Police and Code Enforcement service (see Chapter 2, Section 4.e). The City provides assistance in these neighborhoods to address issues and improve and maintain the housing stock.

Based on its analysis, the City finds the Code, local amendments and building and zoning code enforcement activities to not be constraints to the development, maintenance or preservation of housing.

c. Americans with Disabilities Act

The Federal Fair Housing Act of 1998 (FHA) and the Americans with Disabilities Act (ADA) are federal laws intended to assist in providing safe and accessible housing. ADA provisions include requirements for a minimum percentage of units in new developments



to be fully accessible for persons with physical disabilities. Compliance with these regulations may increase the cost of housing construction as well as the cost of rehabilitating older units, which may be required to comply with current codes. However, the enforcement of ADA requirements is not at the discretion of the City, but is mandated under federal law.

8. Development Fees

Various development and permit fees are charged by the City and other agencies to cover administrative processing costs associated with development. These fees ensure quality development and the provision of adequate services. Often times, development fees are passed through to renters and homeowners in the price/rent of housing, thus affecting the affordability of housing.

The City of Anaheim charges the majority of environmental, planning and engineering fees on an hourly basis. This ensures the fees are sufficient enough to cover costs incurred by the City for processing development applications, while not burdening developers with unnecessary fees.

Table 3-16 shows the results of the survey and provides a comparative summary for Anaheim and surrounding jurisdictions.

Table 3-16
Comparative Development Fee Summary (2011-2012)

Description	Anaheim ¹	Santa Ana	Stanton	Fullerton
Environmental				
Negative Declaration	Included in entitlement costs	\$59,915.90 or 10% Consultant Contract	\$1,390	N/A
EIR Processing	\$181.10/hour; \$30,000 deposit	\$95,508.50 or 10% Consultant Contract	EIR preparation actual cost + \$3,995 review	\$5,000 + recordation fee
Initial Determination	N/A ²	N/A	N/A	N/A
Fiscal Impact Analysis Fee	N/A	N/A	N/A	\$10,000+ min deposit
Traffic Impact Analysis Fee	N/A	N/A	N/A	\$5,000+ min deposit
Environmental Assessment	N/A	N/A	N/A	N/A
Categorical Exemption	\$181.10/hour; \$5,000 deposit	\$523.70	\$55	\$50.00 County recordation
Planning				
General Plan Amendment	\$181.10/hour; \$12,000 deposit	\$7,992.95	\$2,325	\$3,901.04



Table 3-16
Comparative Development Fee Summary (2011-2012)

Description	Anaheim ¹	Santa Ana	Stanton	Fullerton
Zoning Map Amendment	\$181.10/hour; \$10,000 deposit	N/A	\$1,660	N/A
Development Agreement	\$181.10/hour; \$1,000 deposit	\$11,336.35	\$4,465+ fully burdened hourly rate	\$5,200
Specific Plan Amendment	\$181.10/hour; \$12,700 deposit	\$14,042.80	Actual cost	\$3,021.20
Zone Change	\$181.10/hour; \$2,500 deposit	\$5,090.40	\$1,510	\$3,900
Tentative Tract Map	\$181.10/hour; \$10,700 deposit	\$4,116.80+\$16.2 /lot	\$2,280	\$3,621.28+\$53/lot
Conditional Use Permit (Major)	\$181.10/hour; \$10,000 deposit	\$5,410.85	\$2,790	\$3,109.60
Conditional Use Permit (Minor)	\$181.10/hour; \$5,000 deposit	\$5,410.85	N/A	N/A
Site Plan Review	N/A	\$38,745.555+\$0. 06/sf above 100,000 sf	\$1,190	\$3,540.16 major
Design Review	N/A	N/A	N/A	\$3,614 major
Preliminary Plan Review	N/A	N/A	\$1,190	\$158.00
Variance	\$181.10/hour; \$10,000 deposit	\$4,751.70	\$410-\$1,490	\$3,109.60
Appeals	\$350 - \$2,300	\$350-\$3,518.30	\$1,085	\$182
Building				
Permit and Inspection Fee	\$136.73/hour	\$1,671.83	\$123,400	\$1,116.32
Plan Check	\$172.39/hour	Varies per sq. ft.	\$77,564.50	\$781.42/unit
SMIP	0.0001% of valuation for single-family	0.0001 x valuation	\$1,247.50	\$31.18/unit
Engineering and Subdivision				
Final Tract Map	\$750/lot	N/A	\$4,050	\$140/hour average
Sewer Studies	Consultant contract rates; up to \$5,350 deposit	N/A	N/A	Time and materials; approx.. 3% of cost
Storm Drain/Water Quality	\$10/lf; \$6,000 deposit	N/A	\$975 or 2% offsite cost if greater	Time and materials; approx.. 3% of cost
Street Improvement	\$10/lf; \$40,000 deposit	N/A	\$975 or 2% offsite cost if greater	Time and materials; approx.. 3% of cost



Table 3-16
Comparative Development Fee Summary (2011-2012)

Description	Anaheim ¹	Santa Ana	Stanton	Fullerton
Sewer Improvement	\$11/lf; \$22,000 deposit	N/A	N/A	Time and materials; approx.. 3% of cost
Surface Drainage	\$132/hour	N/A	N/A	N/A
Plan Check	\$132/hour	N/A	\$5,200 or 5% offsite cost if greater	Time and materials; approx.. 3% of cost

Capital Facilities and Connections

Sewer Connection	\$350/acre	N/A	\$198,800	N/A
Sewer Impact	\$1,919/unit	N/A	N/A	N/A
Storm Drain Impact	\$16,387/net acre	N/A	N/A	N/A
Other Traffic Impact/Road Fees	\$1,743/unit	N/A	N/A	N/A
Other Impact	N/A		\$11,173/unit park in-lieu	N/A

Notes: ¹ The actual deposit amount required for Planning-related fees is the largest deposit amount required plus 10% of the deposit amount for each additional deposit required.
²N/A= fee not included in survey response

Source: BIA OC 2011-2012 Land Development Fee Survey

Based on recent projects (Colony Park III, Donovan Ranch and Oakhaven Circle), the City has found development fees for single family residential development are approximately \$22,000 per unit. The development fees per unit decrease slightly as the number of units in the project increase. Assuming the cost of land and construction for a typical single-family unit is approximately \$575,000, the development fees are approximately 3.8% of the total development cost.

Based on recent multi-family projects (Anton Monaco, Cherry Orchard, and The Vintage Crossings), the development fees can range from approximately \$9,000 per unit to \$17,500 per unit. Assuming the cost of developing a typical 2-bedroom unit in Anaheim is approximately \$193,600, the development fees are approximately 4.6 to 9.0 percent of the total development cost.

9. Local Processing and Permit Procedures

Considerable holding costs are associated with delays in processing development applications and plans. At times, these holding costs are passed through to renters and homeowners in the price/rent of housing, thus affecting the affordability. The City of Anaheim’s development process is designed to accommodate housing development applications of various levels of complexity and requiring different entitlements. Three

levels of decision-making bodies govern the review process in Anaheim: the Zoning Administrator, the Planning Commission and the City Council. In addition, if a project conforms to all Code requirements, the approval can be completed at a staff level.

Certain projects, including affordable housing developments requesting density bonus incentives, require a pre-file application and review. The pre-file process is designed to review preliminary plans for compliance with city ordinances and standards, identify necessary on-site or off-site improvements and to determine the adequacy of the application. The pre-file process is intended to streamline the overall permitting process, by providing an opportunity for the applicant to evaluate his or her compliance with development requirements early in the process, in order to minimize the need for later plan revisions. This process also provides an opportunity for staff to communicate any necessary fees, exactions or dedications prior to the filing of a final development application. Once staff has reviewed and commented on the project, the applicant then submits a final application for any necessary entitlements.

The Planning Department offers expedited review for affordable housing projects. This service represents a significant step that has been taken towards reducing the cost of developing affordable housing. Table 3-17 illustrates the typical time for applications for standard and affordable housing projects.

Table 3-17
Approximate Development Timelines

Item	Standard Projects	Very-low/Low Income Affordable Housing Projects
Application Phase ¹	29 calendar days	28 calendar days
Public Hearing Phase (Zoning Entitlements including Conditional Use Permit or Variance) ²	41 calendar days	21 calendar days
Plan Check	5-20 calendar days	5-15 calendar days

Notes:

1 Approval or denial of Tier 1 Density Bonus Incentives will occur during the application phase, unless an application is deemed incomplete.

2 This schedule applies to requests for Tier 2 Density Bonus Incentives, Conditional Use Permits and Variances. If a development application includes a request for a zoning Reclassification, an additional four weeks will be required for processing. The expedited public hearing schedule for low, very-low, or moderate income Affordable Housing Projects does not apply to projects that involve a General Plan Amendment, Specific Plan, Environmental Impact Report or Mitigated Negative Declaration. However, staff is committed to expediting the review of such applications to make the entitlement process as brief as possible. Projects that do not require Planning Director approval or a Public Hearing may proceed directly to plan check.

Source: City of Anaheim

10. Environmental and Infrastructure Constraints

a. Environmental Constraints

Environmental hazards conditions affecting housing units include seismic hazards, risk of landslides, flooding, toxic and hazardous waste, fire hazards and noise. The following sections describe hazards that may impact future development of residential units generally in the city. The potential environmental impacts associated with the sites identified to meet the City's RHNA need have been evaluated either as part of a project entitlement (for the current, in-the-pipeline projects) or as part of Housing Opportunity Sites Rezoning Project Supplement Environmental Impact Report certified in September 2013. Based on the previous analyses, there are no known environmental constraints that preclude residential development or cannot be mitigated to allow for development during the planning period.

i. Seismic Hazards

Similar to most Southern California cities, Anaheim is located within an area considered to be seismically active. There are no earthquake faults zoned under the Alquist-Priolo Earthquake Fault Zoning Act within the City boundaries. The Alquist-Priolo Act prevents the construction of buildings used for human occupancy on the surface trace of active faults. Anaheim is located between two major active fault zones- the Newport-Inglewood fault zone and the Whittier-Elsinore fault zone. The Newport-Inglewood fault passes within seven miles of the western limits of the City. It is considered capable of generating an earthquake with a magnitude of 6.9 on the Richter scale. The Whittier-Elsinore fault passes within one mile of the northeastern end of the City and is capable of generating an earthquake with a magnitude of 6.8 on the Richter scale. The potential for ground rupture due to seismic activity in the City is considered low.

ii. Landslides

Areas of landslide potential have been identified by the City. In the Hill and Canyon areas of the City, landslides have occurred in the past. The Santiago Landslide encompasses approximately 25 acres and became active in 1993. The City established a Geologic Hazard abatement district to maintain, monitor and manage the dewatering system being used as a mitigation measure in this area.

iii. Flooding

Anaheim is partially located in an alluvial plain. The Santa Ana River flows through the eastern part of the City. Portions of the City are located in within the 100-year and 500-year floodplains. The majority of the Hill and Canyon areas south of Santa Ana Canyon Road are outside of the 500-year floodplain. Anaheim participates in the National Flood

Insurance Program (NFIP). The City adopts and enforces certain floodplain management ordinances and, in return, residents can purchase Federally-backed flood insurance.

Flooding due to dam failure is also a potential hazard for Anaheim. Dam failure at Walnut Canyon Reservoir, Prado Dam, and Carbon Canyon Dam could potentially impact the City.

iv. Toxic and Hazardous Wastes

There are a number of land uses within the City of Anaheim whose operations include the use of hazardous materials. The Environmental Protection Section of the Anaheim Fire Department administers the hazardous materials program for the City. The Fire Department has also developed a Hazardous Materials Area Plan to assist agencies in pre-emergency planning and their emergency response role.

v. Fire Hazards

The City continues to address the need to defend persons and property from urban and wildland fires. The central and western portions of Anaheim are highly urbanized and relatively built-out. The Hill and Canyon area of the City are still threatened by the potential for wildland fires due to their less developed state with more brush and natural resources. Properties within Very High Fire Severity Zones and Special Protection Areas have been identified by the City and are subject to specific standards and regulations to prevent fires. New developments within high fire hazard areas are subject to Chapter 7A requirements of the California Building Code. The City currently operates 11 fire stations within City boundaries. Anaheim is also part of a regional coordination effort with other Orange County cities called the Metro Cities Fire Authority.

vi. Noise

Residential land uses are generally considered to be the most sensitive to loud noises. The principal noise sources in Anaheim are the transportation systems. Roadways are the primary source of transportation-generated noise. There are also two Metrolink/Amtrak stations and two railroad freight lines which generate noise. The City's Planning Department currently considers noise in the project review process and works with the applicant to use site planning and other design strategies to reduce noise impacts.

b. Infrastructure Constraints

i. Water

Anaheim operates its own water utility and water treatment plant. The water system services Anaheim, as well as, some unincorporated areas in Orange County. The City utilizes water from two main sources: groundwater produced by City-owned wells and imported water from the Metropolitan Water District of Southern California. As of 2011,

the City's water system has 18 active wells, 13 reservoirs, and 752 miles of water mains. Recent legislation (SBx7-7) requires each urban retail water supplier to develop urban water use targets to help meet a 20 percent reduction in urban per capita use by 2020 and an interim 10 percent reduction goal by 2015. The City's 2010 Urban Water Management Plan describes the strategies by which the City will meet these goals. According to the 2010 Urban Water Management Plan, the City's water system will serve a population of nearly 433,000 people by 2035. The City is capable of providing their customers all their demands in multiple dry years from 2015 through 2035 with a demand increase of 8.7 percent.

ii. Sewer

Sewage is collected by City collector facilities and conveyed to trunk sewers owned and maintained by the Orange County Sanitation District, which then treats the sewage at regional facilities. Small portions of Anaheim local sewer receive service from adjacent agencies, including the Stanton County Water District and the Garden Grove Sanitation District. The City currently maintains over 500 miles of sewer lines. The City has identified areas with sewer deficiencies. An analysis of these deficiencies in relation to the development of housing is provided in Appendix B-2. The deficient areas have been identified in the City's Capital Improvement Program (CIP) and will be upgraded as part of the Program to accommodate new or increased construction of residential units. Costs associated with these improvements are funded by a sewer user charge and development impact fees. The City's total sewer capacity, based on these planned improvements, can accommodate the City's RHNA needs for the 2014-2021 Planning Period.

iii. Water and Sewer Prioritization Policy

The City of Anaheim established a process to prioritize water and sewer improvements associated with affordable housing development. In 2007, the City Council adopted a policy to grant priority for the provision of available and future resources or services to proposed housing developments that help meet the City's share of the regional housing needs for lower income households as identified in the Housing Element and any amendments to the Housing Element. If the City's Urban Water Management Plan identifies the need for the Public Utilities Department to allocate water supplies in the future, priority for uncommitted water supplies will be granted to applications for water services for proposed developments that include housing units affordable for lower income households. In cases of insufficient sewer capacity for potential affordable housing development sites where funding is not immediately available to correct the deficiency, the City's Public Works Department will work cooperatively with the applicant and other city staff to identify alternative solutions and methods to adequately serve the proposed project.



11. Successor Agency to the Anaheim Redevelopment Agency

Prior to 2012, much of the affordable housing development in Anaheim was assisted by the Anaheim Redevelopment Agency through funding and other incentives. Effective February 1, 2012, the Anaheim Redevelopment Agency was dissolved, consistent with the dissolution of redevelopment agencies across the state per AB 26. This legislation provided for the establishment of a Successor Agency to administer the enforceable obligations of the former Anaheim Redevelopment Agency, all subject to the approval of an Oversight Board comprised of representatives of the local agencies that serve the redevelopment project area: the city, county, special districts, and K-14 educational agencies. On January 10, 2012, The City Council of the City of Anaheim elected to serve as the Successor to the Anaheim Redevelopment Agency. At the same time, the City Council elected not to serve as successor agency related to the functions and management of various housing assets, which had previously been managed by the Anaheim Redevelopment Agency. The Anaheim Housing Authority subsequently assumed housing functions and assets. The Anaheim Housing Authority as the Successor Agency for housing functions is charged with carrying out existing obligations and disposing of property once owned by the Anaheim Redevelopment Agency. Once obligations of the former Redevelopment Agency are met, the Successor Agency will be discontinued. The Successor Agency cannot enter into any new contracts or other obligations.

12. Community Development Block Grant and HOME Program

Community Development Block Grant (CDBG) and HOME Program funds are the largest sources of Federal funding for housing development and housing related activities in Anaheim. Table 3-18 lists the total CDBG allocation of \$4,080,760 and the funded activities for the 2012-2013 fiscal year.



Table 3-18
CDBG Activity Allocations for
FY 2012-2013

Activity	Description	Allocation
Administration & Planning		
CDBG Administration	Overall program management/ monitoring/ evaluation	\$716,150
Fair Housing	Provides fair housing services through the Fair Housing Council of Orange County	\$100,000
Housing		
Section 108 Loan Payment	In FY 2009-2010 the City received \$15,000,000 in Section 108 Loan Guarantee funds for priority neighborhood projects, including the Thornton Brady Storm Drain Improvements, Miraloma Park Site Acquisition and Development, Packinghouse Rehabilitation and the Anaheim Family Justice Center Acquisition. The FY 2012-2013 budget reflects the City's second year Section 108 loan repayment estimates.	\$591,510
Historic Preservation	Provides funding for the historic preservation, operation and program implementation of several historic venues owned and operated by the City, and related citywide historic preservation program activities.	\$470,000
Code Enforcement		
Code Enforcement Inspections	Salaries and overhead costs related to code enforcement in CDBG eligible areas	\$1,471,000
Code Enforcement Prosecution	Provides funds for portion of cost of one City Attorney to prosecute code enforcement cases originating in the CDBG Target Areas	\$120,000
Public Service		\$612,100

Source: City of Anaheim FY 2012-2013 Annual Action Plan



Table 3-19 lists the total HOME program allocation of \$ 1,119,762 and the funded activities for the 2012-2013 fiscal year.

Table 3-19
HOME Program Activities
FY 2012-2013

Activity	Description	Allocation
Administration	Management, monitoring, reporting and planning activities	\$111,970
Community Housing Development Organization (CHDO)	Funding for non-profit organizations (CHDO's) to create, develop and manage affordable housing	\$168,000
Affordable Housing Development Program	Provides funds to support affordable rental and for-sale housing projects to be identified during the program year.	\$839,792

Source: City of Anaheim FY 2012-2013 Action Plan

13. Developer Incentive Programs

The City's ability to offer traditional developer incentives to promote housing development has been greatly reduced by the elimination of Redevelopment in California. The City continues to offer incentives and concessions to promote affordable housing development on a project-by-project basis. Incentives and concessions offered to developers to offset increased costs associated with affordable housing program requirements can include the following:

- **Fund Development Fees:** Developers may receive financial assistance to cover the cost of various development fees.
- **Land Write Downs:** The City/Housing Authority may assist developers by writing down the land cost in exchange for the developer providing affordable units.
- **Pre-Development Loans/Grants:** The City may provide pre-development loans and or grants to help developers offset the costs associated with potential housing development projects.
- **Provide Off-Site Improvements:** The City may provide funds for the design and construction of various off-site improvements.
- **Density Bonus:** Developers may receive various development incentives under the City's Density Bonus program. The Density Bonus program is intended to promote the creation of affordable housing in return for various development incentives, including: reduced parking standards, exterior setbacks and zoning code variances.



- **Bond Financing:** The City may assist developers in obtaining bond financing for projects that provide affordable housing.

15. On-site and Off-site Improvements

Site improvements required to develop specific sites vary depending on location and existing infrastructure. As a condition of approval for a tract or parcel map, the subdivider must dedicate all parcels within the subdivision that are needed for streets, alleys, including access rights and abutters’ rights, drainage, easements, public utility easements and other public easements. The subdivider must also agree to improve all streets, alleys, drainage easements, public utility easements and other public and private easements. Fees for other public facilities and services may be required if the area of the development cannot be adequately served by existing facilities and services. For these areas, the City determines the area of benefit and facilities plan through a public hearing process. New private developments must provide street trees in parkways between the sidewalk and the curb. Subdividers must provide park and recreational facilities or pay an in-lieu fee. Requiring site improvements ensures that the necessary infrastructure is available for the new development and is necessary to protect the health, safety and welfare of the residents.

The City has established standard street cross sections and other design standards related to public facilities such as roadways and infrastructure facilities. Table 3-20 summaries the street design standards based on the City’s standard street cross sections.

Table 3-20
Street Design Standards

Street Type	R.O.W.	Curb to Curb	Sidewalk/Parkway
Interior	60'	36'	12'
Collector	64'	42'	10-12'
Secondary	90'	67'	10-13'
Hillside Interior	51'	21'	10'
Hillside Collector	54'	34'	10'
Hillside Collector (w/ parking)	65'	45'	10'
Hillside Secondary	75'	55'	10'
Public Road or Private Lane (Peralta Hills and Mohler Drive Areas)	40'	28'	6'
Private Street	46'-52'	26-32'	10'

Source: City of Anaheim Department of Public Works, Standard Details

16. Energy Conservation

Energy conservation remains a major goal of the City of Anaheim, as outlined in the General Plan's Green Element. The City continues to require compliance with Title 24 of the California Administrative Code on the use of energy efficient appliances and insulation. Title 24 includes the California Green Building Code (CalGreen), which requires energy efficiency and green building technologies to be incorporated into any new construction, or additions or alterations to existing buildings requiring a building permit. Through compliance with Title 24, new residential development has produced reduced energy demands.

The City, through the Anaheim Public Utilities Department, provides information, technical assistance and incentives to residents and businesses related to energy conservation measures. Anaheim Public Utilities has developed a Green Building Program, which offers incentives to builders developing projects under the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED), California Green Build, or Build It Green's Green Building Guidelines.

Anaheim currently offers incentives of up to \$6,000 for residential projects meeting the standards upon certification by USGBC (LEED), California Green Build, Build It Green or other rating programs. The City also offers a New Construction Incentives Program which contributes up to \$15,000 for design assistance to find the most cost-effective, energy-efficient options for the development.

Additional residential efficiency programs and incentives provided by Anaheim Utilities, or promoted through the Utilities website include:

- Dusk to Dawn Lighting
- EV Charger Rebates
- Green Power
- Home Incentives Rebates
- Home Utility Check-Up
- Online Home Utility Check-up
- Refrigerator Recycling
- Rotating Nozzles
- Save Water - Save Money
- Solar Energy Incentives
- Southern California Gas
- SmarTimer
- TreePower
- Turf Removal

C. NON-GOVERNMENTAL CONSTRAINTS

1. Vacant and Underutilized Land

A thorough analysis of vacant and underutilized land within the City of Anaheim is provided in Appendix B.

2. Land Prices

Land costs increases have a tremendous influence on the cost of housing and the availability of affordable housing. Land prices are determined by a number of factors, most important of which are land availability and permitted development density. As land becomes less available, the price of land increases. Generally, the price of land also increases as the number of units permitted on each lot increases. In Orange County, undeveloped land is limited, and combined with a rapidly growing population, land prices have increased.

Given the current downturn in the real estate market, land price projections are difficult to track accurately. Development of for-sale housing has all but stopped, as the financial markets are reluctant to provide construction and permanent loans due to the sluggish market. At its peak, land for residential development was selling for approximately \$2 million per acre in Central Anaheim.

3. Construction Costs

Construction costs are primarily determined by the costs of materials and labor. They are also influenced by market demands and market-based changes in the cost of materials. Construction costs depend on the type of unit being built and the quality of the product being produced. Table 3-21 summarizes the estimated construction costs based on type of development in Anaheim.

Table 3-21
Construction Cost Estimates

Development Type	Cost per Square Foot
Single-Family Residential	\$100-125
Townhomes/Condominiums	\$150-180
Multi-family (1-3 stories)	\$145
Multi-family (4-7 stories)	\$164

Source: RBF Consulting, RS Means Online, February 2013

4. Financing

Mortgage interest rates have a large influence over the affordability of housing. Higher interest rates increase a homebuyer’s monthly payment and decrease the range of housing that a household can afford. Lower interest rates result in a lower cost and lower monthly payments for the homebuyer.

When interest rates rise, the market typically compensates by decreasing housing prices. Similarly, when interest rates decrease, housing prices begin to rise. There is often a lag in the market, causing housing prices to remain high when interest rates rise until the market catches up. Lower income households often find it most difficult to purchase a home during this time period.

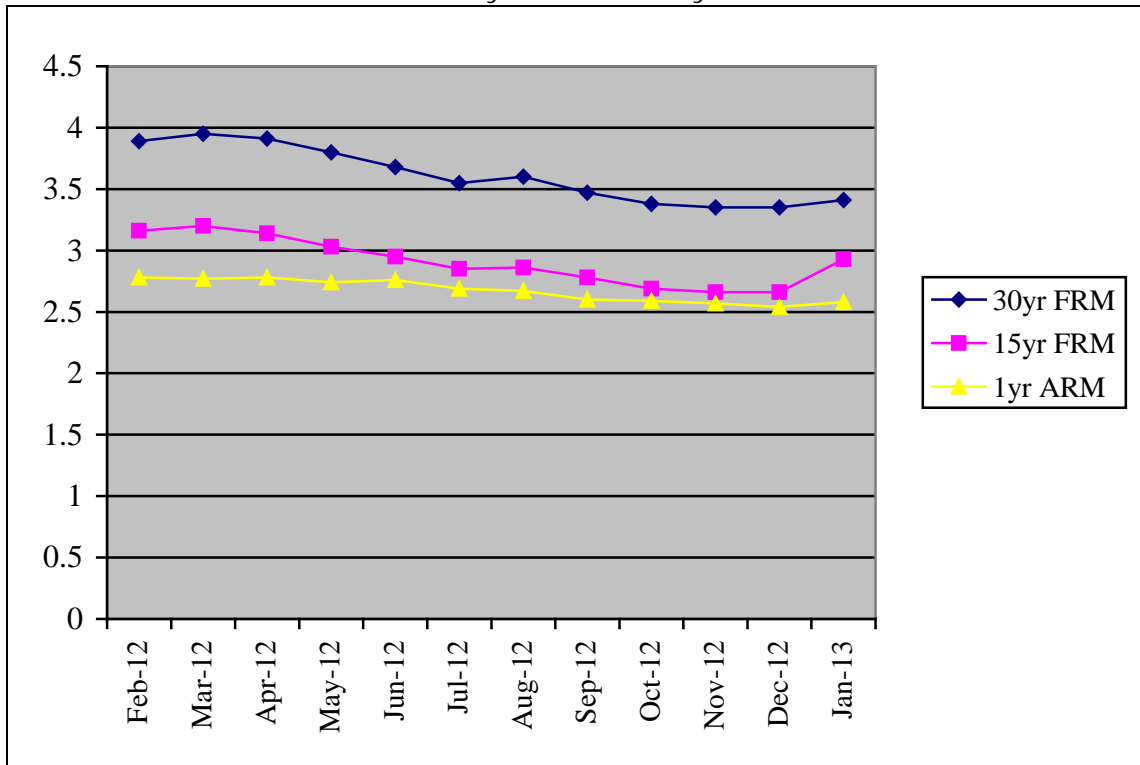
As shown in Table 3-22, the number of loan applications increases as income increases. The percentage of persons denied for a home loan in Orange County is highest for the very-low income (less than 50 percent of the MFI) category with 24.7 percent.

Table 3-22
Mortgage Lending Rates-2011
Santa Ana-Anaheim-Irvine Metropolitan Division

Income Group	Total Applications	Loans Originated	Applications Denied	Percentage Denied
<50% MFI	324	153	80	24.7%
50-79% MFI	1,681	1,037	278	16.5%
80-99% MFI	1,428	960	185	13.0%
110-119% MFI	1,126	772	136	12.1%
≥120% MFI	3,240	2,269	375	11.6%
Total	7,799	5,191	1,054	13.5%

Source: Federal Financial Institutions Examination Council, Home Mortgage Disclosure Act Data, 2011

Figure 3-1
Mortgage Rates
February 2012-January 2013



Source: Freddie Mac Primary Mortgage Market Survey

Figure 3-1 shows the average interest rates between February 2012 and January 2013. The interest rates have generally decreased in the past year. Interest rates are determined by national policies and economic conditions and there is little that a local government can do to affect these rates. However, in order to extend home buying opportunities to Lower-Income households, jurisdictions can offer interest rate write-downs. Additionally, government insured loan programs may be available to reduce mortgage down payment requirements

Nation-wide there has been a large increase in the number of delinquencies and foreclosures on residential loans in the last five years. As a result, lenders have more stringent qualifications for home loans and Lower-Income households may find it more difficult to qualify.



CHAPTER 4 HOUSING POLICY PROGRAM

This section of the Housing Element describes the Policy Program for the 2014-2021 Planning Period. The Policy Program identifies the specific policy actions necessary to address present and future housing needs, meet the specific requirements of State law, and consider the input by residents and stakeholders. The emphasis of the 2014-2021 Policy Program is on actions enabling the City to maintain and increase housing opportunities affordable to extremely-low, very-low, low and moderate income households.

In developing this Policy Program, the City assessed its housing needs, evaluated the performance of existing programs, considered the availability of existing and projected funding resources and received input from the community through extensive outreach efforts.

A number of the policy actions identified in the policy program are dependent upon a variety of external funding sources, including: Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), and Emergency Solutions Grant (ESG). These funds are used for specific policy actions and assist in the leveraging private and public funds, such as developer equity and low income housing tax credits.

Prior to the adoption of the 2014-2021 Housing Element, the largest single source of funds came from the Housing Set-Aside fund, which had generated approximately \$14 million annually from tax increment revenues and were utilized to increase, improve and preserve affordable housing. The demise of Redevelopment in California has significantly degraded the City of Anaheim's ability to assist in the provision of affordable housing. The City must now seek alternative sources of funding/financing and more strategically prioritize the use of CDBG, HOME and ESG funds that are allocated annually by the federal Department of Housing and Urban Development (HUD). As an entitlement City, Anaheim is eligible to receive an automatic funding allocation as long as it has submitted, and received approval of, its five-year Consolidated Plan and Annual Action Plans. The most recent fiscal year allocations show a trend of reduced allocations.



A. KEY POLICY CONSIDERATIONS

In order to develop a comprehensive strategy to preserve and expand housing opportunities for extremely-low, very-low, low, and moderate income households and address the development challenges unique to the City of Anaheim, it is important to understand the needs of local stakeholders, the current real estate market and the type and condition of existing housing stock. A complete overview of these factors is provided in Chapter 2 of this Element.

Through the City's efforts to engage its citizenry and stakeholders in the planning process, a number of housing challenges, opportunities and resources were identified. The Housing Element Ad Hoc Committee further identified and refined important areas to consider in policy development. A summary of the community outreach process and its results is provided in Appendix A.

The input from the community and the Housing Element Ad Hoc Committee, in conjunction with the needs analysis provided in Chapter 2, resulted in identifying a series of Policy Considerations which provide the primary guidance for the 2014-2021 Planning Period.

Policy Consideration 1.0: Financing and Funding for Housing Development

The recent downturn in housing has resulted in a number of challenges to the development of affordable housing in Anaheim. The private sector's ability to acquire funding and financing has been limited by more stringent qualification guidelines for pre-development and construction financing and the now limited ability to utilize local government funding and assistance to create viable development opportunities. Additionally, the demise of Redevelopment in California has resulted in a significant and undeniable negative impact on the City's ability to assist in creating and maintaining affordable housing. The City of Anaheim must now evaluate alternative sources and methods of funding and financing to bridge the gap created by the loss of Redevelopment.

Policy Consideration 2.0: Growth Needs

The City of Anaheim's Regional Housing Needs Assessment allocation for the 2012-2014 Housing Element is 5,702 units. In comparison to other cities in Orange County, Anaheim's allocation represents a large share of the County's overall need. Limited land resources, the loss of Redevelopment tax-increment, construction costs and other funding/financing considerations significantly influence the ability of the private market to provide a variety of housing choices to meet the needs for a variety of income levels.



Policy Consideration 3.0: Utilization of Existing Resources for Housing

The available funding and staffing to address projected housing need is limited. Therefore, the City must anticipate and pursue comprehensive and strategic utilization of funding sources, prioritize programs and maximize coordinated participation between public, private and non-profit entities.

Policy Consideration 4.0: Community Design and Sustainability

Anaheim's community members and stakeholder groups have identified the maintenance and enhancement of quality of life as an important factor to address when planning for the City's future housing needs. The preservation and enhancement of that quality of life can be accomplished through community design and sustainability concepts that consider the function and livability of Anaheim's existing and planned neighborhoods and can provide financial benefits, as well. Establishment of a holistic approach to community design and sustainability can have a positive effect on the quality of life in Anaheim.

Policy Consideration 5.0: Affordable Housing Opportunities for Anaheim's Residents

Programs providing fair housing counseling, education and enforcement have been identified as means to provide affordable housing opportunities for Anaheim's residents. Additionally, the loss of Redevelopment has significantly impacted the funding of these resources provided to the community. The City of Anaheim should strategically address the specific needs of Anaheim residents through utilization of existing resources in combination with County, State, Federal, private and non-profit resources. Specifically, consideration of homelessness, needs of residents with special needs, housing access, affordability issues, and rental and for-sale housing opportunities can be best addressed at the local level through target policies and programs sponsored and/or administered by the City.

Policy Consideration 6.0: Community Education and Outreach

Outreach to all segments of the community and education on housing and housing-related topics is important to the success of the City's housing projects and programs. Through education and outreach, especially thorough non-traditional means, the City can ensure that information is available for interested community members and maximize participation in housing programs.



Policy Consideration 7.0: Housing Availability and Affordability

The demand for housing in Anaheim remains high due to employment opportunities, its strategic location and local amenities. Housing costs in Anaheim and the surrounding region continue to remain higher than what is affordable for many households, especially the lower-income segments of the population. Additionally, the need for housing suitable for special needs groups is not always fulfilled by the housing options currently available. Providing policies and programs to increase available housing for all segments of the population will help ensure that current residents and those who work in Anaheim have the opportunity to remain in the City.

Policy Consideration 8.0: Infill and Redevelopment

There are very few areas of undeveloped land remaining in the City and it must rely on infill and redevelopment sites, some of which are environmentally-challenged, to accommodate growth. Policies should allow and encourage creative solutions such as land assemblage and environmental cleanup of “brownfield” sites to maximize the potential in redeveloping areas of Anaheim.

B. GUIDING PRINCIPLES

To address the Policy Considerations identified above, the City has established Guiding Principles that provide the primary policy direction to address its identified needs.

Guiding Principle A: The provision of a high quality, well maintained housing stock is a primary contributor to quality of life in Anaheim.

Guiding Principle B: The availability of a range of housing choices for a variety of incomes in Anaheim contributes to a balanced community and community investment.

Guiding Principle C: Persons with special housing needs should have access to a variety of housing choices that are integrated within the community.

Guiding Principle D: Sustainable design and the efficient utilization of resources create more livable neighborhoods and can have both environmental and financial benefits.

Guiding Principle E: Community education and outreach is of fundamental importance to establishing a well-informed, educated community that can participate directly in the provision, conservation and preservation of housing in Anaheim.



C. HOUSING STRATEGY AREAS

The Policy Action Plan for the 2014-2021 Housing Element is organized into five core policy strategy areas:

1. **Housing Production** – establishes policy actions for the production of a range of rental and for-sale housing units in the City.
2. **Housing Conservation and Preservation** – establishes policy actions for the conservation of the existing housing stock and preservation of housing opportunities for Anaheim’s residents.
3. **Housing Quality and Design** – establishes policy actions for providing high-quality, well-designed living environments for Anaheim residents.
4. **Housing Rehabilitation** – establishes policy actions for the rehabilitation and improvement of existing housing.
5. **Affordable Housing Opportunity** – establishes policy actions for the establishment of affordable housing opportunity for all segments of Anaheim’s populations.

Policy Strategy #1: Housing Production

Housing Production Strategy 1A: Evaluate Alternative Funding and Financing Mechanisms

The loss of Redevelopment in California has had a devastating effect on the ability of local agencies to provide funding and financing resources for the development of affordable housing. The City of Anaheim has had a demonstrated successful track record of utilizing Redevelopment Agency set-aside funds to develop affordable housing. With the loss of this resource, the City must aggressively pursue alternative funding and financing tools that will contribute to the development of additional affordable housing opportunities citywide.

On March 1, 2013, across the board budget cuts, referred to as sequestration, cancelled approximately \$85 billion in budgetary resources to federal agencies. These cuts have resulted in reduced funding levels for the CDBG, HOME, ESG and Housing Choice Voucher programs, all critical resources needed to address local housing and community development needs. In the Housing Choice Voucher alone, known cuts will require that the program serve approximately 500 less families in FY 2013-2014.

Anaheim will collaborate with private, non-profit, state and federal entities to investigate alternative methods for funding and financing the construction of new housing units and



rehabilitation and preservation of exiting units citywide. As part of this process, Anaheim will evaluate potential emerging funding sources and programs such as boomerang, SERAF, SB 341 or other potential local, state, regional and federal funding to support the production of affordable housing in lieu of the former Affordable Housing Strategic Plan which was discontinued as a result of the loss of Redevelopment funding. The City will also establish continued communication with local, state and federal legislators to encourage the establishment of alternative funding and financing mechanisms.

Objective:	Exploration of alternative funding and financing mechanisms
Responsible Party:	Community Development/Planning
Source of Funds:	General Fund
Timeline for Implementation:	Ongoing monitoring of alternative funding and financing sources with review on at least an annual basis

Housing Production Strategy 1B: Expedited Processing for Extremely-Low, Very Low, Low and Moderate Income Housing Developments

The City shall continue to expedite discretionary entitlement and plan check processes for lower income housing developments. The expedited processing program was initially developed in 2009 as part of the City's Affordable Housing Strategic Plan and currently provides approximately 20 days in time savings. Expedited processing is provided as an incentive to encourage development of affordable housing projects as shorter development timeframes results in lower housing production costs.

The City will continue to evaluate the effectiveness of the expedited processing program and modify as needed to further encourage affordable housing development. As part of this evaluation, the City will analyze and monitor the effectiveness of inter-departmental coordination to ensure that expedited reviews are occurring in a consistent and coordinated manner.

Objective:	Expedited processing for affordable housing developments to reduce housing production costs.
Responsible Party:	Planning/Public Works/Public Utilities/Fire
Source of Funds:	General Fund
Timeline for Implementation:	Re-evaluate program by January 1, 2015 and implement any necessary process refinements by June 30, 2015.





Housing Production Strategy 1C: Affordable Senior Housing Program

The City recognizes the unique needs of its senior population. Seniors typically have fixed incomes and unique housing needs that are not generally addressed in market rate housing. The City currently provides incentives for affordable senior housing through the Senior Citizens’ Apartment Project and Density Bonuses chapters of its Municipal Code. The City shall continue to encourage the development of quality senior housing that, when feasible, includes transportation and other appropriate supportive services specific to this population. In addition to the above incentives, the Housing Authority’s Section 8 Housing Choice Voucher program will continue to serve as a vehicle to help low income seniors afford units of their choice available in the private market.

Objective:	Senior housing development and Section 8 financial assistance
Responsible Party:	Planning/Community Development
Source of Funds:	General Fund/HUD
Timeline for Implementation:	Ongoing

Housing Production Strategy 1D: Encourage the Development of Housing for Extremely-Low Income Households

The City encourages the development of housing units for extremely-low income households earning less than 30 percent of the Median Family Income for Orange County. Housing Development projects receiving an allocation of Project Based Vouchers are required as part of the program to designate the assisted units to extremely-low income families. In addition, the City continues to provide an expedited review process for developers applying for Federal and State Tax Credits which requires a percentage of units be designated to extremely-low income households. Specific emphasis shall be placed on the provision of extremely low income households by encouraging the development of transitional living facilities, permanent special needs housing, and senior housing. The City currently has a number of incentives that can be utilized to create opportunities for affordable housing development such as the Density Bonus and Senior Citizens' Apartment Housing ordinances; down payment assistance programs; Section 8 programs; deferral of City development fees; exemption of Transportation and Impact Fees for Affordable Housing Developments; and expedited processing for tax credit projects. The City will continue to investigate additional incentives and seek funding opportunities to encourage development of housing for extremely-low income households.

Objective:	Production of a minimum of 50 extremely-low income units.
-------------------	---



Responsible Party:	Community Development/Planning/Housing Authority
Source of Funds:	General Fund/HOME/ CDBG
Timeline for Implementation:	Ongoing monitoring of the development of extremely-low income units with review of incentives and potential funding on at least an annual basis

Housing Production Strategy 1E: Encourage the Development of Housing for Special Needs Households

The City understands the need for housing to accommodate special needs households, including persons with developmental disabilities. Historically, the City has assisted in the development of housing projects for special needs households by providing technical assistance with tax credit applications, and public funds, including, ESG, CDBG, and HOME. The City shall continue to utilize available incentives to encourage and support the development of rental housing for special needs families within future affordable housing projects. Developers and builders of such projects will be required to incorporate specialized social services to assist the special needs households, in exchange for these incentives.

The City will coordinate with local developers and non-profit entities specializing in housing for Special Needs residents to meet existing and future housing needs. The City will also collaborate with the Orange County Regional Center and other appropriate organizations to better understand the specialized housing requirements of residents with special needs.

Additionally, the Section 8 Housing Choice Voucher program, specifically the set aside pool of 100 vouchers for the Non-Elderly Disabled (NEDs), will continue to serve as a vehicle for providing housing opportunities for special needs, low income individuals and families.

Objective:	Maintain existing and develop new units for special needs households
Responsible Party:	Housing Authority/Community Development/ Planning
Source of Funds:	ESG/CDBG/HOME
Timeline for Implementation:	Annually



Housing Production Strategy 1F: Implementation of The Platinum Triangle Master Land Use Plan

During this planning period, the City will continue to implement The Platinum Triangle Master Land Use Plan and coordinate with developers proposing projects in this area in an effort to further encourage the production of high density housing. The Platinum Triangle represents an opportunity to replace an older industrial area with a dynamic mixed-use development district including higher density housing, residential-serving retail and amenities and employment-generating commercial/office uses. The Platinum Triangle Master Land Use Plan was developed in conjunction with the General Plan Update in 2004 and originally allowed for development of up to 9,825 residential units within the 393 acres of The Platinum Triangle that are designated for mixed-use residential development. The City Council subsequently amended the Platinum Triangle Master Land Use Plan in 2010 and increased the maximum number of permitted residential units to 18,988 at densities of up to 100 units per acre.

Prior to the adoption of the master land use plan, no residential development was permitted within this area. Development intensities are allocated to individual properties on a first come basis through the approval of a development agreement. Since the creation of the Master Land Use Plan, 8,463 residential units have been entitled for development. Of these entitled units, 1,920 units have been built and permit applications for an additional 643 units have been submitted but not yet been issued. An additional 6,543 units have been approved through development agreements. The developers of these approved units have not applied for building permits. It is anticipated that another 3,206 residential units will be completed in the Platinum Triangle by 2021.

The development agreements approved in conjunction with these projects do not set minimum rents or sale prices for these developments and, therefore, do not preclude the development of units affordable to moderate and low-income families. In addition, all of the City's programs that encourage affordable housing can be utilized within The Platinum Triangle, including but not limited to, the Density Bonus and Senior Citizens' Apartment Housing ordinances; down payment assistance programs; Section 8 programs; deferral of City development fees; exemption of Transportation and Impact Fees for Affordable Housing Developments; and expedited processing for tax credit projects.

Objective:	Implementation of The Platinum Triangle Master Land Use Plan
Responsible Party:	Planning
Source of Funds:	General Fund
Timeline for Implementation:	Ongoing



Housing Production Strategy 1G: Development of Housing Information Clearinghouse

The City continues to refer persons interested in homeownership to Neighborhood Housing Services, a non-profit agency that assists families with housing opportunities. To disseminate affordable housing information to a wider audience, the City also established an information clearinghouse accessible to the general public that provides a “one stop” location for comprehensive information about Anaheim’s housing projects, programs, policies, available funding, technical assistance, and other applicable items. In addition to consolidating information, the City will employ a “go to them” strategy by placing information in easily accessible locations including the City’s website, public facilities, at public events and at locations community members frequent. The City shall continue to maintain and update the clearinghouse as needed and make improvement that will increase the accessibility and usability of the program.

Objective:	Facilitate dissemination of housing information
Responsible Party:	Community Development
Source of Funds:	General Fund
Timeline for Implementation:	Ongoing

Housing Production Strategy 1H: Support for Community Housing Development Organizations (CHDOs)

Each year the City receives a funding allocation from the HOME Investment Partnership Program (HOME). Historically, the City’s HOME allocation has been approximately \$2 million per year; the allocation for FY 2013-2014 was \$1,101,964, a significant reduction. Per the HOME program regulations, a minimum of 15 percent of HOME funds must be allocated to qualified Community Housing Development Organization (CHDO). A CHDO is a non-profit, community-based organization with the capacity to develop affordable housing within the community it serves. Only projects in which the CHDO acts as a developer, sponsor or owner of housing are eligible to receive a part of the 15 percent of HOME fund allocation. In FY 2013-2014, the amount of HOME funds allocated for CHDOs is \$165,295. The Community Development Department has partnered with many non-profits and CHDOs in the past to develop affordable projects, and will continue to do so on future projects.

Objective:	Continue to provide funds to qualified CHDOs for affordable unit production
Responsible Party:	Community Development
Source of Funds:	HOME
Timeline for Implementation:	Annually



Housing Production Strategy 1I: Developer Incentives Program

The City’s ability to offer traditional developer incentives to promote housing development has been greatly reduced by the elimination of Redevelopment in California. The incentives and concessions that can still be offered to developers to offset increased costs associated with the production of affordable housing include: funding of development fees; write downs of land costs; long-term ground leases of public property; pre-development loans/grants; funding of off-site improvements; bond financing; density bonus incentives; fee deferrals; and, assistance with tax credit applications. Current housing production projections indicate that the Developer Incentives Program will help create approximately 710 new and rehabilitated affordable housing units through 2021.

For Non Housing Authority sites, the City will support and seek to utilize any emerging State and Federal and private funding sources.

Objective:	Financial incentives for developers (based on available funds) to help facilitate the construction of 710 new and rehabilitated affordable housing units by 2021
Responsible Party:	Community Development/Agency/ Housing Authority
Source of Funds:	HUD/Other Sources to be Determined
Timeline for Implementation:	Annually

Housing Production Strategy 1J: HOME Homebuyer Program

The HOME Homebuyer Program provides deferred payment second mortgage loans to assist low income households in purchasing a home. This loan program offers a 3% simple interest rate and monthly loan payments are deferred for up to 30 years. Homebuyers are required to provide a minimum 3% down payment. To promote the availability of the HOME Program Down Payment Assistance Program, the City will include information, including application requirements, as part of the Housing Information Clearinghouse (see Housing Production Strategy 1J).

Objective:	Mortgage assistance, subject to federal funding availability and local allocation of funds
Responsible Party:	Community Development
Source of Funds:	HOME
Timeline for Implementation:	2014-2021



Housing Production Strategy 1K: Police Residence Assistance

This program is designed to encourage local homeownership for Anaheim police officers who wish to reside in Anaheim. Through this program, the City provides one-time, no interest forgivable loans of up to \$10,000 to Anaheim police officers for purchase of an owner-occupied home within the City.

Objective:	2 households
Responsible Party:	Community Development
Source of Funds:	General Fund
Timeline for Implementation:	2014-2021

Housing Production Strategy 1L: Development of Emergency Shelters/Transitional and Supportive Housing in Compliance with SB-2

The City is in full compliance with the provisions of SB-2, establishing provisions that permit the development of emergency shelters and transitional/supportive housing “by-right” in certain locations.

The City understands the importance of addressing the needs of the temporary and chronically homeless. To further address this issue, it will work collaboratively with service providers, advocacy groups and other entities to define any challenges in providing for the temporary and long-term needs of Anaheim’s homeless. The City will evaluate the effectiveness of current programs and entitlement procedures and determine the feasibility of modifying standards, entitlement provisions and other methods of in-kind and financial assistance to address any identified challenges. As part of this effort, the City also will explore the feasibility of implementing a fee waiver or reduction program for non-profit organizations to encourage the development of homeless shelters.

Objective:	Development of emergency shelters, transitional and supportive housing
Responsible Party:	Planning
Source of Funds:	General Fund
Timeline for Implementation:	Re-evaluate program by January 1, 2015 and implement any necessary refinements by June 30, 2015.



Housing Production Strategy 1M: Re-examination of Development Standards, Entitlement Processes and Development Fees

The City understands that overly-restrictive development standards, burdensome entitlement processes and unreasonable development fees can pose a significant barrier to future residential development. In order to ensure that such conditions do not pose a local barrier to future housing production, the City will re-examine its residential development standards, entitlement processes and fees to ensure their reasonableness and effectiveness in support of future residential development while encouraging innovation, maintaining compatibility with surrounding neighborhoods, and promoting quality housing.

Objective:	Ensure reasonable development fees, standards and processes
Responsible Party:	Planning/Public Works
Source of Funds:	General Fund
Timeline for Implementation:	Complete analysis by December 31, 2014 and monitor provisions on an ongoing basis

Housing Production Strategy 1N: Promoting Availability of Housing Opportunity Sites

Appendix B-3, Housing Opportunity Sites, identifies properties that are designated for residential land uses by the General Plan and have strong potential to accommodate future affordable or market rate housing. As a follow-up item to the City’s 2006-2014 Housing Element, in 2013, these sites were re-zoned to include a Residential Opportunities Overlay Zone that allows by-right residential development on these properties at densities consistent with their underlying General Plan designations. The City will continue to refer potential housing developers to these sites as a means to help ensure that the City meets its Quantified Objectives. By mid-point of the 2014-2021 planning period, the City will also re-evaluate its Housing Opportunity sites to determine if the program is effective in providing housing opportunities for a variety of income levels, including lower income and if the Overlay Zone or other strategies can be applied as a means to further incentivize housing development for a variety of income levels.

Objective:	Promotion of Housing Opportunity Sites
Responsible Party:	Planning
Source of Funds:	General Fund
Timeline for Implementation:	Ongoing; Re-evaluation of sites by January 2018



Housing Production Strategy 10: Accommodating Transitional and Supportive Housing

To accommodate transitional and supportive housing, the City will revise definitions for “target population”, “transitional housing” and “supportive housing” in its Municipal Code consistent with Government Code Section 65582. In addition, the City will amend the Municipal Code in accordance with Government Code Section 65583(a)(5) to consider transitional housing and supportive housing as a residential use of property, subject only to those development standards that apply to other residential dwellings of the same type in the same zone.

Additionally, the City of Anaheim will review existing separation requirements and spacing criteria for emergency shelters and revise as appropriate.

Objective:	Accommodation of transitional and supportive housing in compliance with State law
Responsible Party:	Planning
Source of Funds:	General Fund
Timeline for Implementation:	Within one year of Housing Element adoption

Policy Strategy #2: Housing Conservation and Preservation Strategy

Housing Conservation and Preservation Strategy 2A: Monitoring and Preservation of “At-Risk” Units

To ensure the continued provision of affordable units, the City will regularly monitor the over 2,200 deed-restricted, affordable housing units that exist citywide. Of these units, 516 have been identified as having the potential of converting to market-rate units during the planning period as a result of expiring deed restrictions. The City will provide targeted outreach to owners of these units to encourage the extension and/or renewal of deed restrictions and/or covenants that ensure affordability. In order to proactively address units at-risk of conversion, the City shall develop a program to partner with non-profit housing providers and develop a preservation strategy. The preservation strategy will allow the City to act quickly if and when notice of conversion is received. As part of the strategy, the City shall ensure compliance with noticing requirements; conduct tenant education and pursue funding to preserve the units.

Objective:	Continual monitoring of all assisted units with focused effort on the identified 516 at-risk units.
-------------------	---



Responsible Party:	Community Development
Source of Funds:	General Fund
Timeline for Implementation:	Ongoing

Housing Conservation and Preservation Strategy 2B: Conservation of Existing Historic Resources

The City is currently home to 271 historic homes that maintain valid Mills Act contracts. These contracts provide a powerful incentive aimed at maintaining and preserving these cultural resources that add tremendous value to many of the City’s neighborhoods, including its established Historic Districts. The City shall continue to provide opportunities for the conservation of existing historic resources through the Mills Act Program. The City shall also provide outreach to residents within the City’s Historic Districts and owners of historic properties outside of these districts via print media, the City’s website and social media to inform them of the program benefits.

Objective:	80 additional Mills Act contracts
Responsible Party:	Community Planning/ Community Services
Source of Funds:	General Fund
Timeline for Implementation:	2014-2021

Housing Conservation and Preservation Strategy 2C: Community-Based Neighborhood Enhancement

Continue to encourage the involvement of neighborhood-based groups in the conservation, preservation and enhancement of neighborhood quality of life. Efforts will focus on community participation related to planning activities, strategies and programs that directly address quality of life in Anaheim’s neighborhoods. The City will continue focused outreach efforts, through a variety of marketing techniques (e.g., website, informational flyers, facilitating pre-development community meetings, providing regular development updates to established neighborhood organizations, etc.) to encourage additional public participation in ongoing neighborhood improvement efforts.

Objective:	Enhanced community participation in neighborhood enhancement efforts
Responsible Party:	Planning/Community Development/ Police/Community Services
Source of Funds:	General Fund/CBDG
Timeline for Implementation:	2014-2021



Housing Conservation and Preservation Strategy 2D: Neighborhood Improvement

The City shall continue the identification and mitigation of substandard units and properties exhibiting deferred maintenance through the Neighborhood Improvement Program and enhanced Code Enforcement efforts. The City shall continue to focus efforts on neighborhoods exhibiting significant blight and on those “borderline” neighborhoods that have the potential to become blighted absent focused attention. The City shall also continue to facilitate private efforts to acquire substandard rental properties, rehabilitate the buildings and establish long-term affordability covenants. During the planning period, the City will re-assess its list of Priority III and IV neighborhoods to ensure that these neighborhoods remain properly classified. In addition, the City will seek to identify other neighborhoods that are exhibiting blight, or that have the potential to become blighted, for potential inclusion on the priority lists associated with the Neighborhood Improvement Program.

Objective:	Expedited processing for affordable housing developments to reduce housing production costs.
Responsible Party:	Planning/ Community Services/Community Development
Source of Funds:	General Fund/ HUD
Timeline for Implementation:	Ongoing; Review of Neighborhood Improvement Program target areas by January 2015

Housing Conservation and Preservation Strategy 2E: Relocation and Preservation of Historic Homes

Continue to utilize Anaheim’s “Citywide Historic Preservation Plan” guidelines to encourage the preservation and rehabilitation of existing historic homes. This program was historically funded by the City’s Redevelopment Agency. Given the elimination of this funding source, the City will pursue alternative incentives or potential sources of funding/financing to encourage the relocation and preservation of historic homes citywide.

Objective:	Relocation and preservation of historic homes
Responsible Party:	Planning
Source of Funds:	Continue to seek alternative funding sources.
Timeline for Implementation:	Ongoing



Policy Strategy #3: Housing Quality and Design Strategy

Housing Quality and Design Strategy 3A: Sustainable Development/Green Building/Efficient use of Energy Resources in Residential Development

The City understands the importance of sustainable use of limited resources and embraces the concept of “green building” in new and existing housing developments. The City’s Green Building Program provides technical assistance and financial incentives subject to funding availability, for qualified housing projects incorporating sustainability measures. To encourage “green building” practices in new and existing residential development, the City shall continue its efforts in providing financial assistance to projects meeting sustainability standards and third-party green building program guidelines. The City shall continually analyze current trends and best practices and provide an array of incentives that will facilitate and encourage the incorporation of materials and technology that promote the development of high-efficiency, sustainable buildings and neighborhoods.

Encourage residential developers to maximize energy conservation through proactive site, building and systems design that exceed the provisions of Title 24 of the California Building Code. To further promote efficient use of energy resources, the City shall investigate the feasibility and effectiveness of offering incentives or other strategies to further encourage energy conservation in new and existing housing.

Objective:	Increased sustainable building practices/ energy conservation
Responsible Party:	Public Utilities/Planning
Source of Funds:	Public Utilities’ Public Benefits Fund/General Fund
Timeline for Implementation:	Annually, as funds are available

Housing Quality and Design Strategy 3B: Monitoring of Adopted Reasonable Accommodation Procedures

The City understands the importance of providing equal housing opportunity for persons with special needs. Persons with disabilities may require reasonable accommodations to meet their particular housing needs. To comply with federal and state housing laws, the City adopted reasonable accommodation procedures to provide exceptions and/or relief from Code regulations and permitting procedures that may have a discriminatory effect on housing for individuals with disabilities. The policy shall include procedures for requesting accommodation, timeline for processing and appeals, criteria for determining



whether a requested accommodation is reasonable, and ministerial approval for minor requests.

The City shall continue to monitor to ensure the effectiveness of reasonable accommodation standards and procedures.

Objective:	Monitoring of adopted reasonable accommodation procedures
Responsible Party:	Planning
Source of Funds:	General Fund
Timeline for Implementation:	Ongoing

Housing Quality and Design Strategy 3C: Universal Design

The City recognizes that all people have varying physical abilities and that many people will encounter temporary or permanent changes in ability to conduct the tasks necessary for daily living throughout their lives. Universal Design Principles were adopted in 2012 and are available on the City’s Website to guide the design and construction of homes to incorporate features that are usable by people of all abilities. These features help to create housing that can allow residents to stay in their homes over their lifetime and create living environments that are safer and more accessible for everyone. The Universal Design program intends to provide development incentives which will facilitate the building of residential spaces that include products and technology to accommodate families of all ages and backgrounds. The City shall continue to monitor over time to ensure implementation of Universal Design features in housing.

Objective:	Monitoring of universal design principles
Responsible Party:	Planning
Source of Funds:	General Fund
Timeline for Implementation:	Ongoing

Housing Quality and Design Strategy 3D: Parks and Open Space

The Green Element of Anaheim’s General Plan is a comprehensive plan to ensure that the community’s recreational needs are being met. Parks and open space are important factors that contribute to Anaheim residents’ quality of life. As the City’s housing stock and population grows and vacant land becomes scarcer, the City will need to continue to explore creative opportunities to provide quality parks, open space and recreational amenities for Anaheim residents. The City will ensure consistency between the goals of the Green Element and Housing Element to ensure a balance between the provision of



additional housing and additional recreational amenities that support the City’s growing population.

Objective:	Ensure consistency with the goals of the Green Element
Responsible Party:	Planning/Community Services
Source of Funds:	General Fund
Timeline for Implementation:	Ongoing

Housing Quality and Design Strategy 3E: Community Design

The Community Design Element of Anaheim’s General Plan provides policy guidance to ensure quality design of the City’s built environment. This element addresses community-wide design features such as gateways, landscaping, streets and public signage, as well as special policies for specific districts within the City. Many of these policies are also reflected in the City’s Zoning Code (Title 18 of the Municipal Code), as well the City’s other design guidelines/plans such as the Affordable Housing Design Guidelines; The Anaheim Colony, Vision Principles and Design Guidelines; The Platinum Triangle Master Land Use Plan; and, the Greater Downtown of Anaheim Guide for Development.

In order to ensure quality design of the City’s neighborhoods, the City will ensure that the Community Design Element continues to be referenced and used during the review of proposed housing developments. The Element will also continue to be updated to address current development trends, as necessary.

Objective:	Ensure quality design of future residential projects
Responsible Party:	Planning/Public Works/Fire
Source of Funds:	General Fund
Timeline for Implementation:	Ongoing

Housing Quality and Design Strategy 3F: Provision of Infrastructure to Serve Housing

The City understands the need to provide adequate infrastructure to support existing and future housing needs. To proactively address future demand on infrastructure facilities, the City will work collaboratively to ensure future housing demand is coordinated with future capital planning for the City’s potable water, electrical, storm drain and sewer infrastructure systems.



The City shall continue to identify existing deficiencies to the water, electrical, storm drain and sewer systems in those areas where future residential development is expected to occur, and balance those needs with public safety, economics, efficiencies, regulatory requirements and other Capital Improvement Plan objectives.

Objective:	Provision of infrastructure to support future housing growth
Responsible Party:	Public Works/Public Utilities/Planning/Community Development
Source of Funds:	General Fund/Impact Fees/Grants/Utility Rates/User Fees
Timeline for Implementation:	Ongoing

Policy Strategy #4: Housing Rehabilitation

Housing Rehabilitation Strategy 4A: Affordable Housing Acquisition and Rehabilitation

The City’s ability to maintain prior levels of acquisition and rehabilitation to create affordable housing units has been diminished by the elimination of Redevelopment.

As a result, the City will primarily focus the use of its scarce resources in neighborhoods previously identified as Level III and Level IV priority neighborhoods through the Neighborhood Improvement Program. To support such efforts, the City shall continue to provide, through regulatory incentives such as expedited processing, financial incentives and development concessions, for the acquisition and rehabilitation of affordable housing. Efforts shall be focused on the acquisition, rehabilitation, conversion and accessibility of existing market-rate units to affordable units. As part of this strategy, the City shall also consider the feasibility of acquisition, rehabilitation and conversion of motels into permanent residential uses with all of the amenities and supportive services necessary to ensure a quality living environment for future residents.

The City Council has also continued to support the continued acquisition and rehabilitation of apartment buildings in the Hermosa Village neighborhood in order to create and expand long-term affordability. The City will continue to implement an aggressive acquisitions program within this neighborhood.

Objective:	A minimum of 209 very-low income units and 11 low income units
Responsible Party:	Community Development
Source of Funds:	HOME, CDBG
Timeline for Implementation:	2014-2021



Housing Rehabilitation Strategy 4B: Rehabilitation of Single Family Homes

The elimination of Redevelopment has significantly restricted the City's ability to fund single family rehabilitation activities. The City shall seek local, State and Federal funding resources to provide rehabilitation loans for appropriate exterior and interior improvements that enhance the quality, safety, accessibility and livability of existing single-family homes.

Objective:	Rehabilitation of Single Family Homes
Responsible Party:	Community Development
Source of Funds:	CDBG/HOME/CalHome/Other Sources to be Determined
Timeline for Implementation:	2014-2021

Housing Rehabilitation Strategy 4C: Relocation Assistance

As and when required by law, the City shall provide financial relocation assistance, such as payment of moving costs, for qualified tenants during City-assisted substantial rehabilitation of residential units. Relocation can be temporary or permanent.

Objective:	Relocation assistance, as needed
Responsible Party:	Community Development
Source of Funds:	HOME/CDBG/Other Sources to be Determined
Timeline for Implementation:	2014-2021 (as needed)

Policy Strategy #5: Affordable Housing Strategy

Affordable Housing Opportunity Strategy 5A: Local Support of Regional Fair Housing Efforts

The Fair Housing Council of Orange County (FHCOC) and similar agencies provide community education, individual counseling, mediation, and low-cost advocacy with the expressed goal of eliminating housing discrimination and guaranteeing the rights of all people irrespective of race religion, sex, marital status, ancestry, national origin, color, age, family size or disability to freely choose the housing for which they qualify in the area they desire. The City refers all inquiries for these services to the FHCOC and similar agencies and maintains literature and informational brochures at City Hall available for public distribution.



To further outreach to the community, the City shall provide fair housing information as part of the City’s Housing Information Clearinghouse (see Housing Production Strategy 1J). Information will be provided in multiple languages and through print and electronic media that may include the City’s website, brochures and newsletters.

Objective:	Allocate annual financial allocation, based on program funding availability. Estimated annual allocation of \$100,000.
Responsible Party:	Community Development
Source of Funds:	CDBG
Timeline for Implementation:	Annually

Affordable Housing Opportunity Strategy 5B: Section 8 Rental Assistance Program

The Anaheim Housing Authority provides rental assistance through the Section 8 Housing Choice Voucher Program. Under this program, families/individuals whose annual income is below 50 percent of the HUD Area Median Income are referred to this program. Participants pay approximately 30 percent of their adjusted gross monthly income for rent. The Authority pays the remainder of the rent directly to the property owner. Funding for the Section 8 Rental Assistance Program is based on Congressional appropriations and is subject to available funds.

Objective:	Estimated 5,000 Vouchers annually, subject to federal funding availability
Responsible Party:	Housing Authority
Source of Funds:	HUD
Timeline for Implementation:	Annually

Affordable Housing Opportunity Strategy 5C: Section 8 Mainstream Housing Program Vouchers for Persons with Disabilities

This program provides Section 8 rental assistance to very-low income persons with disabilities to enable them to rent private housing of their own in a non-segregated environment. The Housing Authority screens its current Section 8 waiting list for disabled persons who meet the eligibility requirements for this program. Once all of the disabled applicants on the Section 8 waiting list have been identified and assisted, the Housing Authority seeks disabled referrals from various local service providers. Housing Authority staff works closely with these local service providers to ensure that Section 8 tenants are receiving the supportive services they require in order to live independently.



Objective:	Estimated 225 Vouchers annually, subject to federal funding availability
Responsible Party:	Housing Authority
Source of Funds:	HUD
Timeline for Implementation:	Annually

Affordable Housing Opportunity Strategy 5D: Section 8 Family Self Sufficiency (FSS)

This program assists very-low income families in transitioning from living with the help of public assistance to economic self-sufficiency. Participants are required to complete a job training/education program and maintain suitable employment. The program creates an “escrow account” for each participant and holds money earned by participants above and beyond the income they received when they began participating in the FSS program. An FSS tenant has an increase in earned income, which results in an increase in their portion of the rent, the tenant pays the increased rent amount and holds it in an escrow account. In order to receive the money held in the escrow account, a family must maintain employment and be off of all public assistance (except for rental assistance) for at least 12 months, and complete the goals outlined in their FSS contract with the Housing Authority.

Objective:	Estimated 100 participants, subject to federal funding availability
Responsible Party:	Housing Authority
Source of Funds:	HUD
Timeline for Implementation:	Annually

Affordable Housing Opportunity Strategy 5E: Section 8 Homeless Program

Provide for Section 8 rental assistance for extremely-low and very-low income homeless households. The Anaheim Housing Authority shall set aside vouchers specifically for homeless households.

Objective:	Estimated 91 vouchers, subject to federal funding availability
Responsible Party:	Housing Authority
Source of Funds:	HUD
Timeline for Implementation:	Annually



Affordable Housing Opportunity Strategy 5F: Project Based Voucher Program

Federal regulations allow the Housing Authority to take a portion of its Housing Choice Voucher allocation and convert it to Project Based assistance for the purposes of expanding housing opportunities for very-low income individual and families. Under the PBV option, the Housing Authority can commitment rental assistance vouchers for a period of up to 15 years to a property in exchange for the owner’s agreement to rent predetermined units in the selected property to families coming from the Section 8 Waiting list exclusively during the commitment period. New construction units, rehabilitated units and existing housing units qualify under this program.

Objective:	Estimated 700 vouchers, subject to federal funding availability.
Responsible Party:	Community Development
Source of Funds:	HUD
Timeline for Implementation:	2014-2021

Affordable Housing Opportunity Strategy 5G: Emergency Solutions Grant Program

The City shall utilize federal Emergency Solutions Grant (ESG) funds to assist people that are homeless or those who are at-risk of becoming homeless. The City shall distribute ESG funds to non-profit organizations that provide emergency or transitional shelter and supportive services to people that are homeless. ESG funds are contingent upon program funding availability.

Objective:	Estimated \$220,000/year in ESG Grants, subject to federal funding availability
Responsible Party:	Community Development
Source of Funds:	HUD
Timeline for Implementation:	Annually

Affordable Housing Opportunity Strategy 5H: Homeless and Motel Families

The City of Anaheim understands the unique needs of the chronic and temporary homeless. To address the unique needs of the homeless and those families living in Motels, the City will collaborate with local advocacy groups, motel owners, police and human service agencies and other interested parties to develop strategies and actions to transition the chronically homeless, temporary homeless and families living in Motels into permanent housing.



The City shall continue to explore opportunities for the creation of permanent housing for homeless persons and families living in motels by providing outreach to promote available resources and programs administered by the County of Orange Community Services Department such as the Continuum of Care Program for the Homeless and other available Section 8 voucher programs.

Objective:	The City shall continue to identify permanent housing opportunities for homeless and motel families.
Responsible Party:	Community Services/Community Development/Planning
Source of Funds:	General Fund
Timeline for Implementation:	Ongoing



D. QUANTIFIED OBJECTIVES

Table 4-1 summarizes the quantifiable objectives reasonably expected to be met based on the Policy Program. The New Construction quantified objectives address the growth needs in the City. The Rehabilitation, Conservation and Assistance Programs objectives address the existing needs in the City identified in Chapter 2.

Table 4-1 Quantified Objectives Summary 2014-2021 Planning Period	
Program	Quantified Objective
New Construction	
Extremely Low	17
Very Low	66
Low	367
Moderate	36
Above-moderate	3,872
<i>Total</i>	<i>4,358</i>
Rehabilitation	
Multifamily Rehabilitation Very Low	209
Multifamily Rehabilitation Low	11
<i>Total</i>	<i>220</i>
Conservation	
At Risk Units Extremely Low	0
At Risk Units Very Low	63
At Risk Units Low	230
At Risk Units Moderate	223
Historic Homes- Mills Act Contracts	80
Assistance Programs	
Police Residence Assistance	2
Section 8 Rental Assistance	5,000 annually
Section 8 Mainstream	225 annually
Section 8 FSS	100 annually
Section 8 Homeless Program	91
Project Based Voucher Program	700



APPENDIX A: COMMUNITY OUTREACH SUMMARY

A. INTRODUCTION

During 2013, the City of Anaheim's Housing Element Update team conducted a number of community outreach activities. The following six community workshops were advertised and open to the general public:

- Workshop Series #1
 - March 20, 2013 at the Brookhurst Community Center
 - March 21, 2013 at the Anaheim West Tower
 - March 23, 2013 at the East Anaheim Community Center
- Workshop Series #2
 - April 29, 2013 at the Downtown Community Center
 - May 1, 2013 at the East Anaheim Community Center
 - May 2, 2013 at the Brookhurst Community Center

During these workshops, participants were provided with an overview of the Housing Element Update process and content. Participants, which included residents and other stakeholders, identified and discussed challenges, opportunities and resources related to housing in Anaheim.

In addition to the community workshops, City staff set up outreach booths at three community events to solicit input. At the booths, staff provided information about the Housing Element, answered questions, and solicited input on the housing challenges and opportunities in Anaheim.

The City also provided information on scheduled community workshops and the Housing Element Ad Hoc Committee meetings, a video of one of the community workshops and an online survey that asked similar questions regarding challenges and opportunities in Anaheim.

The City worked with an Ad Hoc Committee comprised of 10 residents and stakeholders that were appointed by the City Council. The Ad Hoc Committee met eight times during the Housing Element update process. The Committee reviewed community input, commented on draft documents, and provided recommendations to the City Council regarding potential housing policy directions. The minutes from the Ad Hoc Committee meetings are provided in Appendix A-1.

B. FARMER'S MARKET – FEBRUARY 28, 2013

On February 28, 2013, the City of Anaheim hosted an informational Community Workshop focusing on housing challenges and opportunities at the Downtown Farmers Market. Staff discussed the Housing Element and update process. Participants were then asked to write the opportunities and challenges they see related to housing in Anaheim on Post It Notes that were placed on display boards. The following were the comments provided. The comments are provided verbatim.

What are the housing challenges In Anaheim?

- Excessive pesticide spraying.
- Homelessness.
- High cost of utilities.
- Building on top of garages/carports a health hazard due to fumes
- No high rise businesses.
- Housing causes congestion.
- Low cost housing.
- Low cost utilities.
- Low water pressure.
- Long wait list for Section 8 housing.

What are the opportunities to improve housing in the City?

- More affordable Housing.
- Lower property taxes.
- Provide warehouse facilities for homeless.
- Want banks to be more flexible with mortgages.
- More housing.
- Faster services.
- Make sign-up for section 8 wait list available at more sites.
- Lower Monthly HOA fees.
- Provide more information about housing.

C. WORKSHOP SERIES #1

In March 2012, the City of Anaheim hosted a series of three Community Workshops focusing on housing challenges and opportunities. The workshop began with a short introduction of the Housing Element and update process. Participants were then asked to identify and discuss the opportunities and challenges they see related to housing in Anaheim. The following are the challenges and opportunities discussed by the groups.

March 20, 2012 Workshop

CHALLENGES

Crime/Gangs

- How do we avoid riots if we attract more gangs with low income housing?
- Crime.
- Graffiti - R.R.
- Ex. State College @ Ball Road.
- May influence decision to stay in Anaheim – Also potentially developers.
- Programs to eliminate/catch tagging.

Locations

- Finding ways to include mixed income housing so that poverty is not concentrated.
- Low income housing is clustered in west Anaheim.
- Location.
- Community in flux such as west Anaheim.

Zoning

- Zoning issues: Too much density in certain areas.
- Zoning issues: Density of multi-unit projects is imbalanced in certain areas of City.
- Zoning issues: Multi-family units (apartments) mixed in or adjacent to single-family homes.

Funding

- Concentration of areas that score perfect for 9% TCAC.
- Cost funding.



Affordability

- Need for units people who need them can afford.
- Expensive product type being built in the City.
- Alternate housing for homeless, low income bracket.

Traffic Gridlock

- Parking.

OPPORTUNITIES

Improving Economy

- Economy is beginning to improve especially in financing new construction.

City Policies/Regulations

- Ability to change City codes that drive expensive housing.
- Coordinate land uses to provide adequate housing stock.
- Waive impact fees and processing fees so 9% TCAC projects can use that “leveraging” to increase tie-breaker score.
- Re-assess zoning & planning of City in light of housing needs.

Redeveloping Places

- Creating places where people can walk and meet i.e. integration of commercial corridors & residential.
- Run down strip malls available for building new homes.

Housing for the Homeless/Moms with Children.

- “Flashlight walks” for crime reduction.
- Elderly.
- To provide housing for those who need it.

Graffiti Reporting & Removal Program

OTHER NOTES

- Hotel/motel
 - Health Dept.- Why nothing yet?
- Need for geography/based on local housing need.
- Needs for others/ needs beyond families with children.



March 21, 2012 Workshop

CHALLENGES

- Affordable housing for employees in service sector.
- Housing for elderly.
- Crime/graffiti – west Anaheim, smaller police force.
- Funding.
- Large households 10-12 ppl – Cost of housing vs. income.
- \$\$ & time for commute.
- Need to have multiple jobs.
- \$\$ to hire local employees for development.

OPPORTUNITIES

- More jobs in Anaheim & attract businesses – need awareness of great things in Anaheim.
- Multimodal transportation – not just cars.
- Small business organization – Education, learn from each other (small chamber).
- Housing to Elderly – cost proportion to Social security – need comfort living on own, centers for social atmosphere, transportation.
- Move low cost housing.
- Allow market to develop small units.
- Remove red tape.
- “Safe walls” for graffiti & urban art program.
- Improve appearance + public safety = raise housing appraisal.

March 23, 2012 Workshop

CHALLENGES

- How to get people involved in the process? Advanced noticed needed.
- No Redevelopment Agency.
- Housing Authority not in housing development business.
- Crime/graffiti.
- Aging housing stock (& possibly poor construction).
- Cost to live in Orange for young people.



OPPORTUNITIES

- Better name for workshop.
- Rotary, Kiwanis, etc.
- CDBG Funds.
- Citywide - Looking beyond CDBG areas.
- Future housing needs.
- Private financing for rehab.
- Work with lenders to develop incentives for home improvements.
- Rehab rebate program.

D. Workshop Series #2

In April and May 2013, the City of Anaheim hosted a second series of three Community Workshops focusing on housing challenges, opportunities and policy ideas. The workshop began with a short introduction of the Housing Element and update process. Participants were then asked to identify and discuss the opportunities and challenges they see related to housing in Anaheim, along with ideas for future policy direction. The following are the challenges, opportunities and policy ideas written on Post-It Notes and discussed by the groups. The comments are provided verbatim.

April 29, 2013 Workshop

CHALLENGES

Anaheim's Shape

- Other cities don't want to build more affordable housing.

Affordability

- Housing affordability.
- Affordability.
- Affordable.

Access to Afford Units

- Long waiting list.

Crime, Gangs & Graffiti

- Graffiti problems ongoing.
- Crime/gangs/graffiti.

Parking

- To many people with limited space. Example: Anna Drive, Mountain View, Guinida.
- Over parked streets resulting from overcrowded housing.
- Lack of parking in neighborhood.

Property Management

- Slum lords.
- Lack of compliance with minimum building codes in multi-family housing.
- Slum lords are allowing their properties to deteriorate to deplorable conditions.
- Utilities as related to housing: sewage system, electricity and water supply.

Locations & Concentration

- Housing for elderly.
- Rehabilitation of houses for seniors or low income households.
- Concentration of affordable housing in certain zip codes.
- Location problems “not in my backyard”.
- Not equal amounts of low income housing throughout the City. Most in central & west areas.
- Location.
- Location and concentration of housing.

OPPORTUNITIES

Sources

- Finding new funding sources.
- SMAP & home loans paid off should return to more affordable purchase loans.
- Encourage lenders to promote housing rehab programs.
- Support paint your heart out for painting projects.

Reuse Opportunities

- Convert office buildings – like downtown LA did – to affordable housing.
- Placemaking that includes affordable homes.
- Create affordable housing in transit areas close to job centers.
- Using City owned sites to be used for affordable housing.
- Creating affordable homes for low income households by leveraging home CDBG.
- Convert office buildings to housing – single occupancy units.
- Promoting small business.
- Repair existing rundown apartment complexes.
- More homes less apartments.
- More Police in Benmore and Canfield neighborhood.
- City homebuyer loan payoffs as source with funding affordable housing (SMAP & Home).

- Green building.
- Permit package.
- Redistribution of low income housing.
- Energy.
- Efficiency.
- Materials.
- Look at development among other.

POLICY IDEAS

- Do not allow variances as a matter of course (to builders).
- Enforce existing City codes.
- Enforce building and housing codes (slumlords).
- To have an ordinance requiring periodic inspections by the City of multi-family rental units.
- Equitable distribution of new housing across zip codes.
- Proactive code enforcement & City on responsible for public areas (graffiti cleanup).
- Identify areas throughout the “hole” City for low income housing.
- A policy that incorporates affordable housing into development of housing.
- To fairly distribute affordable housing throughout City, even if that means re-zoning.
- Incentivize removal of blighted conditions such as ugly fencing, cemented front yards, etc.
- Petition CA State to do away with Density Bonus law.
- Promoting gated communities.
- Allocate more programs for low-income families.
- Create a plan or vision for affordable housing goals and production.
- Increase fund for solar energy rebate program.
- Creating a policy that creates affordable housing in transit areas and specific plan areas of growth.
- To develop effective programs to actively address problems of the nine identified “problem” neighborhoods.
- More code enforcement more personal responsibility.
- Create a plan to use former redevelopment assets and land for all.
- To have a “move-on” program for historic houses. Identify specific sites.
- Developers must include affordable housing. No buy out or fees to opt out.

- Requirement that all new developments include affordable housing (inclusionary housing).

May 1, 2013 Workshop

CHALLENGES

- RDA ending, gap in funding affordable housing.
- Financing.
- Infrastructure upgrade needs (no RDA to help pay).

OPPORTUNITIES

- Fed \$\$ - Home, CDBG.
- Tax credits.
- Assessment districts/reimbursement districts.
- EB5 money.
- Fee deferral.
- City tax for affordable housing.



TOT increase to fund affordable housing.

POLICY IDEAS

- Better mechanism to replace RDA.




Need to find this!

- Public awareness program on benefits that RDA brought.
- What are other states doing?
- Waive fees.

May 2, 2013 Workshop**CHALLENGES**

- Acknowledgement of personal responsibilities to housing issues.
- Crime/gangs/neighborhood deterioration.
- What to do when population grows?
- Where can homeless go?
- High density / not knowing your neighbors.
- Appropriate concentrations of housing.
- Parking & traffic.
- Losing open space w/increase density.
- School aged children growing up in motels. Negatively impacts their education & likelihood of success as adults.
- Gridlock:
 - Stop high density.
 - I can't sleep at night because of helicopters.
- We have way too many sex offenders in our City and near schools.
- Quality of life is going down in Anaheim not up due to high density housing.

OPPORTUNITIES

- Individual interest/participation.
 - Prevent graffiti before it occurs.
 - Provide facilities for alternatives to graffiti.
 - Locating Section 8 away from school sites.
-  ▪ (Traffic)
- Places for non-profits to work/resource center.
 - High density housing creates more traffic on our streets that cannot accommodate it now. Crime increases.
 - Crime, gangs, helicopters all night, graffiti, traffic.
 - We can't handle current population. Why add more?
 - Quality of life is going down!
 - People are breaking into my car, our homes. I'm afraid to go out at night.
 - Continue to encourage travel by bicycles:
 - Much of Anaheim is flat.



- Weather is great.
- Helps to mitigate parking & traffic issues related to housing & jobs.
- A small number of project based Section 8 vouchers can stabilize affordable properties at no expense to the City.
- Give Grants to develop elderly facility and low income “not hotel developer”.
- Security companies to do watches to give police to crime.
- Idea – Stop growth.
- Let fair market take care of housing not state or local funding.
- Opportunities to be given to Anaheim residence.
- Let churches & non-profits help meet needs people in need.

RESOURCES/POLICY IDEAS

- Elder facilities / hotels living for elderly
 - Ex: Armory.
 - Fullerton example.

E. CINCO DE MAYO OUTREACH EVENT

On May 4, 2013, the City of Anaheim participated in the Cinco De Mayo Carnival event to seek input from the Community regarding housing challenges and opportunities. Participants were asked to write the opportunities and challenges they see related to housing in Anaheim on Post It Notes that were placed on display boards. The following were the comments provided. The comments are provided verbatim.

CHALLENGES

- Overcrowded neighborhoods, provide more housing for low-income persons.
- More control/enforcement regarding illegal dumping for trash/bulky items. Persons should be fined.
- Repair damaged streets near Romneya and East.
- Promote property maintenance in neighborhoods, maintain parks and control crime and homeless activities in parks.
- Repair streets, maintain street lights and street trees.
- There should not be bad people that kidnap and kill little girls. (8 year old little girl wrote this)
- Rehabilitate apartments and reduce crime in neighborhoods.
- Lower costs of utility services, such as water, electricity, etc.
- Provide programs for teenagers in the neighborhoods to keep them out of trouble.
- Property maintenance.
- Rehabilitation of neighborhoods.
- Repair sidewalks in certain areas.
- Proper maintenance of alleys and clean-up of graffiti.
- Reduction of crime and property maintenance.
- Address Crime.
- Housing for low-income residents.
- Land lords should pay more attention to who they rent to.
- Encourage apartment maintenance, not well maintained.
- Owners charge tenants for repairs that should be responsibility of the owners.
- Some apartment owners with Section 8 do not conform to the regulations.
- Persons with disabilities get last priority on funding vs. other groups.
- Address Vandalism and theft at neighborhood near Harbor and West.
- Absentee property owners not responding to resident issues in a timely manner.
- Residential rehabilitation loan program.

- More community activities for people who live near Disneyland. Very tourist oriented but no services for people who live there.
- High rents, long waiting lists, ongoing gang and graffiti problems.
- Kids on the streets committing crimes, vandalism, etc.

OPPORTUNITIES

- Promote higher education for persons living in low-income neighborhoods.
- Allocate funds for the rehabilitation of single-family housing units.
- More low-income housing.
- Provide more parks, improve existing park by reducing crime and finding alternative site for homeless persons.
- Increase affordable housing to shorten wait list for affordable housing.
- More apartments and single family homes for low-income persons.
- Housing for the elderly.
- Promote property maintenance, promote recycling in neighborhoods, too much trash being generated in neighborhoods.
- Provide shade structures around the drop-off/pick-up areas in the schools.
- More funding for people with disabilities vs. illegal immigrants.
- Provide more housing for persons with disabilities.
- Provide after school programs in the neighborhoods.
- Provide assistance for low-income persons, affordable housing and housing for homeless.
- Keep streets safe and reduce crime.
- Provide assistance with loan modifications.
- Create more housing for low-income persons.
- Repair streets, reduce crime and gangs.
- Create more apartments for low-income persons.
- Reduce vandalism and more attention to street maintenance.
- Remove homeless persons from parks.
- Create housing for homeless persons.
- Priority should be given to the creation of more apartments and for-sale housing for low-income families.
- Create housing for low-income persons.
- Create housing for the homeless.
- Implement rent control.
- Provide more services/funding for persons with disabilities.

- Provide information to residents regarding “Megans Law”.
- Create more apartments and single family homes for low-income persons.
- Reduce crime and gangs.
- Create more apartments for low-income persons and more for-sale housing.
- Create more housing near transportation centers.
- Create more apartments for low-income persons.
- More security in and around schools.
- Create more apartments for low-income persons.
- Establish a drug and criminal rehabilitation center/facility to get persons off the streets.
- Increase patrols to improve public safety.
- Create more apartments for low-income persons.
- Conduct more surveys regarding community needs.
- Change laws to permit garage conversions to address overcrowding.
- Create more apartments for low-income persons.
- Create more apartments and single family homes for low-income persons.
- Low rents.
- Educate people on ways to maintain their properties.
- Create more apartments for low-income persons.
- Create more affordable housing and housing for single mothers.
- More housing for low-income persons and more resources to address gang problem.
- More security in schools and designate more non-smoking areas.
- Repair streets, sidewalks and street lights.
- Rehabilitate single-family homes and apartments.
- Reduce crime in neighborhoods.
- Create more housing for single mothers and victims of domestic violence.
- Combat crime and address property maintenance in neighborhoods.
- More apartments and single family homes for low-income persons.

F. WAND BARBECUE OUTREACH EVENT

On May 11, 2013, the City of Anaheim participated in West Anaheim Neighborhood Development Council's (WAND) 17th Annual Western Barbecue event to seek input from the Community regarding housing challenges and opportunities. Participants were asked to write the opportunities and challenges they see related to housing in Anaheim on Post It Notes that were placed on display boards. The following were the comments provided. The comments are provided verbatim.

CHALLENGES

- High crime at Magnolia and Lincoln, recent auto thefts in that area.
- Homeless problem at the donut shop at Beach and Orange.
- Apartments at Beach and Orange need more parking.
- Too many liquor stores.
- Hotels and prostitutes are a problem and are spilling into neighborhoods.
- Problem with homelessness in West Anaheim.
- Overcrowded schools.
- Provide more sex education to control population.

OPPORTUNITIES

- More policing on Gilbert between Lincoln and Ball to address speeding and traffic accidents.
- More affordable housing and resources for seniors.
- More Community Gardens in Downtown.
- More Dog Parks.
- Control Food/Sodas offered to students in schools.
- Provide nutritional education program for kids.
- Provide alternative places for the homeless, away from the parks.
- Relief for homeowners stuck in negative amortization loans.
- Lower utilities.
- More housing for low income persons.
- Conduct workshops for parents to learn how to communicate in public.
- More housing for low income persons.
- Education programs for kids to stay out of gangs.
- More apartments for low income persons.



- Provide educational workshops for residents to learn computer and other technical skills and to become more involved in the community.
- More housing for low income persons.



G. HOUSING ELEMENT ONLINE SURVEY SUMMARY

The following is a summary of the responses to the Online Survey received through August 27, 2013.

1. Are you a resident of Anaheim? If yes, please indicate in the box below for how many years?

Yes: 43.9%

No: 4.5%

Average residency: 16.57 years

2. If you are a resident of Anaheim, do you

Rent your home: 22.7%

Own your home: 63.6%

3. The following is a list of housing-related challenges that Anaheim residents and stakeholders identified during the series of Housing Element public workshops held in March 2013. Please check the box next to any items that you agree pose a challenge in Anaheim. If you can think of any other housing-related issues that are not on the list, please include them in the "Other" box located at the bottom.

Affordability of housing:	8.4%
Increased traffic and neighborhood parking impacts	45.2%
Location and concentration of housing	35.5%
Crime, gangs and graffiti	64.5%
Funding to support affordable housing	32.3%
Housing for hotel/motel families	35.5%
Housing for the elderly	38.7%
Housing for the service sector	19.4%
Housing for large households	19.4%
Long commute times and limited jobs near housing	29.0%
Engaging residents in planning for future housing	29.0%
Aging housing stock	29.0%

Other (comments provided verbatim):

- Special Needs Housing.
- Alternative sleeping location for the homeless community.

- Lack of city support to enforce existing codes to improve and maintain neighborhood areas, especially areas of older high density rental housing.
- Providing shelter and services for the growing homeless population, especially families and youth.
- The new Housing manager is very rude & discriminate when I called to talk on phone. She said: whether it is my way or no way.
- SINGLE level housing of ANY type is needed in ALL price ranges,- The population is aging, generations are living together!!!!
- Preserving Historic Homes.
- Homeless emergency shelter and multiservice center.
- Provide City Staff with Overtime Pay to quickly process Approvals and Permits for Affordable Projects.
- Addressing needs of the 9 troubled multi-family neighborhoods. Finding sites suitable for relocation of historic houses.
- High density in west Anaheim
- Small businesses/strip malls not renovating, updating properties. Abandoned businesses.

4. The following is a list of housing-related opportunities that Anaheim residents and stakeholders identified during the series of Housing Element public workshops held in March 2013. Please check the box next to any items that you agree pose an opportunity in Anaheim. If you can think of any other housing-related opportunities that are not on the list, please include them in the "Other" box located at the bottom.

An improving economy	46.4%
Ability to change City policies, regulations, policies and fees	53.6%
Redeveloping and creating special places	46.4%
Community programs such as flashlight walks	21.4%
Graffiti reporting and removal program	50.0%
Promoting awareness of great things in Anaheim	39.3%
Availability of different modes of transportation	50.0%
Ability to use Community Development Block Grant (CDBG) funds	39.3%
Existence of housing rehabilitation loans and programs	42.9%

Other (comments provided verbatim):

- Multi resource center to serve the less fortunate

- Please note: CDBG funds can and in the past have been used to improve neighborhoods. That is largely no longer the case. At the same time these funds are being used for non-neighborhood improvement things like buying buildings to house non-profit groups. The CDBG funds have decreased yet the city expanded the areas covered and the funding committee thus decreasing the overall effectiveness in addressing real neighborhood blight and sub-standard conditions.
 - Are they still available- and to whom? Investors, that might want to build? Individuals?
 - Use of some of these funding resources for an emergency shelter and multiservice center.
 - Encourage Residents to propose Housing Development and other Resident Friendly Improvements to their Community and allow them to participate in "making them happen".
 - Utilizing homeowner city pay-off loans for historic preservation and affordable housing.
 - Local transportation for elderly.
 - Really looking forward to The Packing House opening.
- 5. If there are any other housing-related thoughts you would like to share, please include them in the box below. (Comments provided verbatim.)**
- Alternative sleeping location for the homeless community.
 - We have a concentration of affordable housing in the downtown area. This area cannot support any additional affordable housing projects. We must enforce existing codes in high density rental housing areas where absentee landlords do not maintain their property and people live in overcrowded, sub standard conditions. The city should not be property owners or landlords and should stop engaging in so called public/private partnerships to develop tax subsidized, high density, affordable and/or low income projects.
 - This is the first time I've heard of the flashlight walk program. Interesting.
 - Most of the jobs in the city are being created around the service sector which does not pay enough to afford rent in Anaheim, leading to long commutes, pollution and congestion. Low wages and not enough affordable housing create problems for everyone.
 - As a Mills Act home owner in the Palms District, I would like to see an increased amount of neighborhood and historic preservation with a high standard for the appearance and upkeep of rental properties. Most of my

neighbors are in some sort of low-income housing with dwellings that are overcrowded and neglected by the landlords. I feel a more stringent code for rental properties with inspections by the city or a third party entity will not only improve the aesthetics the community, but also help the families living in these dwellings.

- City beautification projects. Improve the landscaping along major roads in Anaheim. Make established neighborhoods more desirable. Give them a facelift.
- The number of homeless is increasing in Anaheim including the number of homeless students in the schools. It is urgent an emergency shelter and multi service center is created in Anaheim to move these residents from the street to self-sufficiency.
- I believe that concentrating low income housing to certain areas creates heightened crime issues. It is in the best interest of all residents to have affordable housing spread throughout the city, including Anaheim Hills. By spreading housing equally we are ensuring that low income households are able to access the same high quality services as others. Additionally, we spread children from low income families to various schools so that we don't end up with a "bad" school as a result of high numbers of poverty. Yes, many don't like the idea of having affordable housing in their neighborhood, but the fact that someone is poor does not mean that they are a bad person. I believe Anaheim has a great opportunity to implement a housing model that adequately meets the needs of all residents.
- The City needs to identify ways to incentivize the rehabilitation of aging single-family homes and develop a dedicated funding source to pay for the relocation of historic homes threatened by development
- Housing/shelters for the homeless. Several local parks are currently occupied by the homeless.
- Consider petitioning CA state to repeal density bonus law
- Townhouse and apartment building are not providing enough parking creating a backfill in neighboring residential neighborhoods.



This page is intentionally left blank.



APPENDIX A-1: HOUSING ELEMENT AD HOC COMMITTEE MINUTES

The following are the approved minutes from the Housing Element Ad Hoc Committee meetings held from March 2013 through September 2013.



This page is intentionally left blank.

Anaheim Housing Element Ad Hoc Committee Minutes

Tuesday, March 19, 2013

7:00 P.M.

Helena Training Room, City Hall
200 South Anaheim Boulevard
Anaheim, California

A regular meeting of the Anaheim Housing Element Ad Hoc Committee was held on Tuesday, March 19, 2013, in the Helena Training Room, City Hall, 200 South Anaheim Boulevard, Anaheim, California.

- **Call to Order**

The meeting was called to order by Mr. David Barquist. Ad Hoc Committee members introduced themselves.

Present: Je'net Kreitner, Grant Henniger, John Leos, John O'Brien, Kandis Richardson, Kelly Buffa, Greg McCafferty, Mike Balsamo, Abdulmageed (AB) Abdulrahman, and Phyllis Greenberg.

Absent: None

Staff Present: Principal Planner Jonathan Borrego and Associate Planner Andy Nogal.

Consultant Present: David Barquist and Susan Harden.

- **Discussion Items**

1. **Member Introductions**

Mr. Barquist asked Committee Members and Staff present to give brief self-introductions.

Mr. Barquist gave a brief overview of the meeting agenda.

2. **Committee Purpose and Responsibilities**

Mr. Barquist explained that the committee is not permanent and reviewed the purpose of the committee. The committee is helping the decision makers in the City. Responsibilities include the review of community input, attendance at workshops to observe community interactions, familiarity with the housing profile report, and review and comment on Goals, Policies Objectives, and Actions within the Housing Element.

3. Establishment of Meeting Ground Rules

Mr. Barquist introduced the discussion of ground rules. Ms. Harden facilitated the discussion.

A total of seven meetings are planned to be held at this point, plus additional meetings. Meetings will occur monthly through September. No more than two absences will be allowed. Only the appointee may serve and attend Ad Hoc Committee – no substitutes.

Meetings will start and end on-time. However, notice must be given in advance if it is projected that the meeting will go longer. Actual scheduled meeting start times to be discussed later.

Mr. Barquist stated that the Ad Hoc Meetings are publicly noticed meeting so they should start at the noticed time.

Meetings will be recorded. Minutes will be taken, approved by committee at following meeting, and archived. Minutes are prepared in summary format and approved at the following meeting.

Come prepared to meeting, having reviewed any pertinent information.

Committee should try to come to a consensus on policy issues, but that may not always be possible. Committee can make a motion to vote or add anything to the document.

4. Review of Brown Act

City of Anaheim Assistant City Attorney, Mr. Ted Reynolds, provided an overview of the Brown Act.

All meetings must be transparent to the public.

This committee must abide by the Brown Act.

If six or more members are at a social gathering, it could be viewed by the public as a meeting. Refrain from discussing the work effort of the committee and do not deliberate. Talking about an issue to build consensus outside of meeting is not allowed. Do not “reply all” on e-mails which can become a “discussion”.

A meeting consists of hearing, discussion, or deliberating.

Proper etiquette during meetings includes no texting.

Committee members may only speak in front of the City Council as a citizen, unless authorized by committee to speak on behalf of committee.

The written agenda must contain all items to be discussed. Items not listed may not be discussed, but may be added to next agenda. The agenda items must be submitted one week before meeting and must be posted 72 hours prior to meeting. Every agenda includes public comment only on items about the Housing Element.

Speaker cards should be provided for public commenters.

This committee will not conduct closed sessions.

Violating the Brown Act is considered a misdemeanor.

5. Overview of Committee Binder Contents

Mr. Barquist notified the committee that the previous Housing Element is on CD in the binders provided to them. This binder is a living document and will be changing and updated throughout the life of this committee.

The binder contains agendas and minutes for every meeting. Prior to meetings minutes approval, members should ensure that all items deliberated are included in the minutes.

Ground rules discussed today to be provided to committee members for their binders.

Mr. Barquist made a motion to provide phone and contact info of all committee members to all members of committee. Motion passed by committee.

Community workshops – multiple rounds are scheduled. City has reached out to many organizations to boost attendance. Outreach will include booths at numerous festivals and farmers market.

Binder contains an overview of legislation and internet resources.

The entire current Housing Element document in pdf format on CD is provided in the back of the binder.

A five minute break will be added to ground rules.

A five minute break was then called.

6. Review of Housing Element Process/Legal Requirements/RHNA Process

Mr. Barquist introduced and gave brief descriptions of the Housing Element process, legal requirements, and the Regional Housing Needs Assessment process.

Mr. Barquist explained that the Housing Element and housing need allocations provide the context for the private market to develop. Development slowed and market conditions have changed from the last cycle. Sites previously identified by Housing Element that were not developed may still be utilized.

City Staff stated 9,500 units was last cycle target. This is much higher than the projection for this planning cycle which is approximately 5,700 units.

Quantified objectives set local targets during planning period and will be discussed in later meetings.

Ms. Richardson asked who comes up with projected numbers. Mr. Barquist explained the process and methodology and that the numbers are allocated by SCAG.

Mr. O'Brien commented on the statistics used to determine the RHNA numbers. A vacancy adjustment is shown in the reduced numbers.

Ms. Kreitner asked if the numbers were determined by needs or by Section 8 housing list. Mr. Barquist explained HE is 50/50, existing and future needs. Existing needs are separate from future growth needs. The numbers account for motel families.

Ms. Greenberg asked if the range of projected needs was to attract people in specific income levels. Mr. Barquist stated that the projections are not "recommended" but, "identified projected growth needs."

Mr. Balsamo commented that SCAG creates numbers as a result of natural population growth as well.

Mr. Abdulrahman asked if there is an empirical equation to show the factors. Mr. Barquist responded that there is a methodology used by SCAG.

Mr. Borrego stated that those projected numbers will not change. City Staff monitors methodology and allocation process and believes this is a fair allocation.

Mr. Abdulrahman asked if the City reviewed the past performance from the previous Housing Element. The City Staff responded yes, that there is an annual review/progress report of Housing Element submitted to the State. The next annual review is scheduled for City Council consideration at its next meeting.

The City Staff continued to explain that there are challenges to the City from the closure of Redevelopment Agencies. This funding source for affordable housing is now gone. The Community Development Director, John Woodhead, will be at the next Ad Hoc meeting to discuss this issue. Redevelopment was the largest source of funding for affordable housing in the City.

Mr. Barquist continued to speak about the needs assessment and terminology, resources and constraints analysis (governmental and non-governmental). He also explained that the Policy Program is the official City policy on housing.

Mr. Barquist then reviewed the five phases of the Housing Element update process.

7. Discussion of Upcoming Ad Hoc Meetings

Mr. Barquist and the City Staff initiated a discussion on setting the dates and times of the next 6 meetings, as well as the agendas.

A motion to start all meetings at 6 pm was passed.

The group discussed and determined that the next (second) meeting will take place on April 15, 2013 at 6:00 P.M. The location is to be determined.

A location for future meetings was discussed and locations in central Anaheim will be considered first.

The third Ad Hoc Committee meeting was scheduled for Thursday, May 30th at 6:00 P.M.

- **Public Comments**

Mr. Patrick Kreitner asked about housing growth. He stated that there is a percentage for need of housing for various incomes and wanted to know how many people fall into these categories. He also stated that it seems like the number of lower income families are becoming greater. Mr. Barquist replied that the Housing Needs Assessment Report will cover all the information that Mr. Kreitner was inquiring about.

- **Adjournment**

The meeting was adjourned at 9:09 p.m. to the next scheduled meeting to be held in on April 15, 2013, at 6:00 P.M. at a location to be determined.

Anaheim Housing Element Ad Hoc Committee Minutes

Monday, April 15, 2013

6:00 P.M.

Sunkist Library
901 South Sunkist Street
Anaheim, California

A regular meeting of the Anaheim Housing Element Ad Hoc Committee was held on Monday, April 15, 2013 at 6:00 pm at the Sunkist Library, 901 S. Sunkist Street.

- **Call to Order**

The meeting was called to order by Mr. David Barquist at 6:05 pm.

Present: Je'net Kreitner, Grant Henniger, John Leos, John O'Brien, Kandis Richardson, Kelly Buffa, Greg McCafferty, Mike Balsamo, Abdulmageed (AB) Abdulrahman, and Phyllis Greenberg.

Absent: None

Staff Present: Principal Planner Jonathan Borrego, Associate Planner Andy Nogal and Community Development Director John Woodhead.

Consultant Present: David Barquist and Michelle Lieberman.

- **Pledge Of Allegiance**

Mr. Borrego led the Pledge of Allegiance.

- **Approval of Minutes for the Meeting of March 19, 2013**

Motion made by Committee Member Buffa, seconded by Committee Member Henniger, to approve the March 19, 2013 minutes as written. Motion passed unanimously.

- **Discussion Items**

1. **Presentation by Community Development Department Director Regarding the Effect that Elimination of Redevelopment will Have on Future Housing Development**

Mr. Borrego introduced John Woodhead, Community Development Director, to provide an overview of the dissolution of redevelopment agencies and the impact on future housing production.

Mr. Woodhead first thanked the Ad Hoc Committee for serving and described that the State of California had taken approximately \$50 million in redevelopment funds from Anaheim over the last decade to augment education funds. The State was poised to take an additional \$1.7 billion in a single fiscal year from redevelopment agencies statewide and an ongoing amount in subsequent years. Under that scenario, Anaheim's contribution would have been \$16.4 mil in the first year and \$4 mil in the subsequent years. The California State Redevelopment Agency sued to stop the State's "ransom request" and that legal process ended with the elimination of all redevelopment agencies statewide as of January 2012.

In terms of its history, redevelopment had become active beginning in the late 1970's. During this time, approximately 6,000 housing units were developed in Anaheim through the involvement of the Redevelopment Agency (RDA). One of the requirements of RDA's was a housing set-aside fund where no less than 20 percent of the tax increment revenue was required to be used for affordable housing. Anaheim opted to set aside 30 percent in conjunction with an action to extend its RDA plan for another 10 years, making the 30 percent set aside mandatory.

In 2005, the City Council adopted a five-year Affordable Housing Strategic Plan. The Plan was extended out to 2014 and called for the development of 2,800 affordable units. Approximately 1,500 affordable units have been developed under the plan thus far.

The loss of redevelopment funds equates to a loss of \$1.3 billion for Anaheim, including \$400 million in housing set aside funds. The direct use of public funds also induced private investment. For example, Colony Park had approximately \$25 million in net public investment, but induced approximately \$300 million in additional private investment. Colony Park is an example of using housing development in the downtown to generate a viable retail/commercial environment.

The Successor Agency is the City acting as "trustee" of sorts and is a separate legal entity. Approximately 40 acres of housing development sites have been transferred to the Successor Agency. This land is valued at approximately \$25 per square foot. There is also a loan portfolio of 350 first time homebuyer loans, totaling about \$10 million. There is also about \$15 million in new loans obligations. The Successor Agency has \$15 million for the Avon Dakota rehabilitation project. There is also approximately \$8 million in housing set aside funds that were loaned to the non-housing redevelopment side. Residual receipts for housing projects will provide a \$1.5 to 2 million annual income stream.

Without redevelopment, Anaheim does not have an ongoing revenue stream that it is able to bond against. The City will act similar to a private developer going forward, needing to produce some revenue from future housing activities. Anaheim will probably not provide financial assistance directly to rental projects. The primary focus will likely be on acquisition and rehabilitation of the city's older housing stock. Efforts will be concentrated in one neighborhood until that neighborhood project is complete, then move on to next neighborhood. Some housing programs will not be funded.

Committee Member Balsamo asked why the philosophy has changed from focusing on rental to acquisition/rehabilitation. Was this direction from the City Council? Mr. Woodhead responded that the City Council is leaning that way. There is also a large segment of the community that recognizes the housing stock in Anaheim is older and

needs fixing up. The ratio of single-family to multi-family development is skewed towards multi-family. Acquisition/rehabilitation will help address occupancy problems, infrastructure, and things that create slums. Financing for acquisition/rehab is fairly viable without needing a large public subsidy to make tax credits work. Avon Dakota is an example. There will be a 55-year ground lease with a revenue stream resulting from the project.

Committee Member O'Brien asked how much acquisition/rehab can play in meeting the RHNA allocations. Mr. Woodhead responded that acquisition/rehab will play a very small role in meeting the RHNA numbers. The City has some federal funds that may be reallocated, but remaining funds for housing are limited.

Committee Member Henniger noted that rents at Avon Dakota will be fairly low, creating affordable units.

Mr. Woodhead commented that the 40 acres owned by the Agency must be used for affordable housing. The ability of developers to get funding to build on sites will make a difference in development happening on those sites.

Committee Member Richardson commented that it may be more feasible to increase public revenue through the property taxes on ownership units than rent from rental units. Mr. Woodhead commented that some of the housing sites are not ones that developers are willing to build for-sale properties on, unless the condo market comes back. The product developed will also depend on how rapidly the properties need to be developed. In the past, under RDA, five years was the limit. That rule may or may not apply. Housing advocates will probably ask those time limits still be enforced.

Committee Member Richardson commented that she thinks the condo market is strong and young professionals and first time homebuyers are looking for condos. Mr. Woodhead commented that this is true, but a strong condo market isn't consistently seen in Anaheim right now. For example, condominiums have not taken off in the Platinum Triangle.

Committee Member Greenberg asked what the range is for affordable housing. Mr. Woodhead answered that affordable housing serves a wide range of incomes. The affordability level is based on the area median income. Mr. Woodhead provided some examples of income levels from the latest HCD income limits.

Committee Member McCafferty asked what incentives can be given to developers to revitalize the city if redevelopment is gone. Mr. Woodhead provided examples of ways to make the entitlement process easier, including pre-entitling property, assistance with utilities and infrastructure by tandeming with a public works project, and streamlining the process.

Committee Member Leos noted that one of the things young parents look at when buying a house is the quality of the schools in the area. He commented that this will be a challenge for some neighborhoods in Anaheim. Committee Member Henniger agreed that schools make a big difference in the neighborhood and attracting buyers. Committee Member Leos noted that there are not enough schools in some of the neighborhoods and gave the Platinum Triangle as an example. Mr. Woodhead commented that the elimination of redevelopment did not directly provide more funds for schools.

Committee Member Greenberg commented that creating mixed-income communities will help the schools by balancing the community. Mr. Woodhead responded that creating mixed-income communities will be difficult to do with the existing housing stock. The cost per unit increases dramatically when they are demolished and rebuilt. The cost for rehabilitating a unit is \$50-60,000. This increases to \$200,000 if tearing down and rebuilding. The City is trying to integrate the affordable housing into larger neighborhoods to create a bigger district with a sense of identity.

Committee Member Henniger asked what are some of the best practices for meeting the RHNA needs without redevelopment. What are other cities doing? Mr. Woodhead responded that many cities are rezoning property to make the opportunities available, but not proactively doing anything to try to develop numbers up to the RHNA.

Mr. Borrego commented that the City's quantified objectives will be different than the RHNA target. The quantified objectives are what the City considers to be feasible within the planning period. Mr. Borrego asked Mr. Barquist what other cities are doing in terms of setting a reasonable quantified objective.

Mr. Barquist said that cities are looking at facilitating private investment by reducing time and uncertainty. They are looking at the approval process and also when fees are paid. The City may look at deferral of fees to occupancy.

Committee Member Buffa commented that a policy could be to have the City go to the State to change the RHNA process and lower numbers.

Mr. Barquist commented that the Housing Element is part of the General Plan which typically has broad policy, but State law includes very specific requirements for the Housing Element.

Committee Member Balsamo described the County of Orange's by-right overlay where 100 percent affordable housing can be developed on commercial and industrial properties. About 500 units have been built through the overlay.

Mr. Borrego explained the City of Anaheim's housing overlay. The City has over 200 parcels identified in the current Housing Element as opportunity sites. The housing overlay allows for by-right housing on these sites. The overlay has been created and the preparation of CEQA documentation is in process. Hearings to apply the overlay to the sites will occur during the summer. Most of the sites are currently developed with strip retail and older hotels. These sites are designated for residential in the General Plan, but currently zoned commercial.

Committee Member Leos commented that there may be community concerns with concentrating low income housing through the overlay. Mr. Borrego clarified that the overlay allows for all housing, not just affordable housing. The projects could be market rate and he expects to see both affordable and market rate development at these locations.

Committee Member Richardson commented that the City also started putting in infrastructure to accommodate units. Mr. Woodhead confirmed this; saying over \$100 million was put into infrastructure around the Anacapa development.

Committee Member McCafferty asked if the units will also be able to use density bonus. Mr. Borrego responded yes.

Committee Member Balsamo suggested the City look at other standards as well.

Committee Member McCafferty commented that, coupled with making it easier to develop, the City should look at putting in the infrastructure investment.

Mr. Borrego noted that there is currently a surcharge added to Anaheim utility bills to make upgrades to the infrastructure. There have already been improvements made in west and central Anaheim. Sewer capacity remains a large issue for some areas.

Committee Member McCafferty said one of the policies in the Housing Element might be to prioritize capital improvement projects for housing opportunity sites and providing certainty as to when the improvements will be made. Mr. Borrego commented that this would be a great idea to include in the policy development discussions. Committee Member Balsamo noted that the Housing Element focus is on housing and will not be able to solve every issue.

Mr. Borrego talked about CEQA reform. CEQA can be a challenge for development right now with the amount of time and money needed. The housing overlay zone is being prepared under a supplemental EIR to the General Plan EIR. This will allow the City to exempt infill development and speed up the development process.

Committee Member Henniger asked if the residual receipts to the Housing Authority could be bonded against. Mr. Woodhead said this is not a very viable option right now, but may be in the future.

Committee Member O'Brien asked how affordable housing development happened prior to RDA. Mr. Woodhead responded that there was not much interest in affordable housing in California then. The first redevelopment efforts did not even require affordable housing.

Committee Member Abdulrahman asked if Anaheim receives federal assistance. Mr. Woodhead responded yes, the City receives CDBG and HOME funds. There have been substantial cutbacks though.

Mr. Woodhead explained that the City may have to eliminate 500 Section 8 vouchers due to sequestration.

Committee Member Kreitner asked what the timeline is to eliminate the 500 Section 8 vouchers. Mr. Woodhead responded that the City is working with HUD to see. The timeline was originally by the end of 2013, but that may change. The program has a natural attrition of about 20 to 25 households per month. Committee Member Kreitner commented that Cherry Orchard will be open in the fall and could house 45 of the Section 8 families.

Mr. Woodhead also explained that the Housing Element will look at at-risk units. For example, Miracle Terrace, a 200 unit senior complex, has expiring affordability requirements.

Committee Member Kreitner asked if it would make sense to take money out of rapid rehousing to address the Section 8 issue.

Committee Member Richardson commented that there may be people with Section 8 vouchers who should not be eligible. Mr. Woodhead commented that fraud is always a concern and the Police Department investigates any fraud concerns.

Mr. Woodhead concluded the discussion by saying tools to replace redevelopment may be available in the future. This is the first time a Housing Element has to be prepared with a constrained fiscal environment. Looking at how to eliminate barriers for the private sector should be a focus.

The Committee took short recess. Upon returning, Mr. Barquist noted that the library closes at 8:00 pm. Therefore the Committee will end their meeting at 7:50 pm.

2. Review of Past and Planned Community Outreach Efforts

Mr. Barquist provided an overview of the community outreach activities to date. The City had a booth at the farmers market in downtown. People could provide comments on sticky notes at their convenience. The comments will be provided to the Committee at the next meeting.

The City also had a workshop series in March. Participation rates were low. The City is going to use the “go-to-them” strategy and have opportunities to participate at the La Palma Park Cinco de Mayo event and other larger community events. Staff will also be at the West Anaheim BBQ to get input.

Mr. Borrego also noted that staff is making a big push to increase attendance at the next round of workshops. Staff will be attending the neighborhood council meetings to announce the upcoming workshops. Staff is also updating the Housing Element webpage to be more user-friendly and catchy. The webpage is expected to launch next week. There will also be an online survey.

Committee Member Balsamo asked what questions will be asked of the community. Mr. Barquist responded that the questions are related to higher order issues, what needs to be addressed, what needs to be considered by decision makers, what is the broad direction.

Mr. Barquist summarized the input received at the workshops related to housing challenges and opportunities.

Challenges identified included:

- Crime/Gangs/Graffiti
- Location and Concentration of Housing
- Funding
- Affordability
- Traffic and Parking
- Hotel/Motel Families
- Housing for Elderly
- Housing for Service Sector
- Housing for Large Households

- Commute Time/Limited Jobs Near Housing
- Engaging Residents
- Aging Housing Stock/Quality of Construction

Opportunities identified included:

- Improving Economy
- Change City Policies/Regulations/Processes/Fees
- Redeveloping and Creating Places
- Community Programs (i.e. flashlight walks)
- Graffiti Reporting and Removal Program; “Safe Walls” and Urban Art
- Promoting Awareness of Great Things in Anaheim
- Multimodal Transportation
- Affordable Housing for Elderly with Supportive Amenities
- Development of Small Units
- CDBG Funds
- Private Financing for Rehabilitation of Housing
- Incentive Program with Lenders for Home Improvements
- Rehab Rebate Program

3. Review of Housing Element Background Report

Mr. Barquist introduced the Housing Element Background Report. Chapters 2 and 3 of the draft Housing Element were provided to the Committee. Given time constraints, the background report will be presented at the next Committee meeting.

4. Review of Past Performance

Mr. Barquist introduced the Review of Past Performance. The Committee has been provided with a table showing the existing policies in the Housing Element. There is a column where staff will provide information on progress in implementation. This will provide information needed to discuss what should be changed. One consideration is that RDA is listed as the funding source for many of the programs. The completed table will be provided to the Committee prior to the next meeting.

Committee Member McCafferty asked how the review of past performance relates to the City’s annual Housing Element report. Mr. Barquist responded that information from the annual report will be integrated into the matrix.

- **Public Comments**

No members of the public present.

- **Adjournment**

Motion made by Committee Member Kreitner, seconded by Committee Member Abdulrahman to adjourn the meeting. The meeting was adjourned at 7:47 p.m. to the next scheduled meeting to be held in on May 30, 2013, at 6:00 P.M.

Anaheim Housing Element Ad Hoc Committee Minutes

Thursday, May 30, 2013

6:00 P.M.

Central Library
500 West Broadway
Anaheim, California

A regular meeting of the Anaheim Housing Element Ad Hoc Committee was held on Monday, May 30, 2013 at 6:00 pm at the Central Library, 500 W. Broadway.

- **Call to Order**

The meeting was called to order by Mr. David Barquist at 6:10 pm.

Present: Abdulmageed (AB) Abdulrahman, Mike Balsamo, Kelly Buffa, Phyllis Greenberg, Grant Henniger, Je'net Kreitner, John Leos, Greg McCafferty, John O'Brien, and Kandis Richardson

Absent: None

Staff Present: Principal Planner Jonathan Borrego and Housing Programs Manager Grace Stepter

Consultant Present: David Barquist and Michelle Lieberman.

- **Pledge of Allegiance**

Committee Member Henniger led the Pledge of Allegiance.

- **Approval of Minutes for the Meeting of April 15, 2013**

Motion made by Committee Member Buffa, seconded by Committee Member Kreitner, to approve the April 15, 2013 minutes as written. Motion passed unanimously.

- **Discussion Items**

Mr. Barquist requested that the Committee amend the meeting agenda to move Discussion Item #3 Review of Past Performance before Item #2 Review of Housing Background Report because Housing Programs Manager Grace Stepter is in attendance and can answer any of the Committee's questions regarding the Review of Past Performance. The Committee agreed to hear Discussion Item #3 first.

1. **Review of Past Community Outreach Efforts**

Ms. Lieberman gave an overview of the community outreach activities and the input received since the last Ad Hoc Committee meeting. These activities included Workshop Series #2 (consisting of three community workshops), the WAND Barbeque and the Cinco

de Mayo festival at La Palma Park. The Consultants provided the Committee with hard copies of the community input notes from the outreach activities to date.

Mr. Barquist explained the EB 5 program that was mentioned in the community input. The EB 5 program is a federal program that provides foreign companies with ability to obtain visas for employees in return for creating permanent jobs and investment in the United States.

A committee member asked for clarification on the “move on program” for historic homes. Principal Planner Borrego explained that the program was funded by the Redevelopment Agency to relocate historic homes that would potentially be demolished by new construction otherwise.

A committee member asked for clarification on the community member’s comment on promoting gated communities. Mr. Barquist said that the community member made the comment in the context of parking and gated complexes having higher demand for parking within the confines of the complex versus non-gated complexes where parking spills out into the neighborhood as well. One committee member commented that it may be related to an overcrowding issue where there are multiple cars per apartment unit. Another committee member noted that many people use their garages for storage instead of parking. Another committee member said it gates may be in response to security concerns. Another committee member said he would not advocate for including a policy promoted gated communities in the Housing Element and that developers should be able to choose to put in gates or not. There was general agreement amongst the committee on this. Another committee member commented that gating communities segments the community and limits communication.

A committee member asked for clarification on a community member’s comment regarding petitioning the State to remove the density bonus requirement. Another committee member asked for clarification on what the density bonus requirement entails. Mr. Barquist explained that the density bonus requirement includes provisions that must be granted to a developer if certain affordable units are provided. He explained that the community member’s comment was related to the State’s purview over local government and the political dynamic of the State in local affairs. The density bonus provisions are included in the Resources section of the Housing Element background report.

A committee member asked if the summary of the outreach efforts would be provided in the Housing Element. Ms. Lieberman said that the summary will be provided in the full draft Housing Element.

A committee member asked if Staff heard a difference in the types of community comments from area to area within the City. Principal Planner Borrego said that there were some differences in the overall themes of the comments. At the Cinco de Mayo festival, there were many comments about maintenance issues and absentee landlords. At the WAND barbeque, there were many comments about crime, overconcentration of affordable housing and homeless.

Principal Planner Borrego noted that the amount of input at the two events was greater than the workshops, but that the second workshop series also had a higher attendance than the first round of workshops. The City’s online survey has also had over 50 responses to date and will remain open online.

A committee member asked if the community members providing input at the La Palma Park event were primarily Hispanic. Principal Planner Borrego said that most of the community members who spoke with staff were Hispanic.

2. Review of Past Performance

Principal Planner Borrego introduced Housing Programs Manager Grace Stepter.

A committee member asked to receive documents to review early on to allow for adequate time for review. Principal Planner Borrego indicated that additional review time will be provided with future documents to be reviewed by the Committee.

Ms. Lieberman read through each of the housing strategies listed in the current Housing Element and the staff's summary of the progress in implementing the strategy. Discussion was as follows.

Housing Production Strategy 1A: Meet or Exceed the Production Goals of the Affordable Housing Strategic Plan – Principal Planner Borrego commented that the City is no longer pursuing housing development under the plan, except for the projects that are already in the pipeline. Housing Programs Manager Stepter commented that the current projects under the plan were already underway and committed to before the Redevelopment Agency was dissolved. A committee member asked if it would be advantageous to ask the City Council to revise the policy to reflect the numerical objectives to be in line with the achievable outcomes of the plan. Principal Planner Borrego said that the City Council could be asked to rescind the plan or revisit the plan since it is still official policy, but not being acted upon.

Housing Production Strategy 1B: Implementation of an Affordable Housing Overlay Zone – Principal Planner Borrego said this was included in the original Affordable Housing Strategic Plan, but then in the development of the Housing Element the City had to identify Housing Opportunity Sites to allow by-right residential development so the Overlay Zone became redundant. The City is moving forward with the rezoning of the Opportunity Sites this summer.

Housing Production Strategy 1C: Expedited Processing for Extremely-Low, Very Low, Low and Moderate Income Housing Developments – A committee member asked if the City has received feedback about processing timelines for other projects. Principal Planner Borrego said staff has not received specific feedback yet, but would like the committee to discuss this item in the resources and constraints discussion at the next committee meeting. The committee member commented that getting the pieces to work for expedited processing can be very difficult and it may not be the best tool to incentivize development. Many times the applicant does not have the plans prepared to the level of detail necessary for expedited processing, but has an expectation that the process will be expedited. Principal Planner Borrego commented that different departments also have different capabilities to expedite processing. Another committee member commented that he had worked on a development that received expedited processing that saved time, but the tradeoff was that the project itself was expensive to develop.

Housing Production Strategy 1G: Encourage the Development of Housing for Extremely-Low Income Households - A committee member asked if these units were developed using Redevelopment Housing Set-Aside funds. Housing Program Manager Stepter said that there was a combination of funds used, including Section 8 Project-Based Vouchers. A committee member asked if these projects are mixed income. Housing Program Manager Stepter said that most of the projects involved tax credits and that the households with the

highest income within the projects would be households earning 60 percent of the area median income.

A committee member asked if the City has found that the crime rate is higher in these areas. Housing Program Manager Stepter said that the City has found that the crime rate is not higher, and in many cases is lower. A crime study was done in the Hermosa Village area that shows that calls for service are lower now. The income-restricted projects have requirements for background checks on the tenants. The communities tend to be better maintained. Active data matching occurs with the Police Department so that the Housing Authority is notified of any criminal activity.

A committee member asked if there are any projects on the list that are still being developed. Housing Program Manager Stepter said that Cherry Orchard is still in progress.

A committee member commented that Hermosa Village has private security and is gated, but many residents are hesitant to complain because they do not want to be kicked out. He commented that a good management company helps make the project better.

A committee member commented that a portion of the units at Cherry Orchard are tied to Section 8 service vouchers so that the households agree to receive some sort of supportive services with their housing. The project also has a community center.

Housing Program Manager Stepter explained the difference between public housing, where all of the households pay 30 percent of what the household could afford, and affordable housing in Anaheim where the rent is set and not tied to the specific occupant's income. Traditional public housing is being demolished through a federal program called Hope VI because of the problems of large concentrations of low income housing without proper management.

Housing Production Strategy 1H: Encourage the Development of Housing for Special Needs Households – A committee member noted that Diamond Street has 24 units, not 25 units, for special needs households. There is one manager unit.

Housing Production Strategy 1J: Development of Housing Information Clearinghouse – A committee member asked if the Neighborhood Housing Services of Orange County is part of the City, County or a separate entity. Ms. Lieberman explained that it is a separate organization that is located in Anaheim. The City refers people to NHS. A committee member asked if there are still funds going forward to support this program. Housing Programs Manager Stepter said that the City is continuing to provide this through the Housing Authority and growing the web presence and automated tools.

Housing Production Strategy 1O: HOME Homebuyer Program – Housing Programs Manager Stepter commented that the majority of the City's HOME funds are going to prioritized acquisition and rehabilitation efforts, not to this program. A committee member asked if there are programs looking at other aging neighborhoods in Anaheim and making sure they do not deteriorate any further. Housing Programs Manager Stepter said that the HOME funds are being used towards rehabilitating rental housing in the Avon Dakota neighborhood. A committee member commented that programs to address aging single-family neighborhoods are needed. Housing Programs Stepter said there may be future programs that provide funding for a program.

Another committee member noted that there is a need for rehabilitation of houses with absentee or non-responsive landlords and code enforcement could be used as a tool. There

are also concerns about elderly homeowners that may not be able to afford to make improvements.

Housing Production Strategy 1Q: Compliance with SB 2- Adequate Sites for Emergency Shelters/Transitional Housing – A committee member asked if transitional and supportive housing requirements will be more liberal than emergency shelters. Principal Planner Borrego responded that transitional and supportive housing will be treated more like a single-family residential use as opposed to an institutional use.

A committee member asked if a program is no longer being funded and was not available during the current Planning Period, would the program be removed from the future Housing Element. Ms. Lieberman said that those specific programs would be removed. Mr. Barquist commented that if the underlying issue or concern remained, the policy program would look at how to address the issue and where funding could come from.

Housing Production Strategy 1R: Affordable Housing Program – A committee member noted that Diamond Street received funds through this program.

Housing Conservation and Preservation Strategy 2C: Community-Based Neighborhood Enhancement – A committee member asked if Paint Your Heart Out is funded by the City. Ms. Lieberman answered that Paint Your Heart Out is a non-profit organization and has volunteers. The committee member asked if the Housing Element could include non-profits in the policy program. Ms. Lieberman responded that coordination with these groups could be part of the policy program.

A committee member asked about the number of traffic-related improvements listed and if housing funds were used for these. Principal Planner Borrego responded that these are through separate funds from Public Works or CDBG.

Housing Quality and Design Strategy 3A: Sustainable Development/Green Building – A committee member asked if there are funds available for this program. Principal Planner Borrego responded that the program is primarily provided through Anaheim Utilities. A committee asked if rebate incentives are still available for developers. Another committee member responded that the rebate incentives have been terminated, along with the expedited processing incentive.

Housing Quality and Design Strategy 3C: Adopt Reasonable Accommodation Procedures – A committee member asked if this waives ADA requirements. Principal Planner Borrego said this program actually removes zoning requirements that might conflict with ADA requirements such as the installation of a wheelchair ramp in a front setback area.

Housing Quality and Design Strategy 3H: Definition of Family – A committee member asked who would be writing the Municipal Code amendment for the definition of family. Principal Planner Borrego responded that staff would be writing the amendment in coordination with the City Attorney and it would ultimately be adopted by the City Council. He commented that this amendment will be looked at in conjunction with the provisions for transitional and supportive housing.

Affordable Housing Opportunity Strategy 5B: Section 8 Rental Assistance Program – A committee member asked for an update on the status of reducing the number of Section 8 vouchers based on federal cutbacks. Housing Programs Manager Stepter said that the Housing Authority is working with HUD on the issue and there is a national set-aside that the City could apply for if vouchers need to be terminated. The City plans for the fiscal year of July to June while the HUD plan is for the calendar year of January to December.

A committee member asked about the Integrity House project and what program it was funded through. Housing Programs Manager Stepter said that the project received Section 8 Project Based Vouchers.

Affordable Housing Opportunity Strategy 5J: Workforce Housing – A committee member asked how workforce housing is defined. Housing Programs Manager Stepter said workforce housing is generally located near a large employer and provide housing at levels affordable to employees, like those who work at Disneyland. They are typically family units. Mariposa Village and Diamond Street needs to be removed from the list. A committee member asked if employers contribute to these projects. Housing Programs Manager Stepter said they do not at this time. A committee member said that asking employers to contribute should be considered in the new policies.

A committee member asked that a line be added to each of the programs that were discontinued to explain why and if funding was lost.

Principal Planner Borrego said that at the next meeting, the committee will have the opportunity to revisit the Review of Past Performance to address any follow-up questions.

- **Public Comments**

No members of the public present.

- **Agenda Forecast**

The Committee decided to hold the next meeting of the Ad Hoc Committee on June 19th, 2013 from 6:00 pm to 8:00 pm at the Central Library. The next agenda will include a review of Chapter 2: Needs Assessment and Chapter 3: Resources and Constraints.

- **Adjournment**

Motion made by Committee Member Henniger, seconded by Committee Member Greenberg to adjourn the meeting. The meeting was adjourned at 7:40 p.m. to the next scheduled meeting to be held in on June 19, 2013 at 6:00 pm at the Central Library.

Anaheim Housing Element Ad Hoc Committee Minutes

Thursday, June 19, 2013
6:00 P.M.

Central Library
500 West Broadway
Anaheim, California

A regular meeting of the Anaheim Housing Element Ad Hoc Committee was held on Thursday, June 19, 2013 at 6:00 pm at the Central Library, 500 W. Broadway.

- **Call to Order**

The meeting was called to order by Mr. David Barquist at 6:10 pm.

Present: Abdulmageed (AB) Abdulrahman, Kelly Buffa, Grant Henninger, John Leos, Greg McCafferty, John O'Brien, and Kandis Richardson

Absent: Mike Balsamo, Phyllis Greenberg, and Je'net Kreitner,

Staff Present: Principal Planner Jonathan Borrego, Associate Planner Andy Nogal, and Housing Programs Manager Grace Stepter

Consultant Present: David Barquist and Michelle Lieberman.

- **Pledge of Allegiance**

- **Approval of Minutes for the Meeting of May 30, 2013**

Motion made by Committee Member O'Brien, seconded by Committee Member Buffa, to approve the May 30, 2013 minutes. Committee Member Henninger noted that his name was misspelled throughout the minutes and asked that they be corrected. Motion passed unanimously to approve the minutes as corrected.

- **Discussion Items**

1. **Continued Review of Past Performance Document**

This item was the opportunity for any additional questions or discussion on the Past Performance document that was presented at the last meeting. The committee had no further questions or discussion.

2. **Continued Review of Housing Element Background Report (Chapters 2 and 3 of the Draft Housing Element)**

Ms. Lieberman provided an overview of Chapter 2: Housing Needs Analysis. This chapter includes the following topics:

- Population Trends and Characteristics
- Employment Trends
- Household Characteristics
- Housing Inventory and Market Conditions
- Overpayment
- Overcrowding
- Growth Needs (RHNA)
- Special Needs Groups

There are approximately 340,000 residents in Anaheim as of 2012. Anaheim has grown about 4.8 percent since 2000, which is lower than the overall County's growth rate. Mr. Barquist noted that the information from DOF (Department of Finance) is a projection based on the 2010 Census benchmark.

Committee Member Henninger asked why Anaheim's growth rate in the past years was higher than the overall County's. Ms. Lieberman responded that a number of factors contribute to growth including housing availability and employment opportunities.

Ms. Lieberman said that between 2000 and 2010, the retirement age and senior citizen age groups have grown. Between 2000 and 2010, the Hispanic population has grown, along with the Asian/Pacific Islander population and the Black/African American population.

Committee Member Buffa asked why race and ethnicity are important to the Housing Element. Mr. Barquist responded that the State requires the Housing Element to look at race and ethnicity. Also, there may be some housing preferences related to race and culture including multiple generations living in the same household. He provided the example of Amerige Heights in Fullerton that has houses with granny units/second units that accommodate families with multiple generations living together. Committee Member Buffa commented that discussing household size would be more appropriate than discussing race/ethnicity.

Committee Member Abdulrahman asked if the information provided is tied to income. Mr. Barquist responded that the information on race/ethnicity provided is not tied to income, but could be drilled down to that level from the Census data.

Mr. Henninger asked where the Middle Eastern population is categorized in the race/ethnicity data. He noted that there is a growing Middle Eastern population in the City, many of which are refugees. Ms. Lieberman noted that the Census is self-reported and that people of Middle Eastern descent may choose to report themselves in the "Other" category. Mr. Henninger commented that there does not seem to be a way to understand the Middle Eastern population through just looking at race in the Census data. Mr. Barquist commented that there would have to be a separate data analysis for this. Mr. Abdulrahman commented that most would likely choose to report themselves in the "White" category.

Ms. Lieberman said there are about 98,000 households in Anaheim. The average persons per household is about 3.41, which is higher than the overall County average of 3.04. About 53.7 percent are renter-occupied and 46.3 percent are owner-occupied. The vacancy rate as of 2011 is about 5.5 percent. Mr. Barquist noted that about 5 percent is a healthy vacancy rate. Lower than 5 percent has an upward push on housing price and vice versa.

Ms. Lieberman showed a slide showing the industries employing the most Anaheim residents. Manufacturing moved from being the industry employing the most Anaheim residents in 2000 to being the second highest. Education services, health care and social services employ the most residents as of 2011. Committee Member Buffa asked about the significance in looking at employment data when every person needs housing, regardless of where they are employed. Mr. Barquist responded that it is required to be included in the Housing Element analysis under State law. The employment data also provides information on what industries to look at if trying to provide housing close to employment opportunities. Committee Member McCafferty asked what category the Disneyland employees would be in. Ms. Lieberman responded that they would likely be in the “retail trade” and “arts, entertainment, and recreation, and accommodation and food services” categories.

Ms. Lieberman said that the unemployment rate as of 2011 was 11.1 percent. The median income for owner-occupied households was \$83,159 and \$37,428 for renter-occupied households. The overall median income was about \$54,000, and lower than the overall County median income. Committee Member O’Brien asked what the change was income level since 2000. Ms. Lieberman responded that the overall median income in 2000 was \$47,000. The owner households’ median income was about \$66,000 and the renter households’ median income was \$34,000.

Ms. Lieberman presented information about the physical housing stock in the City. She noted that houses over 30 years old are those that are more likely to see deferred maintenance issues or be in need of rehabilitation. Approximately 70 percent of the houses in Anaheim were constructed prior to 1980. Approximately 2 percent were constructed prior to 1939. These are likely to be historic homes that have had some sort of rehabilitation. The median sales price in Anaheim as of November 2012 was \$373,000 and the median rent was \$1,365. Committee Member McCafferty commented that the number of homes constructed prior to 1980 is significant and there should be discussion on policy regarding how to maintain and preserve that older housing. Mr. Borrego commented that the housing age would be very similar to other areas in Central and North Orange County and that looking at ways in which other cities have addressed older housing stock could provide ideas for Anaheim’s Housing Element. Committee Member Henninger commented that looking at older Los Angeles County cities, such as Lakewood, and how they have addressed their aging housing stock will be beneficial since they have been addressing the issue for years.

Ms. Lieberman provided information about overpayment (paying more than 30 percent of the gross income towards housing) and overcrowding (having more than 1 person per room). About 87 percent of owner-occupied households and 63 percent of renter-occupied households are experiencing overpayment. Overpayment is more prevalent in lower-income renter households and moderate/above moderate-income owner households. She noted that people who own their houses may be willing to pay more than 30 percent of their income towards housing in exchange for a potential return on the investment. Over 7 percent of owner-occupied households and over 25 percent of renter-occupied households are overcrowded. Committee Member Buffa commented that in an area such as Orange County where home prices and salaries are higher than in other parts of the country, there is almost an expectation that a person would pay more than 30 percent of the income towards housing. The concerns about overpayment are more relevant for lower-income households, not households that have a larger amount of discretionary income. Committee Member Henninger noted that many households are paying more for housing because they consider it an investment. Committee Member O’Brien asked if the amount was pre-tax or after tax.

Ms. Lieberman responded that it is pre-tax. Mr. Barquist commented that qualification standards for home loans have changed over the last few years.

Committee Member Abdulrahman asked if the information about overpayment and overcrowding could be broken down to show the differences in the different parts of the City and the differences in the needs. Mr. Barquist responded that some information is available at the Census tract level, but it is time consuming to do that. It could be done if it is instructive to the Committee. Mr. Borrego said that Staff could potentially do a sampling of the Census tracts to have an understanding of the needs in the various geographic areas. Ms. Lieberman commented that some of the data is not available at the tract level, but there may be specific tables where it would be helpful to break the data up.

Committee Member Henninger asked how overpayment changed over the past few years and if change in employment has caused households that were paying less than 30 percent of their income to now paying a higher percentage. Ms. Lieberman said that the data in the current Housing Element shows overpayment as of 2007. About 27 percent of the owner-occupied households and 26 percent of the renter-occupied households were experiencing overpayment. Committee Member Henninger commented that over the next planning period the overpayment numbers may go down as jobs pick up. Committee Member Abdulrahman asked if this data is used to project what is going to be happening in the future and commented that using data from 2010 to project for 2020 could be misleading. Mr. Barquist responded that the State does projections. There are some economic projections done by other parties. However, projections done a few years ago were not close to what actually happened with the economic downturn.

Committee Member McCafferty commented that renters often cannot choose how much of their income goes towards housing and when rents increase they compensate by living with multiple families in one unit. The focus should be on these households.

Ms. Lieberman presented a slide with the RHNA allocations. Mr. Barquist noted that the median family income (MFI) will change every year based on the economy. Committee Member Buffa asked if there is somewhere in the document that shows what the affordable housing prices are for each income category assuming 30 percent of a household income goes to housing. Mr. Barquist responded that table 1-29 shows the affordable payment and purchase price would be, based on the 2012 MFI. Committee Member Buffa commented that higher income households may choose to pay more for housing and that while the RHNA numbers allocate a certain amount to each income level, buyers may not want to actually buy in the corresponding price ranges.

Ms. Lieberman provided information on the five special needs groups required to be analyzed by the State- elderly, large households, homeless, farmworkers and female-headed households. Elderly (age 65 years and older) comprise about 9 percent of Anaheim residents. About 35 percent of the elderly have a disability. Median income is about \$33,000. About 68 percent of elderly renter households and 32 percent of elderly owner households experience overpayment. Committee Member Richardson commented that there may be differences in the different areas in Anaheim. In West Anaheim there are many elderly persons and this may lead to more rentals because the homes will be left to trusts. Committee Member Buffa asked if there is a link between the age of the housing stock and age of the owner. She commented that there are likely many household built prior to 1970 that are lived in by the original owners.

Committee Member Abdulrahman asked if the income considers both persons in the workforce and those receiving governmental assistance. Ms. Lieberman said it includes both. Committee Member Henninger asked if there is information on what a person's assets are because an elderly person with savings is able to spend more on housing than one who is only receiving Social Security. Ms. Lieberman said that the Census does not ask for that information from people.

Ms. Lieberman provided information on Large Households (5 or more person). About 21.8 percent of Anaheim households have 5 or more persons. About 58 percent of renter households and 26 percent of owner households experience overpayment. About 88 percent renter households and 64 percent of owner household have "any housing problems". This is defined by HUD as overpayment, overcrowding, or lacking complete kitchen or plumbing facilities. Committee Member Richardson commented that there are a lot of households that have even more than 5 persons. Mr. Barquist noted that the Housing Element has information for households with 7 or more persons per household. Approximately 7,000 households in Anaheim have 7 or more persons (Table 1-11). The numbers of large households have increased since 2000.

Ms. Lieberman provided information on Female-Headed Households. The State requires the Housing Element to look at Female-Headed Households because they have historically had the highest incidence of poverty. About 16 percent of Anaheim households are female-headed and about 13 percent are living below poverty level. Committee Member Henninger asked if female-headed households are defined as not having an adult male living in the house. Ms. Lieberman responded yes, that the information provided excludes female-headed households with an adult male present. Committee Member O'Brien asked what the city-wide percent of persons living below poverty level is and if female-headed households in Anaheim are more likely to be below the poverty level. Ms. Lieberman said that the consultant will add the information to the Housing Element.

Ms. Lieberman showed information on Persons with Disabilities. About 1.8 percent of residents between ages of 5 and 17 have a disability and 6.1 percent of residents between ages of 18 and 64 have a disability. A new requirement of Housing Elements is to look at the needs of persons with developmental disabilities. According to the Regional Center of Orange County, 2,454 Anaheim residents have a developmental disability. The majority are age 23 to 54. Committee Member Richardson commented that there is a growing number of elderly in the City that need to move out of their homes into assisted living-type facilities and asked if there is enough of that type of housing in the City to meet the need. Mr. Barquist commented that the draft Housing Element includes numbers and percentages of elderly with disabilities including self-care disabilities. Committee Member Richardson asked if there has been an increase in the number with disabilities over time. Ms. Lieberman answered that the numbers have actually decreased from 2000 to 2011. Committee Member Henninger asked if it was a decrease in percentage or a decrease in absolute numbers. Mr. Barquist responded that it was a decrease in persons by about 300.

Ms. Lieberman said that farmworkers comprise less than 1 percent of the City's workforce. It is assumed that these people are in or looking for permanent housing and not traditional farmworker housing because there are no large seasonal fluctuations in farming in Anaheim. Mr. Barquist commented that this different from a large agricultural community like Salinas where farmworkers would come in to live in the city for just part of the year.

Ms. Lieberman provided information on homeless persons from the 2011 County count. The count found 207 sheltered homeless in Anaheim and 743 unsheltered homeless. This does not include people living in motels. The preliminary data for 2013 shows the number of homeless County-wide has gone down. Committee Member Richardson said she has not seen a decline in West Anaheim and said that many of the parks have many homeless and many motel families. She said that West Anaheim needs attention on this issue. Committee Member Abdulrahman agreed. Committee Member Henninger said that addressing motel families is important for Anaheim, both as homeless persons and also as persons in inappropriate housing. Committee Member Richardson said that the hotels need to be cleaned up and be held accountable. Mr. Borrego said that this could be a part of the policy program discussion. Committee Member McCafferty noted that the City has tried to have the hotels clean up, but the tenants at the time were concerned with being kicked out of the only housing available to them. Committee Member Richardson said addressing homeless in parks is important, maybe through building a place especially for them. Committee Member Leos said that this would lead to NIMBY-ism and residents not wanting a homeless shelter near them. He said the Housing Element may not be able to address all of these things as they are politically challenging. Committee Member Henninger said he agreed to some extent, but that the Housing Element should report the City's issues related to homelessness and motel families.

Committee Member Buffa asked for the definitions of population group quarters and homeless and asked if the motel families are captured in any of these groups. Ms. Lieberman answered that information comes from the Census and motel families do not necessarily receive the Census questionnaire. Committee Member Buffa said that a count of persons living in motels is needed. Mr. Borrego said that Staff has made contact with the task force that works with motel families and the task force has said they do not have a count. Committee Member Buffa said that qualitative information could be provided. Ms. Stepter commented that the City works with service providers that could provide anecdotal information. She also said there is difference between motel families who are typically "working poor" families with children and homeless in the parks that are mainly single and couple adults. She said that the Community Services Department is proposing a pilot program to provide storage bins to homeless to store their belongings while they go to a shelter or service provider.

Mr. Borrego said that the City identified zones where a homeless shelter could be located as a matter of right as part of implementing the current Housing Element under SB 2. The ordinance includes detailed operational and development standards. Since the ordinance has been adopted, there have not been any service providers that have approached the City about opening a new shelter. There is a shelter being proposed in Fullerton close to the Anaheim border.

Committee Member McCafferty said it is not a political issue to identify the homeless/motel family need and the information is needed to help make recommendations for policy.

Committee Member Abdulrahman asked if the Census includes illegal immigrants. Committee Member Henninger said that they receive the Census questionnaire. Mr. Borrego said that the Census does not make a distinction between legal residents and illegal residents. Mr. Barquist said it is possible that illegal immigrants could possibly be counted in the Census, but cannot assume that they are captured. Ms. Lieberman commented that a household with illegal immigrants may choose to report on less than the true number of persons living in the house.

Committee Member Henninger asked if the information on vacancies for rental and housing unit sizes could be matched up. The information may help make decisions on what constraints and resources are. Ms. Lieberman responded that the information is not available through the Census or Department of Finance. Committee Member Henninger asked if there was another way to get the information, maybe through a sampling of apartments throughout the City. Mr. Barquist said this could be done, but time and money would need to be spent to complete a survey. Committee Member Henninger said it would be useful.

Committee Member Buffa noted Table 1-17 had errors in the number additions and percentages. She asked if the location and unit type of those summarized in Table 1-23 (units lacking plumbing and kitchen) were known. Ms. Lieberman said they do not include a converted garage because those units would be part of the main house. Committee Member Buffa asked if code enforcement data could be connected to this. Mr. Borrego said that Staff has created maps of where code enforcement calls for service occurred over time. Mr. Nogal said the maps could be shown at the next Committee meeting. Mr. Borrego said the self-reported numbers through the Census are probably not as helpful as the City's code enforcement data. Committee Member Buffa asked if plumbing/kitchen data must be reported. Mr. Barquist said that it is required and noted that in the current Housing Element there were questions about the usefulness of the information as well. Committee Member Richardson asked if the information should be broken out into motels, etc.

Committee Member Buffa commented that "single-parent" households have the same issues as female-headed households and that poverty is the determining factor, not gender.

Committee Member Henninger noted that he emailed a list of comments to Staff and provided them for any other Committee Member or the public to look at.

Committee Member Buffa commented that she marked typos and formatting issues. Mr. Barquist said that the Committee does not need to focus on formatting and staff would like the Committee to focus on overarching policy discussions.

Committee Member Abdulrahman asked if the Committee will see the final version. Ms. Lieberman said, yes, it will. Mr. Barquist said additional information on motel families, etc. and updated data will be provided if available.

Ms. Lieberman provided an overview of the contents of Chapter 3: Resources and Constraints Analysis. The State requires these topics to be analyzed. Constraints are the potential constraints to housing. Governmental are the things the City has more control over. Non-governmental includes things that the City does not necessarily have control over. The chapter includes the following topics:

- Governmental Constraints/Resources
 - Land Use Controls including General Plan land use, zoning, parking requirements, open space requirements
 - Density Bonus Ordinance. The City's density bonus provides for more than the State-required density bonus, focused on rental housing.
 - Provision of a Variety of Housing Types (emergency shelters, transitional housing, housing for persons with disabilities, etc.)

- Building Codes and Enforcement
- Development Fees, including a comparison between Anaheim and neighboring jurisdictions
- Processing and Procedures
- Environmental and Infrastructure including seismic, flooding and other factors
- CDBG and HOME Funds
- Developer Incentives
- On and Off-Site Improvement Requirements including street ROW, dedications, and other requirements for subdivisions
- Non-Governmental Constraints/Resources
 - Land Prices
 - Construction Costs
 - Financing
 - Energy Conservation including incentives and promotion

Committee Member Abdulrahman commented that energy conservation could be considered a governmental factor since it is a function of some City programs. Ms. Lieberman said it could be moved to that section.

Committee Member Henninger said that Chapter reads as if there are no constraints and everything is a resource. He gave an example of unit size requirements that may drive up housing costs because of construction costs per square foot. The language may not be accurate and should be looked at in detail. Mr. Borrego said that almost everything could be considered a constraint, but at what point should the City address it as an issue? He said that generally developers say Anaheim is a good place to do business and the fees and processes are reasonable. He would like to identify constraints that really stand out as a red flag and should be addressed in comparison to other cities. Committee Member Henninger said that more units could be built if some of the zoning standards were not in place, which increases supply and drives down cost. Mr. Borrego asked that the Committee identify those barriers and constraints that appear to be significant. Mr. Barquist said that there may not need to be a policy to address every constraint or resource. Identifying the constraints may be difficult when there are many layers of development standards and incentives and may be different for each project. He said a summary of the key things to think about could be provided at the front end.

Committee Member Richardson commented that without parking requirements there would be more overflow into the neighborhoods.

Committee Member Henninger said that there does not have to be a change for every factor, but that the constraints should be clearly identified.

Committee Member McCafferty said he would like to see a comparison to other cities in Orange County to see if Anaheim is competitive. He said that the BIA would likely tell the City if the standards were not competitive. He thinks Anaheim is more developer-focused than other cities.

Committee Member Buffa said the approach should include discussion about how/why the City chooses to have standards that may affect the cost of housing and that it is a factor that should be acknowledged and considered.

Committee Member Buffa noted that on page 3-2 the numbers do not add up. She also commented that on page 3-32 would be a good place to address motel families.

Committee Member McCafferty said that aging infrastructure is a large constraint to housing development.

Mr. Borrego said that Chapter 3 will be revised to have a better discussion of constraints versus opportunities and have a different introduction.

In response to a question by Committee Member McCafferty, Mr. Borrego said that a Public Works staff member could present to discuss the City's Capital Improvement Program and infrastructure deficiencies mapping at the next Committee meeting.

Committee Member Henninger asked that a redline-strikeout version of the revised chapters be provided.

- **Public Comments**

No members of the public present.

- **Agenda Forecast**

The Committee decided to hold the next meeting of the Ad Hoc Committee on July 30th, 2013.

- **Adjournment**

Mr. Barquist adjourned the meeting at 7:50 pm.

Anaheim Housing Element Ad Hoc Committee Minutes

Tuesday, July 30, 2013
6:00 P.M.

City Hall - Helena Room
200 S. Anaheim Blvd.
Anaheim, California

A regular meeting of the Anaheim Housing Element Ad Hoc Committee was held on Tuesday, July 30, 2013 at 6:00 pm at City Hall, 200 S. Anaheim Blvd.

- **Call to Order**

The meeting was called to order by Mr. David Barquist at 6:06 pm.

Present: Abdulmageed (AB) Abdulrahman, Kelly Buffa, Phyllis Greenberg, Grant Henninger, Je'net Kreitner, Greg McCafferty, John O'Brien, and Kandis Richardson

Absent: Mike Balsamo, John Leos

Staff Present: Principal Planner Jonathan Borrego, Associate Planner Andy Nogal, and Housing Programs Manager Grace Stepter

Consultant Present: David Barquist and Michelle Lieberman.

- **Approval of Minutes for the Meeting of June 19, 2013**

Motion by Henninger, second by AB. Passed as presented

- **Discussion Items**

1. **Review of Housing Element Background Report Supplemental Information**

Staff and the consultant team provided additional background information in response to questions the Committee had during the previous meeting.

Mr. Barquist indicated that more information on motel families will be provided by staff at the next Committee meeting.

Principal Planner Borrego provided information on overpayment based on sampling of Census tracts in different parts of the City (west, east and central). There were some similarities across the City. In Anaheim Hills, approximately 45 percent of the households are experiencing overpayment. In west Anaheim overpayment rates are in the low 50 percent range. In central Anaheim, between 50 and 60 percent of households are experiencing overpayment. It appears that generally areas with lower incomes have higher rates of overpayment.

Mr. Barquist provided information about substandard housing and code enforcement service calls in the city. There were 5,223 housing related complaints from June 2011 to June 2013. Heat maps showing the number of complaints were provided to the Committee members and shown on the screen. There were more complaints in the west and central parts of the City than the east. Principal Planner Borrego noted that many of the hotspots correlate to higher density neighborhoods built with apartments. He explained that City has identified Level 1 through 4 neighborhoods. Level 4 neighborhoods have the most signs of physical decay.

Committee Member Henninger asked if there were any hotspot areas that are not already part of a priority or Level 4 neighborhood in the City.

Principal Planner Borrego responded yes. He gave the example of a neighborhood on the west side of Euclid, north of I-5, that had high level of service calls, but is not a Level 3 or 4 neighborhood.

Committee Member Henninger asked when the priority neighborhoods survey was conducted.

Principal Planner Borrego responded that it was conducted about 10 years ago.

Committee Member Abdulrahman asked if the hotspots correlate to age of housing.

Principal Planner Borrego responded yes.

Committee Member Henninger commented the hotspots seem to include some of the City's older neighborhoods, but not the oldest neighborhoods that have likely been rehabilitated already.

Ms. Lieberman provided information from the BIA Development Fee Survey for 2011-2012. A comparison of the fees in Anaheim, Irvine, Newport Beach and Brea was shown.

Mr. Victor Cao from the BIA Orange County provided an additional comparison that was recently conducted for the City of Irvine. He also said that an 8 percent hourly rate increase is expected to be adopted by the City of Anaheim. The BIA has been in discussions with the City about the rate increase and understands that the rate increase is going to be used to have staffing available to keep up with the level of development and provide the same level of customer service that Anaheim has historically provided.

2. Initial Review of Housing Element Policy Program

Mr. Barquist explained that City staff and the consultants are working on drafting edits to the existing policies based on available funding and other resources. Those recommended changes to the policy program will be provided at the next Committee meeting.

Mr. Barquist asked that the Committee provide additional information tonight about some of the items brought up for additional consideration by the Committee during prior meetings. For each topic, the Committee was asked to discuss and provide direction what the context is around the topic, what is the desired end state or objective, and what are the potential strategies and techniques for addressing the issue.

Rehabilitation and Preservation of Older Housing Stock

Committee Member McCafferty said he wants the City to prevent more code enforcement hotspots. He is starting to see some neighborhoods “fray around the edges” and wants to focus on these areas where redevelopment is not going to occur to prevent the neighborhoods from further deterioration.

Committee Member Buffa commented that the City can use code enforcement as a tool for this and also may be able to recoup the cost.

Committee Member Greenberg said she is concerned about large homes being subdivided into multiple units. She would like to see new development respect the character of the existing neighborhood.

Committee Member Kreitner said the City needs to address the housing shortage while being careful not to discourage multi-generational families living together. Her organization encourages extended families to live together to deal with cost and availability issues. She noted that it is hard to police multiple families living in one house.

Committee Member Greenberg said multiple people living in the same house is not the issue as much as a single family house being divided into multiple separate dwelling units.

Committee Member O'Brien said the granny flat concept and other zoning incentives are key to providing economic incentives to homeowner or developer to rehab a home and add unit.

Committee Member McCafferty said the City must allow granny flats/second units under state law. Property owners should be required to comply with housing codes and make sure the building is maintained.

Committee Member Buffa said the situation is allowing multi-family uses in a single family zone.

Mr. Barquist commented that the Committee appears to want the policy to focus on how the neighborhood feels and the quality of the neighborhood.

Committee Member Henninger commented that both the condition of individual units and the feeling of community/neighborhood should be included. He suggested that if there are neighborhoods with properties that are already becoming more multifamily in nature that the entire neighborhood be encouraged to transition to multifamily.

Committee Member Richardson commented that parking will be an issue if this happens.

Committee Member McCafferty said this may create spillover into the community. He would like to see exterior maintenance, enforcing building and zoning, and proactive code enforcement.

Principal Planner Borrego said the City has flexible second unit guidelines in the Zoning Code right now. The largest limitation on second units is infrastructure availability in

some areas of the City. Second units are also required to provide an additional parking space.

Committee Member Richardson expressed concern about garage conversions.

Principal Planner Borrego responded that garage conversions are not allowed and it is a comment code enforcement complaint.

Committee Member Henninger commented that the use of garages for storage causes parking problems. He also commented that often the parkways are not irrigated or maintained and make the neighborhood look run down.

Principal Planner Borrego responded that the homeowner is responsible for maintaining the parkways. He said that the City recently amended the Municipal Code to include clear requirements for maintaining parkways which will allow code enforcement to more effectively act on these cases.

Committee Member Kreitner commented that unmaintained front yards are also a problem and a deterrent from renting/owning in a neighborhood.

Principal Planner Borrego responded that homeowners are required to maintain landscaping per the Municipal Code. The level of code enforcement is often determined by the amount of resources provided by City Council. The current City Council is providing more resources to code enforcement than in the past.

Committee Member Richardson commented that many people are not aware of code enforcement or how to submit a complaint.

Committee Member McCafferty suggested having a standard reminder flyer that code enforcement can post on doors of homes with maintenance issues so that a formal case does not have to be opened.

Principal Planner Borrego said the City takes a cooperative approach with the property owners for code enforcement.

Committee Member Abdulrahman asked about commercial trucks parking in residential neighborhoods overnight.

Principal Planner Borrego said there is a size/weight limit to trucks that can park in residential neighborhoods.

Mr. Barquist asked if there were any comments from the Committee about resources for code enforcement, understanding that the City can be proactive and the community can also contribute.

Committee Member Buffa commented that some of the older HOA's in the City do not have much control over architectural issues and not a lot of authority to enforce standards.

Committee Member Greenberg suggested a statement be made about not allowing “McMansions” to change the character of the neighborhood and that the Planning Commission should be responsible for not allowing deviation.

Principal Planner Borrego responded that many of the large houses do not require Planning Commission review/action and that the City does not have design guidelines that would cover these issues.

Committee Member O’Brien suggested ways to educate people about code enforcement should be considered. For rehabilitation and preservation housing, neighborhoods or older units could be identified and be eligible for permit relief or other incentives.

Mr. Cao commented that the City of Tustin had a very successful permit relief program.

Committee Member Buffa commented that Anaheim had a similar program in the past.

Committee Member Henninger suggested looking at what other Post-War cities have done to address aging housing.

Committee Member McCafferty suggested the policy should be multi-faceted and include code enforcement, targeted incentives, and targeting certain neighborhoods first to maximize the effect in a shorter period of time.

Committee Member Richardson agreed with Committee Member McCafferty.

Committee Member Henninger commented that the list of priority neighborhoods should be updated.

Motel Families

Mr. Barquist commented that the current Housing Element does not address motel families and motel families were not a large discussion item in the last Housing Element update.

Committee Member Richardson suggested having the Illumination Foundation speak to the Committee and provide guidance on the topic.

Committee Member Kreitner commented that her organization has been working with motel families for several years. Many motel families are in need of help with move-in costs and credit repair to move into permanent housing. Disney has recently approached the organization to understand who is living the motels. She noted that the City has just released a RFP for case management to help motel families move into permanent housing.

Committee Member McCafferty asked what the makeup of a typical motel family is.

Committee Member Kreitner said they usually start as a 2-parent household and many times evolve into a single-parent household. Families often move to campgrounds in the summer, but new enforcement levels at campgrounds have prevented that this year. Substance abuse generally occurs with single (non-family) motel occupants. Some

families have been in motels for as long as five years. The cost to “rent” a motel room is about the same as the cost of an apartment, but food costs can be higher since there are no kitchens to cook in.

Committee Member McCafferty asked if income is an ongoing issue once a motel family is established in permanent housing.

Committee Member Kreitner responded that about 30 percent of motel families could be placed in permanent housing if helped with security deposit and dealing with eviction issues. The organization follows the families on a quarterly basis for a year to make sure income is not an issue.

Committee Member McCafferty commented that the market has not filled the gap for this type of housing needed.

Committee Member Kreitner commented that rapid rehousing is a fairly new model. HUD is focusing on getting people out of transitional housing within 9 to 12 months and is moving down to getting people out in 30 days, but some people may need longer to become established.

Committee Member Greenberg commented that some motels are taking advantage of families by not providing appropriate facilities and asked how enforcement could be done.

Committee Member Kreitner suggested “family motels” be required to have one room dedicated to support services. She gave the example of the El Dorado and Valencia motels as being model facilities.

Committee Member Greenberg asked what kind of requirements for kitchens, etc. are motels held to.

Housing Programs Manager Stepter said motels are not considered housing providers, but a business. She commented that police have limited enforcement ability. She said that the City has some federal ESG money to provide to agencies for rapid rehousing and rental assistance. The goal of the program is to help 20 to 45 families.

Committee Member Richardson asked if there will be monitoring of the recipients of this fund.

Housing Programs Manager Stepter said the families are required to receive supportive services, document income every three months, and abide by house rules.

Principal Planner Borrego said the City is looking at changing ordinances for motel operations. He asked if there enough service providers available if motels would be required to provide space for on-site supportive services.

Committee Member Kreitner said there are many service providers including small, faith-based providers that would be interested. She suggested that the City pay for the room for supportive services at each motel for a year.

Committee Member Greenberg commented that providing a space for services is not enough, but that the City should consider if the rest of the motel is an appropriate place for people to live.

Committee Member Henninger commented that a motel will never be a quality living environment.

Committee Member Greenberg expressed concern about crime in motels.

Committee Member Richardson said the new ordinance would address all motels and include security requirements and things like requiring parking permits.

Committee Member McCafferty said having on-site services is a good idea because the non-profit provider can be the eyes on the site for the City, including police. He also commented that families should be getting out of motels into permanent housing as quickly as possible. He said that the ordinance should also not give the motels opportunity to transition to being used as housing if they are not already.

Committee Member Henninger asked if the City can do anything to encourage apartment owners to take in motel families by loosening requirements for credit and background checks.

Housing Programs Manager Stepter said the City has had discussions with affordable housing providers regarding this idea but with little success.

Committee Member Buffa said the City should not be involved in trying to get property owners to accept motel families and that private and faith-based organizations should be taking on that role.

Committee Member Henninger asked for clarification on the difference between having a public agency help people maintain their home through funding programs versus assisting families get into apartments.

Committee Member Buffa responded that the public agency's role should be focused on citing code violations.

Committee member Henninger asked if there were incentives that could be provided to apartment owners to encourage them to accept the financial risk of allowing a motel family to move in.

Committee Member Kreitner said there would have to be financial incentives or a guarantee that someone would pay the rent if the tenant could.

Committee Member Buffa commented that the Housing Element should acknowledge that motels have become defacto transitional housing, but motels also help bridge the gap when people do not have other options.

Committee Member Kreitner agreed and also suggested the City look at designating some motels as "family motels" that are safe environments.

Committee Member Richardson stressed the importance of having the pending ordinance for motels adopted.

Committee Member Buffa commented that motels need to be recognized as businesses, not housing providers.

Committee Member Greenberg asked for clarification on the purpose of the discussion and the Committee's role in drafting new policy.

Mr. Barquist responded that the Housing Element provides the framework to define and solve issues, but the Committee does not need to actually come up with the solutions tonight. The Committee should provide input on overarching direction and the policies will consider available resources and participation by the City and other agencies.

Committee Member Henninger suggested that the Housing Element define the problem as families using motels as transitional housing.

Committee Member Kreitner added that part of the problem is that the motel families are not connected to supportive services, which would help reduce the length of homelessness.

Committee Member Henninger summarized that the policy should focus on moving motel families to appropriate permanent housing and providing better alternatives for people who would otherwise move in to motels.

After a short recess, Mr. Barquist commented that the Committee will discuss infrastructure at the next meeting and that proactive code enforcement was already addressed in the first topic discussion.

Homelessness

Committee Member McCafferty commented that homelessness seems to be a smaller issue compared to the other needs throughout the City.

Committee Member Kreitner commented that the homeless Point-in-Time Count is not accurate and that rain on the day that counts were taken skewed this year's results. She said that the count showed a decrease in homelessness Countywide, but they know that is not true.

Committee Member Henninger commented that people he has spoken to are noticing more homeless because the homeless are congregating more in concentrated areas, usually where services and meals are provide.

Committee Member McCafferty agreed that concentrated services attract more homeless people to that spot.

Principal Planner Borrego said that the City established by-right zoning for homeless shelters under requirements of SB 2. Many complaints about homeless shelters are regarding loitering, but the City's ordinance requires a shelter to be open 24 hours a day and have supportive services to prevent loitering. The City put the zoning in place on a

large amount of land and worked with service providers to make sure the ordinance worked for them.

Committee Member Kreitner asked to see a map of the areas that are zoned to permit emergency shelters by-right.

Principal Planner Borrego said he will email a map to the group.

Committee Member McCafferty said it sounds like the City has taken all the appropriate steps regards to homelessness and shelters.

Committee Member Henninger commented that no shelter has been proposed in Anaheim even though land is zoned for it.

Committee Member Kreitner said there are many steps to open a shelter and it will take time and money.

Housing Programs Manger Stepter said that the County has identified general fund money to develop a shelter, but it will serve the larger homeless population.

Committee Member McCafferty asked if there tend to be differences between a motel family and a homeless person/family.

Committee Member Kreitner said some homeless persons choose to live on the street as a lifestyle and are not willing to take supportive services.

Committee Member Richardson said some homeless persons like living in the parks.

Committee Member Kreitner said that the Housing Element should support the efforts of non-profits that propose shelters.

Housing Programs Manager Stepter said that the City is developing a pilot program for storage of belongings for homeless persons in the parks. The program will also look at coordinating meals and steering people to supportive services.

Mr. Cao said that the BIA is involved with the issue through its sister organization HomeAID. He said that they agree with Committee Member Kreitner that the Point-in-Time count is inaccurate. He also stated that a small percentage of the Orange County homeless population is chronically homeless. He also said that 60 to 70 percent of the homeless are families.

Committee Member Kreitner commented that motel families become homeless for a couple weeks of the year.

Mr. Barquist summarized the discussion and said the policy will include coordination and monitoring.

Committee Member Kreitner asked if there could be a policy stating the City's intention to support the building of an emergency shelter.

Mr. Barquist responded that it would be something that the City Council would decide.

Committee Member Buffa said that “support” would need to be defined.

Committee Member Kreitner clarified that support would mean support another provider to come in and develop the shelter.

Principal Planner Borrego said the current zoning allows for by-right development of a shelter with up to 50 beds. There is no requirement for a public hearing.

Committee Member Henninger commented that the areas permitting shelters are all industrial areas that may not have access to public transit, restaurants, grocery stores, medical clinics and other services that support quality of life. The areas zoned also limit the City’s ability to provide support though Housing Authority-owned land.

Principal Planner Borrego commented that the City did look at proximity to transportation when identifying the areas to ensure the homeless had access to services which may not exist in a industrial area.

Committee Member Kreitner said transportation in close proximity to the shelter is key. Medical services and food could be brought in. She raised concerns about lighting and unsafe street crossings from transit stops to the facilities in industrial areas. She suggested the policy consider City support for improving these conditions with crosswalks and lights in the public right-of-way.

Principal Planner Borrego said the goal is to present the draft policy program to the City Council on August 20th. Staff will come back to the group with a final draft of the full Housing Element before it goes to HCD.

Persons with Developmental Disabilities

Housing Programs Manager Stepter noted that there are three developments for the developmentally in the City. The City participated by adding Section 8 vouchers/funding to the units.

Committee Member McCafferty recommended stating a policy to continue existing programs.

Housing Programs Manger Stepter commented that funds for the construction of the units are not available with the elimination of Redevelopment.

Committee Member Henninger commented that the Diamond Aisle project used other funds besides RDA funds and that the Housing Authority has land it could provide.

Committee Member Buffa suggested that the Housing Element note the use of RDA funds is not available although they were dependent upon in the past. She also commented that the City’s Zoning Code allows for group homes that serve disabled populations.

Employer Contribution to Workforce Housing

Mr. Barquist commented that policy might be to engage employers in identifying how they can participate in providing housing for their workers.

Committee Member Richardson asked if the City was giving funds to house some employees at CIM.

Associate Planner Nogal said there was a program for rental assistance at one time but unsure of its current status.

Committee Member Kreitner asked if the policy would be looking at employers giving funds to their employees or giving funds to build new units.

Mr. Barquist read the existing policy in the current Housing Element.

Committee Member Kreitner said the policy sounds comprehensive but asked if there have been any results from it.

Mr. Barquist responded there has been employer interest, but no commitments.

Committee Member O'Brien said that the ability to form public-private partnerships has diminished since Redevelopment has been eliminated. He suggested it would be appropriate for employers to help their employees through vouchers or a matching plan, but it would not make sense to require businesses to pay for housing. This could result in driving business away.

Committee Member McCafferty agreed with Committee Member O'Brien.

Committee Member Henninger said he likes the existing language, but it could be strengthened. He suggested looking at the City of Irvine's affordable housing trust fund. He also suggested looking at the transportation and environmental impacts of companies that provide low wage jobs where employees have to commute a long distance.

Committee Member O'Brien commented that new development is already required to pay transportation impact fees.

Committee Member McCafferty commented that personal choice also plays a part in where one lives. He noted that, in Irvine, it is easier to negotiate because there is one large primary landowner, where Anaheim has many more landowners.

Committee Member Henninger suggested utilizing transportation fees to reduce the impacts by providing housing closer to jobs rather than mitigating the traffic impacts that encourage long distance commutes.

Mr. Cao said that many impact fees are programmed to mitigate specific impacts and it would be challenging to change this. He said that planning through SB 375 has looked at providing more housing through vertical growth in certain places. He also commented that Irvine encourages affordable housing units to be constructed before adding to the affordable housing trust fund.

Mr. Barquist summarized the Committee's discussion and said the policy will be drafted to explore the issue and not suggest solutions right away.

Committee members McCafferty, O'Brien and Buffa said a housing tax should not be explored.

Committee member McCafferty said he would rather incentivize the development of housing.

Committee Member Greenberg asked if there is a requirement for affordable housing for higher density projects

Committee Member McCafferty responded no.

Mr. Cao referenced a court case, Palmer v. Los Angeles that does not allow affordable units to be required of high density projects.

Committee Member Buffa said the City provides density bonus incentives.

Committee Member O'Brien said that many of the incentives/tools such as downpayment assistance have gone away with the elimination of redevelopment and the language in the Housing Element should reflect this challenge.

Principal Planner Borrego commented that the City is seeing a slow, but steady stream of affordable units proposed by using density bonus incentives and tax credits.

Committee Member Henninger asked that the Housing Element look at how to encourage developers to build more housing.

Committee Member Kreitner asked about rental rates and housing prices and noted that she has seen a large increase recently.

Committee Member Richardson said she has seen a leveling, but there are a lot of investors purchasing and renting out homes with high rents.

Committee Member Abdulrahman asked if rent control was an option.

Associate Planner Nogal said density bonus projects are required to have affordable units for 30 to 55 years, depending on the program.

Mr. Barquist gave an example of where rent control might be applicable in another city with mobile home parks. He said that the Housing Element cannot necessarily solve rental rates as there are private market factors.

Committee Member Greenberg stated that she is not in favor of rent control.

Mr. Cao said that the BIA is creating a model ordinance for inclusionary housing and Committee Member Balsamo will provide that information when available.

Other Items

Committee Member Abdulrahman asked if the Committee will discuss CEQA.

Mr. Barquist said the CEQA process will be streamlined and there will not be an EIR.

Principal Planner Borrego asked if there are other items the Committee would like staff to address in the draft policies.

Committee Member Henninger asked that ideas for how to encourage development of more housing units be included.

- **Public Comments**

None.

- **Agenda Forecast**

The next regularly scheduled meeting will be held on August 5th at 6:00 pm in the same room. The Committee will continue discussing the Policy Program.

- **Adjournment**

Mr. Barquist adjourned the meeting at 8:47 pm.

Anaheim Housing Element Ad Hoc Committee Minutes

Monday, August 5, 2013
6:00 P.M.

City Hall - Helena Room
200 S. Anaheim Blvd.
Anaheim, California

A regular meeting of the Anaheim Housing Element Ad Hoc Committee was held on Monday, August 5, 2013 at 6:00 pm at City Hall, 200 S. Anaheim Blvd.

- **Call to Order**

The meeting was called to order by Mr. David Barquist at 6:07 pm.

Present: Kelly Buffa, Phyllis Greenberg, Grant Henninger, Je'net Kreitner, John Leos, John O'Brien, and Kandis Richardson

Absent: Abdulmageed (AB) Abdulrahman, Mike Balsamo, and Greg McCafferty

Staff Present: Planning Director Sheri Vander Dussen, Principal Planner Jonathan Borrego, Associate Planner Andy Nogal, and Housing Programs Manager Grace Stepter, and Principal Engineer Raul Garcia

Consultant Present: David Barquist and Michelle Lieberman.

- **Approval of Minutes for the Meeting of July 30, 2013**

Committee Member Kreitner asked to clarify a comment recorded on page 9 of the minutes regarding motel families. Her comment should read motel families may become homeless a couple of weeks out of every month, instead of a couple weeks out of the year.

Committee Member Henninger motioned to approve the minutes as amended. The motion was second by Committee Member Kreitner and carried. Committee Member Leos abstained.

- **Discussion Items**

1. **Review of Housing Element Background Report Supplemental Information**

Development Fees

Planning Director Vander Dussen provided the Committee with additional information about how City's hourly fee for planning and building plan check and permitting was derived. Each city can set its own fees. Some cities choose to subsidize the fees.

Approximately five years ago, the City of Anaheim switched to full cost recovery and the fee was set at \$181 per hour by the City Council. The fees cover employee salary and

overhead costs. There have not been any increases to the fees in the last five years, although costs have gone up. The City subsidizes \$40,000 to \$500,000 in fees every year from the General Fund. The proposed increase is not changing the planning fees. The proposed increase is eight percent for building plan check and inspection fees. The increase in fees will allow for an additional plans examiner and other positions to maintain levels of customer service. The City met with the BIA and developers to discuss the fees and have not received opposition.

Committee Member Kreitner asked if there was a possibility for rate relief for non-profit organizations. Planning Director Vander Dussen said this has not happened yet, but the City Council could choose to do this. Committee Member Kreitner suggested looking in to rate relieve for non-profits seeking CUPs.

Committee Member Henninger asked how often the City returns a portion of the deposit. Planning Director Vander Dussen said it depends on the application. CUPs without CEQA documents typically do not exceed the deposit amount while projects with more extensive outreach or CEQA documents usually require more than the initial deposit.

Committee Member O'Brien commented that not being able to move deposit funds around between City departments from deposit leads to longer time and more paperwork for the developer. Planning Director Vander Dussen said the City can look at its practices in this area. Committee Member O'Brien noted that the City has provided good customer service for his company in the past.

Homeless/Motel Families

Mr. Barquist showed a map of the City's emergency shelter opportunity areas. Principal Planner Borrego explained that the areas shown in green permit emergency shelters by-right. The areas shown in blue are industrial areas within 1,000 feet of a residential zone and shelters not permitted in these areas.

Committee Member Leos commented that there are no green areas around La Palma/Imperial Highway. Principal Planner Borrego said these are industrial areas within 1,000 feet of residential zones.

Committee Member Richardson noted that there is an area that permits shelters close to La Palma Park.

Committee Member Leos asked if there is a shelter proposed in that area. Principal Planner Borrego responded that there was a shelter proposed near there, but in the City of Fullerton. The County has chosen not to proceed with plans for that shelter due to opposition.

Infrastructure

Principal Engineer Garcia gave a brief presentation on infrastructure deficiencies in the City. The Public Works Department deals with three types of deficiencies. The first are roadways related to traffic. In this case, the City requires roadway widening and dedications. The second type is storm drain deficiencies. New water quality requirements include containment on-site, but when a site is constrained and cannot infiltrate all of the runoff, the project is required to help offset the increased demand to the system. West Anaheim has the most storm drain constraints. The third type of deficiency is sewer. In the past, the City identified priority sties and generated funds

through bonds to upsize certain sewer lines. These projects are coming to an end. Looking forward, the City will look at where upgrades will have the biggest benefit. The sewer in Central Anaheim has operational deficiency with smaller, 100-year old sewer lines. There is also a capacity deficiency. Sewer impact fees help offset some of the cost for upgrades. West and Central Anaheim are generally sewer deficient, but East Anaheim is not. There are no deficiencies in terms of potable water and electricity. There are also constraints if the County does not upgrade the storm channels that it controls. Most of the sewage goes to the County sanitation district for processing, but the City is not aware of any constraints with the County sanitation facilities.

Committee Member O'Brien suggested that the City research the means and methods to make funding available to upgrade infrastructure that serves the housing opportunity sites so that these sites are available without deficiencies.

Principal Engineer Garcia said the City is updating its maps of deficiencies right now based on existing and ultimate buildout conditions. The burden will be on the developer if a project goes beyond buildout. The City identifies deficiencies based on computer models and also by monitoring actual sewer flows. The City also develops diversions to spread out the flow into the sewer system and help increase capacity. If an improvement is built by the developer, the developer is not charged the impact fee.

Committee Member Leos asked if there are any areas that are critical or emergency cases. Principal Engineer Garcia said there are no emergency cases right now, but the City is careful about development in the Downtown/Central Anaheim area.

Committee Member Richardson asked if the diversions are permanent. Principal Engineer Garcia responded yes.

Committee Member Richardson asked if the apartment development on Ball Road in the unincorporated areas were required to provide infrastructure upgrades or did the City provide the upgrades. Principal Planner Garcia responded that if the area is serviced by the City, the County must get approval from the City before development occurs. The Ball Road apartments paid sewer impact fees. The storm drains in that area do not have any additional capacity and every project must retain its storm water on site.

Committee Member Henninger asked if the City has limits for on-site stormwater retention. Principal Engineer Garcia responded that the City provides guidance and reviews the water quality management plan for each project. The most ideal place to retain water is on open land, but there is no open land available. Most sites infiltrate stormwater in the front yards. Some projects have done creative things like permeable concrete gutters, but this can impact existing utilities such as cable.

2. Review of Housing Element Policy Program

Mr. Barquist and Principal Planner Borrego explained that Staff and the consultant will walk through the existing 2006-2014 policy program with the Committee and talk about whether each policy will potentially be removed or kept for the new policy program.

Committee Member Henninger said that he would like to discuss how the City can increase the number of units being developed. He commented that while the City's

zoning is generally good, it is hard to achieve the maximum densities due to parking requirements, landscape setbacks, and other requirements.

Committee Member O'Brien commented that Anaheim's setbacks are based on distance between primary, secondary, and tertiary sides of buildings. This occurs in other cities in California as well. His company has applied for a CUP to achieve compromises to the requirements in the zoning code.

Committee Member Henninger provided an example, Diamond Aisle, where the site configuration and setback requirements made development difficult.

Planning Director Vander Dussen said the City allows projects to modify the setbacks and other requirements through a CUP, instead of a variance. The CUP does not require the same level of findings that a variance does.

Principal Planner Borrego gave an example of small lot single family homes where the traditional development standards do not fit with the lot sizes. The City has allowed modifications to the standards through a CUP instead of a variance. The CUP also allows the City to look at each project individually to see what is appropriate.

Committee Member Leos asked if the CUP has been a good tool to use or if the process has been difficult. Committee Member O'Brien responded that his experience has been positive

Committee Member Leos asked if there have been any examples of projects that were not able to be built because of the CUP requirements. Committee Member O'Brien responded that there have been some projects that have only been able to move forward because of the CUP process.

Committee Member Henninger said the only possibility of the process preventing a development would be if the City would not allow use of the CUP.

Principal Planner Borrego said he does not have any examples of projects that have not been developed because of the CUP. The City works closely with developers to resolve any issues.

Committee Member Buffa commented that other cities require a specific plan to get same result. The specific plan is a longer and more expensive process.

Committee Member O'Brien commented that the CUP process is more predictable.

Committee Member Greenberg commented that West Anaheim has a lot of density no places for kids to play. She asked how this can be prevented.

Principal Planner Borrego said this is addressed through development standards for open space/recreational space.

Committee Member Leos commented that the City is becoming more cognizant of requiring open space and play areas in last few years.

Principal Planner Borrego said in the late 80's/early 90's there was a push from the City Council to reduce permitted densities in Central and West Anaheim through downzoning.

Committee Member Leos commented that residents more willing speak up about projects now and ask for more open space and less density.

Committee Member Buffa said upzoning has occurred in the Platinum Triangle where the infrastructure capacity allows for more density. Upzoning is a way to incentivize development and the market needs to catch up now.

Committee Member Richardson commented that in West Anaheim higher density development has changed the dynamic of the area. She would like to see more homeownership.

Committee Member Greenberg said young people are moving back to urban environments. She asked how Anaheim can develop an urban environment, but can also have places to interact, and schools and transportation.

Mr. Barquist asked for a recommendation for policy related to the topic from the Committee. He summarized the Committee's discussions into two topics. One about creating community and one about providing the private market the ability to achieve the most development. There were community design and sustainability in policy considerations in the 2006-2014 Housing Element. The policy regarding private market and incentives could be exploratory.

Committee Member Leos suggested looking into providing new affordable housing in east Anaheim where infrastructure is available.

Committee Member Henninger suggested looking at areas of the City where projects could get tax credits for funding. These would need access to transportation and would help spread out the affordable housing supply.

Mr. Barquist suggested using the term "community infrastructure".

Committee Member Henninger suggested that the City include an objective to meet the RHNA needs for low, moderate and above moderate housing through development of market rate housing.

Committee Member Buffa asked how the City would make this happen.

Committee Member Henninger suggested reducing parking requirements for high density projects.

Committee Member Buffa commented that it would be difficult to change lifestyles of residents to move away from having a car.

Committee Member O'Brien said Anaheim can look to how mature cities have handled parking. Parking becomes more of a premium. He also commented that providing more parking is not a way to facilitate growth.

Committee Member Richardson commented that Anaheim does not have the public transit to accommodate people who choose not to have a car.

Principal Planner Borrego said the City has reduced parking standards in the Platinum Triangle. The City also looks at parking for mixed-use projects on a case-by-case basis. Affordable housing projects also get a break on parking based on the density bonus ordinance.

Committee Member Leos asked where kids will go to school in Platinum Triangle. There are no schools within walking distance.

Mr. Barquist said there are existing policies in the Housing Element that discuss coordination, monitoring and developing techniques/tools to incentivize private development. He said that policy could be modified.

After a short recess, Mr. Barquist reviewed the policy matrix with the Committee. The draft policy program will be shared with the Committee in advance of the next meeting.

Housing Production Strategy 1A: Meet or Exceed the Production Goals for the Affordable Housing Strategic Plan

Committee Member O'Brien how many units have been completed under the Affordable Housing Strategic Plan to date.

Associate Planner Nogal said most of the projects have been completed and some are under development right now, including Cherry Orchard. The City Council updated the plan to allow for rehabilitation of units and affordable for-sale units.

Committee Member O'Brien said the policy should include for-sale and mixed income developments and the objective should be updated to match the RHNA numbers.

Principal Planner Borrego said the City can determine quantified objectives different from the RHNA numbers based on the City's resources and market conditions.

Mr. Barquist said Staff will come back at the next meeting with policy language for consideration.

Housing Production Strategy 1C: Expedited Processing for Extremely Low, Very Low, Low and Moderate Income Housing Developments

Committee Member Buffa suggested adding fee waivers and reductions for non-profit organizations to this policy.

Principal Planner Borrego noted that staff will update target numbers for all of the policies based on funding availability.

Housing Production Strategy 1I: Implementation of the Platinum Triangle Master Land Use Plan

Principal Planner Borrego noted that capacity in the Platinum Triangle has increased since this policy was written.

Committee Member Greenberg asked how many units have been built in the Platinum Triangle to date.

Principal Planner Borrego said he could provide that information to the Committee.

Housing Production Strategy 1L: Developer Incentives Program

Committee Member O'Brien said this policy should look at new incentives and replacements for RDA funding. Mr. Barquist said loss of RDA funding will be added to the policy considerations and the policy program could include exploring alternative funding.

Housing Production Strategy 1P: Police Residence Assistance

Committee Member O'Brien asked how many police officers have actually taken advantage of this program. Housing Program Stepter said that there were fewer than 10 in the current planning period.

Committee Member Kreitner commented that police officers might not want to live in the same City where they work.

Housing Programs Manager Stepter said there are some programs that encourage officers to live in the neighborhoods they work in.

Committee Member Leos commented that the internet allows people to find out where others live.

Housing Production Strategy 1Q: Compliance with SB 2- Adequate Sites for Emergency Shelters/Transitional Housing

Committee Member Kreitner suggested revising to add language to support the implementation of emergency shelters.

Housing Production Strategy 1U: Land Acquisition and Write Downs

Committee Member O'Brien commented that the City should look at finding replacement funding for this program.

Other Comments

Committee Member Kreitner asked if the City could increase the cost share for Section 8 vouchers and then offer more vouchers. Housing Programs Manager Stepter responded that the 30 percent cost share is a federal requirement. There are some cases where the cost share could go up to 40 percent at entry if the family wants to move into housing that costs more.

Committee Member Kreitner suggested the City include language on supporting emergency shelters by offering CUP relief, providing safety improvements such as crosswalks and lighting, support in community outreach, and flexibility on what the shelter would look like. Shelters could be in a large tent. The City could also offer monetary support. .

Committee Member Henninger agreed with Committee Member Kreitner.

Principal Planner Borrego noted that a CUP not required for shelters with 50 or less beds.

Committee Member Kreitner asked if there are other permits required for shelters.

Principal Planner Borrego responded that building permits are required separately.

Principal Planner Vander Dussen said the City Council would need to allocate money from the General Fund to support shelters with money.

Committee Member Kreitner noted that a shelter has not been developed even though the zoning allows it.

Principal Planner Borrego said the City has not received any direct feedback from organizations saying if or why a shelter would not be feasible.

Committee Member Kreitner said she will talk to some organizations about what would be needed to build a shelter and will report back at the next meeting.

Committee Member Henninger suggested changing Strategy 4A to focus on Avon Dakota and say the source of funds is residual receipts used by the Anaheim Housing Authority.

Housing Programs Manager Stepter said the City is looking to expand the program to Guinida Lane, not exclusively Avon Dakota.

Committee Member Leos asked for Committee input on potential incentives for developers.

Committee Member O'Brien said the City needs to find a replacement for the things that were previously done through RDA, including property assembly and brownfields clean up.

Committee Member Leos said he wants developers to be excited to develop in Anaheim.

Committee Member O'Brien reiterated that the zoning code could be modified if developers are not able to active the maximum densities.

Committee Member Buffa said the City needs to balance new housing with density.

Committee Member Henninger commented that the City Council members are not land use planners and they do not necessarily see the impacts of land use decisions. The Committee can provide them with guidance.

Committee Member Greenberg commented that motels that are part residential use and part motels are problematic.

Principal Planner Borrego said that staff looked at the possibility of motel conversions as part of the Affordable Housing Strategic Plan, but the motel owners were not incentivized to convert because motels can be lucrative. The City has designated many of the motel areas as residential in the General Plan and the areas will slowly transition to permanent housing.

Committee Member Greenberg asked if a motel could be both a residential use and a motel.

Principal Planner Borrego responded that the Zoning Code does not allow the motels to be both residential units and motels.

Committee Member Kreitner commented that the only way it seems to have to motels convert to residential would be for someone to buy out the existing owner and redevelop.

Principal Planner Borrego said the workshop on the Housing Element with the City Council will be on September 3rd at 3:00 pm and the Committee is invited to attend.

Committee Member Richardson asked when the draft policy program will be ready for the Committee to review.

Principal Planner Borrego said he will let the Committee know shortly.

Principal Planner Borrego said, in response to an earlier question, that approximately 2,000 units have been constructed in the Platinum Triangle and another 8,000 units are entitled but not built.

Committee Member Richardson asked if the entitlements are recent or older.

Principal Planner Borrego said some of the entitlements are older.

Committee Member Richardson asked if there is building activity in the area happening right now.

Principal Planner Borrego said they are seeing a lot of activity.

Planning Director Vander Dussen said there is one project in the building permit review process right now.

Committee Member Richardson asked if the units are apartments or for-sale.

Planning Director Vander Dussen said they are all apartments. There is only one for-sale development in the Platinum Triangle right now.

- **Public Comments**

None.

- **Agenda Forecast**

The next regularly scheduled meeting will be held on August 27, 2013 at 6:00 pm in the same room. The Committee will discuss the draft Policy Program for the 2014-2021 Housing Element.

- **Adjournment**

Mr. Barquist adjourned the meeting at 8:41 pm.



APPENDIX B: RESIDENTIAL LAND RESOURCES

A. ADEQUATE SITES ANALYSIS

State Housing Element Law requires that cities demonstrate the availability of adequate sites to accommodate their projected growth needs. An analysis of land resources must be completed and take into consideration zoning, development standards, and the availability of public services and facilities to accommodate a variety of housing types and incomes. The City must demonstrate that it has capacity or adequate sites to accommodate the projected need for housing.

The State Department of Finance (DOF) is responsible for projecting the total statewide housing demand, with the State Department of Housing and Community Development (HCD) apportioning this demand to each of the state's regions. This demand represents the number of additional units needed to accommodate the anticipated growth in the number of households, to replace expected demolitions and conversions of housing units to non-housing uses, and to achieve a future vacancy rate that allows for healthy functioning of the housing market.

The Southern California Association of Governments (SCAG), the Council of Governments (COG) representing the region, in cooperation with the local jurisdictions, is tasked with the responsibility of allocating the region's projected new housing demand to each jurisdiction. The allocation is further divided into four income categories:

- Very-Low Income – 0% to 50% of the median income;
- Low Income – 51% to 80% of the median income;
- Moderate Income – 81% to 120% of the median income; and,
- Above-Moderate Income – more than 120% of the median income.

This process is known as the Regional Housing Needs Assessment (RHNA), and the goals are referred to as either the RHNA goals or the “regional share” goals for new housing construction. The allocation takes into account factors such as market demand for housing, employment opportunities, the availability of suitable sites and public facilities, commuting patterns, type and tenure of housing need, and others. In determining a jurisdiction's share of new housing needs by income category, the allocation is adjusted to avoid an over-concentration of lower income households in any one jurisdiction.



The current RHNA prepared by SCAG allocates housing needs for the period from January 1, 2014 to October 1, 2021. The RHNA identifies the City of Anaheim's share of the region's housing needs as 5,702 new housing units. The City of Anaheim's share of the region's housing needs for 2014-2021, as determined by SCAG, is the projected need for housing used in this evaluation. This evaluation of adequate sites represents planning goals, and not a goal for actual production of housing within the planning period.

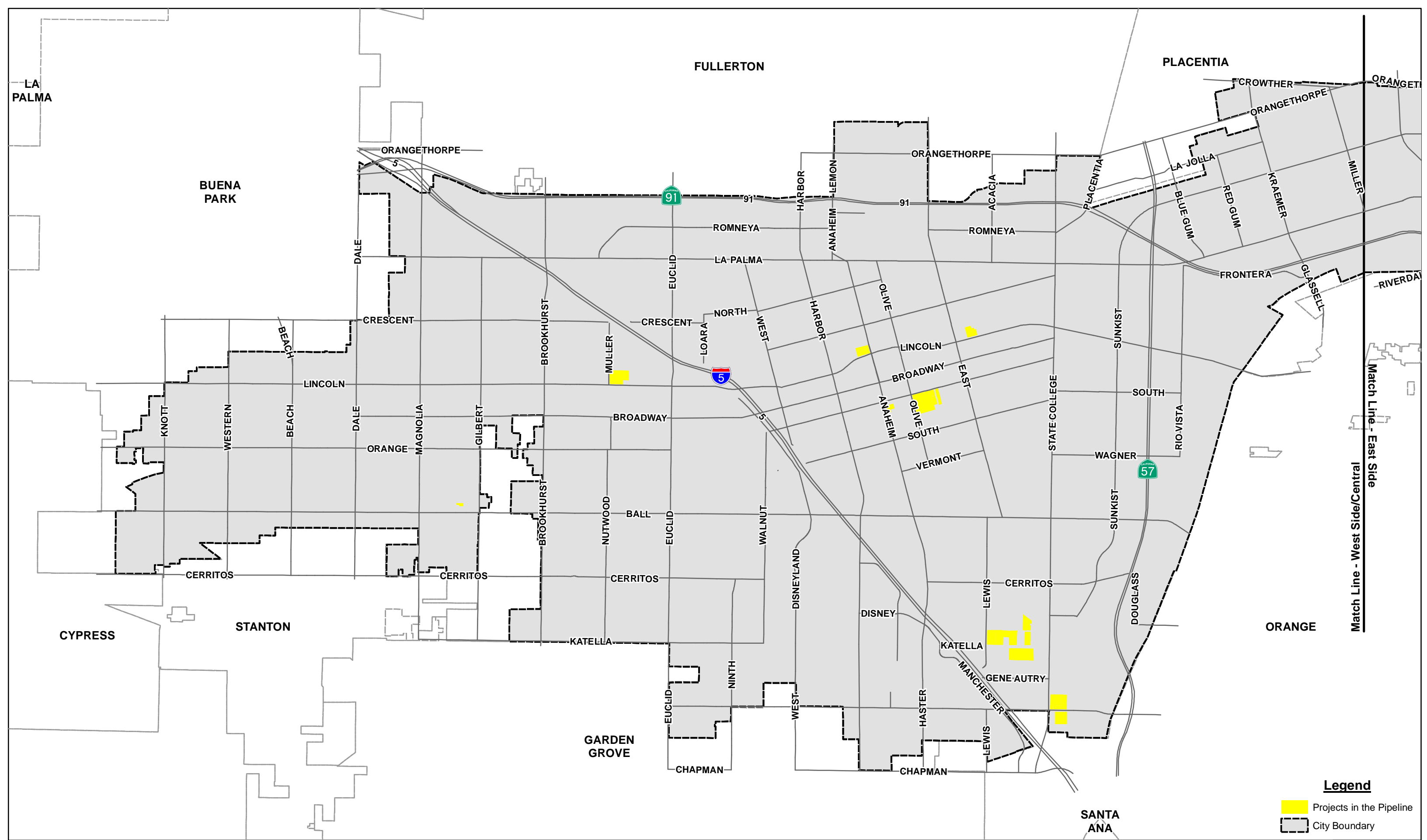
1. Capacity to Meet Regional Share Goals

The City of Anaheim has the capacity to meet its RHNA goals through properties that are already designated for residential land uses by the City's General Plan and Zoning Code. In 2004, the City of Anaheim completed a comprehensive update of its General Plan. Through this effort, the City redesignated several acres of underutilized commercial and industrial properties for multiple-family residential development. Through this effort, the City also identified several locations that would be suitable for mixed-use residential development, including the Downtown and The Platinum Triangle areas. These new residential designations have yielded several housing projects since 2004 and continue to provide opportunities for infill and redevelopment projects that will help the City achieve its RHNA goals.

a. Current Projects

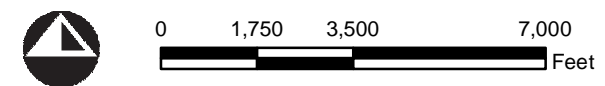
The City of Anaheim has a number of residential projects that are "in-the-pipeline." These projects include 4,282 units that have been issued building permits; have pending building permits and are in the plan check phase; or, are entitled projects that have not yet been submitted for building permits, but have been approved for development through development agreements, density bonus agreements, subdivisions or conditional use permits. These projects further detailed in Appendix B-1. The locations of these units are shown in Exhibits B-1 and B-2.

Within The Platinum Triangle, development intensities are allocated to individual properties on a first come, first served basis through the approval of a development agreement. There are 3,206 dwelling units within The Platinum Triangle that have been approved by a development agreement, but are not under construction. The development agreements approved in conjunction with these projects do not set minimum rents or sale prices for these developments and, therefore, do not preclude the development of units affordable to moderate and lower income families. Based on current rental rates in the Platinum Triangle, future units are anticipated to be affordable to range of income levels. However, for the purposes of this analysis, the units entitled within the Platinum Triangle are assumed to be affordable to above-moderate income households.



Legend

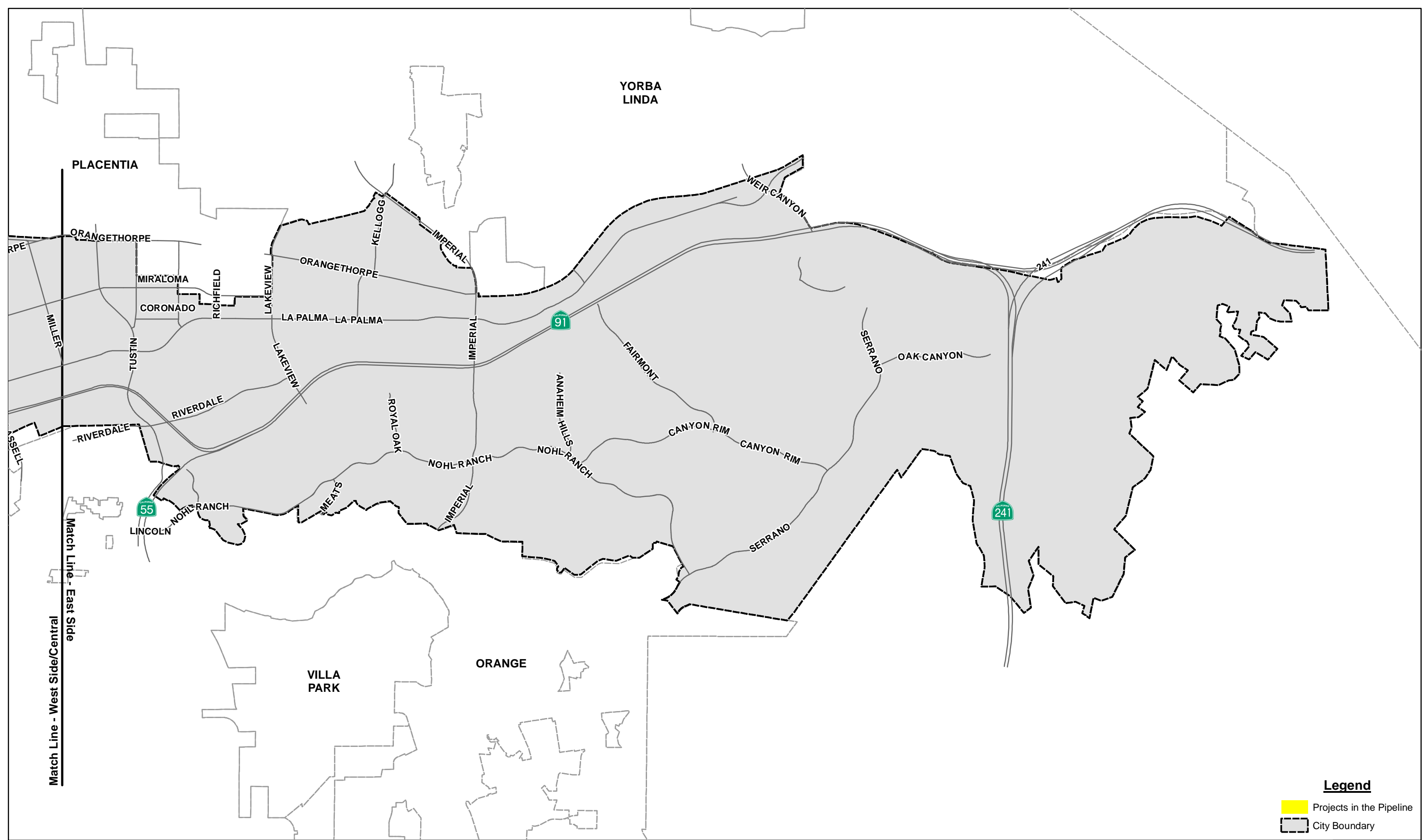
- Projects in the Pipeline
- City Boundary



Anaheim Housing Needs Assessment
 Current Projects - West Side
 Exhibit B-1

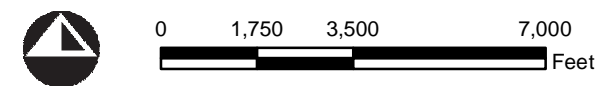


M:\Mdata\10105703\GIS\Vacant\half.mxd 5/5/09 -- SS JM KO



Legend

- Projects in the Pipeline
- City Boundary



M:\Mdata\10105703\GIS\Vacant\half.mxd 5/5/09 -- SS JM KO



Table B-1 summarizes the Projects-in-the-Pipeline and the remaining RHNA need after accounting for these units.

Table B-1
Projects-in-the Pipeline and Converted Units

Income category ¹	Dwelling Units		
	RHNA Need	Projects-in-the-Pipeline ²	Remaining RHNA Need
<i>Extremely-Low</i> ³	628	17	611
Very-Low	1,256	83	1,173
Low	907	367	540
Moderate	1,038	36	1,032
Above- Moderate	2,501	3,796	(1,295)
Total	5,702	4,282	1,420

¹ Units allocated to extremely-low, very-low, low and moderate income categories have been restricted to households that meet the income requirements for these categories. Units allocated to the above moderate income category include all units that are not income restricted.

² Projects-in-the-Pipeline are units considered approved due to a Development Agreement, Density Bonus Agreement subdivision or conditional use permit as of September 1, 2013. These units have not been constructed.

³ The extremely-low income category is a sub-set of the very-low income category; all units within the extremely-low income category are also included in the very-low income category.

Source: City of Anaheim Planning Department

b. Housing Opportunity Sites

During the 2006-2014 RHNA planning period, the City identified a number of Housing Opportunity Sites to accommodate its lower and moderate-income RHNA need. The zoning code amendment during the 2006-2014 planning period applied either the Mixed Use Overlay Zone or Residential Opportunity Overlay Zone to the Housing Opportunity Sites. Refer to Chapter 3, Resources and Constraints for more information about the Mixed Use and Residential Opportunity Overlay Zones. The Housing Opportunity Sites that are still available for development and continue to provide opportunities to accommodate the City’s RHNA need for the 2014-2021 planning period are shown in Exhibit B-3 and B-4 and are further detailed in Appendix B2.

The housing opportunity sites identified during the 2006 to 2014 planning period were carefully selected based upon their likelihood to transition to housing uses during the planning period. The City chose not to identify properties that were occupied by newer and/or lucrative forms of development that are unlikely to redevelop in the near term. Conversely, nearly all of the opportunity sites are occupied by underutilized commercial or industrial uses and are indicative of the types of sites historically pursued by local

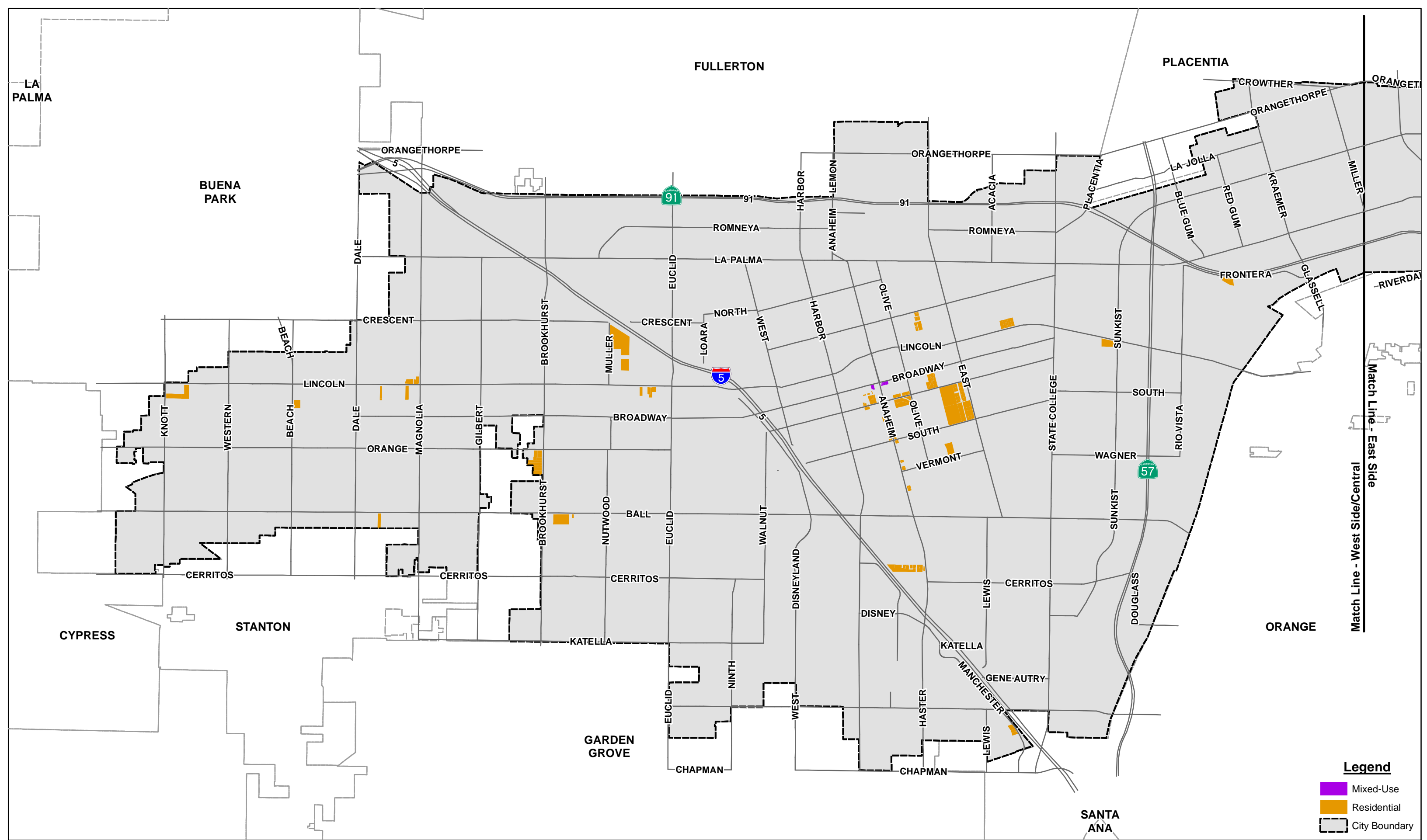


housing developers interested building a variety of in-fill housing types. For example, there are several recent market rate and affordable housing projects that have been developed on sites formerly occupied by manufacturing businesses, underperforming retail centers or plant nurseries. The probability that several of the City’s housing opportunity sites will develop with higher density housing, consistent with their assumed density range, is bolstered by recent housing development activity. The following table illustrates three recent examples of housing projects that have been proposed on identified housing opportunity sites. These sites are identified by Opportunity Site number, consistent with the analysis conducted during the 2006-2014 Housing Element Update and are considered a representative example of development opportunities expected from these sites. Development applications for these sites were received in late 2013 and it is anticipated that these sites will be developed in 2014. The densities proposed are consistent with the densities of other in-fill housing developments that have been constructed during the 2006-2014 planning period.

Table B-2
Recent Project Applications on Opportunity Sites

Housing Opportunity Site No.	Location	Existing Land Use	Proposed Product	Assumed Density of Opportunity Site	Proposed Density
158, 159	2726 W. Lincoln Ave	Plant Nursery	78-unit affordable senior apartment	36 du/ac	70 du/ac
163, 172	641 S. Brookhurst St	Motel, Vacant Land	44 detached condos	18 du/ac	18 du/ac
14-19	1531-1619 E. Lincoln Ave	Glass Shop, Taxi Yard	78 attached condos	18 du/ac	15 du/ac

Source: City of Anaheim Planning Department

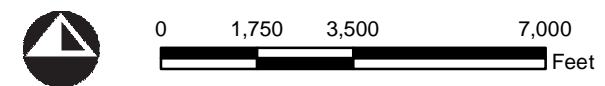


Match Line - East Side

Match Line - West Side/Central

Legend

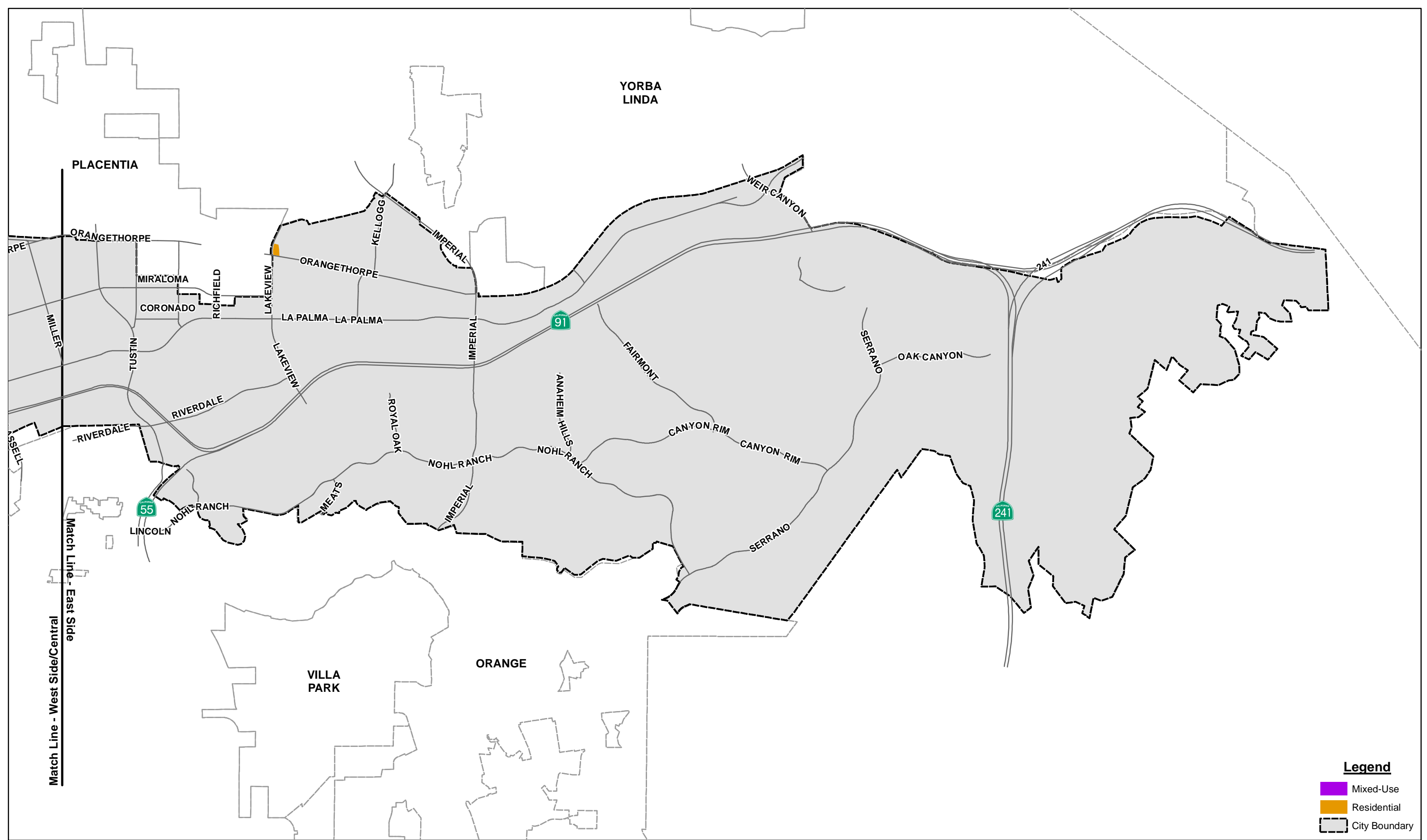
- Mixed-Use
- Residential
- City Boundary



Anaheim Housing Needs Assessment
 Housing Opportunity Sites
 Exhibit B-3



M:\Mdata\10105703\GIS\Vacant\half.mxd 5/5/09 -- SS JM KO



YORBA LINDA

PLACENTIA

ORANGETHORPE

MIRALOMA

CORONADO

TUSTIN

RIVERDALE

LINCOLN

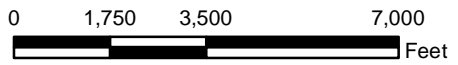
VILLA PARK

ORANGE

Match Line - West Side/Central
Match Line - East Side

Legend

- Mixed-Use
- Residential
- City Boundary



M:\Mdata\10105703\GIS\Vacant\half.mxd 5/5/09 -- SS JM KO



The City was very selective in identifying its Housing Opportunity Sites and only elected to include those properties which had definite potential to redevelop. Properties deemed unlikely to develop or redevelop to housing affordable to moderate or lower-income families were eliminated in this analysis. For example, the following types of properties were not identified as Housing Opportunity Sites because they have a low likelihood of redeveloping to a residential use during the planning period:

- Properties developed with schools; community/religious assembly uses, such as churches and synagogues; or, other similar uses that are unlikely to redevelop in the foreseeable future.
- Properties developed with mobile home parks.
- Properties that would not yield a greater amount of residential units than currently exist on the property (with the exception of certain sites that could be consolidated into a larger development area).
- Properties that are designated for residential land uses by the General Plan, but at densities unlikely to result in development of units affordable to moderate or lower income households (i.e., less than 13 units/acre).
- Small parcels unlikely to be consolidated with surrounding properties.
- Properties designated for non-residential land uses by the General Plan. Sites with known environmental constraints which would preclude residential development during the planning period.

Several of the Housing Opportunity Sites consist of parcels with light industrial and commercial uses in buildings that are 40 or more years old and that are generally in marginal condition. The City has an excellent recent track record of redeveloping parcels with similar uses and characteristics with residential units. In fact, many of the affordable housing units that have been constructed during the 2006-2014 planning period were developed on sites once occupied by similar commercial and industrial uses.

As indicated in Table B-2, the Housing Opportunity Sites that were identified provide the opportunity to develop up to 3,727 dwelling units. However, when Opportunity Sites that do not meet the 16 unit/site requirement of AB 2348 are excluded from this total, the net number of dwelling units that could be developed is up to 3,078 dwelling units.

The capacity of each Opportunity Site was determined by utilizing the maximum density permitted by each site's applicable General Plan land use designation. Recent development activity illustrates the fact that these maximum permitted densities are oftentimes met or exceeded, based upon current land use and regulatory policies. These policies include several affordable housing incentives that are incorporated into the City's Zoning Code. An analysis of recently approved and constructed housing units demonstrates the City's ability to meet or exceed density thresholds in the City's General Plan.



Within the Mixed-Use Overlay Zone, the realistic capacity for residential units is not reduced by the inclusion of non-residential uses. The Overlay Zone does not require a minimum non-residential square footage and developments must include a residential component developed at a density of at least 36 du/ac. Developers of projects within the Mixed-Use Overlay Zone have traditionally sought to maximize the residential development potential to the greatest amount feasible.

Table B-3
Opportunity Sites: General Plan Designations

General Plan Residential Land Use Designation	Maximum Density units/acre	Acres		Units ¹	
		Gross Acres ²	Net acres ³	Gross Units ²	Net Units ³
Mixed-Use	60	1.6	1.0	96	60
Medium Density	36	58.2	51.6	2,062	1,842
Low-Medium Density	18	89.7	66.0	1,569	1,176
Opportunity Sites Total		149.5	118.6	3,727	3,078

¹ The number is based on individual sites and not the aggregate acreage.

² This is the gross number of acres and units identified Appendix B-4

³ This is the net number of acres and units when excluding parcels with less than 16 unit/site capacity. This net number is used for calculation of adequate sites capacity

The Opportunity Sites designated by the General Plan for densities over 30 dwelling units per acre (the default density standard set by the State as appropriate for accommodating Anaheim’s share of regional housing need for lower-income households) would allow for development of up to 1,902 net units and would fulfill the City’s obligations to provide sites to accommodate the remaining lower income RHNA need (1,713 units). The Opportunity Sites designated by the General Plan for development densities within the generally accepted density for moderate income units (11-30 dwelling units per acre) could produce up to 1,176 net units. These sites would accommodate development of housing for the remaining RHNA need for moderate-income households as indicated in Table B-4.

Table B-4
Opportunity Sites and Remaining RHNA Obligations

Units	Gross Units	Net Units
Sites designated by the General Plan for densities over 30 units/acre ¹	2,158	1,902
Remaining RHNA Need for Lower-Income Households ²	1,713	1,713
Lower Income Surplus Units	445	189
Sites designated by the General Plan for Low-Medium Density-18 units/acre ¹	1,569	1,176
Remaining RHNA Need for Moderate-Income Households ²	1,032	1,032
Total Surplus Units	537	144

¹ From Table B-2: Opportunity Sites: General Plan Designations

² From Table B-1: Projects in the Pipeline



The Housing Opportunity Sites include approximately 3.3 acres of vacant land that could be developed with up to 64 dwelling units. Although the majority of the Housing Opportunity Sites are developed with existing uses, the City has an excellent track record of transforming underutilized properties into residential uses, as is evident in the site characteristics of the projects that are currently entitled for development (see Appendix B-2).

Since the Housing Opportunity Sites are already designated by the General Plan for residential uses, the proposed density of development proposed on the Housing Opportunity Sites has already been analyzed by the Environmental Impact Report prepared for the General Plan Update (EIR No. 330). The proposed density of development has also been analyzed by the City's 2010 Urban Water Management Plan. Sewer deficiencies related to the General Plan build-out have been identified in the City's capital improvement program (CIP) and will be upgraded as part of the CIP to accommodate new or increased densities of residential units. Costs associated with these improvements are funded by a sewer user charge and development impact fees. Per State law, the City has adopted a resolution giving sewer priority to affordable housing development and has an aggressive, on-going sewer improvement program in place.

Although the Opportunity Sites comprise approximate 31 acres collectively that are each less than one acre, these smaller sites are located adjacent to other parcels that provide the opportunity for lot consolidation. While the feasibility of assembling small parcels for residential development may be a limiting factor for some jurisdictions, it is important to note that Anaheim has a proven history of successful assemblage that has resulted in the development of several affordable housing projects in the recent past.

Site constraints have also historically been successfully addressed through the implementation of the Density Bonus chapter of the Zoning Code (Chapter 18.52). Incentives such as reduced required building setbacks, increased allowable site coverage and increased maximum building heights are available to projects proposing affordable housing. These incentives along with density bonuses and reduced parking requirements help make the density permitted by the General Plan foreseeable on the Housing Opportunity Sites.

Combined with the City's current projects (4,282 units), the "net" Opportunity Sites (3,078 units) allow for the development of up to 7,360 units, far exceeding the City's RHNA target of 5,702 units.



B. PRESERVATION OF ASSISTED UNITS AT RISK OF CONVERSION

Jurisdictions are required by State Housing Element Law to analyze government-assisted housing that is eligible to convert from low income to market rate housing over the next 10 years. State law identifies housing assistance as a rental subsidy, mortgage subsidy or mortgage insurance to an assisted housing development. Government assisted housing might convert to market rate housing for a number of reasons including expiring subsidies, mortgage repayments or expiration of affordability restrictions.

This section will address:

- An inventory of assisted housing units that are at-risk of converting to market rate housing,
- An analysis of the costs of preserving and/or replacing these units,
- Resources that could be used to preserve at-risk units,
- Program efforts for preservation of at-risk housing units, and
- Quantified objectives for the number of at-risk units to be preserved during the Housing Element planning period.

1. Inventory of At-Risk Units

There are 516 assisted housing units “at-risk” of losing their affordability through 2023 in Anaheim. Programs utilized by these units include the Senior Ordinance, Density Bonus Ordinance, tax credits, tax-exempt bonds, Housing Set-Aside Funds, HUD, CDGB and HOME funds. Table B-5 summarizes the units “at-risk” from 2013 through 2018.



Table B-5
Units "At-Risk" of Conversion
2013-2023

Project	Address	Type of Units	Program	Length of Affordability	Earliest Conversion Date	Total Units	Assisted Units
Casa Delia	1105 N. Citron	Family	HOME	30	5/25/2015	12	12
Jasmine Creek	206 N. Coffman	Family	Density Bonus	30	3/1/2021	20	2
Sea Wins Apts.	1925 W. Greenleaf	Family	Tax exempt Bonds/Federal Tax Credits	15	7/7/2015	73	18
Heritage Village	707 W. Santa Ana St.	Senior	Senior Ordinance/Density Bonus/Tax Exempt Bonds	30	11/2/2022	196	49
Heritage Park	950 S. Gilbert	Senior	PBA,CDBG, Rental Construction Funds	30 years	11/28/2013	94	29
Angelina Apts.	1034 S. Kemp	Senior	Senior Ordinance	30 years	7/11/2016	8	2
1631 E. Sycamore	Senior Ordinance	Senior	Senior Ordinance	30 years	8/19/2017	4	1
Vintage Apts.	200 S. Citron	Senior	Senior ordinance/ Density Bonus	30 years	1/20/2017	82	21
Sage Park	810 N. Loara St.	Senior	Senior ordinance/ Density Bonus/Tax exempt Bonds	30 years	1/22/2017	100	25
208 S. West St	208 S. West St	Senior	Senior Ordinance	30 years	10/7/2016	6	2
Acaciawood Village	1415 W. Ball Rd	Senior	Senior Ordinance	30 years	10/17/2018	123	31
Magnolia Acres	640 S. Magnolia Ave	Senior	Senior Ordinance	30 years	12/22/2018	40	10
125 N Gilbert	125 N Gilbert	Senior	Senior ordinance/ Density Bonus	30 years	3/15/2019	9	3
Palacio Villas	435 S. Anaheim Hills Rd.	Senior	Senior ordinance/ Tax exempt Bonds	30 years	12/6/2019	117	27
Gilbert Park Apts.	925 S. Gilbert	Senior	Senior ordinance/ Density Bonus	30 years	3/29/2020	24	8



Table B-5
Units "At-Risk" of Conversion
2013-2023

Project	Address	Type of Units	Program	Length of Affordability	Earliest Conversion Date	Total Units	Assisted Units
121 Kathryn Dr	121 Kathryn Dr	Senior	Senior ordinance/ Density Bonus	30 years	6/25/2020	11	4
Fairhaven	536 Fairhaven	Senior	Senior ordinance/ Density Bonus	30 years	8/30/2020	17	6
318 S. Lemon St.	318 S. Lemon St.	Family	Density Bonus	30 years	10/1/2022	22	2
721 W. La Palma	721 W. La Palma	Family	Density Bonus	30 years	7/27/2020	12	2
318 S. Bush	318 S. Bush	Family	Density Bonus	30 years	8/10/2020	4	1
322 S. Bush	322 S. Bush	Family	Density Bonus	30 years	8/10/2020	4	1
New Horizons	835 S. Brookhurst	Senior	Senior ordinance/ Density Bonus	30 years	8/7/2020	80	32
Villa Catalpa	1680 Catalpa Drive	Senior	Senior ordinance/ Density Bonus	30 years	11/20/2020	18	6
1532 E. La Palma	1532 E. La Palma	Family	Density Bonus	30 years	7/11/2021	14	2
Nutwood Apts.	1668 S. Nutwood St	Family	Density Bonus	30 years	7/14/2022	30	2
Newporter	3424 & 3428 W. Orange	Family	Density Bonus	30 years	9/4/2021	22	4
Village Center Apts.	200 E. Lincoln	Senior	HUD Section 8 New Construction	5 years	2017	100	99
Anaheim Memorial Manor	275 E Center Street	Senior	HUD	5 years	2019	75	75
Carbon Creek Shores	3060 E. Frontera Street	Special Needs	HUD		2014	40	40
						<i>Total</i>	<i>516</i>

Source: City of Anaheim, 2013



2. Cost of Preservation Versus Replacement

Twenty-nine projects with a total of 516 units are at-risk of converting to market rate housing from 2013 through 2023. Generally, the cost of preserving existing units is more cost effective than replacing units through new construction. Replacement of these units with rehabilitated units may be cost effective in some instances.

a. Preservation Strategies

There are many options to preserving units including providing financial incentives to project owners to extend low income use restrictions, purchasing affordable housing units by a non-profit or public agency or providing local subsidies to offset the difference between the affordable and market rate. Scenarios for preservation will depend on the type of project at-risk.

The City will implement a variety of activities during the Housing Element period in order to preserve the existing supply of affordable housing. Among the activities to be implemented are:

- 1) Evaluation of legal and procedural framework for preservation of at-risk units within the City.
- 2) Identification and monitoring of threatened projects.
- 3) Analysis of factors that influence an owner's decision to terminate the operation of the units at risk of converting.
- 4) Determination of the feasibility of an entity acquiring and preserving the units at risk of conversion.
- 5) Analysis of Federal, State and local financial incentives available to deter the conversion and assist with the acquisition and preservation of units at risk of conversion.
- 6) Provision of technical assistance to developers, nonprofit corporations and resident councils interested in negotiating the acquisition of units at risk of conversion.

b. Local Rental Subsidy

One strategy for preserving the units at-risk during the planning period is to provide a local rental subsidy to residents. Rent subsidies can be utilized to provide assistance to residents when their affordable units convert to market rate. To determine the subsidy needed, Fair Market Rents were compared to market rate rents. Table B-6 provides a



summary of Fair Market Rents for Orange County and Table B-7 provides an estimate of the required subsidy by unit type.

Table B-6
2013 Fair Market Rents

Size of Unit	Fair Market Rent
0 bedroom	\$1,126
1 bedroom	\$1,294
2 bedroom	\$1,621
3 bedroom	\$2,268
4 bedroom	\$2,525

Source: HUD, 2013

Table B-7
Estimated Monthly Subsidy to Preserve "At-Risk" Units

Unit Size	Rents		Number of Units	Difference	Monthly Subsidy	Annual Subsidy
	Fair Market Rents ¹	Market Rate ²				
Studio	\$1,126	\$1,022	19	(\$104)	(\$1,976)	(\$23,712)
1 bedroom	\$1,294	\$1,183	367	(\$111)	(\$40,737)	(\$488,844)
2 bedroom	\$1,621	\$1,492	54	(\$129)	(\$6,966)	(\$83,592)
3 bedroom	\$2,268	\$1,842	5	(\$426)	(\$2,130)	(\$25,560)
Total						(\$621,708)

Source: ¹HUD Fair Market Rents 2013, ²RealFacts, 3rd quarter 2012

c. Replacement Cost

Anaheim can also consider the cost of replacing the units with new construction. Construction cost estimates include all hard and soft costs associated with construction in addition to per unit land costs. The analysis assumes the replacement units are garden style apartments with parking provided on-site. Square footage estimates are based on the average unit size in the region. Land costs have been determined on a per unit basis. Tables B-8 and B-9 summarize the estimated replacement costs per unit.



Table B-8
Replacement Costs by Unit Type¹

Unit Size	Cost per Square Foot	Average Square Foot/ Unit ²	Replacement Cost per Unit ³
Studio	\$200	484	\$96,800
1 bedroom	\$200	734	\$146,800
2 bedroom	\$200	968	\$193,600
3 bedroom	\$200	1,219	\$243,800

Notes:

¹ Based on prevailing market conditions. Units assumed as garden apartments with on-site parking.

² Based on average square footage reported by RealFacts, 3rd quarter 2012.

³ Includes construction costs, financing and land acquisition costs of \$25,000 per unit.

Source: RBF Consulting, 2013

Table B-9
Replacement Costs of "At-Risk" Units¹

Unit Size	Replacement Cost per Unit ¹	Number of Units	Total Replacement Costs
Studio	\$96,800	19	\$1,839,200
1 bedroom	\$146,800	367	\$53,875,600
2 bedroom	\$193,600	54	\$10,454,400
3 bedroom	\$243,800	5	\$1,219,000

Notes:

¹ Based on prevailing market conditions. Units assumed as garden apartments with on-site parking.. Includes construction costs, financing and land acquisition costs of \$25,000 per unit.

Source: RBF Consulting, 2013

d. Resources for Preservation

A variety of programs exist to assist cities to acquire, replace or subsidize at-risk affordable housing units. The following summarizes financial resources available to the City of Anaheim.

i. Federal Programs

- Community Development Block Grant (CDBG)- CDBG funds are awarded to cities on a formula basis for housing activities. The primary objective of the CDBG program is the development of viable communities through the provision of decent housing, a suitable living environment and economic opportunity for principally low and moderate income persons. Funds can be used for housing acquisition, rehabilitation, economic development and public services. In Fiscal Year 2013-2014, Anaheim received \$4,605,871 in CDBG funds.

- HOME Investment Partnership- The City of Anaheim receives funds by formula from HUD to increase the supply of decent, safe, sanitary and affordable housing to lower income households. Eligible activities include new construction, acquisition, rental assistance and rehabilitation. In Fiscal Year 2013-2014, Anaheim received \$1,601,964 in HOME funds.
 - Section 8 Rental Assistance Program- The Section 8 Rental Assistance program provides rental assistance payments to owners of private, market rate units on behalf of very-low income tenants. Rental assistance is provided through the Anaheim Housing Authority. Anaheim anticipates assisting an estimated 5,000 households annually through Section 8 Housing Choice Vouchers, subject to federal funding availability.
 - Section 811/202 Program- Non-profit and consumer cooperatives can receive no interest capital advances from HUD under the Section 202 program for the construction of very-low income rental housing for seniors and persons with disabilities. These funds can be used in conjunction with Section 811, which can be used to develop group homes, independent living facilities and immediate care facilities. Eligible activities include acquisition, rehabilitation, new construction and rental assistance.
- ii. State Programs
- California Housing Finance Agency (CalHFA) Multifamily Programs- CalHFA's Multifamily Programs provide permanent financing for the acquisition, rehabilitation, and preservation or new construction of rental housing that includes affordable rents for low and moderate income families and individuals. One of the programs is the Preservation Acquisition Finance Program which is designed to facilitate the acquisition of at-risk affordable housing developments and provide low-cost funding to preserve affordability.
 - Low Income Housing Tax Credit (LIHTC)- This program provides tax credits to individuals and corporations that invest in low income rental housing. The LIHTC program creates affordable housing opportunities when the developer of a project "sells" the tax credits to an investor or investors who contribute equity to the development in exchange for an ownership position in the project.
 - California Community Reinvestment Corporation (CCRC)- The California Community Reinvestment Corporation is a multifamily affordable housing lender whose mission is to increase the availability of affordable housing for low income families, seniors and residents with special needs by facilitating private capital flow from its investors for debt and equity to developers of affordable housing. Eligible activities include new construction, rehabilitation and acquisition of properties.



e. Program Efforts to Preserve At-Risk Units

Through the Community Development Department, the City continually monitors the eligibility of affordable housing to convert to market rate housing. Constant monitoring allows the City to anticipate the timeframe by which affordability covenants would expire, allowing the City to implement various resources to ensure the continued affordability of the housing units.

f. List of Qualified Entities

The following non-profit corporations are potential organizations with experience and capacity to assist in preserving at-risk units:

- BRIDGE Housing Corporation (San Francisco)
- Jamboree Housing Corporation (Irvine)
- Mercy Housing California (San Francisco)
- The Related Companies
- Global Premier Development, Inc.
- Anaheim Supportive Housing for Senior Adults
- AMCAL Multi-Housing, Inc.
- Simpson Housing Solutions, LLC
- TELACU
- Urban Housing Communities
- Wakeland Housing and Development Corporation
- Solari Enterprises
- Orange County Community Housing Corp
- Lennar Affordable Communities
- Irvine Housing Opportunities
- Century Housing Corporation
- Arnel
- LINC Housing

g. Quantified Objectives

Housing Element law requires that cities establish the maximum number of units that can be preserved over the planning period. Twenty-nine assisted projects with a total of 516 units are at-risk of converting to market rate housing within the planning period. The City of Anaheim's objective is to preserve these affordable housing units.



This page is intentionally left blank.



APPENDIX B-1: CURRENT PROJECTS

A. Projects in the Pipeline

Table B1-1 details projects that have been entitled, but not yet constructed. Affordability restrictions are noted and the distribution of the units into affordability categories is provided in Appendix B.

Table B1-1: Projects in the Pipeline as of September 1, 2013

Project Name	Address	Units	Affordability
Anton Monaco Apartments	1881 W. Lincoln	229	224 very-low, 205 low ¹
Calandula Court	928 S. Webster	32	16 very-low, 16 low ¹
Lincoln Family Apartments- Phase I	1272-1280 Lincoln Ave.	51	10 extremely-low, 15 very-low, 25 low, 1 moderate ¹
Lincoln Family Apartments- Phase II	1272-1280 Lincoln Ave.	39	7 extremely-low, 11 very-low, 20 low, 1 moderate ¹
Colony Park III	S/E corner Santa Ana and Olive	174	68 low ²
Colony Park IV	Atchison and Santa Ana	226	23 low, 34 moderate ²
Metropolitan Domain I	N/W Corner Anaheim/Santa Ana	60	6 low ²
Metropolitan Domain II	Anaheim Blvd./Santa Ana/Ellsworth	40	4 low ²
Vivere Apartments II	Katella Ave. (Platinum Triangle)	244	
Platinum Vista	1015 and 1105 E. Katella Ave. (Platinum Triangle)	350	
AT&T Site	N/W Corner Anaheim and Lincoln	225	
Gateway Apartment Homes Phase II	Orangewood Ave. (Platinum Triangle)	395	
Park Viridian II	Katella Ave. (Platinum Triangle)	215	
Park Viridian III	Katella Ave. (Platinum Triangle)	185	
Lennar's A-Town Metro (Parcels A, B, C & K)	1404 E. Katella Ave. (Platinum Triangle)	893	
Lennar's A-Town Stadium	2015 E. Orangewood (Platinum Triangle)	525	



Table B1-1: Projects in the Pipeline as of September 1, 2013

Project Name	Address	Units	Affordability
Platinum Gateway	915 E. Katella Ave. (Platinum Triangle)	399	
<i>4,282 Total</i>			

Notes:

¹ Affordability secured through Low Income Housing Tax Credit program

² Affordability secured through use of Redevelopment Agency funds



APPENDIX B-2: MIXED USE AND RESIDENTIAL OPPORTUNITY OVERLAY SITES

Table B2-1 details properties designated as Housing Opportunity Sites. Sites not meeting the AB 2348 threshold of 16 units/site have not been included in the total potential units (3,727). Approximately 649 potential units have been excluded from the total potential yield of the parcels analyzed for Table B2-1.

Table B2-1: Opportunity Sites

Site	APN	General Plan Residential Designation	Zoning	Acres	Potential Units	Existing Use	Housing Authority Owned	Notes
1	03517303	Low Medium	I (RO)	0.3	5	Contractor's Yard		Does not meet AB 2348 threshold requirements
2	03517304	Low Medium	I (RO)	0.2	3	Contractor's Yard		Does not meet AB 2348 threshold requirements
3	03517306	Low Medium	I (RO)	0.2	3	Auto Parts Salvage		Does not meet AB 2348 threshold requirements
4	03517307	Low Medium	I (RO)	0.2	3	Auto Parts Salvage		Does not meet AB 2348 threshold requirements
5	03517308	Low Medium	I (RO)	0.3	5	Auto Parts Salvage		Does not meet AB 2348 threshold requirements
7	03517313	Low Medium	I (RO)	0.2	3	Contractor's Yard		Does not meet AB 2348 threshold requirements
8	03517315	Low Medium	I (RO)	0.2	3	Vacant		Does not meet AB 2348 threshold requirements
9	03517602	Low Medium	RS-3 (RO)	0.2	3	Small Industrial Firms		Does not meet AB 2348 threshold requirements
10	03517606	Low Medium	RS-3 (RO)	0.2	3	Small Industrial Firms		Does not meet AB 2348 threshold requirements



Table B2-1: Opportunity Sites

Site	APN	General Plan Residential Designation	Zoning	Acres	Potential Units	Existing Use	Housing Authority Owned	Notes
11	03517610	Low Medium	I (RO)	1.3	23	Small Industrial Firms		
12	03517614	Low Medium	I (RO)	0.2	3	Small Industrial Firms		Does not meet AB 2348 threshold requirements
12a	03517603	Low Medium	I (RO)	0.1	1	Small Industrial Firms		Does not meet AB 2348 threshold requirements
13	03517615	Low Medium	I (RO)	0.2	3	Small Industrial Firms		Does not meet AB 2348 threshold requirements
14	03527022	Low Medium	C-G (RO)	1.1	19	Glass Shop		
15	03527023	Low Medium	C-G (RO)	0.4	7	Yellow Cab Co		Does not meet AB 2348 threshold requirements
16	03527025	Low Medium	C-G (RO)	0.5	9	Yellow Cab Co		Does not meet AB 2348 threshold requirements
17	03527026	Low Medium	C-G (RO)	0.8	14	Glass Shop		Does not meet AB 2348 threshold requirements
18	03527028	Low Medium	C-G (RO)	1.0	18	9-unit Apartment Complex		
19	03527029	Low Medium	C-G (RO)	0.9	16	Yellow Cab Co		
23	03620309	Medium	C-G (SABC) (RO)	0.1	3	Small market		Does not meet AB 2348 threshold requirements
24	03620608	Medium	T (SABC) (RO)	0.2	7	Vacant	Yes	Does not meet AB 2348 threshold requirements
26	03620627	Medium	C-G (SABC) (RO)	0.2	7	Vacant	Yes	Does not meet AB 2348 threshold requirements
28	03621015	Low Medium	I (SABC) (RO)	0.6	10	Small Industrial Firms	Yes	Does not meet AB 2348 threshold requirements
30	03702114	Medium	I (SABC)	0.1	3	Single Family Home		Does not meet AB 2348



Table B2-1: Opportunity Sites

Site	APN	General Plan Residential Designation	Zoning	Acres	Potential Units	Existing Use	Housing Authority Owned	Notes
			(RO)					threshold requirements
32	03702119	Medium	I (SABC) (RO)	0.1	3	Storage		Does not meet AB 2348 threshold requirements
33	03702123	Mixed-Use	C-G, I (MU)	0.6	36	Appliance Store		
34	03702201	Medium	I (SABC) (RO)	0.6	21	Small Industrial Firms		
35	03702202	Medium	I (SABC) (RO)	0.3	10	Auto Body Shop		Does not meet AB 2348 threshold requirements
36	03702203	Medium	I (SABC) (RO)	0.3	10	Auto Body Shop		Does not meet AB 2348 threshold requirements
40	03702212	Medium	I (SABC) (RO)	1.1	39	Small Industrial Firms		
42	03702301	Mixed-Use	C-G (MU)	0.2	12	Mortuary		Does not meet AB 2348 threshold requirements
43	03702302	Mixed-Use	C-G (MU)	0.2	12	Mortuary		Does not meet AB 2348 threshold requirements
44	03702303	Mixed-Use	C-G (MU)	0.2	12	Mortuary		Does not meet AB 2348 threshold requirements
45	03702304	Mixed-Use	C-G (MU)	0.4	24	Mortuary		
52	03702411	Low Medium	I (SABC) (RO)	1.0	18	Small Industrial Firms	Yes	
53	03708101	Low Medium	C-G (SABC) (RO)	0.4	7	Liquor Store		Does not meet AB 2348 threshold requirements
57	03709105	Low Medium	C-G (SABC) (RO)	0.2	3	Single Family Home		Does not meet AB 2348 threshold requirements



Table B2-1: Opportunity Sites

Site	APN	General Plan Residential Designation	Zoning	Acres	Potential Units	Existing Use	Housing Authority Owned	Notes
61	03709109	Low Medium	C-G (SABC) (RO)	0.2	3	Small Shops		Does not meet AB 2348 threshold requirements
62	03709125	Low Medium	C-G (SABC) (RO)	0.3	5	Small Shops		Does not meet AB 2348 threshold requirements
63	03709127	Low Medium	C-G (SABC) (RO)	0.2	3	Contractor Yard		Does not meet AB 2348 threshold requirements
64	03711129	Low Medium	I (RO)	0.7	12	Small Industrial Firms	Yes	Does not meet AB 2348 threshold requirements
65	03711130	Low Medium	I (RO)	0.3	5	Small Industrial Firms	Yes	Does not meet AB 2348 threshold requirements
66	03711425	Medium	I (RO)	0.1	3	Small Industrial Firms		Does not meet AB 2348 threshold requirements
67	03711428	Medium	I (RO)	0.1	3	Small Industrial Firms		Does not meet AB 2348 threshold requirements
68	03711435	Medium	I (RO)	0.1	3	Small Industrial Firms		Does not meet AB 2348 threshold requirements
69	03711437	Medium	I (RO)	0.2	7	Small Industrial Firms		Does not meet AB 2348 threshold requirements
70	03711438	Medium	I (RO)	1.5	54	Small Industrial Firms		
71	03711439	Medium	I (RO)	0.9	32	Small Industrial Firms		
90	03713015	Low Medium	I (RO)	2.7	48	Industrial Firm		
91	03713015	Medium	I (RO)	0.7	25	Industrial Firm		
92	03713017	Low Medium	I (RO)	1.0	18	Small Industrial Firms		
93	03713021	Low Medium	I (RO)	1.8	32	Small Industrial Firms		



Table B2-1: Opportunity Sites

Site	APN	General Plan Residential Designation	Zoning	Acres	Potential Units	Existing Use	Housing Authority Owned	Notes
94	03713025	Low Medium	I (RO)	0.3	5	Small Industrial Firms		Does not meet AB 2348 threshold requirements
95	03713026	Low Medium	I (RO)	0.4	7	Small Industrial Firms		Does not meet AB 2348 threshold requirements
96	03713027	Low Medium	I (RO)	0.5	9	Service Station		Does not meet AB 2348 threshold requirements
97	03713028	Low Medium	I (RO)	0.8	14	Small Industrial Firms		Does not meet AB 2348 threshold requirements
98	03713028	Medium	I (RO)	1.2	43	Small Industrial Firms		
99	03713029	Low Medium	I (RO)	4.2	75	Industrial Firm		
100	03713029	Medium	I (RO)	6.0	216	Industrial Firm		
102	03716110	Medium	I (RO)	0.6	21	Small Industrial Firms		
102a	03716109	Medium	I (RO)	0.1	3	Industrial Firm		Does not meet AB 2348 threshold requirements
103	03716111	Medium	I (RO)	0.6	21	Small Industrial Firms		
104	03716112	Medium	I (RO)	0.4	14	Small Industrial Firms		Does not meet AB 2348 threshold requirements
105	03716114	Medium	I (RO)	0.3	10	Small Industrial Firms		Does not meet AB 2348 threshold requirements
106	03716116	Medium	I (RO)	0.6	21	Small Industrial Firms		
107	03716117	Medium	I (RO)	0.4	14	Small Industrial Firms		Does not meet AB 2348 threshold requirements
108	03723002	Medium	I (RO)	4.2	151	Industrial Firm (L-3)		
109	03727108	Medium	I (RO)	0.4	14	Industrial Firm		Does not meet AB 2348 threshold requirements
110	03727111	Medium	I (RO)	0.2	7	Industrial Firm		Does not meet AB 2348 threshold requirements



Table B2-1: Opportunity Sites

Site	APN	General Plan Residential Designation	Zoning	Acres	Potential Units	Existing Use	Housing Authority Owned	Notes
111	03727117	Low Medium	I (RO)	0.3	5	Industrial Firm		Does not meet AB 2348 threshold requirements
112	03727123	Low Medium	I (RO)	0.9	16	Industrial Firm		
113	03727124	Low Medium	I (RO)	3.4	61	Industrial Firm		
114	03727124	Medium	I (RO)	7.1	252	Industrial Firm		
115	03727125	Medium	I (RO)	0.4	14	Industrial Firm		Does not meet AB 2348 threshold requirements
116	03727127	Low Medium	I (RO)	0.6	10	Industrial Firm		Does not meet AB 2348 threshold requirements
117	03727222	Low Medium	I (RO)	0.4	7	Auto Repair		Does not meet AB 2348 threshold requirements
118	03727223	Low Medium	I (RO)	0.4	7	Small Industrial Firms		Does not meet AB 2348 threshold requirements
119	03727225	Medium	I (RO)	0.5	18	Small Industrial Firms		
120	03727225	Low Medium	I (RO)	0.1	1	Small Industrial Firms		Does not meet AB 2348 threshold requirements
121	03727226	Medium	I (RO)	0.6	21	Small Industrial Firms		
122	03727227	Low Medium	I (RO)	0.4	7	Small Industrial Firms		Does not meet AB 2348 threshold requirements
123	03727230	Low Medium	I (RO)	0.8	14	Small Industrial Firms		Does not meet AB 2348 threshold requirements
125	07016106	Low Medium	C-G (RO)	0.5	9	Small Shops		Does not meet AB 2348 threshold requirements
126	07016107	Low Medium	C-G (RO)	0.4	7	Restaurant		Does not meet AB 2348 threshold requirements
127	07016111	Low Medium	C-G (RO)	0.4	7	Restaurant		Does not meet AB 2348 threshold requirements



Table B2-1: Opportunity Sites

Site	APN	General Plan Residential Designation	Zoning	Acres	Potential Units	Existing Use	Housing Authority Owned	Notes
128	07016112	Low Medium	C-G (RO)	0.4	7	Small Shops		Does not meet AB 2348 threshold requirements
129	07016113	Low Medium	C-G (RO)	0.9	16	Thrift Store		
130	07256125	Low Medium	I (RO)	1.3	23	Small Industrial Firms		
131	07259101	Low Medium	I (RO)	2.1	37	Small Industrial Firms		
132	07259126	Low Medium	I (RO)	1.3	23	Small Industrial Firms		
133	07259134	Low Medium	I (RO)	2.4	43	Small Industrial Firms		
135	07261101	Low Medium	I (RO)	14.1	253	Offices		
136	08217049	Medium	T (SABC) (RO)	0.6	22	RV Park		
137	08218501	Medium	I (SABC) (RO)	0.1	3	Small Industrial Firms		Does not meet AB 2348 threshold requirements
138	08218526	Medium	T (RO)	0.1	3	RV Park		Does not meet AB 2348 threshold requirements
139	08218527	Medium	T (RO)	0.1	3	RV Park		Does not meet AB 2348 threshold requirements
140	08218528	Medium	T (RO)	0.1	3	RV Park		Does not meet AB 2348 threshold requirements
141	08218529	Medium	T (RO)	0.1	3	RV Park		Does not meet AB 2348 threshold requirements
142	08218530	Medium	T (RO)	0.1	3	RV Park		Does not meet AB 2348 threshold requirements
143	08218531	Medium	T (RO)	0.1	3	RV Park		Does not meet AB 2348 threshold requirements
143a	08218535	Medium	T (RO)	0.1	3	RV Park		Does not meet AB 2348 threshold requirements
144	08218539	Medium	T (SABC)	0.1	3	RV Park		Does not meet AB 2348



Table B2-1: Opportunity Sites

Site	APN	General Plan Residential Designation	Zoning (RO)	Acres	Potential Units	Existing Use	Housing Authority Owned	Notes
								threshold requirements
145	08218540	Medium	T (SABC) (RO)	0.1	3	RV Park	Yes	Does not meet AB 2348 threshold requirements
146	08218541	Medium	T (SABC) (RO)	0.1	3	RV Park	Yes	Does not meet AB 2348 threshold requirements
147	08218547	Medium	T (SABC) (RO)	0.3	10	Small Shops	Yes	Does not meet AB 2348 threshold requirements
148	08218549	Medium	T (SABC) (RO)	0.4	14	RV Park		Does not meet AB 2348 threshold requirements
149	08218551	Medium	T (RO)	0.4	14	RV Park		Does not meet AB 2348 threshold requirements
150	08218552	Medium	I (SABC) (RO)	0.2	7	Small Industrial Firms	Yes	Does not meet AB 2348 threshold requirements
151	08218553	Medium	I (SABC) (RO)	1.2	43	Small Industrial Firms	Yes	
152	08218558	Medium	T (SABC) (RO)	4.2	151	RV Park		
154	08373116	Medium	C-G (RO)	0.8	28	Office Building		
155	08373117	Medium	C-G (RO)	3.1	111	Office Building		
158	12602217	Medium	T (RO)	0.2	7	Nursery		Does not meet AB 2348 threshold requirements
159	12602218	Medium	T (RO)	1.1	39	Nursery		
160	12603226	Medium	C-G (RO)	1.8	64	Motel		
161	12631010	Medium	T (RO)	1.8	64	Nursery		
162	12660204	Low Medium	C-G (RO)	1.8	32	Vacant	Yes	
163	12723134	Low Medium	C-G (BCC)	1.4	25	Mixed Retail/Office Uses		



Table B2-1: Opportunity Sites

Site	APN	General Plan Residential Designation	Zoning	Acres	Potential Units	Existing Use	Housing Authority Owned	Notes
			(RO)					
164	12723135	Low Medium	C-G (BCC) (RO)	1.6	28	Motel		
165	12723156	Low Medium	C-G (BCC) (RO)	0.6	10	Restaurant		Does not meet AB 2348 threshold requirements
166	12723159	Low Medium	C-G (BCC) (RO)	0.6	10	Bank		Does not meet AB 2348 threshold requirements
167	12723160	Low Medium	C-G (BCC) (RO)	1.1	19	Small Shops		
168	12723161	Low Medium	C-G (BCC) (RO)	0.3	5	Parking Lot		Does not meet AB 2348 threshold requirements
169	12723162	Low Medium	C-G (BCC) (RO)	0.6	10	Mixed Retail/Office Uses		Does not meet AB 2348 threshold requirements
170	12724132	Low Medium	C-G (BCC) (RO)	1.7	30	Motel		
171	12724167	Low Medium	C-G (BCC) (RO)	1.3	23	Motel		
172	12724170	Low Medium	C-G (BCC) (RO)	0.5	9	Vacant		Does not meet AB 2348 threshold requirements
173	12807103	Low Medium	T (RO)	0.8	14	Restaurant		Does not meet AB 2348



Table B2-1: Opportunity Sites

Site	APN	General Plan Residential Designation	Zoning	Acres	Potential Units	Existing Use	Housing Authority Owned	Notes
								threshold requirements
174	12807105	Low Medium	T (RO)	0.9	16	Motel		
175	12807138	Low Medium	T (RO)	1	18	Motel		
176	12807142	Low Medium	C-G (RO)	0.6	10	Restaurant		Does not meet AB 2348 threshold requirements
177	12834116	Low Medium	O-L (RO)	0.2	3	Offices		Does not meet AB 2348 threshold requirements
178	12834152	Low Medium	C-G (BCC) (RO)	0.2	3	Small Shops		Does not meet AB 2348 threshold requirements
179	12834161	Low Medium	I, O-L (BCC) (RO)	6.6	118	Small Industrial Firm		
180	13532130	Medium	C-G (RO)	3.3	118	Motel		
181	13533118	Medium	C-G (RO)	2.8	100	Self Storage Facility		
184	23414102	Low Medium	C-G (SABC) (RO)	0.3	5	Single Family Home		Does not meet AB 2348 threshold requirements
185	23414109	Low Medium	C-G (SABC) (RO)	0.3	5	Mixed Retail/Office Uses		Does not meet AB 2348 threshold requirements
186	23414110	Low Medium	C-G (SABC) (RO)	0.2	3	Mixed Retail/Office Uses		Does not meet AB 2348 threshold requirements
187	25107123	Low Medium	C-G (SABC) (RO)	0.4	7	Small Shops	Yes	Does not meet AB 2348 threshold requirements
188	25107124	Low Medium	C-G	0.4	7	Plumbing Contractors	Yes	Does not meet AB 2348



Table B2-1: Opportunity Sites

Site	APN	General Plan Residential Designation	Zoning	Acres	Potential Units	Existing Use	Housing Authority Owned	Notes
			(SABC) (RO)					threshold requirements
189	25108102	Low Medium	I (SABC) (RO)	0.7	12	Small Industrial Firms		Does not meet AB 2348 threshold requirements
190	25108102	Low Medium	I (SABC) (RO)	0.5	9	Small Industrial Firms		Does not meet AB 2348 threshold requirements
191	25108122	Low Medium	I (SABC) (RO)	2.0	36	Small Industrial Firms		
192	25108123	Low Medium	I (SABC) (RO)	0.2	3	Small Industrial Firms		Does not meet AB 2348 threshold requirements
193	25108126	Low Medium	I (SABC) (RO)	2.6	46	Small Industrial Firms		
197	25109213	Low Medium	C-G (SABC) (RO)	0.2	3	Vacant	Yes	Does not meet AB 2348 threshold requirements
198	25109214	Low Medium	C-G (SABC) (RO)	0.2	3	Vacant	Yes	Does not meet AB 2348 threshold requirements
199	25109215	Low Medium	C-G (SABC) (RO)	0.2	3	Single Family Home		Does not meet AB 2348 threshold requirements
200	25109216	Low Medium	C-G (SABC) (RO)	0.2	3	Offices		Does not meet AB 2348 threshold requirements
201	25109217	Low Medium	C-G (SABC) (RO)	0.2	3	Offices		Does not meet AB 2348 threshold requirements
202	25109219	Low Medium	C-G (SABC) (RO)	0.1	1	Single Family Home		Does not meet AB 2348 threshold requirements



Table B2-1: Opportunity Sites

Site	APN	General Plan Residential Designation	Zoning	Acres	Potential Units	Existing Use	Housing Authority Owned	Notes
203	25109220	Low Medium	C-G (SABC) (RO)	0.1	1	Used Car Dealership		Does not meet AB 2348 threshold requirements
204	25110103	Low Medium	C-G (SABC) (RO)	0.2	3	Small Shops		Does not meet AB 2348 threshold requirements
205	25110104	Low Medium	C-G (SABC) (RO)	0.3	5	Small Shops		Does not meet AB 2348 threshold requirements
206	25110105	Low Medium	C-G (SABC) (RO)	0.1	1	Small Shops	Yes	Does not meet AB 2348 threshold requirements
207	25110106	Low Medium	C-G (SABC) (RO)	0.1	1	Small Shops	Yes	Does not meet AB 2348 threshold requirements
208	25110107	Low Medium	C-G (SABC) (RO)	0.3	5	Small Shops	Yes	Does not meet AB 2348 threshold requirements
209	25110108	Low Medium	C-G (SABC) (RO)	0.2	3	Small Shops		Does not meet AB 2348 threshold requirements
210	25110109	Low Medium	C-G (SABC) (RO)	0.1	1	Small Shops		Does not meet AB 2348 threshold requirements
217	34335160	Low-Medium	T (RO)	2.6	46	Nursery		
218	26833106	Medium	T (RO)	1.8	64	Plant Nursery		
218a	2683312	Medium	T (RO)	0.8	28	Plant Nursery		
219	13745122	Medium	C-G (RO)	1.0	36	Small Industrial Firm		



Table B2-1: Opportunity Sites

Site	APN	General Plan Residential Designation	Zoning	Acres	Potential Units	Existing Use	Housing Authority Owned	Notes
220	13745124	Medium	C-G (RO)	0.5	18	Vacant Building		
221	13745125	Medium	C-G (RO)	0.6	21	Small Industrial Firm		
<i>TOTAL¹</i>					3,078			

¹ Sites not meeting the AB 2348 threshold of 16 units/site have not been included in the total potential units.



Zoning Designations:

RH-1	Single-Family Hillside Residential	SP 87-1	The Highlands at Anaheim Hills Specific Plan
RH-2	Single-Family Hillside Residential	SP 88-1	Sycamore Canyon Specific Plan
RH-3	Single-Family Hillside Residential	SP 88-2	The Summit of Anaheim Hills Specific Plan
RS-1	Single-Family Residential	SP 88-3	Pacific Center Specific Plan
RS-2	Single-Family Residential	SP 90-1	The Festival Specific Plan
RS-3	Single-Family Residential	SP 90-2	East Center Street Specific Plan
RS-4	Single-Family Residential	SP 90-4	Mountain Park Specific Plan
RM-1	Multiple-Family Residential	SP 92-1	The Disneyland Resort Specific Plan
RM-1	Multiple-Family Residential	SP 92-2	The Anaheim Resort Specific Plan
RM-2	Multiple-Family Residential	SP 93-1	Hotel Circle Specific Plan
RM-3	Multiple-Family Residential	SP 94-1	Northeast Industrial Area Specific Plan
C-G	General Commercial		
C-NC	Neighborhood Center		
C-R	Regional Commercial		
O-L	Low Intensity Office		
O-H	High Intensity Office		
I	Industrial		
T	Transitional		
SP	Semi-Public Use		
PR	Public Recreation		
OS	Open Space		

Planning Overlay Zones:

BCC	Brookhurst Commercial Corridor
DMU	Downtown Mixed Use
MU	Mixed Use
MHP	Mobile Home Park
PTMU	Platinum Triangle Mixed Use (followed by district name)
RO	Residential Opportunity
SABC	South Anaheim Boulevard Corridor



Appendix C: Review of Past Performance

Table C-1
Review of Past Performance (2006-2014)

Strategy	Progress in Implementation
<p>Housing Production Strategy 1A: Meet or Exceed the Production Goals of the Affordable Housing Strategic Plan (AHSP)</p> <p>The City shall continue to meet the housing production goals contained in the City’s Affordable Housing Strategic Plan (AHSP). Established in 2005 and revised in 2006, the AHSP has a goal of providing 1,328 new affordable family rental housing units by the end of 2009. The AHSP provides for 33 percent of the new units to be affordable to very-low income households, 33 percent to low income households, and 33 percent to moderate income households. Additionally, the City has initiated a no net loss requirement that requires any low income units lost due to City-initiated projects to be added to the following year’s targeted production number. The AHSP, including past progress, is reviewed by the City Council on an annual basis. The City Council may elect to 1) continue with the plan; 2) terminate the plan; or 3) make revisions to the plan. However, whether the AHSP is eliminated or extended beyond 2009, the affordable housing programs and goals identified in the Housing Element will continue, as will all the federal and HCD requirements for the City of Anaheim and Anaheim Redevelopment Agency. The City of Anaheim has been proactive in establishing the AHSP and establishing a quantifiable goal of 1,328 units. Based on the current production pipeline, the City expects to exceed its quantifiable goal and develop 1,571 affordable units.</p> <p>The Affordable Housing Strategic Plan initiated a number of other actions and</p>	<p>On August 22, 2005, the City Council adopted the 2005-2009 Affordable Housing Strategic Plan (“Strategic Plan”) with the primary goal of constructing 1,200 affordable rental housing units with affordability levels of very-low, low and moderate income. The City Council subsequently increased the 2005-2009 Strategic Plan goal to 1,349 units. In October 2009, the City Council extended the Strategic Plan through 2014 and increased the goal to 2,812 units. The City Council also diversified the Strategic Plan to include affordable for-sale housing, rehabilitation of existing structures and preservation of “At-Risk” rental housing.</p> <p>Since 2005, 1,511 new rental, for-sale and rehabilitation units have been completed with another 655 in the development pipeline for a total of 2,166 affordable units. The projects that are completed, underway or in the development pipeline are broken-out as follows:</p>



Table C-1
Review of Past Performance (2006-2014)

Strategy	Progress in Implementation
<p>programs which will continue as strategies during the 2006-2014 Planning Period. These strategies include: Housing Production Strategy 1B: Implementation of an Affordable Housing Overlay Zone, Housing Production Strategy 1C: Expedited Processing for Extremely-Low, Very-Low, Low and Moderate Income Housing Developments and Housing Production Strategy 1D: Redevelopment Agency Set-Aside Funds at 30% of Property Tax Increment.</p> <p>Given the loss of RDA Housing Set-Aside Funds utilized to implement the AHSP, the City’s strategy for new affordable housing construction will be reevaluated for new opportunities for the 2014-2021 Housing Element.</p> <p>Objective: 1,328 new affordable family rental units Responsible Party: Community Development/Planning Source of Funds: General Fund/Housing Set-Aside Funds Timeline for Implementation: December 2009</p>	<p>Rental New Construction (Completed):</p> <ul style="list-style-type: none"> • The Vineyard – 60 units • Monarch Pointe – 63 units • Diamond Street – 25 units • Broadway Village – 46 units • Elm Street – 52 units • CIM – 277 units • Pradera Apartments – 146 units • Greenleaf Apartments – 20 units • Arbor View Apartments – 46 units • Vintage Crossings (South Street) – 92 units <p>Rental New Construction (Underway/in Development Pipeline):</p> <ul style="list-style-type: none"> • Cherry Orchard – 45 units • Anton Monaco Apartments – 229 units • Lincoln Family Apartments I – 51 units • Lincoln Family Apartments II – 39 units <p>For-sale Affordable Housing Projects (Completed):</p> <ul style="list-style-type: none"> • Colony Park Phase I and II – 99 affordable units, 270 total units • Harbor Lofts – 44 affordable units, 129 total units • Habitat for Humanity – 4 units



Table C-1
Review of Past Performance (2006-2014)

Strategy	Progress in Implementation
	<p>For-Sale Affordable Housing Projects (Underway/in Development Pipeline):</p> <ul style="list-style-type: none"> • Colony Park Phase III – 68 affordable units, 174 total units • Metropolitan Domain I (Anaheim Boulevard Residential Parcel B) – 6 affordable units, 54 total units • Metropolitan Domain II - Anaheim Boulevard Residential Parcel C – 4 affordable units, 36 total units • Colony Park Phase IV – 57 affordable units, 226 total units <p>Rental Rehabilitation (Completed):</p> <ul style="list-style-type: none"> • Integrity House – 49 affordable units • Colette’s Children’s Home – 4 affordable units • Casa Del Sol – 4 affordable units • Mariposa Village – 8 units • Hermosa Village II – 112 units Hermosa Village III – 76 units • Hermosa Village IV – 36 units • Bel’Age Manor Apartments – 180 units



Table C-1
Review of Past Performance (2006-2014)

Strategy	Progress in Implementation
	<p>Rental Rehabilitation (Underway/in Development Pipeline):</p> <ul style="list-style-type: none"> • Avon Dakota Neighborhood Phase I– 16 units • Avon Dakota Neighborhood Phase II– 16 units • Hermosa Village V – 16 units • Paseo Village – 176 units
<p>Housing Production Strategy 1B: Implementation of an Affordable Housing Overlay Zone</p> <p>The City understands that land available for residential development is limited. As a part of the City’s Affordable Housing Strategic Plan and in order to encourage additional infill and redevelopment opportunities for the development of affordable housing units in Anaheim, the City will develop an Affordable Housing Overlay Zone. The Affordable Housing Overlay Zone will allow for residential development, when affordable units are provided, in areas of the City previously designated for non-residential uses or lower density residential uses. The City is currently analyzing the potential affordability levels and site constraints associated with the Affordable Housing Overlay Zone. This analysis has proven to be challenging, however, due to the fluid nature of the current housing market. Once this analysis is completed and the funding necessary to complete the associated environmental impact analysis is secured, staff will present the Overlay Zone to the Planning Commission and City Council for their formal consideration. Once approved, the Overlay Zone</p>	<p>Preparation of an Affordable Housing Overlay Zone, which was a component of the City’s 2005-2009 Affordable Housing Strategic Plan, has been superseded by Housing Production Strategy 1V (Rezoning of Housing Opportunity Sites) and is no longer being pursued.</p>



Table C-1
Review of Past Performance (2006-2014)

Strategy	Progress in Implementation
<p>could be combined with other City programs, such as the Density Bonus ordinance, to further attain affordable housing objectives. Objective: Development of an Affordable Housing Overlay Responsible Party: Planning/Community Development Source of Funds: General Fund Timeline for Implementation: December 2010</p>	
<p>Housing Production Strategy 1C: Expedited Processing for Extremely-Low, Very Low, Low and Moderate Income Housing Developments</p> <p>The City shall continue to expedite discretionary entitlement and plan check for lower income housing developments. Expedited processing is provided as an incentive to encourage development of affordable housing projects. An expedited schedule was developed as part of the Affordable Housing Strategic Plan.</p> <p>The City shall evaluate the effectiveness of the expedited processing timelines and modify as needed to further encourage affordable housing development.</p> <p>Objective: Expedited processing for affordable housing developments. Responsible Party: Planning Source of Funds: General Fund Timeline for Implementation: Ongoing</p>	<p>An expedited entitlement/plan review process for all affordable housing projects was established in 2009 and remains in effect. Through the expedited process, affordable housing projects realize a typical time savings of 20 days.</p>
<p>Housing Production Strategy 1D: Redevelopment Agency Set-Aside Funds at 30% of Property Tax Increment</p>	<p>Effective February 1, 2012, Redevelopment Agencies (RDAs) throughout the state were eliminated as stipulated under the approved AB 1X</p>



Table C-1
Review of Past Performance (2006-2014)

Strategy	Progress in Implementation
<p>The Anaheim Redevelopment Agency’s Housing Set-Aside Fund provides the primary funding source for most of the affordable housing related activities in the City. Under state redevelopment law, the Agency is required to set-aside 30 percent of its tax increment revenues in order to increase, improve and preserve affordable housing. More importantly, the law requires that 85 percent (\$85 million thru 2014) of the funds be used only for low or very-low income housing. The previous set-aside requirement was 20 percent, but in 2006, the Agency extended the life of the Merged Project Area by ten years, thus triggering the new 30 percent requirement. In fact, the Agency implemented the 30% set-aside policy in 2006, prior to the legal requirement to do so.</p> <p>As detailed in Table 3-19, through 2014, over \$100.5 million in housing set-aside funds will be available to increase, improve and preserve the supply of affordable housing. The funds are used for a variety of projects, programs and activities, including: land acquisition, new affordable housing construction, substantial rehabilitation, and first-time homebuyer assistance.</p> <p>Objective: 30% of tax increment for Housing Set-Aside Responsible Party: Redevelopment Agency Source of Funds: Housing Set-Aside Timeline for Implementation: Ongoing</p>	<p>26 legislation. As a result of the dissolution of RDAs, the Housing Set-Aside is no longer required or available. This action has had a drastic effect on the creation of affordable housing and the City’s ability to meet its future housing goals.</p> <p>On January 10, 2012, the City Council adopted a resolution electing to serve as the successor agency to the Anaheim Redevelopment Agency (Agency). As the successor agency, the City Council will administer the enforceable obligations of the Agency and wind down the Agency’s affairs, subject to the review of an “oversight board”.</p> <p>On January 24, 2012, the Governing Board of the Anaheim Housing Authority (Authority) adopted a resolution to assume the housing assets and functions previously held and performed by the Agency upon dissolution of the Agency. The Authority will have the ability to develop affordable housing should funding resources become available in the future.</p> <p>Despite the Community Development Department’s limited ability to continue to fund the production of affordable housing due to the State’s action to eliminate RDAs and the loss of approximately \$15</p>



Table C-1
Review of Past Performance (2006-2014)

Strategy	Progress in Implementation
	<p>million dollars annually in tax increment for affordable housing, the Community Development Department continues to make steady progress towards achieving its overall RHNA allocation By using existing assets and other sources of funding.</p>
<p>Housing Production Strategy 1E: Affordable Senior Housing Program</p> <p>The City recognizes the unique needs of its senior population. Seniors typically have fixed incomes and unique housing needs that are not generally included in market rate housing. The City shall continue to encourage through incentives (e.g. financial assistance, parking reductions, regulatory waivers, etc.) the development of a wide range of housing choices for seniors ranging from independent living to assisted living with services on-site, including healthcare, nutrition, transportation and other appropriate services. The City currently provides incentives for affordable senior housing through the Senior Citizens' Apartment Project and Density Bonuses chapters of its Municipal Code. In addition to the above incentives, the Housing Authority's Section 8 Housing Choice Voucher program also provides housing vouchers to 2,165 seniors, with an additional 2,624 currently on the waiting list.</p> <p>Objective: Senior Housing Development Responsible Party: Planning Source of Funds: General Fund Timeline for Implementation: Ongoing</p>	<p>Recent senior housing activity completed is as follows:</p> <ul style="list-style-type: none"> • Bel' Age Manor Apartments – 180 units • Memorial Manor Apartments – 75 units • Renewed Project Based Section 8 Voucher to extend affordability of Lincoln Court – 25 units
<p>Housing Production Strategy 1F: Availability of Housing for Larger</p>	<p>The current Affordable Housing Strategic Plan</p>



Table C-1
Review of Past Performance (2006-2014)

Strategy	Progress in Implementation
<p>Families</p> <p>The City of Anaheim understands the availability of housing to accommodate larger families does not meet existing needs. The City recognizes and addresses this need through the Affordable Housing Strategic Plan (AHSP), which focuses specifically on the development of housing appropriately sized for families. The AHSP focuses on the development of 2-, 3- and 4-bedroom units. Of the affordable units currently under production, 85 percent are 2-, 3- and 4-bedroom units. Of the low and very-low income units, 91 percent are 2-, 3- and 4-bedroom units. The City shall continue to encourage and support the development of rental and for-sale housing for larger families within future affordable housing projects. Developers and builders of such projects will be encouraged to incorporate larger bedroom counts to accommodate the needs of larger families and reduce incidents of overcrowding in the existing housing stock. The City continuously reviews the AHSP to determine its effectiveness in increasing the development of units for larger families. As discussed in Policy Strategy 1A, with or without the AHSP, the City will continue to focus on providing affordable housing units for larger families through various strategies and programs including the Density Bonus Ordinance, expedited processing and Developer Incentive Program.</p> <p>Objective: Develop dwelling units with 2-, 3- and 4- bedroom counts Responsible Party: Redevelopment/Planning Source of Funds: Housing Set-Aside/General Fund Timeline for Implementation: Annually</p>	<p>encourages the development of larger family units consisting of 2-, 3- and 4-bedroom units. Since 2006, nine new development projects were completed consisting of 525 larger family units. The projects include:</p> <ul style="list-style-type: none"> • The Vineyard – 60 units • Monarch Pointe – 63units • Broadway Village – 46 units • Elm Street – 52 units • Pradera Apartments – 146 units • Greenleaf Apartments – 20 units • Arbor View Apartments – 46 units • Vintage Crossings (South Street) – 92 units <p>Another large family project is expected to be completed in mid-2013 (Cherry Orchard), consisting of 45 units, which will bring the total to 570 larger family units completed.</p> <p>The Community Development Department also assisted St. Anton Monaco Partners, a developer that began construction of a 229 large family affordable rental project in Spring 2013. The Department assisted with entitlements and the issuance of bond financing for the project.</p>



Table C-1
Review of Past Performance (2006-2014)

Strategy	Progress in Implementation
	<p>Other large family affordable rental projects in the development pipe-line include the following for a grand total of 921 units:</p> <ul style="list-style-type: none"> • Calandula Court Apartments – 32 units • Lincoln Family Apartments I – 51 units • Lincoln Family Apartments II – 39 units
<p>Housing Production Strategy 1G: Encourage the Development of Housing for Extremely-Low Income Households</p> <p>The City encourages the development of housing units for extremely-low income households earning 30% or less of the Median Family Income for Orange County. Specific emphasis shall be placed on the provision of housing types including transitional facilities, permanent special needs, senior housing and housing units serving temporary needs. The City currently has a number of developer incentives that it utilizes to create opportunities for affordable housing development. Some of these incentives include: funding development fees, land write-downs, ground leases, and density bonus processing and pre-development loans/grants. In addition, any development with an affordable housing component qualifies for an expedited review process through the City’s departments. All of these incentives would be available to apply towards the development of housing for extremely-low income households. Special needs projects. The City will continue to investigate additional incentives to encourage development of housing for extremely-low income households.</p> <p>Objective: 120 extremely-low income units Responsible Party: Redevelopment/Planning/Housing Authority</p>	<p>Since 2006, 19 projects were completed or have obtained building permits. The projects, which consist of a total of 522 extremely-low income units, include:</p> <ul style="list-style-type: none"> • The Vineyard – 6 units • Hermosa Village Phase II – 43 units • Hermosa Village Phase III – 19 units • Hermosa Village Phase IV – 4 units • Monarch Pointe – 10 units • Diamond Street – 24 units • Broadway Village – 5 units • Elm Street – 6 units • Arbor View – 5 units • Pradera Apartments – 100 units • Integrity House – 48 units • Greenleaf Apartments – 6 units • Collette’s Children’s Home – 4 units • Casa Del Sol – 4 units • Vintage Crossings (South Street) – 91 units



Table C-1
Review of Past Performance (2006-2014)

Strategy	Progress in Implementation
<p>Source of Funds: Housing Set-Aside/HOME/ CDBG Timeline for Implementation: 2014</p>	<ul style="list-style-type: none"> • Cherry Orchard – 44 units • Mariposa Village – 8 units • Avon Dakota Phase I – 5 units • Bel’Age Manor – 90 units
<p>Housing Production Strategy 1H: Encourage the Development of Housing for Special Needs Households</p> <p>The City of Anaheim understands the need for housing to accommodate special needs households. Historically, the City has assisted in the development of housing projects for special needs households by providing technical assistance with tax credit applications, and public funds, including: ESG, CDBG, HOME and Housing Set-Aside funds. Three recent special needs developments benefited from the City’s technical assistance, long-term ground leases, and project based housing vouchers. Two other projects are currently under development that will service special needs households. The City shall continue to utilize similar incentives to encourage and support the development of rental housing for special needs families within future affordable housing projects. Developers and builders of such projects will be required to incorporate specialized social services to assist the special needs households, in exchange for these incentives.</p> <p>Objective: Develop units for special needs households Responsible Party: Redevelopment/Planning Source of Funds: ESG/CDBG/HOME/Redevelopment/General Fund Timeline for Implementation: Annually</p>	<p>Since 2006, 89 special needs units have been completed and include:</p> <ul style="list-style-type: none"> • Diamond Street – 24 units • Integrity House – 49 units • Colette’s Children’s Home – 4 units • Casa Del Sol – 4 units • Mariposa Village – 8 units



Table C-1
Review of Past Performance (2006-2014)

Strategy	Progress in Implementation
<p>Housing Production Strategy II: Implementation of The Platinum Triangle Master Land Use Plan</p> <p>During this planning period, the City will continue to implement The Platinum Triangle Master Land Use Plan and coordinate with developers proposing projects in this area in an effort to further encourage the production of high density housing. The Platinum Triangle represents an opportunity to replace an older industrial area with a dynamic mixed-use development district including higher density housing, residential-serving retail and amenities and employment-generating commercial/office uses. The Platinum Triangle Master Land Use Plan was developed in conjunction with the General Plan Update in 2004 and currently allows for development of up to 10,266 residential units within the 393 acres of The Platinum Triangle that are designated for mixed-use.</p> <p>Prior to the adoption of the master land use plan, no residential development was permitted within this area. Development intensities are allocated to individual properties on a first come basis through the approval of a development agreement. Since the creation of the Master Land Use Plan, 8,370 residential units have been entitled for development at an average density of 67 dwelling units per acre. Of these 8,370 entitled units; 390 units have been built; 1,530 units are under construction; applications for building permits for 196 units have been submitted but not yet been issued; and, 6,249 units have been approved through development agreements, but have yet to start construction or submit for building permits.</p>	<p>Implementation of the Platinum Triangle Master Land Use Plan continues with 1,920 residential units completed and an additional 6,543 units entitled to date. In addition, during the 2006-2014 planning period, the City Council has approved amendments to the plan to increase the number of residential units permitted within this area from 9,825 residential units to up to 18,988 residential units at densities of up to 100 units/acre.</p> <p>The following apartment projects in the Platinum Triangle provided affordable rental opportunities at 80 percent and 120 percent of area median income without affordable covenants consisting of 1,213 units:</p> <ul style="list-style-type: none"> • Park Viridian Apartments – 320 units • Avalon Anaheim Stadium Apartments – 221 units • Gateway/Archstone Apartments – 316 units • 1818 Platinum Triangle Apartments – 265 units • Anavia Apartments – 91 units



Table C-1
Review of Past Performance (2006-2014)

Strategy	Progress in Implementation
<p>The development agreements approved in conjunction with these projects do not set minimum rents or sale prices for these developments and, therefore, do not preclude the development of units affordable to moderate and low-income families. In addition, all of the City’s programs that encourage affordable housing can be utilized within The Platinum Triangle, including but not limited to, Redevelopment Agency set-aside funds; HOME program funds; the Density Bonus and Senior Citizens’ Apartment Housing ordinances; developer incentives, including land write-downs and predevelopment loans/grants; down payment assistance programs; Section 8 programs; deferral of City development fees; exemption of Transportation and Impact Fees for Affordable Housing Developments; and, subsidies for tax credit projects.</p> <p>Amendments to the General Plan and Platinum Triangle Master Land Use Plan will likely be pursued to allow additional development intensity in response to anticipated market demand.</p> <p>Objective: Implementation of The Platinum Triangle Master Land Use Plan Responsible Party: Planning Source of Funds: General Fund Timeline for Implementation: 2024</p>	
<p>Housing Production Strategy 1J: Development of Housing Information Clearinghouse</p> <p>The City understands that disseminating information about housing and housing related items in Anaheim will increase awareness and participation by the community. Through its Housing Counseling Agency, the City has been able to</p>	<p>The Community Development Department continues to use citywide public forums to conduct community outreach, including the four Neighborhood Councils and the Downtown Taskforce.</p>



Table C-1
Review of Past Performance (2006-2014)

Strategy	Progress in Implementation
<p>provide assistance to 5,135 individuals since 1999, and provide affordable housing information to approximately 1,800 individuals through its annual Homeownership Fair. To disseminate affordable housing information to a wider audience, the City shall establish an information clearinghouse accessible to the general public that provides a “one stop” location for comprehensive information about Anaheim’s housing projects, programs, policies, available funding, technical assistance, and other applicable items. In addition to consolidating information, the City will employ a “go to them” strategy by placing information in easily accessible locations including the City’s website, public facilities, at public events and at locations community members frequent. The Community Development Department and the Housing Authority are currently in the process of placing an inventory of affordable housing units and housing authority applications on-line.</p> <p>Objective: Facilitate Dissemination of Information Responsible Party: Community Development/Planning Source of Funds: General Fund/Housing Authority/ Redevelopment Timeline for Implementation: Establish outreach strategy and develop implementation plan and promotional materials by January 2010</p>	<p>In April 2012, the Anaheim Housing Counseling Agency (AHCA) discontinued these services due to staff and funding reductions. However, Anaheim residents are still able to obtain housing counseling through the Anaheim office of the Neighborhood Housing Services of Orange County.</p> <p>The Community Development Department continues to maintain and improve various outreach programs to promote the City’s affordable housing programs. The Community Development Department has developed an Outreach/Resources Guide to serve as a tool for staff and a housing services resource for Anaheim residents.</p> <p>The Community Development Department uses several citywide public forums to conduct community outreach. These forums are a great information sharing resource and provide an invaluable tool for City staff and affordable housing developers to promote affordable housing. These forums include:</p> <p><u>Public Forums</u></p> <ul style="list-style-type: none"> • East Neighborhood Council • West Neighborhood Council • South Neighborhood Council



Table C-1
Review of Past Performance (2006-2014)

Strategy	Progress in Implementation
	<ul style="list-style-type: none"> • Central Neighborhood Council • Downtown Taskforce <p>The Community Development Department also conducts housing program outreach through internal and external methods as follows:</p> <p><u>Signage</u></p> <ul style="list-style-type: none"> • Downtown Affordable Housing and Future Development Promotional Banners • “Live Two Feet Away” Billboards • Homeownership Education Fair Banners • Free Foreclosure Prevention Workshop Banners • Advertisement at Various City Facilities <p><u>Publications</u></p> <ul style="list-style-type: none"> • Anaheim Magazine • Economic Development-Residential Opportunities • “Live Two Feet Away” Fliers • Local Newspaper Advertisement • Homeownership Education Fliers • Affordable Housing Fliers • Housing Navigator Newsletter



Table C-1
Review of Past Performance (2006-2014)

Strategy	Progress in Implementation
	<p><u>Anticipated Future Resources</u></p> <ul style="list-style-type: none"> • Promotional Materials Booth at Local Farmers Market • Community Center Promotional Materials • Promotional Materials Provided at Gas Company Customer Lobby • Promotional Materials at Local City Libraries • Channel 3 - Anaheim's Local Cable Television Channel
<p>Housing Production Strategy 1K: Support for Community Housing Development Organizations (CHDOs)</p> <p>Each year the City of Anaheim receives a funding allocation from the HOME Investment Partnership Program (HOME). Historically, the City's HOME allocation has been approximately \$2 million per year; the allocation for FY 2008-2009 is \$2,026,743. Per the HOME program regulations, a minimum of 15 percent of HOME funds must be allocated to qualified Community Housing Development Organization (CHDO). A CHDO is a non-profit community based organization with the capacity to develop affordable housing within the community it serves. Only projects in which the CHDO acts as a developer, sponsor or owner of housing are eligible to receive a part of the 15 percent HOME fund allocation. In FY 2008-2009, the amount of HOME funds allocated for CHDOs is \$315,000. The Community Development Department has partnered with many non-profits and CHDOs in the past to develop</p>	<p>Each year the City of Anaheim receives a funding allocation from the HOME Investment Partnership Program (HOME). Each year the allocation has steadily declined. In 2012, the City of Anaheim received a funding allocation from the HOME Investment Partnership of \$296,659 to be made available to CHDOs organizations.</p> <p>In 2012, no projects were identified for funding.</p> <p>In 2011, the Community Development Department provided eight Project Based Vouchers and a loan in the amount of \$510,736 to Community Housing Resources, Inc. (CHRI), a qualified CHDO, for the acquisition and rehabilitation of an 8-unit apartment</p>



Table C-1
Review of Past Performance (2006-2014)

Strategy	Progress in Implementation
<p>affordable projects, and will continue to do so on future projects.</p> <p>Objective: Provide funds to qualified CHDOs for affordable unit production Responsible Party: Community Development Source of Funds: HOME Timeline for Implementation: Annually</p>	<p>property (Mariposa Village) for special needs housing. In addition, 48 Project Based Vouchers were provided and loan in the amount of \$315,000 to Anaheim Supportive Housing for Senior Adults, a qualified CHDO for the Integrity House rehabilitation project.</p> <p>In 2010, the Department provided four Project Based Vouchers and a loan in the amount of \$398,875 to CHRI for the acquisition and rehabilitation of a 4-unit apartment complex (Casa Del Sol) for special needs housing.</p>
<p>Housing Production Strategy 1L: Developer Incentives Program</p> <p>This program offers developer incentives to promote housing development. Some of the incentives under the Developer Incentives Program are funded with HOME and Redevelopment Housing Set-Aside funds. Incentives and concessions offered to developers to offset increased costs associated with the affordable housing program requirements include: funding of development fees; write downs of land costs; long-term ground leases of public property; pre-development loans/grants; funding of off-site improvements; bond financing; density bonus incentives; and assistance with tax credit applications. Current housing production projections indicate that the Developer Incentive Program will help create approximately 1,800 new affordable housing units through 2014.</p>	<p>The Community Development Department has assisted affordable housing developers by providing subsidy loans, long-term ground leases and miscellaneous rebates/fee credits to help offset total development costs.</p> <p>Due to the elimination of Redevelopment Set-Aside funds are no longer available.</p> <p>The City is continuing the Developer Incentive Program on a smaller scale without the availability of RDA Housing Set-Aside Funds. No funds were committed in 2012.</p>



Table C-1
Review of Past Performance (2006-2014)

Strategy	Progress in Implementation
<p>Developer incentives are primarily supplied through land write downs and ground leases of Agency owned properties. Approximately \$60 million of land acquisition has occurred in the past seven years, much of which is currently under development or will be developed within the current planning cycle.</p> <p>Objective: Financial Incentives for Developers (based on available funds) to create 1,800 new affordable housing units</p> <p>Responsible Party: Community Development/Agency/ Housing Authority</p> <p>Source of Funds: HUD/Housing Set-Aside</p> <p>Timeline for Implementation: Annually</p>	<p>In 2011, the Community Development Department committed or expended the following assistance:</p> <p>Mariposa Village</p> <ul style="list-style-type: none"> • 8 Project Based Vouchers consisting of approximately \$1,701,360 in rent payments over a 15-year period • \$510,736 HOME CHDO loan <p>Cherry Orchard</p> <ul style="list-style-type: none"> • 44 Project Based Vouchers consisting of approximately \$5,301,900 in rent payments over a 15-year period • \$5,751,682 in land/site preparation cost savings • \$191,030 in rebates/fee credits <p>In 2010, the Community Development Department committed or expended the following assistance:</p> <p>Casa Del Sol</p> <ul style="list-style-type: none"> • 4 Project Based Vouchers consisting of approximately \$570,240 in rent payments over a 15-year period • \$398,875 loan <p>Vintage Crossings (South Street)</p> <ul style="list-style-type: none"> • 91 Project Based Vouchers consisting of



Table C-1
Review of Past Performance (2006-2014)

Strategy	Progress in Implementation
	<p>approximately \$11,529,942 in rent payments over a 15-year period</p> <ul style="list-style-type: none"> • \$6,503,445 in land/site preparation cost savings • \$786,606 in rebates/fee credits <p>Other assistance provided to developers in 2010 consisted of \$6,700,000 in down payment assistance for first time low-income buyers for the Colony Park Phase III and Anaheim Boulevard residential development projects.</p> <p>In 2009, the Community Development Department committed or expended the following assistance:</p> <p>Lincoln Anaheim</p> <ul style="list-style-type: none"> • 100 Project Based Vouchers consisting of approximately \$14,744,575 in rent payments over a 15-year period • \$6,950,326 in land/site preparation cost savings • \$1,163,169 in rebates/fee credits <p>Manchester/Orangewood</p> <ul style="list-style-type: none"> • 72 Project Based Vouchers consisting of approximately \$11,062,115 in rent payments over a 15-year period



Table C-1
Review of Past Performance (2006-2014)

Strategy	Progress in Implementation
	<ul style="list-style-type: none"> • \$7,934,860 in land/site preparation cost savings <p>Greenleaf Apartments</p> <ul style="list-style-type: none"> • \$254,317 in land cost savings • \$199,036 in rebates/fee credits • \$613,000 loan <p>Collette’s Children’s Home</p> <ul style="list-style-type: none"> • \$530,000 loan <p>Integrity House</p> <ul style="list-style-type: none"> • 48 Project Based Vouchers consisting of approximately \$4,024,247 in rent payments over a 15-year period • \$315,000 loan <p>Other assistance provided to developers in 2009 consisted of \$4,571,000 in down payment assistance for first time low-income buyers, most of which was allocated to the Colony Park Development.</p>
<p>Housing Production Strategy 1M: American Dream Down Payment Initiative (ADDI)</p> <p>The American Dream Down Payment Initiative (ADDI) aims to increase homeownership rates for lower income households, and to revitalize and stabilize communities. ADDI will help first-time homebuyers by providing assistance with down payment and closing costs. The ADDI program shall</p>	<p>During the 2006-2014 planning period, ADDI funds were allocated and loans were made as follows:</p> <p>2006 – None 2007 – Allocated: \$287,000 / loans: 11 2008 – Allocated: \$156,000 / loans: 5 2009 – Funding was not available in 2009. The</p>



Table C-1
Review of Past Performance (2006-2014)

Strategy	Progress in Implementation
<p>provide for down payment/closing cost assistance not to exceed the greater of 6 percent of the purchase price of a single-family housing unit or \$10,000. ADDI offers a 3 percent simple interest rate and the monthly payments are deferred for up to 30 years. To promote the availability of the ADDI program, the City will include information, including application requirements, as part of the Housing Information Clearinghouse (see Housing Production Strategy 1J). The BEGIN Down-payment Assistance Program was added as a new affordable housing down-payment assistance program.</p> <p>Objective: 6 Low Income Families (\$125,000/year) Responsible Party: Community Development Source of Funds: HOME Timeline for Implementation: Annually</p>	<p>Department of Housing and Urban Development terminated this program. 2010 – Program no longer exists.</p> <p><u>BEGIN (New Down-payment Assistance Program)</u> 2006 – 3 households 2007 – 6 households 2008 – 16 households 2009 – 16 households 2010 – 36 households 2011 – 20 households 2012 – 21 households</p>
<p>Housing Production Strategy 1N: Second Mortgage Assistance Program (SMAP)</p> <p>The Second Mortgage Assistance Program (SMAP), funded with housing set-aside funds, provides deferred payment second mortgage loans to assist households who earn up to 120 percent of the area median income to purchase a home. This loan program offers a five percent simple interest rate, and monthly loan payments are deferred up to 30 years. The loans are available for up to 15 percent of the home value, not to exceed \$50,000. This amount was later revised to \$125,000 as gap financing for low-income households only and \$100,000 for moderate-income households. Homebuyers are required to provide a minimum 3 percent down payment plus closing costs and repayment includes an equity sharing formula.</p>	<p>SMAP (Second Mortgage Assistance Program) 2006 – 9 households 2007 – 8 households 2008 – 39 households 2009 – 31 households 2010 – 24 households 2011 – 17 households 2012 – 26 households</p>



Table C-1
Review of Past Performance (2006-2014)

Strategy	Progress in Implementation
<p>Redevelopment Set-Aside funding no longer available. This will now be funded by the Recognized Obligations Payment Schedule (ROPS) pending State approval of contract commitment to the Colony Park development.</p> <p>Objective: 90 households Responsible Party: Redevelopment Agency Source of Funds: Housing Set-Aside/Recognized Obligations Payment Schedule (ROPS) Timeline for Implementation: 2014</p>	
<p>Housing Production Strategy 10: HOME Homebuyer Program</p> <p>The HOME Homebuyer Program provides deferred payment second mortgage loans to assist low income households in purchasing a home. This loan program offers a 3 percent simple interest rate and monthly loan payments are deferred for up to 30 years. Homebuyers are required to provide a minimum of 3 percent down payment. To promote the availability of the HOME Program Down Payment Assistance Program, the City will include information, including application requirements, as part of the Housing Information Clearinghouse (see Housing Production Strategy 1J).</p> <p>Objective: 108 households Responsible Party: Housing Authority Source of Funds: HOME Timeline for Implementation: 2014</p>	<p>HOME Homebuyer Program (deferred payment second mortgage loans)</p> <p>2007 – 2 households 2008 – 10 households 2009 – 8 households 2010 – 6 households 2011 – 1 household 2012 – 0 households</p>



Table C-1
Review of Past Performance (2006-2014)

Strategy	Progress in Implementation
<p>Housing Production Strategy 1P: Police Residence Assistance</p> <p>This program was designed to encourage homeownership for Anaheim police officers so that they can reside in Anaheim. Through this program, the City provides one-time, no interest forgivable loans of up to \$10,000 to Anaheim police officers for purchase of an owner-occupied home within the City.</p> <p>Objective: 36 households Responsible Party: Community Development Source of Funds: General Fund Timeline for Implementation: 2014</p>	<p>Police Residence Assistance (forgivable loans)</p> <p>2006 – 4 households 2007 – 1 household 2008 – 3 households 2009 – 3 households 2010 – 0 households 2011 – 0 households 2012 – 0 households</p>
<p>Housing Production Strategy 1Q: Compliance with SB 2- Adequate Sites for Emergency Shelters/Transitional Housing</p> <p>Pursuant to the provisions of SB 2, the City shall analyze and amend the Zoning Code (Title 18 of the Anaheim Municipal Code) to allow for emergency shelters and transitional and supportive housing to homeless individuals and families for annual and seasonally estimated need. The City will comply with SB 2 by:</p> <ul style="list-style-type: none"> • Considering amendments to the Commercial General (C-G) and Industrial (I) zoning provisions, or other suitable zone designations with sufficient capacity, to permit emergency shelters without discretionary approvals. The subject zoning category(s) shall include sites with sufficient capacity to meet the local need. Local need will be determined based on the methodology provided by HCD. • Amending the zoning code to ensure shelters are only subject to the same 	<p>The City Council approved a code amendment to permit emergency shelters in the City’s Industrial (I) Zone subject to specified standards. A code amendment addressing transitional and supportive housing was adopted in September 2013 (Ordinance No. 6289).</p>



Table C-1
Review of Past Performance (2006-2014)

Strategy	Progress in Implementation
<p>development and management standards that apply to residential or commercial uses within the same zone.</p> <ul style="list-style-type: none"> Amending the zoning code to permit transitional and supportive housing as a residential use and only subject to those restrictions that apply to other residential uses of the same type in the same zone. <p>Quantified Objective: Compliance with SB 2 Responsible Party: Planning Source of Funds: General Fund Timeline for Implementation: Compliance by June 2010</p>	
<p>Housing Production Strategy 1R: Affordable Housing Program (AHP)</p> <p>The AHP offers down payment assistance in the form of a grant to low income first-time homebuyers. The grant is awarded by the Federal Home Loan bank only for the purchase of a new affordable housing unit.</p> <p>Objective: 12 households Responsible Party: Community Development Source of Funds: Federal Tax Credits/County of Orange Timeline for Implementation: 2014</p>	<p>Funding for AHP is currently not available.</p> <p>None funded during this period.</p>
<p>Housing Production Strategy 1S: Housing Enabled by Local Partnerships (HELP) Program</p> <p>The HELP Program, which is funded by CalHFA and administered by the Anaheim Housing Authority, offers loans up to \$25,000 to homeowners earning</p>	<p>(HELP) Housing Enabled by Local Partnerships Program</p> <p>2006 – 3 households assisted 2007 – 2 households assisted 2008 – 25 households assisted</p>



Table C-1
Review of Past Performance (2006-2014)

Strategy	Progress in Implementation
<p>less than 80 percent of the County Median Family Income. Loans are provided at 3 percent simple interest, fully deferred for 10 years. HELP Program funds are received on a project basis.</p> <p>Objective: 18 Households Responsible Party: Housing Authority Source of Funds: Cal HFA Timeline for Implementation: Annually</p>	<p>2009 – 16 households assisted 2010 – Program discontinued 2011 – Program discontinued 2012 – Program discontinued</p>
<p>Housing Production Strategy 1T: Housing Stabilization Program</p> <p>The Housing Stabilization Program provides assistance to households facing foreclosure through the Anaheim Housing Counseling Agency by making referrals to appropriate agencies that can help restructure loan terms and/or provide financial assistance. The Agency anticipates high demand for this program due to the nationwide increase in home foreclosures.</p> <p>Recent passage of HR3221 will provide \$4 billion in emergency assistance (CDBG funds) nationwide to communities hardest hit by the foreclosure and subprime crisis to purchase foreclosed homes, at a discount, and rehabilitate or redevelop the homes to stabilize neighborhoods and stem the significant losses in home values. Funds will be allocated at the local level and localities will be required to expend the funds within an 18-month period. Anaheim received \$2.6 million and is currently establishing its local program. There are currently an estimated 1,205 homes in foreclosure and an additional 1,054 in pre-foreclosure as of September 23, 2008.</p>	<p>In 2009, the first year funding was available, the Housing Counseling Agency referred 332 households facing foreclosure in the City to appropriate Agencies that help restructure loan terms and/or provide financial assistance.</p> <p>Four households were assisted in the purchase of a foreclosed home using Neighborhood Stabilization Program (NSP) funds in 2009 (801 N. La Reina Circle, 131 S. Connie Street, 1510 E. Cedar Avenue, 1312 N. Columbine, and 512 N. Bush). One household was assisted using NSP funds in 2010.</p> <p>Additionally, in 2010, the Community Development Department purchased a 4-unit apartment complex located at 833 S. Dakota Street for rehabilitation and conversion to affordable housing for extremely-</p>



Table C-1
Review of Past Performance (2006-2014)

Strategy	Progress in Implementation
<p>Foreclosed and rehabilitated homes would be sold or rented to moderate income individuals and families, whose income do not exceed 120 percent of the area median income. At least 25 percent of the funds would be targeted to house low income and very-low income persons and families, whose incomes do not exceed 50 percent of area median income. Any profit from the sale, rental, rehabilitation or redevelopment of these properties must be reinvested in affordable housing and neighborhood stabilization.</p> <p>Objective: 200 referrals Responsible Party: Community Development Source of Funds: Housing Set-Aside Timeline for Implementation: 2014</p>	<p>low income families.</p> <p>In 2011, 12 households were assisted in the purchase a foreclosed home using NSP funds at the Harbor Lofts town home development.</p> <p>2012 – Anaheim did not qualify for NSP funding after first round.</p>
<p>Housing Production Strategy 1U: Land Acquisition and Write Downs</p> <p>The City recognizes that limited availability and high cost of land can have a direct effect on project feasibility. Historically, the Agency has relied on an aggressive land acquisition strategy to provide viable sites for affordable development. Of the affordable multi-family developments in the current production pipeline, eleven of the sites were acquired by the Agency, totaling 38.43 acres and 1,355 units. The Anaheim Redevelopment Agency shall continue its land acquisition policies and shall work towards the acquisition of up to 10 acres of land (aggregate) to facilitate the development of affordable housing. Funds for the acquisitions will come from the \$14.4 million in annual housing set-aside funds.</p> <p>In addition to land acquisition, the Agency looks for opportunities to partner</p>	<p>Since 2006, the Community Development Department has acquired 11 properties, totaling approximately 20 acres, for the development of affordable housing. Between 2007 and 2009 the Community Development Department provided land in the form of ground leases to the developers of affordable housing at The Vineyard, Monarch Pointe, Diamond Street, Greenleaf and Pradera Apartments (Lincoln Anaheim CHOC). These properties consisted of 13.7 acres and \$17,084,662 in land cost savings to developers.</p> <p>In 2011, the Community Development Department entered into two additional ground leases consisting</p>



Table C-1
Review of Past Performance (2006-2014)

Strategy	Progress in Implementation
<p>with housing developers and assist with the development of affordable housing units. Land write-downs, in the form of a long-term ground lease, is one way in which the Agency has been able to ensure affordable housing development. In addition, the Agency has worked with developers to apply for and receive low income tax credits to assist with the financing of affordable developments.</p> <p>Objective: 10 Acres Responsible Party: Community Development Source of Funds: Housing Set-Aside Timeline for Implementation: Ongoing</p>	<p>of 5 acres and \$11,975,501 in land cost savings to the developers of Vintage Crossings (South Street) and Cherry Orchard.</p> <p>In 2012, the Community Development Department acquired four properties and entered into a ground lease consisting of 29,378 square feet and \$2,365,000 in land cost saving to the developer (Avon Dakota).</p>
<p>Housing Production Strategy 1V: Rezoning of Housing Opportunity Sites</p> <p>Appendix B-3: Opportunity Sites, identifies properties that are designated for residential land uses by the General Plan and have strong development or redevelopment potential to accommodate housing affordable to moderate and lower income households. However, the underlying zoning designation of these properties varies and many are not properly zoned to accommodate residential development at this time. For example, some sites are zoned for, and occupied by, commercial or industrial land uses although they are designated for future residential use by the General Plan. The goal of this Strategy is to develop an approach allowing “by-right” residential development of these sites in a manner that is consistent with the density allowed by their current General Plan designation. Properties that are City-owned, including those owned by the Anaheim Redevelopment Agency or Anaheim Housing Authority, can simply be reclassified to a zone that will allow “by-right” development at a density consistent with the General Plan designation. This</p>	<p>The Residential Overlay Zone code amendment was adopted by the City Council in October 2011 and the sites were rezoned in September 2013 (Resolution No. 2013-150, Ordinance No. 6287 and Ordinance No. 6288).</p>



Table C-1
Review of Past Performance (2006-2014)

Strategy	Progress in Implementation
<p>approach is appropriate for sites in which residential development is imminent and there is no desire to retain existing commercial or industrial uses on the site. For all other sites, an overlay zone will be applied that will provide the opportunity to develop “by right” housing consistent with the density permitted by the property’s General Plan designation. The City has successfully utilized overlay zones to promote residential development in areas such as South Anaheim Boulevard and The Platinum Triangle.</p> <p>Objective: Rezoning of Opportunity Sites Responsible Party: Planning Source of Funds: General Fund Timeline for Implementation: June 2010</p>	
<p>Housing Conservation and Preservation Strategy 2A: Monitoring and Preservation of “At-Risk” Units</p> <p>To ensure the continued provision of affordable units, provide for regular monitoring of over 2,200 deed-restricted units. Of these units, 272 have been identified in this Housing Element that have the potential of converting to market-rate during the planning period. Provide for targeted outreach to owners of these units to encourage the extension and/or renewal of deed restrictions and/or covenants.</p> <p>In order to proactively address units at-risk of conversion, the City shall develop a program to partner with non-profit housing providers and develop a preservation strategy. The preservation strategy will allow the City to act</p>	<p>The Community Development Department continues its ongoing monitoring of At-Risk units. In 2008, the Community Development Department extended the affordability term of the 180-unit Bel’ Age Manor senior apartment project. The Community Development Department continues to explore the preservation of the 180-unit Miracle HUD Senior Apartment Project to extend the affordability term of the project. The owner’s HUD 236 Contract is set to expire in 2013. The Community Development Department will continue to identify and preserve the other 236 HUD units whose terms will be expiring.</p>



Table C-1
Review of Past Performance (2006-2014)

Strategy	Progress in Implementation
<p>quickly if and when notice of conversion is received. As part of the strategy, the City shall ensure compliance with noticing requirements; conduct tenant education and pursue funding to preserve the units.</p> <p>Objective: Continual monitoring of all assisted units with focused effort on 272 at-risk units.</p> <p>Responsible Party: Community Development</p> <p>Source of Funds: Housing Set-Aside</p> <p>Timeline for Implementation: Annually</p>	<p>The Community Development Department also continues to monitor the 2,595 units in its affordable rental housing stock.</p> <p>The City of Anaheim is also continuing to explore rehabilitation of the Heritage Park Apartments, a 94-unit senior housing project and the extension of the affordability covenants for the Anaheim Memorial Manor, a 75-unit senior housing project with affordability covenants set to expire in 2014.</p> <p>The Community Development Department continues to explore the preservation of “At Risk” units. No projects were processed in 2012.</p>
<p>Housing Conservation and Preservation Strategy 2B: Conservation of Existing Historic Resources</p> <p>Continue to provide guidelines, strategies and incentives for the conservation of existing historic resources through the City’s Historic Housing Preservation Rebate and Mills Act Programs. Provide outreach to residents within the City’s Historic Districts and owners of historic properties outside of these districts via print media, the City’s website and other media to inform them of the Mills Act tax and rebate program benefits.</p> <p>The Redevelopment Agency has assisted in the preservation of 19 historic</p>	<p>2006 – Mills Act Contracts Recorded: 47 Rebates: 16 rebates</p> <p>2007 – Mills Act Contracts Recorded: 28 Rebates: 19 rebates</p> <p>2008 – Mills Act Contracts Recorded: 20 Rebates: 14 rebates</p> <p>2009 – Mills Act Contracts Recorded: 17 Rebates: 25 rebates</p> <p>2010 – Mills Act Contracts Recorded: 14 Rebates: 5 rebates</p> <p>2011 – Mills Act Contracts Recorded: 9</p>



Table C-1
Review of Past Performance (2006-2014)

Strategy	Progress in Implementation
<p>structures. The City recently established “Heritage Park,” which will preserve 2 additional historic structures.</p> <p>Objective: 60 Mills Act contracts, 10 Rebates Responsible Party: Community Development Source of Funds: HUD Timeline for Implementation: Annual</p>	<p>Rebates: 4 rebates 2012 – Mills Act Contracts Recorded: 9 Rebates: 0 (Rebates discontinued)</p>
<p>Housing Conservation and Preservation Strategy 2C: Community-Based Neighborhood Enhancement</p> <p>Continue to encourage the involvement of neighborhood-based groups in the conservation, preservation and enhancement of neighborhood quality of life. Efforts will focus on community participation related to planning activities, strategies and programs that directly address quality of life in Anaheim’s neighborhoods. The City will continue focused outreach efforts, through a variety of marketing techniques (e.g., website, informational flyers, meetings, etc.) to inform residents of opportunities to better their existing neighborhoods.</p> <p>Objective: Community Participation Responsible Party: Planning/Community Development/ Police/Community Services Source of Funds: General Fund/HUD Timeline for Implementation: Establish outreach strategy and develop implementation plan by January 2010</p>	<p>The City of Anaheim’s Neighborhood Improvement Program (NIP) is a strong collaboration between City departments to share ideas and resources to improve Anaheim neighborhoods. The NIP has helped create a strong partnership between the City and other neighborhood stakeholders (residents, property owners, school officials, business community, faith community, non-profit organizations) to improve neighborhoods.</p> <p>The following projects have been completed through the NIP:</p> <p>2012</p> <ul style="list-style-type: none"> • Oranewood Avenue – Speed feedback/radar sign relocation • Nohl Ranch Road –Speed feedback/radar sign relocation • Rose/Bush/Vine – Neighborhood parking



Table C-1
Review of Past Performance (2006-2014)

Strategy	Progress in Implementation
	<p>plan (one way traffic calming & street re-striping)</p> <ul style="list-style-type: none"> • Guinida Lane neighborhood – Installment of speed lumps • Camino Pinzon neighborhood – Installment of speed lumps • Old Bridge neighborhood – Installment of speed lumps • Installment of 20 infill street light projects • Beach Boulevard – Street safety and signage project • Neighborhood clean ups: 38 total <p>In addition to the projects above, the following projects are in design or are under construction:</p> <ul style="list-style-type: none"> • Miraloma Park and Community Center – Site construction documents • Installment of 24 infill street light projects • Rose/Bush/Vine Neighborhood Concept Plan • Chain/Gain – Arterial street closure <p>2011</p> <ul style="list-style-type: none"> • Guinida Lane – Neighborhood street light project • Partnered with Public Works to improve



Table C-1
Review of Past Performance (2006-2014)

Strategy	Progress in Implementation
	<p>street and alley conditions in various neighborhoods</p> <ul style="list-style-type: none"> • Partnered with Utilities to upgrade street lights in various neighborhoods • Corners of Wilhelmina Street/Resh Street & Wilhelmina Street/Pine Street – Construction of ADA access ramps • Sequoia Avenue, west of Brookhurst Street – Construction of sidewalk • Center Street – Crosswalk improvement in front of the Senior Center • Avon/Dakota neighborhood – Street slurry seal rehabilitation project • Acquisition of 4 buildings in the Avon/Dakota neighborhood for rehabilitation and creation of affordable rental housing. <p>2010</p> <ul style="list-style-type: none"> • Julianna Park improvements to deter crime • Acquisition of the Miraloma property in the Park Lane neighborhood for park and community center development • Guinida Lane neighborhood – Street light project • Improve street and alley conditions in



Table C-1
Review of Past Performance (2006-2014)

Strategy	Progress in Implementation
	<p>various neighborhoods</p> <ul style="list-style-type: none"> • Upgrade street lights in various neighborhoods <p>2009</p> <ul style="list-style-type: none"> • Miraloma Avenue – Construction of a sidewalk and landscape beautification • Lemon/La Palma – Traffic calming project • 18 Street/alley lighting projects, which included the installation of 74 lights • Rio Vista/Jackson neighborhood – Street light project • Frontera Street – Landscaping project • Partnered with Parks Division to install playground equipment at Rio Vista Park • Thornton-Brady neighborhood – Installation of new flood channel gates • Purchase and installation of 8 street speed radar units <p>As part of the NIP, the City of Anaheim conducts a variety of community outreach events/programs including:</p> <ul style="list-style-type: none"> • Neighborhood Council Newsletter • Anaheim Religious Community Council meetings



Table C-1
Review of Past Performance (2006-2014)

Strategy	Progress in Implementation
	<ul style="list-style-type: none"> • Partnerships with schools to hold Neighborhood Council meetings • Neighborhood cleanups: 32 in 2011 • Participated in the Anaheim Community Anti-Graffiti Effort • Participated in the Anaheim Complete Count Committee for the 2010 US Census • Participated in the Mayor’s “Hi Neighbor” initiative • Assisted with “Adopt-A-Neighborhood” graffiti removal events
<p>Housing Conservation and Preservation Strategy 2D: Neighborhood Improvement Program</p> <p>Continue the identification and mitigation of substandard units and properties exhibiting deferred maintenance through the Neighborhood Improvement Program. Focus efforts on the mitigation of substandard conditions through the proactive identification and prioritization of neighborhoods exhibiting significant blight. Identify opportunities to acquire substandard rental properties, rehabilitate the buildings and establish long-term affordability covenants. Focus effort on “Level III and IV” neighborhoods identified through the Neighborhood Improvement Program. “Level III” neighborhoods are characterized by moderate to substantial decline. “Level IV” neighborhoods are characterized by severe social, economic and physical decline. The City understands the Level III neighborhoods may advance to Level IV status if</p>	<p>As described in the “Housing Conservation and Preservation Strategy 2C: Community-Based Neighborhood Enhancement” item above, several neighborhood improvement plans and efforts are underway to mitigate substandard housing in the City most challenged neighborhoods.</p>



Table C-1
Review of Past Performance (2006-2014)

Strategy	Progress in Implementation
<p>proactive efforts are not undertaken. Level III and Level IV neighborhoods are further described in Chapter 2.</p> <p>Objective: Mitigation of substandard units Responsible Party: Planning/ Community Services Source of Funds: General Fund/ HUD Timeline for Implementation: 2014</p>	
<p>Housing Conservation and Preservation Strategy 2E: Relocation and Preservation of Historic Homes</p> <p>Continue to provide guidelines, strategies and incentives for the preservation and rehabilitation of existing historic homes through the City’s Historic Relocation and Preservation Program. The Lemon-Water historic development was developed under the program and included the relocation and rehabilitation of 7 historic homes. A third phase of the Lemon-Water development is planned, which will relocate and rehabilitate 11 additional historic structures.</p> <p>Objective: 20 Historic Homes Responsible Party: Community Development Source of Funds: Redevelopment Funds Timeline for Implementation: Ongoing</p>	<p>2006 – 0 homes 2007 – 1 home (211 N. Olive Street) 2008 – 3 homes (Center Street) 2009 – 9 homes (Water Street/Stueckle Avenue) 2010 – 0 homes 2011 – 0 homes 2012 – 0 homes</p>
<p>Housing Quality and Design Strategy 3A: Sustainable Development/Green Building</p> <p>The City understands the importance of sustainable use of limited resources and</p>	<p>In 2012, Vintage Crossings (South Street Apartments) received USGBC LEED Platinum certification.</p>



Table C-1
Review of Past Performance (2006-2014)

Strategy	Progress in Implementation
<p>embraces the concept of “green building” in new and existing housing development and neighborhoods. The City’s Green Building Program provides for expedited plan check, fee waivers and technical assistance for projects participating in the Green Building Program. To encourage “green building” practices in new and existing residential development, the City shall continue its efforts in providing financial assistance to projects meeting US Green Building Council’s LEED certification standards and Build it Green guidelines. The City shall continually analyze current trends and best practices and provide a program of incentives that will facilitate and encourage the incorporation of materials and technology that promote the development of high-efficiency, sustainable buildings and neighborhoods.</p> <p>Objective: Increased sustainable building practices Responsible Party: Public Utilities/Planning Source of Funds: Public Benefits Fund/General Fund Timeline for Implementation: Annually as funds are available</p>	<p>In 2011, six projects received funding for achieving Green Building certification/rating or installing solar energy systems. Colony Developers completed five single family homes on in-fill parcels; each home received California Build It Green rating. Pradera Apartments, completed at the end of 2010, received funding for achieving California Build It Green and also received a rebate for the installation of a 20 kilowatt solar energy system. A solar energy system was also installed at the Greenleaf Apartment complex which will receive funding in 2012.</p> <p>Three projects received certifications in 2010. The Crossing at Anaheim (312 units) and Park Veridian Apartments (320 units) each received USGBC LEED New Construction – Gold rating and three single family homes in The Colony development received California Build-it Green rating. The Pradera Apartments and Greenleaf Apartments, projects completed in late 2010, have applied under Anaheim City Utilities Build-It-Green and Photo-voltaic System Programs.</p> <p>In 2008, the Broadway Village affordable housing project obtained a Green Building certification under the Anaheim City Utilities Build-It-Green</p>



Table C-1
Review of Past Performance (2006-2014)

Strategy	Progress in Implementation
	<p>Program.</p> <p>In 2007, the Vineyard Apartment project installed energy reduction measures through the City's Utilities Department Photo-voltaic System Program.</p>
<p>Housing Quality and Design Strategy 3B: Efficient use of Energy Resources in Residential Development</p> <p>Encourage residential developers/builders to maximize energy conservation through proactive site, building and building systems design, materials and equipment to maximize energy efficiency that exceed the provisions of Title 24 of the California Building Code. The City shall continue to implement the Home Incentives Program and provide for the purchase of Energy Star-rated appliances, other energy-saving appliances and conservation measures. To further promote efficient use of energy resources, the City shall investigate the feasibility and effectiveness of offering incentives or other strategies to further encourage energy conservation.</p> <p>Objective: Energy conservation Responsible Party: Public Utilities Source of Funds: Public Benefits Fund Timeline for Implementation: Annually as funds are available</p>	<p>In 2012, the Public Utilities Department provided incentives for Affordable Housing units that exceed Title 24 requirements and meet or exceed Energy Star energy efficiency criteria. The following projects implemented energy-saving methods:</p> <ol style="list-style-type: none"> 1. Colony Park – 20 affordable housing units were completed and the home design included Energy Star Dishwashers, ceiling fans, and over 2,100 sq. ft. of low-e, dual pane high performance windows 2. Mariposa Village – 8 units were upgraded with Energy Star low-e, dual pane high performance windows 3. Vintage Crossings (South Street) – All 92 units received Energy Star dishwashers and refrigerators, 304 Energy Star ceiling fans, and over 9,100 sq. ft. of low-e, dual pane high performance windows <p>These three projects (totaling 120 units) resulted in</p>



Table C-1
Review of Past Performance (2006-2014)

Strategy	Progress in Implementation
	<p>90 kW and 116,321 kWh in annual energy savings.</p> <p>The Public Utilities Department also issued incentives to residential customers in existing homes where Energy Star appliances were installed and high efficiency conservation measures were taken.</p> <p>Under the City’s Utilities Department Public Benefits Program, the following projects received rebates for use of Energy Star appliances and other energy reduction measures which meet or exceed Title 24 requirements:</p> <ul style="list-style-type: none"> • Manchester – 2011 • Greenleaf Apartments – 2010 • Lincoln Anaheim (CHOC) – 2010 • Diamond Street – 2008 • Broadway Village – 2008 • Hermosa Village IV – 2008 • The Vineyard – 2007 • Hermosa Village III – 2007 • Hermosa Village II – 2005 <p>In fiscal year 2010-2011 (FY10-11) (July 1, 2010 to June 30, 2011), the Utilities Department provided affordable housing construction incentives for low</p>



Table C-1
Review of Past Performance (2006-2014)

Strategy	Progress in Implementation
	<p>income customers at four projects, including: Colony Park, Arbor View, Greenleaf and Casa Del Sol. A total of 133 units received energy efficiency upgrades.</p> <p>In addition, the Department provided green building incentives for two market rate properties that received their green building certification, including The Crossing and Colony Park. A total of 297 units received energy upgrades above Title 24 requirements with Energy Star appliances, dual pane, low-e high efficiency windows and central air conditioners.</p> <p>Additionally, the Anaheim Public Utilities' Home Incentives program provides rebates and energy savings for residential customers in existing homes.</p> <p>In FY10-11, the Department issued incentives to 3,228 residential customers in the amount of \$355,551 for the installation of Energy Star appliances and high efficiency measures. This resulted in energy savings of 751,771 kWh and 810 kW.</p> <p>The Department provided funding for weatherization services and replacement of</p>



Table C-1
Review of Past Performance (2006-2014)

Strategy	Progress in Implementation
	<p>inefficient appliances in the units that have central electric heating or cooling.</p> <p>In FY10-11, the Department provided services to 226 customers, resulting in energy savings of 127,503 kWh and 39 kW.</p> <p>In FY09-10 (July 1, 2009 to June 30, 2010), the Department issued incentives of \$452,845 to residents for the installation of Energy Star appliances and high efficiency conservation measures (included in the total expenditure was \$108,705 in American Recovery and Reinvestment Act (ARRA) stimulus funding).</p> <p>During FY09-10, 3,008 customers participated in the program, achieving 688 kW demand savings and 1,066,906 kWh in energy savings. The measures the participants implemented include: installation of Energy Star clothes washers, dishwashers, refrigerators, room air conditioners, central air conditioners, ceiling fans, windows, as well as high efficiency attic fans, pool pump motors, whole house fans and air duct repair/replacement.</p>



Table C-1
Review of Past Performance (2006-2014)

Strategy	Progress in Implementation
<p>Housing Quality and Design Strategy 3C: Adopt Reasonable Accommodation Procedures</p> <p>The City understands the importance of providing equal housing opportunity for persons with special needs. Persons with disabilities may require reasonable accommodations to meet their particular housing needs. To comply with federal and state housing laws, the City will analyze existing land use controls, building codes, and permit and processing procedures to determine constraints they impose on the development, maintenance, and improvement of housing for persons with disabilities. Based on its findings, the City will develop a policy for reasonable accommodation to provide relief from Code regulations and permitting procedures that may have a discriminatory effect on housing for individuals with disabilities. The policy shall include procedures for requesting accommodation, timeline for processing and appeals, criteria for determining whether a requested accommodation is reasonable, and ministerial approval for minor requests.</p> <p>Objective: Adopt Policy/Procedures Responsible Party: Planning Source of Funds: General Fund Timeline for Implementation: June 2010</p>	<p>Completed: Procedures for reasonable accommodation were incorporated into the zoning code in April 2011 (Ordinance No.6206).</p>
<p>Housing Quality and Design Strategy 3D: Universal Design</p> <p>The City recognizes that all people have varying abilities and that many people will encounter temporary or permanent changes in ability to conduct the tasks necessary for daily living throughout their lives. Universal Design features</p>	<p>Universal Design guidelines were created in 2012 and are available on the City’s website to guide the design and construction of homes to incorporate features that are usable by people of all abilities. These features help to create housing that can allow</p>



Table C-1
Review of Past Performance (2006-2014)

Strategy	Progress in Implementation
<p>create housing suited for people of all abilities and can allow residents to stay in their homes over their lifetime. The City shall explore programs and incentives to encourage provision of Universal Design features in housing.</p> <p>Objective: Explore programs and incentives for Universal Design Responsible Party: Planning Source of Funds: General Fund Timeline for Implementation: December 2010</p>	<p>residents to stay in their homes over their lifetime and create living environments that are safer and more accessible for everyone.</p>
<p>Housing Quality and Design Strategy 3E: Child Care</p> <p>The City understands that finding adequate and convenient child care is critical to maintaining quality of life for many households in Anaheim. The City currently allows child day care centers in residential and commercial zones, subject to a conditional use permit. The City also allows large family day care centers by right. In addition, the City’s Zoning Code provides density bonuses and incentives for the inclusion of child care facilities in affordable housing projects.</p> <p>To reduce constraints to and encourage adequate child care facilities, the City will review the Zoning Code and implement appropriate revisions.</p> <p>Objective: Review and Revision of Zoning Code Responsible Party: Planning Source of Funds: General Fund Timeline for Implementation: December 2010</p>	<p>Several meetings and discussions have taken place with various child care interest groups and ways by which to streamline the City’s childcare permit process have been identified. In September 2013, the City Council adopted Ordinance No. 6286 which significantly eased the siting restrictions for large family day care homes.</p> <p>The following affordable projects included childcare and early head start programs:</p> <ul style="list-style-type: none"> • Pradera Apartments • Vintage Crossings • Hermosa Village (Children’s Educational Programs)



Table C-1
Review of Past Performance (2006-2014)

Strategy	Progress in Implementation
<p>Housing Quality and Design Strategy 3F: Parks and Open Space</p> <p>The Green Element of Anaheim’s General Plan is a comprehensive plan to add more green areas throughout the City and enhance its natural and recreational resources. Parks and open space are important factors that contribute to Anaheim residents’ quality of life. As the City’s population grows and vacant land becomes scarce, the City will need to continue to explore creative opportunities to provide quality parks and open space for Anaheim residents. To identify these opportunities, the City will review the Green Element and make any necessary revisions or updates to provide opportunities to enhance and/or add to the City’s inventory and typology of parks and open space.</p> <p>Objective: Update General Plan Green Element Responsible Party: Planning/Community Services Source of Funds: General Fund Timeline for Implementation: June 2010</p>	<p>The City implements and amends the Green Element of the General Plan through ongoing planning processes. Since the adoption of the 2006-2014 Housing Element, the City has added new parks, identified new park areas, and is working on programs to improve access and availability for outdoor access.</p> <p>Specific parks and open space projects, and their current status, include:</p> <ul style="list-style-type: none"> • Anaheim Outdoors Connectivity Plan – City Council approved in May 2013 • Founders Park – Complete • Mira Loma Park and Community Center – Construction bids expected in Summer 2013 • Anaheim Coves – Complete • Expansion of Ponderosa Park – Starting design Spring 2013 • Public park in Colony Park – Complete • Circle Park – Add 0.2 acre pocket park to system – Under design • Olive Hills Park – Expand with a dog use area – Under study • 5 Coves – Northern extension of Anaheim Coves – Grant application pending • Nohl Ranch Road east of Canyon Library -



Table C-1
Review of Past Performance (2006-2014)

Strategy	Progress in Implementation
<p>Housing Quality and Design Strategy 3G: Community Design</p> <p>The Community Design Element of Anaheim’s General Plan provides policy for the City’s built environment. This element addresses community-wide design features such as gateways, streets and public signage, as well as special policies for specific districts within the City. These policies are implemented by the Zoning Code (Title 18 of the Municipal Code), as well as by several topic or area specific design guidelines/plans such as the Affordable Housing Design Guidelines; The Anaheim Colony, Vision Principles and Design Guidelines; The Platinum Triangle Master Land Use Plan; and, the Greater Downtown of Anaheim Guide for Development. In order to ensure quality design of our City’s neighborhoods, the City will review the Community Design Element and recommend any necessary General Plan or Zoning Code amendments and/or the creation/modification of design guidelines to provide aesthetic direction for future residential development.</p> <p>Objective: Provide analysis and related recommendations Responsible Party: Planning Source of Funds: General Fund Timeline for Implementation: June 2010</p>	<p>Development of new park – Under study</p> <p>Planning Department staff reviewed the Community Design Element of the General Plan and determined that amendments were not necessary. The Element continues to be referenced and used for housing projects and will be updated if necessary at a future date.</p>
<p>Housing Quality and Design Strategy 3H: Definition of Family</p> <p>The City’s Municipal Code currently defines a Family as “An individual or a collective body of persons, living together as a single housekeeping unit, in a domestic relationship based upon birth, marriage or other domestic bond of</p>	<p>The City evaluated the current definition of family in the Municipal Code and found that no revisions were necessary to be consistent with State and federal fair housing laws.</p>



Table C-1
Review of Past Performance (2006-2014)

Strategy	Progress in Implementation
<p>social, economic and psychological commitments to each other, as distinguished from a group occupying a boardinghouse, lodging house, club, fraternity, sorority, hotel, motel, or any residential or group care facility requiring a conditional use permit.” The City shall evaluate and amend, as appropriate, the definition of “family” to be consistent with State and federal fair housing laws.</p> <p>Objective: Definition of “family” consistent with fair housing laws Responsible Party: Planning Source of Funds: General Fund Timeline for Implementation: June 2010</p>	
<p>Housing Rehabilitation Strategy 4A: Affordable Housing Acquisition and Rehabilitation</p> <p>The City shall continue to provide, through regulatory incentives such as expedited processing, financial incentives and development concessions, for the acquisition and rehabilitation of affordable housing. Efforts shall be focused on the acquisition, rehabilitation, conversion and accessibility of existing market-rate units to affordable units. The City shall also consider the feasibility of acquisition, rehabilitation and conversion of motels.</p> <p>The City Council has approved the continued acquisition and rehabilitation of apartment buildings in the Hermosa Village neighborhood in order to create and expand long-term affordability. The City has continued to implement an aggressive acquisitions program within this neighborhood. To date 518 units have been acquired, rehabilitated and converted to long-term affordable units.</p>	<p>The Community Development Department completed Integrity House in 2010, Colette’s Children’s Home and Casa Del Sol in 2011, and Mariposa Village in 2012 consisting of eight extremely-low income units. In January of 2013, construction started on the Avon Dakota consisting of five extremely-low, 10 very-low, and one moderate income unit. The projects are described as follows:</p> <ul style="list-style-type: none"> • Integrity House – 48 extremely-low units • Colette’s Children’s Home – 4 extremely-low units • Casa Del Sol – 4 extremely-low units • Mariposa Village – 8 extremely-low units



Table C-1
Review of Past Performance (2006-2014)

Strategy	Progress in Implementation
<p>The City has commenced new acquisitions towards a possible fifth phase of development (8 units have committed assistance, See Appendix B4), and is analyzing the economic feasibility and tools for targeted acquisitions within some other Level III and Level IV neighborhoods. Recently, the Agency assisted in the rehabilitation of the Bel'Age Manor senior housing development. The project involved the rehabilitation of 180 affordable housing units.</p> <p>Objective: 39 Very-low income units and 61 Low income units Responsible Party: Community Development Source of Funds: Housing Set-Aside Timeline for Implementation: Complete units by July 2014</p>	<ul style="list-style-type: none"> • Avon Dakota Neighborhood – 5 extremely-low, 10 very-low, and 1 moderate unit <p>The Housing Authority has also acquired or is in the process of acquiring additional properties for the creation of affordable housing as follows:</p> <ul style="list-style-type: none"> • Hermosa Village Phase V – 5 extremely-low and 11 low-income units • Avon/Dakota neighborhood – 5 extremely-low, 10 very-low, and 1 moderate unit <p>In 2012, the Community Development Department implemented a Housing Rehabilitation Rebate Program for the rehabilitation of very-low, low and moderate income units with code violations. 47 units were rehabilitated.</p> <p>The Community Development Department completed the Hermosa Village Acquisition/Rehabilitation Project Phases II through IV between 2005 and 2008 consisting of the construction of 25 extremely-low, 155 very-low, and 44 low-income units. In 2008, the Community Development Department also completed the rehabilitation of the Bel'Age Manor Senior housing project consisting of 180 very-low income units.</p>



Table C-1
Review of Past Performance (2006-2014)

Strategy	Progress in Implementation
<p>Housing Rehabilitation Strategy 4B: Rehabilitation of Single Family Homes</p> <p>The City shall continue to provide rehabilitation loans for appropriate exterior and interior improvements that enhance the quality, safety, accessibility and livability of existing single-family homes. The Community Development Department shall continue to offer the CDBG, HOME and CalHome Rehabilitation Loan Programs for households earning 80 percent or less of the county MFI.</p> <p>Objective: 120 lower income households Responsible Party: Community Development Source of Funds: CDBG/HOME/CalHome Timeline for Implementation: 2014</p>	<p>2006 – 3 lower income households 2007 – 2 lower income households 2008 – 5 lower income households 2009 – 9 lower income households 2010 – 6 lower income households 2011 – 3 lower income households 2012 – Program discontinued</p>
<p>Housing Rehabilitation Strategy 4C: Relocation Assistance</p> <p>As and when required by law, the City shall provide financial relocation assistance, such as payment of moving costs, for qualified tenants during City-assisted substantial rehabilitation of residential units. Relocation can be temporary or permanent.</p> <p>Objective: Relocation assistance as needed Responsible Party: Community Development Source of Funds: Redevelopment Funds/HOME/CDBG Timeline for Implementation: As needed</p>	<p>2006 – Relocated: 76 Benefits paid: \$223,569 2007 – Relocated: 36 Benefits paid: \$34,000 2008 – Relocated: 27 Benefits paid: \$129,518 2009 – No relocation activity 2010 – No relocation activity 2011 – No relocation activity 2012 – Relocated: 10 Benefits paid: \$103,224</p>



Table C-1
Review of Past Performance (2006-2014)

Strategy	Progress in Implementation
<p>Affordable Housing Opportunity Strategy 5A: Local Support of Regional Fair Housing Efforts</p> <p>The Fair Housing Council of Orange County (FHCOC) and similar agencies provide community education, individual counseling, mediation, and low-cost advocacy with the expressed goal of eliminating housing discrimination and guaranteeing the rights of all people irrespective of race religion, sex, marital status, ancestry, national origin, color, age, family size or disability to freely choose the housing for which they qualify in the area they desire. The City refers all inquiries for these services to the FHCOC and similar agencies and maintains literature and informational brochures at City Hall available for public distribution.</p> <p>The Anaheim Housing Authority publishes Housing Choice Voucher tenant and landlord newsletters with information regarding tenant/landlord laws and regulations. In addition, the Authority has created a Housing Opportunities Guide that is distributed to the Chamber of Commerce, non-profit organizations, and social service agencies. The Authority also participates in the annual Orange County social service forum where non-profit agencies come together to disseminate information on affordable housing and social services. To further outreach to the community, the City shall provide fair housing information as part of the City’s Housing Information Clearinghouse (see Housing Production Strategy 1J). Information will be provided in multiple languages and through print and electronic media that may include the City’s website, brochures and newsletters.</p> <p>Objective: Allocate \$100,000 annually, based on program funding availability Responsible Party: Community Development</p>	<p>2006 – Allocated: \$100,000 Served: 1,988 households</p> <p>2007 – Allocated: \$100,000 Served: 1,757 households</p> <p>2008 – Allocated: \$100,000 Served: 2,050 households</p> <p>2009 – Allocated: \$100,000 Served: 1,908 households</p> <p>2010 – Allocated: \$100,000 Served: 1,658 households</p> <p>2011 – Allocated: \$100,000 Served: 1,782 households</p> <p>2012 – Allocated: \$100,000 Served: 1,228 households</p>



Table C-1
Review of Past Performance (2006-2014)

Strategy	Progress in Implementation
<p>Source of Funds: HUD Timeline for Implementation: Annually</p>	
<p>Affordable Housing Opportunity Strategy 5B: Section 8 Rental Assistance Program The Anaheim Housing Authority provides rental assistance through the Section 8 Housing Choice Voucher Program. Under this program, families/individuals whose annual income is below 50 percent of the HUD Area Median Income are referred to this program. Participants pay approximately 30 percent of their adjusted gross monthly income for rent. The Authority pays the remainder of the rent directly to the property owner. Funding for the Section 8 Rental Assistance Program is based on Congressional appropriations and is subject to available funds.</p> <p>To promote the availability of the Section 8 Rental Assistance program, the City will include information, including application requirements, as part of the Housing Information Clearinghouse (see Housing Production Strategy 1J).</p> <p>Quantified Objective: 5,198 Vouchers Annually Responsible Party: Housing Authority Source of Funds: HUD Timeline for Implementation: Annually</p>	<p>2006 – Allocated: 6,033 Leased: 5,915 vouchers 2007 – Allocated: 6,033 Leased: 5,876 vouchers 2008 – Allocated: 6,033 Leased: 6,143 vouchers 2009 – Allocated: 5,198 Leased: 5,825 vouchers 2010 – Allocated: 6,033 Leased: 5,950 vouchers 2011 – Allocated: 6,033 Leased: 6,006 vouchers 2012 – Allocated: 6,133 Leased: 6,031 vouchers</p>
<p>Affordable Housing Opportunity Strategy 5C: Section 8 Mainstream Housing Program Vouchers for Persons with Disabilities This program provides Section 8 rental assistance to very-low income persons with disabilities to enable them to rent private housing of their own in a non-</p>	<p>2006 – Allocated: 225 Leased: 251 2007 – Allocated: 225 Leased: 242</p>



Table C-1
Review of Past Performance (2006-2014)

Strategy	Progress in Implementation
<p>segregated environment. The Housing Authority screens its current Section 8 waiting list for disabled persons who meet the eligibility requirements for this program. Once all of the disabled applicants on the Section 8 waiting list have been identified and assisted, the Housing Authority seeks disabled referrals from various local service providers. Housing Authority staff works closely with these local service providers to ensure that Section 8 tenants are receiving the supportive services they require in order to live independently.</p> <p>Objective: 225 Vouchers Responsible Party: Housing Authority Source of Funds: HUD Timeline for Implementation: Annually</p>	<p>2008 – Allocated: 225 Leased: 215 2009 – Allocated: 225 Leased: 220 2010 – Allocated: 225 Leased: 215 2011 – Allocated: 225 Leased: 224 2012 – Allocated: 225 Leased: 211</p> <p>Non-Elderly Disabled Section 8 Vouchers 2011 – Allocated: 100 Leased 100* 2012 – Allocated: 100 Leased 100* (* New allocation for non-elderly disabled received in 2011)</p>
<p>Affordable Housing Opportunity Strategy 5D: Section 8 Family Self Sufficiency (FSS) This program assists very-low income families in transitioning from living with the help of public assistance to economic self-sufficiency. Participants are required to complete a job training/education program and maintain suitable employment. The program creates an “escrow account” for each participant and holds money earned by participants above and beyond the income they received when they began participating in the FSS program. An FSS tenant has an</p>	<p>2006 – Goal 99 Participants: 97 2007 – Goal: 98 Participants: 102 2008 – Goal: 96 Participants: 96 2009 – Goal: 90 Participants: 95</p>



Table C-1
Review of Past Performance (2006-2014)

Strategy	Progress in Implementation
<p>increase in earned income, which results in an increase in their portion of the rent, the tenant pays the increased rent amount and holds it in an escrow account. In order to receive the money held in the escrow account, a family must maintain employment and be off of all public assistance (except for rental assistance) for at least 12 months, and complete the goals outlined in their FSS contract with the Housing Authority.</p> <p>Objective: 90 participants Responsible Party: Housing Authority Source of Funds: HUD Timeline for Implementation: Annually</p>	<p>2010 – Goal: 100 Participants: 105 2011 – Goal: 100 Participants: 103 2012 – Goal: 100 Participants: 118</p>
<p>Affordable Housing Opportunity Strategy 5E: Section 8 Homeless Program Provide for Section 8 rental assistance for extremely-low and very-low income homeless households. The Anaheim Housing Authority shall set aside vouchers specifically for homeless households.</p> <p>Objective: 91 vouchers Responsible Party: Housing Authority Source of Funds: HUD Timeline for Implementation: Annually</p>	<p>2006 – Allocated: 91 Leased: 91 2007 – Allocated: 91 Leased: 91 2008 – Allocated: 91 Leased: 91 2009 – Allocated: 91 Leased: 50 2010 – Allocated: 91 Leased: 60 2011 – Allocated: 91 Leased: 48 2012 – Allocated: 91 Leased: 44</p>



Table C-1
Review of Past Performance (2006-2014)

Strategy	Progress in Implementation
<p>Affordable Housing Opportunity Strategy 5F: Project Based Voucher Program This program provides a rental assistance voucher to a property in exchange for the owner’s agreement to rent some or all of the housing units to Section 8 tenants and record a long-term affordability covenant on the units. New construction units, rehabilitated units and existing housing units qualify under this program.</p> <p>Objective: 654 vouchers Responsible Party: Community Development Source of Funds: HUD Timeline for Implementation: 2014</p>	<p>Since 2006, 422 Section 8 Project Based Vouchers have been approved for projects that have been leased up. 149 vouchers were processed for approval and lease up in 2011 and 2012.</p> <p>To date, the total number of Project Based Vouchers that have been approved for affordable housing projects is 710.</p> <p>No new Project Based Vouchers were processed in 2012.</p>
<p>Affordable Housing Opportunity Strategy 5G: Emergency Shelter Grant Program The City shall utilize federal Emergency Shelter Grant (ESG) funds to assist people that are homeless or those who are at-risk of becoming homeless. The City shall distribute ESG funds to non-profit organizations that provide emergency or transitional shelter and supportive services to people that are homeless. ESG funds are contingent upon program funding availability.</p> <p>Objective: \$220,000/year in Grants (estimated) Responsible Party: Community Development Source of Funds: HUD Timeline for Implementation: Annually</p>	<p>A total of \$195,000 in funds was distributed towards homeless assistance and prevention activities and a total of 12,421 persons were served by program service providers during calendar year 2011.</p> <p>Other years/persons served are as follows: 2006 – Allocated \$220,000 / Persons served: 4,873 2007 – Allocated \$189,004 / Persons served: 4,486 2008 – Allocated: \$216,938 / Persons served: 4,656 2009 – Allocated: \$195,000 / Persons served: 16,883 2010 – Allocated: \$180,000 / Persons served: 11,683</p>



Table C-1
Review of Past Performance (2006-2014)

Strategy	Progress in Implementation
	2011 – Allocated: \$195,000 / Persons served: 12,421 2012 – Allocated: \$210,000 / Persons served: 11,872
<p>Affordable Housing Opportunity Strategy 5H: One-Time Rental Assistance Program</p> <p>The City uses a portion of its Emergency Shelter Grant funds to operate the One-Time Rental Assistance Program (OTRAP). The program assists homeless families residing in a shelter or motel who have sufficient income to pay the monthly rent for permanent housing, but lack the funds necessary to pay the “upfront” costs of renting. Families who are “at risk” of being homeless are also eligible. Through 2014, the City will allocate approximately \$175,000 for OTRAP, which will assist 105 low- and very-low income households with first month’s rent and security deposit.</p> <p>To promote the availability of the One-time Rental Assistance program, the City will include information, including application requirements, as part of the Housing Information Clearinghouse (see Housing Production Strategy 1J).</p> <p>Objective: Allocate \$175,000 annually to assist 105 low and very-low income households Responsible Party: Housing Authority Source of Funds: HOME Timeline for Implementation: 2014</p>	<p>Low and very-low income households were assisted under the One-Time Rental Assistance Program as follows:</p> <p>2006 – Allocated: \$49,024 / Assisted: 37 households 2007 – Allocated: \$48,935 / Assisted: 30 households 2008 – Allocated: \$1,733 / Assisted: 13 households 2009 – Allocated: \$24,957 / Assisted: 17 households 2010 – Allocated: \$29,171 / Assisted: 17 households 2011 – Allocated: \$18,822 / Assisted: 11 households 2012 – Allocated: \$18,190 / Assisted: 13 households</p>



Table C-1
Review of Past Performance (2006-2014)

Strategy	Progress in Implementation
<p>Affordable Housing Opportunity Strategy 5I: Counseling Assistance Program The City will reserve \$500,000 in HOME funds to assist and/or prevent foreclosure of low and very-low single family owner occupied homes. The Housing Counseling Agency will provide counseling in the area's of lost mitigation and forbearance negotiations; provide financial resources to assist very-low and low income families reinstate delinquent mortgage loan payments and assist eligible families purchase foreclosures in strategic locations. The City will also consider the feasibility of establishing a program to acquire foreclosed properties and sell them to qualified low income families as long-term affordable units.</p> <p>Objective: 279 households counseled Responsible Party: Housing Authority Source of Funds: HUD Timeline for Implementation: 2014</p>	<p>Households that participated in the Counseling Assistance Program were as follows:</p> <p>2006 – 312 households 2007 – 362 households 2008 – 402 households 2009 – 411 households 2010 – 595 households 2011 – 401 households 2012 – Program discontinued</p>
<p>Affordable Housing Opportunity Strategy 5J: Workforce Housing The City shall explore opportunities to provide additional local housing options for the City's workforce. These opportunities could include partnering with the City's employers to create a housing land trust, encouraging the use of employer-issued housing vouchers, providing financial incentives for living and working in Anaheim, increasing public awareness of the City's housing assistance programs and other creative public/private partnerships.</p> <p>Objective: Explore opportunities to encourage additional local workforce housing through community partnerships</p>	<p>Since 2006, the Community Development Department has built 806 units of extremely-low, very-low, low and moderate-income rental workforce housing units consisting of:</p> <ul style="list-style-type: none"> • The Vineyard – 60 units • Monarch Pointe – 63 units • Broadway Village – 46 units • Elm Street – 52 units • Pradera Apartments – 146 units



Table C-1
Review of Past Performance (2006-2014)

Strategy	Progress in Implementation
<p>Responsible Party: Community Development/Planning Source of Funds: General Fund Timeline for Implementation: Ongoing</p>	<ul style="list-style-type: none"> • Arbor View Apartments – 46 units • Greenleaf Apartments – 20 units • CIM – 277 units • Colette’s Children’s Home – 4 units • Vintage Crossings (South Street) – 92 units <p>Another 412 units are under construction or in the pipe-line as follows:</p> <ul style="list-style-type: none"> • Cherry Orchard – 45 units • Avon Dakota Neighborhood Phase I– 16 units • Anton Monaco Apartments – 229 units • Avon Dakota Neighborhood Phase II– 16 units • Hermosa Village Phase V – 16 units • Lincoln Family Apartments I – 51 units • Lincoln Family Apartments II – 39 units <p>In addition, the Community Development Department has built seven for-sale affordable projects consisting of a total of 8 very-low, 90 low, 134 moderate and 354 above moderate income units as follows:</p> <ul style="list-style-type: none"> • Cantada Square – 41 affordable units, 82 total units • Cantada Lane – 8 affordable units, 28 total



Table C-1
Review of Past Performance (2006-2014)

Strategy	Progress in Implementation
	<p>units</p> <ul style="list-style-type: none"> • Habitat for Humanity – 4 affordable units • The Boulevard – 36 affordable units, 56 total units • Harbor Lofts – 44 affordable units, 129 total units • Ventura/Picadilly – 17 above-moderate units • Colony Park Phases I and II – 99 affordable units, 270 total units <p>Another 490 for-sale units, including 135 affordable units, are under construction or underway and include:</p> <ul style="list-style-type: none"> • Colony Park Phase III – 68 affordable units, 174 total units • Colony Park Phase IV – 57 affordable units, 226 total units • Metropolitan Domain I (Anaheim Boulevard Residential Parcel B) – 6 affordable units, 54 total units • Metropolitan Domain II (Anaheim Boulevard Residential Parcel C) – 4 affordable units, 36 total units

Table C-2 Progress in Meeting Quantified Objectives 2006-2014 Planning Period		
Program	Quantified Objective	Progress in Implementation
New Construction		
Extremely Low	120	242
Very Low	668	361
Low	471	368
Moderate	809	2,355
Above-moderate	2,800	806
Total	4,868	4,132
Rehabilitation		
Multifamily Rehabilitation Extremely- Low	--	4 (Casa Del Sol) 4 (Collette's Children's Home) 48 (Integrity House) 25 (Hermosa Village II through IV) 8 (Mariposa Village) 90 (Bel' Age)
Multifamily Rehabilitation Very- Low	39	90 (Bel' Age) 125 (Hermosa Village II through IV)
Multifamily Rehabilitation Low	61	44 (Hermosa Village II through IV)
Multifamily Rehabilitation Moderate	--	1 (Integrity House and Collette's Children's Home) 1 (Integrity House)
Single Family Rehab Loans Extremely-Low	--	28 lower income households (as of 2012)
Single Family Rehab Loans Very-Low	65	



Table C-2 Progress in Meeting Quantified Objectives 2006-2014 Planning Period		
Program	Quantified Objective	Progress in Implementation
Single Family Rehab Loans Low	50	
Single Family Rehab Loans Moderate	5	
Total	220	
Conservation		
At Risk Units Extremely-Low	--	90 (Bel' Age)
At Risk Units Very-Low	51	90 (Bel' Age)
At Risk Units Low	134	
At Risk Units Moderate	75	
Relocation and Preservation of Historic Homes	20	13 (as of 2012)
Conservation of Historic Homes	60 Mills Act contracts and 10 rebates (annual)	9 to 47 recorded annually; 20.57 average 4 to 25 rebates annually; 11.86 average
Assistance Programs		
American Dream Downpayment Assistance (ADDI) and Building Equity and Growth In Neighborhoods (BEGIN)	6 annually	ADDI 5 to 11 annually; discontinued in 2009 BEGIN 3-36 annually; 16.86 average
Second Mortgage Assistance Program (SMAP)	15 annually	8 to 39 annually; average 22



Table C-2 Progress in Meeting Quantified Objectives 2006-2014 Planning Period		
Program	Quantified Objective	Progress in Implementation
HOME Downpayment Assistance	18 annually	0 to 10 annually; average 3.86
Police Residence Assistance	6 annually	0 to 4 annually; average 1.57
Affordable Housing Program (AHP)	2 annually	0; funding discontinued
Housing Equity Loan Program (HELP)	18 annually	2 to 25 annually; discontinued in 2010
Section 8 Rental Assistance	5,198 annually	5,198 to 6,133 vouchers allocated annually; 5,928 average 5,825 to 6,143 vouchers leased up annually; 5,963.71 average
Section 8 Mainstream	225 annually	225 allocated annually; 211 to 251 leased up annually; 225.43 average Elderly disabled vouchers: 100 allocated annually; 100 leased (new allocation) in 2011
Section 8 FSS	90 annually	90 to 100 annual goal; 95 to 118 participants annually; 102.29 average
Section 8 Homeless Program	91 annually	91 vouchers allocated annually; 44 to 91 leased up annually; 67.86 average



Table C-2 Progress in Meeting Quantified Objectives 2006-2014 Planning Period		
Program	Quantified Objective	Progress in Implementation
Project Based Voucher Program	654 annually	710 total; 422 since 2006 and 149 in 2011/2012
One-Time Rental Assistance	17 annually	11 to 37 annually; 19.71 average
Housing Stabilization Program referrals	33 annually	2009 -332 referrals; 17 households assisted in purchasing foreclosed homes with NSP funds
Total	6,373 annually	



This page is intentionally left blank.



APPENDIX D: GLOSSARY OF HOUSING TERMS

Above-Moderate-Income Household. A household with an annual income usually greater than 120% of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available legibility limits established by the U.S. Department of housing and Urban Development (HUD) for the Section 8 housing program.

Apartment. An apartment is one (1) or more rooms in an apartment house or dwelling occupied or intended or designated for occupancy by one (1) family for sleeping or living purposes and containing one (1) kitchen.

Assisted Housing. Generally multi-family rental housing, but sometimes single-family ownership units, whose construction, financing, sales prices, or rents have been subsidized by federal, state, or local housing programs including, but not limited to Federal state, or local housing programs including, but not limited to Federal Section 8 (new construction, substantial rehabilitation, and loan management set-asides), Federal Sections 213, 236, and 202, Federal Sections 221 (d) (3) (below-market interest rate program), Federal Sections 101 (rent supplement assistance), CDBG, FmHA Sections 515, multi-family mortgage revenue bond programs, local redevelopment and in lieu fee programs, and units developed pursuant to local inclusionary housing and density bonus programs.

Below-Market-Rate (BMR). Any housing unit specifically priced to be sold or rented to low- or moderate-income households for an amount less than the fair-market value of the unit. Both the State of California and the U.S. Department of Housing and Urban Development set standards for determining which households qualify as “low income” or “moderate income.” (2) The financing of housing at less than prevailing interest rates.

Build-Out. That level of urban development characterized by full occupancy of all developable sites in accordance with the General Plan; the maximum level of development envisioned by the General Plan. Build-out does not assume that each parcel is developed to include all floor area or housing units possible under zoning regulations.

Community Development Block Grant (CDBG). A grant program administered by the U.S. Department of Housing and Urban Development (HUD) on a formula basis for entitled communities and administered by the State Department of Housing and Community Development (HCD) for non-entitled jurisdictions. This grant allots money to cities and counties for housing rehabilitation and community development, including public facilities and economic development



Condominium. A structure of two or more units, the interior spaces of which are individually owned; the balance of the property (both land and building) is owned in common by the owners of the individual units. (See “Townhouse.”)

Covenants, Conditions, and Restrictions (CC&Rs). A term used to describe restrictive limitations that may be placed on property and its use, and which usually are made a condition of holding title or lease.

Deed. A legal document which affects the transfer of ownership of real estate from the seller to the buyer.

Density Bonus. The allocation of development rights that allow a parcel to accommodate additional square footage or additional residential units beyond the maximum for which the parcel is zoned, usually in exchange for the provision or preservation of an amenity at the same site or at another location.

Density, Residential. The number of permanent residential dwelling units per acre of land. Densities specified in the General Plan may be expressed in units per gross acre or per net developable acre.

Developable Land. Land that is suitable as a location for structures and that can be developed free of hazards to, and without disruption of, or significant impact on, natural resource areas.

Down Payment. Money paid by a buyer from his own funds, as opposed to that portion of the purchase price which is financed.

Duplex. A detached building under single ownership that is designed for occupation as the residence of two families living independently of each other.

Dwelling Unit (DU). A building or portion of a building containing one or more rooms, designed for or used by one family for living or sleeping purposes, and having a separate bathroom and only one kitchen or kitchenette. See Housing Unit.

Elderly Housing. Typically one- and two-bedroom apartments or condominiums designed to meet the needs of persons 62 years of age and older or, if more than 150 units, persons 55 years of age and older, and restricted to occupancy by them.

Emergency Shelter. A facility that provides immediate and short-term housing and supplemental services for the homeless. Shelters come in many sizes, but an optimum size is considered to be 20 to 40 beds. Supplemental services may include food, counseling, and access to other social programs. (See “Homeless” and “Transitional Housing.”)



Extremely Low-Income Household. A household with an annual income equal to or less than 30% of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program.

Fair Market Rent. The rent, including utility allowances, determined by the United States Department of Housing and Urban Development for purposes of administering the Section 8 Program.

Family. (1) Two or more persons related by birth, marriage, or adoption [U.S. Bureau of the Census]. (2) An individual or a group of persons living together who constitute a bona fide single-family housekeeping unit in a dwelling unit, not including a fraternity, sorority, club, or other group of persons occupying a hotel, lodging house or institution of any kind [Governor's Office of Planning and Research, General Plan Guidelines].

General Plan. A comprehensive, long-term plan mandated by State Planning Law for the physical development of a city or county and any land outside its boundaries which, in its judgment, bears relation to its planning. The plan shall consist of seven required elements: land use, circulation, open space, conservation, housing, safety, and noise. The plan must include a statement of development policies and a diagram or diagrams illustrating the policies.

Goal. A general, overall, and ultimate purpose, aim, or end toward which the City will direct effort.

Green Building. Green or sustainable building is the practice of creating healthier and more resource-efficient models of construction, renovation, operation, maintenance, and demolition. (US Environmental Protection Agency)

Historic Preservation. The preservation of historically significant structures and neighborhoods until such time as, and in order to facilitate, restoration and rehabilitation of the building(s) to a former condition.

Historic Property. A historic property is a structure or site that has significant historic, architectural, or cultural value.

Household. All those persons—related or unrelated—who occupy a single housing unit. (See “Family.”)



Housing and Community Development Department (HCD). The State agency that has principal responsibility for assessing, planning for, and assisting communities to meet the needs of low-and moderate-income households.

Housing Element. One of the seven State-mandated elements of a local general plan, it assesses the existing and projected housing needs of all economic segments of the community, identifies potential sites adequate to provide the amount and kind of housing needed, and contains adopted goals, policies, and implementation programs for the preservation, improvement, and development of housing. Under State law, Housing Elements must be updated every five years.

Housing Payment. For ownership housing, this is defined as the mortgage payment, property taxes, insurance and utilities. For rental housing this is defined as rent and utilities.

Housing Ratio. The ratio of the monthly housing payment to total gross monthly income; also called Payment-to-Income Ratio or Front-End Ratio.

Housing Unit. The place of permanent or customary abode of a person or family. A housing unit may be a single-family dwelling, a multi-family dwelling, a condominium, a modular home, a mobile home, a cooperative, or any other residential unit considered real property under State law.

Housing and Urban Development, U.S. Department of (HUD). A cabinet-level department of the federal government that administers housing and community development programs.

Implementing Policies. The City's statements of its commitments to consistent actions.

Implementation. Actions, procedures, programs, or techniques that carry out policies.

Infill Development. The development of new housing or other buildings on scattered vacant lots in a built-up area or on new building parcels created by permitted lot splits.

Jobs-Housing Balance. A ratio used to describe the adequacy of the housing supply within a defined area to meet the needs of persons working within the same area. The General Plan uses SCAG's definition which is a job total equal to 1.2 times the number of housing units within the area under consideration.

Land Use Classification. A system for classifying and designating the appropriate use of properties.



Live-Work Units. Buildings or spaces within buildings that are used jointly for commercial and residential purposes where the residential use of the space is secondary or accessory to the primary use as a place of work.

Low-Income Household. A household with an annual income usually no greater than 51%-80% of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program.

Low-income Housing Tax Credits. Tax reductions provided by the federal and State governments for investors in housing for low-income households.

Manufactured Housing. Residential structures that are constructed entirely in the factory, and which since June 15, 1976, have been regulated by the federal Manufactured Home Construction and Safety Standards Act of 1974 under the administration of the U.S. Department of Housing and Urban Development (HUD). (See “Mobile home” and “Modular Unit.”)

Mixed-Use. Properties on which various uses, such as office, commercial, institutional, and residential, are combined in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design. A “single site” may include contiguous properties.

Moderate-Income Household. A household with an annual income usually no greater than 81%-120% of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program.

Monthly Housing Expense. Total principal, interest, taxes, and insurance paid by the borrower on a monthly basis. Used with gross income to determine affordability.

Multiple Family Building. A detached building designed and used exclusively as a dwelling by three or more families occupying separate suites.

Ordinance. A law or regulation set forth and adopted by a governmental authority, usually a city or county.

Overcrowded Housing Unit. A housing unit in which the members of the household, or group are prevented from the enjoyment of privacy because of small room size and housing size. The U.S. Bureau of Census defines an overcrowded housing unit as one which is occupied by more than one person per room.



Parcel. A lot or tract of land.

Planning Area. The area directly addressed by the general plan. A city’s planning area typically encompasses the city limits and potentially annexable land within its sphere of influence.

Policy. A specific statement of principle or of guiding actions that implies clear commitment but is not mandatory. A general direction that a governmental agency sets to follow, in order to meet its objectives before undertaking an action program. (See “Program.”)

Poverty Level. As used by the U.S. Census, families and unrelated individuals are classified as being above or below the poverty level based on a poverty index that provides a range of income cutoffs or “poverty thresholds” varying by size of family, number of children, and age of householder. The income cutoffs are updated each year to reflect the change in the Consumer Price Index.

Program. An action, activity, or strategy carried out in response to adopted policy to achieve a specific goal or objective. Policies and programs establish the “who,” “how” and “when” for carrying out the “what” and “where” of goals and objectives.

Redevelop. To demolish existing buildings; or to increase the overall floor area existing on a property; or both; irrespective of whether a change occurs in land use.

Regional. Pertaining to activities or economies at a scale greater than that of a single jurisdiction, and affecting a broad geographic area.

Regional Housing Needs Assessment. A quantification by the local council of governments of existing and projected housing need, by household income group, for all localities within a region.

Rehabilitation. The repair, preservation, and/or improvement of substandard housing.

Residential. Land designated in the General Plan and zoning ordinance for building consisting of dwelling units. May be improved, vacant, or unimproved. (See “Dwelling Unit.”)

Residential Care Facility. A facility that provides 24-hour care and supervision to its residents.

Residential, Multiple Family. Usually three or more dwelling units on a single site, which may be in the same or separate buildings.



Residential, Single-Family. A single dwelling unit on a building site.

Retrofit. To add materials and/or devices to an existing building or system to improve its operation, safety, or efficiency. Buildings have been retrofitted to use solar energy and to strengthen their ability to withstand earthquakes, for example.

Rezoning. An amendment to the map to effect a change in the nature, density, or intensity of uses allowed in a zoning district and/or on a designated parcel or land area.

Second Unit. A self-contained living unit, either attached to or detached from, and in addition to, the primary residential unit on a single lot. “Granny Flat” is one type of second unit.

Section 8 Rental Assistance Program. A federal (HUD) rent-subsidy program that is one of the main sources of federal housing assistance for low-income households. The program operates by providing “housing assistance payments” to owners, developers, and public housing agencies to make up the difference between the “Fair Market Rent” of a unit (set by HUD) and the household’s contribution toward the rent, which is calculated at 30% of the household’s adjusted gross monthly income (GMI). “Section 8” includes programs for new construction, existing housing, and substantial or moderate housing rehabilitation.

Shared Living Facility. The occupancy of a dwelling unit by persons of more than one family in order to reduce housing expenses and provide social contact, mutual support, and assistance. Shared living facilities serving six or fewer persons are permitted in all residential districts by Section 1566.3 of the California Health and Safety Code.

Single-Family Dwelling, Attached. A dwelling unit occupied or intended for occupancy by only one household that is structurally connected with at least one other such dwelling unit. (See “Townhouse.”)

Single-Family Dwelling, Detached. A dwelling unit occupied or intended for occupancy by only one household that is structurally independent from any other such dwelling unit or structure intended for residential or other use. (See “Family.”)

Single Room Occupancy (SRO). A single room, typically 80-250 square feet, with a sink and closet, but which requires the occupant to share a communal bathroom, shower, and kitchen.

Subsidize. To assist by payment of a sum of money or by the granting to terms or favors that reduces the need for monetary expenditures. Housing subsidies may take the forms of mortgage interest deductions or tax credits from federal and/or state income taxes, sale or lease at less than market value of land to be used for the construction of housing, payments to supplement a minimum affordable rent, and the like.



Substandard Housing. Residential dwellings that, because of their physical condition, do not provide safe and sanitary housing.

Supportive Housing. Housing with no limit on length of stay, that is occupied by the target population as defined in California Health and Safety Code Section 53260(d), and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. "Target population" means adults with low incomes having one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health conditions, or individuals eligible for services provided under the Lanterman Developmental Disabilities Services Act and may, among other populations, include families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, or homeless people. [California Health and Safety Code Sections 50675.14(b) and 53260(d)]

Target Areas. Specifically designated sections of the community where loans and grants are made to bring about a specific outcome, such as the rehabilitation of housing affordable by Very-Low and Low-income households.

Tax Increment. Additional tax revenues that result from increases in property values within a redevelopment area. State law permits the tax increment to be earmarked for redevelopment purposes but requires at least 20 percent to be used to increase and improve the community's supply of very low and low income housing. Anaheim currently allocates 30 percent of its tax increment to increase and improve the community's supply of very low and low income housing.

Tenure. A housing unit is owner-occupied if the owner or co-owner lives in the unit, even if it is mortgaged or not fully paid for. A cooperative or condominium unit is owner-occupied only if the owner or co-owner lives in it. All other occupied units are classified as renter-occupied including units rented for cash rent and those occupied without payment of cash rent.

Townhouse. A townhouse is a dwelling unit located in a group of three (3) or more attached dwelling units with no dwelling unit located above or below another and with each dwelling unit having its own exterior entrance.

Transitional Housing. Shelter provided to the homeless for an extended period, often as long as 18 months, and generally integrated with other social services and counseling programs to assist in the transition to self-sufficiency through the acquisition of a stable income and permanent housing. (See "Homeless" and "Emergency Shelter.")



Undevelopable. Specific areas where topographic, geologic, and/or superficial soil conditions indicate a significant danger to future occupants and a liability to the City.

Acronyms Used

ACS:	American Community Survey
BMPs:	Best Management Practices
CALTRANS:	California Department of Transportation
CEQA:	California Environmental Quality Act
CIP:	Capital Improvement Program
DIF:	Development Impact Fee
DU/AC:	Dwelling Units Per Acre
EDD:	California Employment Development Department
FAR:	Floor Area Ratio
FEMA:	Federal Emergency Management Agency
HCD:	Department of Housing and Community Development
HOA:	Homeowners Association
HUD:	Department of Housing and Urban Development
LAFCO:	Local Agency Formation Commission
MFI:	Median Family Income
NPDES:	National Pollutant Discharge Elimination System
RTP:	Regional Transportation Plan
SCAG:	Southern California Association of Governments
SPA:	Sectional Planning Area
STF:	Summary Tape File (U.S. Census)
TOD:	Transit-Oriented Development
TDM:	Transportation Demand Management
TSM:	Transportation Systems Management
WCP:	Water Conservation Plan



This page is intentionally left blank.