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## Program Evaluation

This chapter describes progress in meeting objectives set forth during the 2000–2005 Housing Element planning period which, in combination with the public outreach appendix, summarizes new initiatives proposed.

### OVERVIEW

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State law requires that housing elements contain an evaluation of current housing programs and their success in meeting the objectives set forth in the 2000–2005 Housing Element. The purpose is to provide a sound basis for the development of new or modified housing programs for the present housing element that will better address the community's housing needs.

The 2000–2005 Housing Element set forth the following five housing goals, supported by policies and actions, to guide actions with respect to housing:

- Incrementally improve substandard housing within the City to a decent, safe, and sanitary condition.
- Maintain, preserve, and revitalize neighborhoods and support quality housing for all economic groups within the community.
- Promote the preservation of historic homes and other structures that are a part of Santa Ana's past.
- Promote and encourage the development of a variety of housing opportunities to accommodate current and projected housing needs.
- Preserve housing opportunities for low and very low income households, particularly those in the areas of assisted housing.
- Promote the consideration of regional housing issues and consistency with county and regional plans.

This appendix contains a description of progress toward each goal, a brief qualitative evaluation of each program and reference to new programs, and a quantification of progress toward meeting the City's goals.

## GOAL 1: HOUSING IMPROVEMENT

As an established, built-out city, Santa Ana faced significant housing challenges during the late 1990s. One such challenge was the improvement of its aging housing stock. The City had many single-family, multiple-family, and mobile home units that required maintenance, rehabilitation, or replacement. Many were built before the City instituted new design/development standards and thus were too small, lacked desired amenities, and needed adequate parking. Overcrowding and public safety concerns also contributed to poor conditions.

The 2000–2005 Housing Element thus set forth the goal to incrementally improve substandard housing within the community through a menu of housing rehabilitation programs. This included single-family homes, apartments, and mobile home units. Moreover, as part of this effort, the City implemented programs to acquire, substantially rehabilitate, and reconfigure multiple-family housing and require long-term affordability covenants. The Housing Element set forth a goal to rehabilitate 250 units of housing.

Table D-1 compares the 2000–2005 Housing Element quantified objectives to reported progress. Sources used include the federal Consolidated Annual Performance Evaluation Report (CAPER), HCD Annual Progress Report, and Redevelopment Housing Activity Summary Reports. These reports count accomplishments in different ways based on the funding sources used. The CAPER reports that 775 units were rehabilitated with federal funds; RDA reports show 665 units were rehabilitated. However, since most RDA projects received federal funds, Table D-1 defers to numbers from the CAPERs.

**Table D-1**  
**Progress Toward Housing Element Goal #1 Objectives**

<i>Rehabilitation Activity</i>	<i>Goals by Income Level</i>			<i>Progress by Income Level</i>		
	<i>Very Low</i>	<i>Low</i>	<i>Mod</i>	<i>Very Low</i>	<i>Low</i>	<i>Mod</i>
Single-Family Homes <sup>1</sup>	70	20	10	168	39	73
Mobile Homes <sup>2</sup>	None	None	None	32	9	0
Multiple-Family Units <sup>3</sup>	40	10	0	364	90	0
Acquisition/Rehabilitation <sup>4</sup>	90	10	0			

Source: City of Santa Ana, Consolidated Annual Performance Evaluation Reports, 2000/01 through 20004/05  
Notes:

1. The CAPER combines all single-family home rehabilitation together, including mobile homes; thus, the single-family unit total is likely overestimated if federal and state funds were used for the same project.
2. HCD annual progress reports indicate that 41 mobile homes were substantially rehabilitated during FY 2000/01–2004/05.
3. The CAPER tracks the total federally funded minor and substantial rehabilitation activities together.
4. RDA reports indicate 354 units had substantial rehabilitation and 311 units had nonsubstantial rehabilitation.



To provide context for understanding the City's commitment to improving substandard housing, the following are some of the many program accomplishments during the 2000–2005 Housing Element planning period.



*The City worked with for-profit and nonprofit organizations to rehabilitate and preserve over 500 units of affordable housing at Cornerstone Village.*



*Sixth Street Apartments*

The City worked with Jamboree Housing Corp. and Orange Housing Development Corporation (OHDC) to acquire, rehabilitate, and preserve rental units (Cornerstone Village) on Minnie Street. A unique feature is that many units were reconfigured to offer family housing. The site is also home to a Police Department Substation and a nonprofit learning center. The project provides hundreds of deed-restricted units affordable to very low income households. This project was funded by the City Redevelopment Agency, HOME, CHAFA, low income housing tax credits, and Tax Exempt Bonds. This project received numerous awards, including California Redevelopment Association award.

The City Redevelopment Agency also worked with OHDC to acquire, rehabilitate, reconfigure, and preserve the Ross and Durant Apartments. This project involves the purchase of two buildings, a total of 65 studio units. The project resulted in the conversion of the studio units into 18 one-bedroom, 21 two-bedroom, and 10 three-bedroom family units. All of the rehabilitated units are now deed restricted and affordable to Santa Ana residents earning below 60 percent of the area median income (AMI) until 2061. Project funding consisted of federal low income housing tax credits, HOME, tax exempt bonds, and RDA funds.



*Ross Durant Apartments*



**Table D-2  
Progress Toward Housing Element Goal 1**

<i>Implementation Actions</i>	<i>Lead Agency</i>	<i>Target Year</i>	<i>Status</i>	<i>Completion Date</i>
<b>Housing Rehabilitation</b>				
1.1.1 Continue to support neighborhood rehabilitation programs to facilitate the rehabilitation of 20 units.	CDA	2000–2005	<p><b>Progress</b> Worked with nonprofit organizations in the substantial rehabilitation of 305 multiple-family units and with private owners in the moderate rehabilitation of 222 rental units in the Cornerstone Village neighborhood. Wilshire/Minnie Street Apartment project is also underway to rehabilitate 143 units. Ross Durant project rehabilitated 49 apartment units. Rehabilitated 196 units for low income households as part of the Paint Your Heart Out Santa Ana and Rebuilding Together housing programs.</p> <p><b>Evaluation</b> Program action complete and successful. Programs 37–38 state that the City will continue assisting in the acquisition, rehabilitation, and deed restriction of rental units.</p>	2000–2007
1.1.2 Provide low-interest financing for rehabilitation of approximately 104 single-family owner-occupied units over five years using the city loan programs targeted to very low, low, and moderate income households at 20 loans per year.	CDA	2000–2005	<p><b>Progress</b> Provided low-interest financing for rehabilitation of 145 owner-occupied single-family units owned by low and very low income households. These projects included single-family and mobile home units citywide and within the City’s Empowerment Zone.</p> <p><b>Evaluation</b> Program action complete and successful. Program 39 states that the City will continue to offer low interest grants and loans to repair, rehabilitate, and replace mobile homes.</p>	2000–2007
1.1.3 Distribute information regarding energy conservation and utility savings to participants of the City's rehabilitation programs.	CDA	2000–2005	<p><b>Progress</b> Information continues to be given to participants of the City's rehabilitation programs. Santa Ana is also implementing its Santa Ana Green program that offers tips and programs to encourage water and resource conservation, tree replanting efforts, and other ways of improving the environment.</p>	Ongoing



**Table D-2  
Progress Toward Housing Element Goal 1**

<i>Implementation Actions</i>	<i>Lead Agency</i>	<i>Target Year</i>	<i>Status</i>	<i>Completion Date</i>
			<p><b>Evaluation</b> Program action complete and successful. Program 23 states that the City will expand efforts and create a green building policy that incorporates sustainable building components, supports demonstration projects and best practices, and seek additional partnerships.</p>	
1.1.4 Provide financial assistance for the rehabilitation of projects improving approximately 150 multiple-family units over five years (four loans per year).	CDA	2000–2005	<p><b>Progress</b> Worked with nonprofit organizations in the substantial rehabilitation of 305 rental units and with private owners in the moderate rehabilitation of 222 rental units in Cornerstone Village neighborhood. Wilshire/Minnie Street Apartment project is also underway to rehabilitate 143 units.</p> <p><b>Evaluation</b> Program action complete and successful. Program 38 states that the City will continue assisting in the acquisition and rehabilitation, and deed restriction of rental units.</p>	2000–2007
1.1.5 Provide educational and marketing materials to publicize the residential rehabilitation loans program available to Santa Ana residents and property owners.	CDA	2000–2005	<p><b>Progress</b> Marketed programs twice a year mailing out 750 flyers in the Community Development Resource Network mailer. Ongoing advertising on Cable TV. Direct mailing to all mobile home owners twice a year. Code Enforcement officers provide loan program information to owners on an ongoing basis. Brochures are available at the Planning &amp; Building Division Counter and the City website. Additionally, City staff periodically attends meetings and workshops in the community to publicize residential rehab loan programs.</p> <p><b>Evaluation</b> Program action complete and successful. Activity continues as part of many loan rehabilitation programs.</p>	Ongoing



## GOAL 2: NEIGHBORHOOD PRESERVATION

Another significant challenge associated with urbanization during the late 1990s was neighborhood preservation. Aging infrastructure, the need for community services, traffic management, and public safety concerns were also at the forefront. The Housing Element set forth Goal 2 to maintain, preserve, and revitalize residential neighborhoods in the community. Table D-3 provides an evaluation of housing programs implemented during the 2000–2005 planning period and the following discussion provides highlights of successes.

### Code Enforcement

The City continues to implement a three-phased code enforcement program—Proactive Rental Enforcement Team, Residential Response Team, and Special Projects Team. These programs have resulted in a total of 33,000 inspections. This exceeds the Housing Element goal of approximately 25,500 inspections. The City continues to implement its successful vehicle abatement program. These efforts continue to be successful tools in addressing property maintenance, substandard housing conditions, and other conditions affecting the health, safety, and welfare of the community.

### Neighborhood Programs

The 2000–2005 Housing Element also proposed a menu of neighborhood programs to help revitalize and stabilize residential neighborhoods in the City. Significant capital improvement projects for sidewalks, gutters, and driveways were completed in many neighborhoods, as were traffic management programs. The City continued to implement its Grants for Blocks program, an innovative program designed to provide grants of up to \$500 to fund worthwhile projects that improve the community. These efforts may involve youth and parent groups at schools or volunteers working with community-based organizations to help their neighbors.



*Neighborhood projects to improve the community.*

### Neighborhood Initiatives

The City continues to empower its neighborhoods a variety of ways. The City continues to support the Communication Linkage Forum (COM-Link) to promote leadership, civic participation, unity, and pride in all neighborhoods. The City supports the Community Development Resource Network, guided by a Steering Committee with members from community-based organizations. The Committee organizes and sponsors the Most Beautiful Home Award, Neighborhood Hero Award, and Celebrate Santa Ana. The City continues to work with neighborhoods to provide training and capacity building that enable individuals to improve their neighborhoods.



**Table D-3**  
**Progress Toward Housing Element Goal 2**

<i>Implementation Actions</i>	<i>Lead Agency</i>	<i>Target Year</i>	<i>Status</i>	<i>Completion Date</i>
2.1.1 Continue the Neighborhood Improvement Program which is designed to promote private reinvestment in physical improvements to private property and participate in 100 neighborhood meetings per year.	CDA	2000–2005	<p><b>Progress</b> Neighborhood Improvement staff work with over 62 neighborhoods annually and conduct approximately 100 meetings and special events per year.</p> <p><b>Evaluation</b> Program action complete and successful. Program 4 states that the City will continue to assist, create, and support neighborhood associations to collaborate on projects and sponsor and hold events.</p>	2000–2007
2.1.2 Continue the Capital Improvement Program targeted at improving the condition of sidewalks, parkways, and lighting to improve the aesthetics, safety, and accessibility within residential neighborhoods.	PWA	2000–2005	<p><b>Progress</b> Sidewalks, gutters, and driveway improvements were completed in Santa Ana neighborhoods including: New Horizon (2000/01), Concord and Morrison Park (2001/02), Windsor Village North (2002/03), and Madison Park (2003/04). In addition, the City funds approximately \$250,000 for the annual Omnibus Concrete Project for citywide repairs to sidewalks, curbs, and gutters. Over the past five years, over 4,222 street trees were planted. Santa Ana neighborhoods where infill planting occurred include Valley High, Morning Sunwood, Floral Park, Artesia Pilar, Republic Homes, Cedar-Evergreen, Northwest, French Court, French Park, and Morrison Park.</p> <p><b>Evaluation</b> Program action complete and successful. Program 5 states that the City will implement Project Restore and dedicate more than \$100 million to infrastructure improvements in residential neighborhoods.</p>	Ongoing
2.1.3 Continue to facilitate the annual Keep America Beautiful Program as a tool to encouraging community pride and exterior home improvement efforts.	CDA	2000–2005	<p><b>Progress</b> The City continues to host a Most Beautiful Yard program. Each spring an average of 32 residents are awarded placards for their yards and an invitation to a dinner banquet in honor of these home improvement efforts.</p> <p><b>Evaluation</b> Program action complete and successful. Please refer to description included as part of Action 2.1.1.</p>	Ongoing
2.1.4 Support efforts to educate Santa Ana residents on the benefits and process of homeownership.	CDA	2000–2005	<p><b>Progress</b> Provided buyers with Mortgage Credit Certificate Program information and made referrals to Neighborhood Housing Services and other nonprofits that specialize in homeownership programs. City Staff attends homebuyer fairs on an occasional basis. Santa Ana Housing Authority staff assists voucher clients as part of the Family Self Sufficiency program.</p>	Ongoing



**Table D-3  
Progress Toward Housing Element Goal 2**

<i>Implementation Actions</i>	<i>Lead Agency</i>	<i>Target Year</i>	<i>Status</i>	<i>Completion Date</i>
2.1.4 Support efforts to educate Santa Ana residents on the benefits and process of homeownership.	CDA	2000–2005	<p><b>Evaluation</b> Programs 40–43 propose to:</p> <ul style="list-style-type: none"> <li>• Evaluate various options to restructure the single-family homeownership program</li> <li>• Assist up to 35 low and moderate income households with down payment assistance</li> <li>• Support organizations to educate, administer, and expand homeownership opportunities</li> <li>• Work with nonprofit organizations to provide homeownership opportunities for families</li> <li>• Participate in Orange County Collaboratives to prevent or lessen the impact of foreclosures</li> <li>• Advocate for state and federal legislation to address the foreclosure and lending crisis</li> <li>• Implement the NSP and issue RFQ to solicit intermediary to provide services to implement it</li> </ul>	Ongoing
2.2.1 Continue municipal and building code enforcement by inspecting 10,000 properties annually to address property maintenance, overcrowding, and illegal occupancy concerns.	PBA	2000–2005	<p><b>Progress</b> During 2000 through 2006, code enforcement responded annually to 11,000 residential property complaints and/or field observations. In response to these complaints, approximately 1,500 notices of violation were issued annually.</p> <p><b>Evaluation</b> Program action complete and successful. Program 7 states that the City will continue implementation of the SPT program and bring into compliance at least 2,000 homes annually with City standards.</p>	2000–2007
2.2.2 Focus code enforcement activity on approximately 650 substandard and/or code deficient dwellings over five years to gain compliance with minimum building standards.	PBA	2000–2005	See response to 2.2.1 above.	2000–2007
2.2.3 Continue the Proactive Rental Enforcement Program (PREP) targeted to inspect 8,000 units annually and promote property maintenance for all types of rental housing in the City.	PBA	2000–2003	<p><b>Progress</b> Annually, the PREP program conducts a windshield survey of about 1,700 multiple-family properties, of which 1,020 have property maintenance/housing violations. Of this 60%, 204 properties are more serious housing violations and require detailed site inspections.</p> <p><b>Evaluation</b> Program action complete and successful. Program 8 states that the City will continue the PREP and bring into compliance up to 2,200 substandard units.</p>	Ongoing



**Table D-3  
Progress Toward Housing Element Goal 2**

<i>Implementation Actions</i>	<i>Lead Agency</i>	<i>Target Year</i>	<i>Status</i>	<i>Completion Date</i>
2.2.4 Continue the Vehicle Abatement Program anticipating 1,350 citation issuances to assist in the elimination of blight in residential neighborhoods.	PBA	2000–2005	<p><b>Progress</b> Between 2000 and 2006, 4,331 notice of violations issued for inoperable vehicles; it is estimated that 3,681 (85%) were related to residential neighborhoods.</p> <p><b>Evaluation</b> Program action complete and successful.</p>	2000–2006
2.3.1 Discourage zone changes and General Plan amendments that allow uses that may create adverse impacts, such as noise, light, and glare in residential areas.	PBA	2000–2005	<p><b>Progress</b> Through City zoning standards and Citywide Design Guidelines, projects are designed to minimize noise as well as light and glare impacts to residential areas.</p> <p><b>Evaluation</b> Program action complete and successful. Program 24 states that the City will continue to provide appropriate project review through Site Plan Review, environmental clearance, and mitigation monitoring.</p>	Ongoing
2.3.2 Continue to implement design and development standards that buffer residential properties from transportation corridors and commercial and industrial uses.	PBA	2000–2005	<p><b>Progress</b> Citywide guidelines included special chapters dedicated to residential, industrial, and commercial properties. Guidelines were adopted by City Council in 2006.</p> <p><b>Evaluation</b> Program action complete and successful. Please refer to description under Implementing Action 2.3.1.</p>	2006
2.3.3 Continue to develop and implement parking management strategies to address the lack of available on-street parking in residential areas.	PWA	2000–2005	<p><b>Progress</b> Between 2000 and 2006, eleven residential permit parking districts were established. During this same time period approximately 14,500 parking permits and 354,000 guest passes were issued for residential parking districts citywide.</p> <p><b>Evaluation</b> Program action complete and successful.</p>	Ongoing
2.3.4 Continue to collaborate with neighborhood groups and residents to identify solutions to minimize the impacts of commuter traffic in residential areas.	PWA	2000–2005	<p><b>Progress</b> City worked with Wilshire Square Neighborhood to complete a neighborhood traffic plan in 2004. In the Artesia Pilar Neighborhood a "bulb out" was installed on a residential street to reduce commuters speeding. Other neighborhoods requested traffic plans, but have not been successful or they are still working with City staff. Speed humps were installed on seven residential streets in 2006 and on three residential streets in 2007. Other neighborhoods have initiated evaluating measures to reduce cut-through traffic.</p> <p><b>Evaluation</b> Program action complete and successful.</p>	Ongoing



**Table D-3  
Progress Toward Housing Element Goal 2**

<i>Implementation Actions</i>	<i>Lead Agency</i>	<i>Target Year</i>	<i>Status</i>	<i>Completion Date</i>
2.4.1 Continue to support and cooperate through contracted services with a Fair Housing organization to discourage unlawful discrimination, resolve tenant/landlord disputes, and provide equal housing opportunities.	CDA	2000–2005	<p><b>Progress</b> Contracted with Fair Housing Council to assist in resolution of Tenant/Landlord Disputes, unlawful discrimination, and equal housing opportunities for approximately 10,500 households in the region from 2000 through 2007.</p> <p><b>Evaluation</b> Program 54 states that the City will fund a fair housing organization to discourage unlawful practices, resolve tenant/landlord disputes, provide education, and further equal housing opportunities.</p>	Ongoing
2.4.2 Support the conservation of affordable rental housing units from future loss to conversion to market rates when feasible.	CDA	2000–2005	<p><b>Progress</b> Continued to assist Santa Ana Towers with Section 8 assistance for 198 units at-risk of conversion. In 2007, the City assisted in the preservation of 55 units at the City Gardens Apartments through refinancing tools.</p> <p><b>Evaluation</b> Program action complete and considered successful. Program 20 states that the City will seek to preserve the long-term affordability of all at-risk multiple-family rental projects and, for projects preserved, ensure an agreement is signed that meets the affordability levels, occupancy restrictions, and other requirements in State law for RHNA credit</p>	Ongoing
2.4.3 Deny conversion of apartments to condominiums for owner occupancy until such time as vacancy rates in the City are 5% or greater.	PBA	2000–2005	<p><b>Progress</b> The City has not approved any condominium conversions as the City's vacancy rate is less than 5%.</p> <p><b>Evaluation</b> Program action complete and considered successful. Policy HE-3.7 continues this policy direction.</p>	2000-2007
2.4.4 Continue to preserve mobile homes as a residential housing alternative.	CDA	2000–2005	<p><b>Progress</b> The City offers mediation services to assist low income mobile home owners to understand their obligations. Worked with those owners in resolving disputes with Park Owners and Managers. The City funded the rehabilitation of 41 mobile home units, which included 32 very low income and 9 low income units.</p> <p><b>Evaluation</b> Program action complete and considered successful. Program 2 states that the City will continue mobile home rehabilitation programs and to rehabilitate or replace up to 15 mobile homes annually for lower income households and seniors. Program 39 states that the provision of mediation services to residents of mobile home parks will be continued.</p>	2000–2005



### GOAL 3: HISTORIC PRESERVATION



*This home is the 2007 winner of the Outstanding Historic Preservation Award. Used as dance studio, this home was later restored with intricate Queen Anne details.*

The City of Santa Ana has a rich mosaic of neighborhoods distinguished by their history, architecture, housing types, and amenities. The City has a number of neighborhoods with historic resources, including French Park, Floral Park, Wilshire Square, West Floral Park, Washington Square, and Heninger Park. The City is also known for its original Mexican barrios, including the Logan, Lacy, Delhi, and Santa Anita neighborhoods. The City has several organizations that are dedicated to historic preservation.

As part of the 2000–2005 Housing Element, the City set forth the goal of rehabilitating and preserving many historic homes and neighborhoods. The Housing Element set forth a quantified goal of substantially rehabilitating five housing units. Quantified goals were also set forth for inventorying properties for potential historic designation. However, as part of other program areas, different historic preservation efforts were pursued, such as encouraging adaptive reuse in the Central Business Artists' Village.

The City of Santa Ana also adopted Citywide Design Guidelines, which contain an emphasis on the preservation of historic homes. These design guidelines received an award by the local chapter of the American Planning Association. A Citywide historic survey underway has surveyed approximately 10,000 properties annually. The City has also explored and offered incentives to allow homeowners to rehabilitate their homes through the Mills Act Contract program, and Single-Family Historic Home Rehabilitation Program.



*The City assisted in the restoration of the Grand Central Building for use by CSU Fullerton's Art Department. The property reopened in 1999 and is one of the major anchors of the Artists' Village in downtown Santa Ana.*

The City's historic programs that relate to housing and neighborhoods will continue to be included in the Housing Element. However, with the General Plan and a potential Historic Preservation Element, the majority of other historic preservation programs and actions will be included in that element.

Table D-4 provides an evaluation of housing programs implemented during the 2000–2005 planning period for the Housing Element.



**Table D-4  
Progress Toward Housing Element Goal 3**

<i>Implementation Actions</i>	<i>Lead Agency</i>	<i>Target Year</i>	<i>Status</i>	<i>Completion Date</i>
3.1.1 Prepare guidelines and standards to assist property owners in historic neighborhoods to repair and renovate their homes in a historically and architecturally sensitive manner.	PBA	2002	<p><b>Progress</b> Design Guidelines with special chapters dedicated to historic preservation of residential and commercial properties were adopted by City Council in 2006. Guidelines were awarded an outstanding planning award by the California Chapter of APA.</p> <p><b>Evaluation</b> Program action complete and successful.</p>	2006
3.1.2 Complete documentation and categorization of 720 residential structures for potential addition to the Santa Ana Historic Register.	PBA	2001	<p><b>Progress</b> Citywide historic survey underway; about 9,140 properties surveyed per year, with about 15 properties listed on the Santa Ana Register of Historical Properties annually.</p> <p><b>Evaluation</b> Program action complete and successful.</p>	Ongoing
3.1.3 Identify residential properties that are eligible for national or state historic designation.	PBA	2005	<p><b>Progress</b> Citywide historic survey reviews properties using national, state, and local eligibility criteria.</p> <p><b>Evaluation</b> Program 10 states that the City will continue to identify and list eligible historic properties.</p>	Ongoing
3.2.1 Encourage public awareness of state and federal incentives through the development of educational brochures and public handouts.	PBA	2001	<p><b>Progress</b> In 2001, historic information packet and City website highlighting historic preservation efforts created.</p> <p><b>Evaluation</b> Program action complete and successful.</p>	2001
3.2.2 Explore the creation of additional local incentive programs to complement the existing state and federal incentive programs.	PBA	2002	<p><b>Progress</b> City housing loan program for local historic properties were made available.</p> <p><b>Evaluation</b> Program action complete. Program 11 states that the City will seek flexible funding sources and provide other incentives to encourage the repair and maintenance of historic homes and complement Mills Act.</p>	2004
3.2.3 Continue implementing the Mills Act Contract Program.	PBA	2000–2005	<p><b>Progress</b> The Mills Act has been offered since 1999 with 44 approved contracts to date (5 or 6 per year).</p> <p><b>Evaluation</b> Program action complete and successful. See new program initiative as 3.2.2.</p>	Ongoing



## GOAL 4: HOUSING PRODUCTION

### Regional Housing Needs Mandate (Government Code, Section 66584)

State law allows communities to satisfy their requirement to identify adequate sites to accommodate new housing commensurate with the RHNA in five ways:

- New construction of units during the planning period
- Development potential on vacant and underutilized land
- Rehabilitation of substandard housing
- Conversion of multiple-family housing from nonaffordable to affordable rents
- Preservation of affordable housing at risk of converting to market rents

(The latter three conditions are subject to limiting conditions.)

A central goal of state housing element law is to facilitate the production of new housing to accommodate expected increases in population and employment. Every five years, the Southern California Association of Governments (SCAG) issues housing production goals for each city in the region as part of the Regional Housing Needs Assessment (RHNA) process. Santa Ana was assigned a housing production goal of 1,339 units (divided into four affordability levels) for the period covering 1998–2005.

The City of Santa Ana set forth programs to facilitate and encourage the production of housing commensurate with the 1998–2005 RHNA goals. Table D-5 summarizes progress toward the RHNA construction goals.

**Table D-5**  
**Progress Toward the 1998–2005 RHNA**

<i>Type of Project</i>	<i>Affordability Level</i>				<i>Total</i>
	<i>Very Low</i>	<i>Low</i>	<i>Moderate</i>	<i>Above</i>	
<b>Regional Housing Needs Goals</b>	<b>377</b>	<b>226</b>	<b>313</b>	<b>423</b>	<b>1,339</b>
<b>Construction Credits</b>					
With Deed Restrictions	33	46	35	0	
Without Deed Restrictions	0	0	0	846	
<b>Total Production Credits</b>	<b>33</b>	<b>46</b>	<b>35</b>	<b>423</b>	<b>537</b>

Source: City of Santa Ana, Annual Progress Report, 2007

The City of Santa Ana also implemented a variety of housing programs that rehabilitated and deed restricted additional housing units as affordable. Table D-6 summarizes progress made in substantial rehabilitation and preservation.

**Table D-6**  
**Rehabilitation and Preservation Efforts 1998–2005**

<i>Type of Project</i>	<i>Affordability Level</i>				<i>Total</i>
	<i>Very Low</i>	<i>Low</i>	<i>Moderate</i>	<i>Above</i>	
Housing Rehabilitation <sup>1</sup>	158	108	0	0	
Housing Preservation <sup>2</sup>	55	0	0	0	
<b>Total Rehab and Preservation Credits</b>	<b>213</b>	<b>108</b>	<b>0</b>	<b>0</b>	

Source: City of Santa Ana, Annual Progress Report, 2007



## PROGRAM SUCCESSES

The following highlights major successes. Table D-7 details progress for action set forth under Goal #4 of the Housing Element.

### Identification of Housing Sites



The 2000–2005 Housing Element built on the Land Use Element by setting goals, policies, and actions to facilitate development in District Centers and other infill locations. Key live-work projects built during the planning period include the 108-unit Santiago Lofts and the 70-unit award-winning lofts in the Artists Village. A sample of single-family projects built includes the 96-unit Armstrong Ranch, 40-unit Tarragon Homes, and 23-unit Summerland project. With respect to multiple-family residences, the 253-unit Pinnacle project and Vantage project were also built in the MacArthur Place District Center.

### Neighborhood Quality

The second key program focused on the quality of housing and preserving the scale and character of residential neighborhoods. Many projects built in prior decades lacked the desired quality of construction, recreational and open space amenities, adequate on-site parking, and site planning. Overcrowding, parking traffic management and public safety were also concerns. The City thus prepared citywide design guidelines, traffic management plans, and other efforts to improve housing and the quality of residential neighborhoods.

### Housing Incentives

Third, the City developed a series of development incentives to facilitate and encourage housing production. The City developed a density bonus ordinance and allowed for parking reductions when projects qualify and meet state standards for affordability. The City also adopted specific zoning designations that would allow flexible development standards, including the Metro East Mixed-Use Overlay District and several Specific Development Districts.

### Housing Assistance

The City also undertook efforts to provide housing assistance to facilitate affordable rental and ownership opportunities. The City assisted in funding numerous projects by Mercy House. The City also assisted in the conversion of a vacant motel into 89 units of senior rental housing for low and moderate income residents. Numerous apartment units, as previously described, were also acquired, rehabilitated, reconfigured, and preserved with long-term affordability covenants.



**Table D-7**  
**Progress Toward Housing Element Goal 4**

<i>Implementation Actions</i>	<i>Lead Agency</i>	<i>Target Year</i>	<i>Status</i>	<i>Completion Date</i>
4.1.1 Identify underutilized land in District Center areas to maximize the potential for residential development.	PBA	2001	<p><b>Progress</b> Existing underutilized cinema and surface parking area in Hutton/MacArthur District Center identified for mixed-use high-rise development.</p> <p><b>Evaluation</b> Program action complete. Program 15 states that the City will continue efforts by considering the amendment of District Center boundaries to allow for new residential products, including a 41-unit special needs project.</p>	2005
4.1.2 Develop a density bonus ordinance to provide incentive for developers to set aside a percentage of their project for affordable housing (based on state law).	PBA	2001	<p><b>Progress</b> City's density bonus ordinance updated in 2001 to be consistent with State legislation. Anticipate a subsequent update of density bonus ordinance to comply with SB 1818.</p> <p><b>Evaluation</b> Program action complete. Program 28 states that the City will update its density bonus ordinance per state law.</p>	2001
4.1.3 Amend specific zoning designations assigned to District Center areas to facilitate residential development.	PBA	2003	<p><b>Progress</b> The Central Business-Artists' Village (C3-A) Zoning District boundaries amended in 2003 to allow additional live/work opportunities and allow adaptive reuse of existing historic buildings. The zoning district adjacent to Santa Ana Train Depot was also amended in 2003 to allow residential lofts and ancillary service retail. In 2005, Hutton Centre Specific Development (SD) Zoning District was amended to allow mid-rise and high-rise residential developments, and the zoning district within the Museum Corridor was amended to allow residential mixed-use development.</p> <p><b>Evaluation</b> Program action complete. Program 30 states that the City will continue to implement and amend specific zoning designations applied to District Center areas to facilitate residential development</p>	Ongoing
4.1.4 Encourage adaptive reuse of buildings in District Center target areas to provide affordable housing.	PBA	2001	<p><b>Progress</b> Central Business-Artists' Village (C3-A) Zoning District amended to allow adaptive reuse. Existing buildings in the downtown surveyed for potential adaptive reuse. City adaptive reuse ordinance under study.</p> <p><b>Evaluation</b> Program action complete. Program 31 states that the City will seek opportunities for adaptive reuse of structures with historic merit that can be converted to quality residential and mixed-use projects.</p>	2005



**Table D-7  
Progress Toward Housing Element Goal 4**

<i>Implementation Actions</i>	<i>Lead Agency</i>	<i>Target Year</i>	<i>Status</i>	<i>Completion Date</i>
4.1.5 Reevaluate the Low Medium Residential (LMR) General Plan land use designation and corresponding zoning standards to broaden opportunities for infill residential development.	PBA	2001	<p><b>Progress</b> Conducted study and site survey of land in the Low Medium Density land use designation. Sites identified for potential redevelopment, higher residential density or land use, and coordinated rehabilitation. Surveyed recent projects with 15 to 22 dwelling unit acre as reference for future discussion regarding General Plan density increase.</p> <p><b>Evaluation</b> Program action complete. Data will be used to inform the General Plan update.</p>	2002
4.1.6 Update the City's vacant and underutilized land inventory to identify additional opportunities for residential development.	PBA	2003	<p><b>Progress</b> Planning staff monitors City building permits issued for demolition of housing units. Vacant and underutilized land Inventory was completed in conjunction with the update of the Housing Element.</p> <p><b>Evaluation</b> Program action complete. With new land inventory, public can now access property attributes online at <a href="http://www.ci.santa-ana.ca.us/propertyinformation.asp">http://www.ci.santa-ana.ca.us/propertyinformation.asp</a></p>	Ongoing
4.1.7 Participate in the development of 50 new ownership and rental units that are affordable to low and moderate households through land write-downs and construction subsidy for the benefit of nonprofit organizations and owner occupants.	CDA	2000–2005	<p><b>Progress</b> Worked with a nonprofit to create eight low income for-sale units. Worked with a developer to provide six for-sale units to low income homebuyers through land write-down and first time buyer financing. In 2005, the City assisted in funding construction of the San Miguel Residence, offering six units to persons with AIDS, and Santiago Villas senior project in 2004.</p> <p><b>Evaluation</b> Program action complete and successful. The City continues to work with its partners to promote the development of ownership and rental units.</p>	2000–2007
4.1.8 Continue to support nonprofit housing programs to construct new residential units for lower and moderate income households through acquisition of affordability covenants and subsidizing new construction.	CDA	2000–2005	<p><b>Progress</b> Worked with two nonprofits to construct nine new residential units for lower and moderate income households through subsidizing new construction. Also assisted a nonprofit in the conversion of a motel into 89 units of senior rental housing for low and moderate income households.</p> <p><b>Evaluation</b> Program action complete and successful. The City continues to work with its partners to promote the development of ownership and rental units.</p>	2000–2007



**Table D-7**  
**Progress Toward Housing Element Goal 4**

<i>Implementation Actions</i>	<i>Lead Agency</i>	<i>Target Year</i>	<i>Status</i>	<i>Completion Date</i>
4.1.9 Provide user-friendly and accessible information, (e.g., internet) detailing the City's residential development requirements.	PBA	2000–2005	<p><b>Progress</b> General Plan Land Use and Zoning Maps and new handouts made available on City website. Residential Addition Checklist created to assist residents and developers. City streamlined application for New Single-Family Residence and Minor Exception for Front Yard Fence. Citywide Design Guidelines and other planning documents available on CD and City web site.</p> <p><b>Evaluation</b> Program action complete. Although not included as a formal program, the City will continue to implement this practice.</p>	2000–2007
4.1.10 Continue the City's role in promoting physical improvements for new and rehabilitated residential developments to improve accessibility and compliance with Title 24.	PBA	2000–2005	<p><b>Progress</b> The City adopted new edition of the California Building Code with local amendments in 2007. Disabled accessible facilities and pedestrian pathways are required for substantial rehabilitation and new construction.</p> <p><b>Evaluation</b> Program action complete. Program 46 states that the City will investigate providing incentives or other means to encourage incorporation of visitability standards or universal design concepts in the construction and rehabilitation of housing.</p>	Ongoing
4.1.11 Identify infill development sites throughout the City to provide housing for persons with special needs, which may include elderly, large families, female-headed households, disabled persons, homeless persons, and farm workers.	PBA	2003	<p><b>Progress</b> The City is working with the County of Orange and nonprofit organizations to change the General Plan land use designation and zoning to allow 41 rental units for persons with special needs. The City assisted in funding the rehabilitation/reconfiguration of the Cornerstone Villages, converting 40 one-bedroom units into larger units to serve needs of large families. In 2005, the City provided assistance to construct the 5-unit San Miguel House to house persons with AIDS and their families.</p> <p><b>Evaluation</b> The City continues to implement this program. The Framework proposes programs to identify sites for emergency shelters, transitional housing, and supportive housing (Programs 47–49), and assist in financing the development of affordable housing (Program 25).</p>	Ongoing
4.1.12 Reduce parking standards for multiple-family rental housing to facilitate the financial feasibility of such developments when 20% or more are affordable to lower-income households.	PBA	2001	<p><b>Progress</b> Based on State density bonus legislation (SB 1818), upon developer's request cities may not exceed established parking ratios for housing developments that include a certain percentage of affordable housing.</p> <p><b>Evaluation</b> Program action complete. Program 28 states that the City will update its density bonus ordinance per state law.</p>	2005



**Table D-7  
Progress Toward Housing Element Goal 4**

<i>Implementation Actions</i>	<i>Lead Agency</i>	<i>Target Year</i>	<i>Status</i>	<i>Completion Date</i>
4.2.1 Develop a density bonus ordinance to provide incentives for developers to set aside a percentage of their project for affordable housing (based on State law).	PBA	2001	See response to 4.1.2 above.	2001
4.2.2 Provide assistance for the construction of 16 new housing units (three per year) through the Infill New Construction Program for low and moderate-income households.	CDA	2000–2005	<b>Progress</b> Assisted with construction of 15 new housing units for low income households. In 2006 the City initiated efforts that will lead to the construction of over 30 new low and moderate for-sale units on Redevelopment Agency infill sites.  <b>Evaluation</b> Program activity completed and successful.	2000–2006
4.2.3 Utilize authority of the RDA, SAHA, and the City to issue tax-exempt bonds to provide below-market interest rate financing for the purchase, acquisition, rehabilitation, and development of housing to the extent provided by current tax law.	CDA	2000–2005	<b>Progress</b> Used authority of the Redevelopment Agency, the Housing Authority, and the City to issue tax-exempt bonds to provide below-market interest rate financing for the acquisition and rehabilitation of 557 apartment units.  <b>Evaluation</b> Program activity completed and successful. Various programs in the Housing Element continue these efforts	2000-2007
4.2.4 Reevaluate the Low Medium Residential (LMR) General Plan land use designation and associated development standards to broaden opportunities for infill residential development.	PBA	2001	<b>Progress</b> Conducted site tour of land with LMR General Plan land use designation and identified underutilized sites, potential opportunities for redevelopment, and/or higher density of residential (15 du/acre) development. Collected photos, renderings, and site plans for projects with 15 to 22 units per acre for future policy discussion in General Plan.  <b>Evaluation</b> Program action complete. Data will be used to inform the General Plan update.	2002
4.2.5 Promote development of quality housing and the optimal utilization of available residential land through creative design and development standards.	PBA	2000–2005	<b>Progress</b> Adopted new Citywide Design Guidelines to promote a visually attractive, safe, and well-planned community through sound design principles. Since 2004, City has contracted an urban design firm to review key projects to promote quality design, pedestrian friendly amenities, and long-term quality development.  <b>Evaluation</b> Program action complete. Program 22 states that the City will implement design guidelines and create new guidelines to address housing along major transportation corridors.	Ongoing



## GOAL 5: HOUSING PRESERVATION

The demographic makeup and income level of Santa Ana residents makes it important to preserve the affordability of housing and preserve existing affordable housing projects at risk of conversion to market rents. The City has one of the lowest median household incomes in the County of Orange. The 2000–2005 Housing Element set forth a goal to preserve housing opportunities for low and very low income households, particularly in the area of assisted housing, in addition to rehabilitation efforts discussed earlier.



*This motel was converted to 89 units of affordable senior housing with financial assistance from the Santa Ana Housing Authority, City of Santa Ana, and RDA.*

The City has approximately 2,500 assisted developments, providing affordable housing to seniors and families. Of that total, two-thirds are dedicated for families and one-third for seniors. As discussed, approximately 800 units are at risk of conversion during the present planning period. The City’s strategy to preserve housing affordability was through seeking new Section 8 rental assistance vouchers, identifying potential revenue sources and financing mechanisms, and monitoring and tracking legislation that would impact the prolonging of affordability covenants. Another effort was to preserve existing publicly subsidized affordable units from conversion to market rents.

In 2006, the City identified the City Gardens project, a 274-unit project for families, of which 55 units were deed restricted as affordable to very low income households. To help preserve its affordability, the Santa Ana Housing Authority authorized the issuance of tax-exempt multiple-family housing revenue bonds in an amount not to exceed \$8,400,000 for the purpose of preserving the City Gardens Apartments. All 55 rental units were preserved at rents affordable to very low income households until 2061. Other projects also resulted in a substantial number of deed restricted affordable units.

In addition to housing preservation, the Santa Ana Housing Authority continues to support lower income households through issuance of Section 8 vouchers. The City continues to meet the program objectives with respect to the number of recipients and lease-up rates. During the 2000–2005 Housing Element planning period, the City was also very successful in increasing its Section 8 voucher allocation by successfully applying and securing 500 additional vouchers and 100 Mainstream Vouchers for people with disabilities. The City intends to continue this program for the present planning period.

Table D-8 describes the progress made to individual housing preservation programs and provides a brief evaluation of each program.



**Table D-8  
Progress Toward Housing Element Goal 5**

<i>Implementation Actions</i>	<i>Lead Agency</i>	<i>Target Year</i>	<i>Status</i>	<i>Completion Date</i>
5.1.1 Continue to implement and seek new Section 8 Rental Assistance to aid low income and very low-income families.	CDA	2000–2005	<p><b>Progress</b> Annually, the SAHA provided Section 8 vouchers to approximately 2,533 households totaling \$26.1 million worth of rental assistance. In addition, participants in the Family Self Sufficiency Program received training on becoming homeowners, and some made deposits into escrow accounts that can be used for down payments. During the planning period, the Santa Ana Housing Authority successfully applied and secured 500 additional vouchers and 100 Mainstream Vouchers for people with disabilities.</p> <p><b>Evaluation</b> Program action complete and successful. The Housing Plan continues these efforts:</p> <ul style="list-style-type: none"> <li>• Continue to serve 2,558 clients annually and seek new Housing Choice Vouchers for extremely low income households</li> <li>• Continue to implement and seek participants for the Family Self Sufficiency program; serve 150 clients annually</li> <li>• Continue to implement and seek 50 participants annually for the HOPWA Tenant Based Rental Assistance program</li> </ul>	2000–2007
5.1.2 Identify potential revenue sources (federal, state, local, private, and nonprofit) and financing mechanisms to prolong existing affordability covenants.	CDA	2000–2005	<p><b>Progress</b> The City continues to identify and pursue all available revenue sources and financing mechanisms that can be used to prolong existing affordability covenants.</p>	2000–2007
5.1.3 Monitor housing issues and track legislation that would impact the prolonging of affordability covenants.	CDA/PBA	2000-2005	<p><b>Progress</b> Participate in the Orange County Council of Governments, National Association of Housing and Redevelopment Officials, California Redevelopment Association, and American Planning Association forums to monitor housing issues and track legislation that impact the prolonging of affordability covenants.</p> <p><b>Evaluation</b> Program action complete, successful, and will continue. Efforts will also focus on obtaining RHNA credits for such efforts.</p>	Ongoing



## GOAL 6: REGIONAL CONSISTENCY

The 2000–2005 Housing Element set forth the goal to promote consideration of regional housing issues and consistency with county and regional plans. Progress toward this goal is summarized in Table D-9.

**Table D-9**  
**Progress Toward Housing Element Goal 6**

<i>Implementation Actions</i>	<i>Lead Agency</i>	<i>Target Year</i>	<i>Status</i>	<i>Completion Date</i>
6.1.1 Develop housing, population, and employment projections in cooperation with Orange County governmental agencies, Orange County Council of Governments, and SCAG.	PBA	2003	<p><b>Progress</b> Santa Ana provided input on Orange County Projections (OCP 2006), which were adopted by the Orange County Council of Governments and forwarded to SCAG for regional growth forecasting.</p> <p><b>Evaluation</b> Program action complete, successful, and will continue.</p>	2006
6.1.2 Monitor housing issues and track legislation that may influence and improve local housing conditions.	PBA	2000–2005	<p><b>Progress</b> Participate in the Orange County Council of Governments and American Planning Association forums to monitor housing legislation, State reporting requirements, and RHNA methodology and process.</p> <p><b>Evaluation</b> Program action complete, successful, and will continue.</p>	Ongoing
6.2.1 Promote development projects in District Center areas that allow for a mixture of land uses including quality housing, employment, and commercial opportunities near multimodal transportation uses.	CDA	2000–2005	<p><b>Progress</b> Projects that are approved and/or under construction in the District Center near multi-modal transportation facilities include: the Village Lofts (70 units), Santiago Lofts (108 units), and City Place (168 units). In addition, the proposed Renaissance Specific Plan is identifying opportunities for mixed-use residential infill in a 400-acre area encompassing part of the Downtown. The proposed 200-acre Metro East Overlay Zone area will also allow opportunities for a mixture of land uses at a higher intensity.</p> <p><b>Evaluation</b> Program action complete, successful, and will continue.</p>	Ongoing
6.2.2 Promote efforts to encourage and financially assist those employed in Santa Ana to live in the City, particularly within the empowerment zone.	CDA	2001	<p><b>Progress</b> City staff has encouraged Santa Ana businesses to assist their employees in living in Santa Ana. Currently working with Goodwill Industries to develop 41 special needs units for some of their workers.</p> <p><b>Evaluation</b> Program action complete, successful, and will continue.</p>	2000–2007



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