



GENERAL PLAN HOUSING ELEMENT UPDATE

COMMUNITY BASED ORGANIZATIONS STAKEHOLDERS MEETING

Thursday, January 17, 2008

After an overview of the General Plan Housing Element efforts, the Santa Ana Community Based Organization representatives participated in a smaller group discussion. Three sets of questions were used to conduct two breakout groups. The following are the highlights of the discussions.

DISCUSSION QUESTIONS/ GROUP BREAK OUT COMMENTS

GROUP #1 (Facilitator: Karen Haluza, Scribe: Colin Drukker)

1. Housing Successes:

What housing policies, projects or programs are currently working well in Santa Ana?

- Direct subsidizing rent – 2,600 families 10,000 applications
- Housing Opportunities for People with Aids (HOPWA) – rental subsidy for 50 people and five acquisition/rehab and new development projects.
- Orange County Community Housing Corporation (OCCH) – 9 units, rental
- Minnie Street – access, kid-amenities, traffic calming
- Mixed Use Projects – access to stores/entertainment; walkability

2. Housing Needs:

From your organizations perspective, what are the key housing needs in Santa Ana?

- Congregate care/co-housing, communal living
- Family oriented – childcare/co-housing
- Disabled – especially access; grant for rehabs
- 18 to 30 year olds – moving out of Santa Ana
- Large (+5) families with 2-4 bedrooms
- Undocumented (cannot use Section 8); non-legal status - pro-rate families with legal residents



- Low to Moderate workforce - this is group from Chamber not average median income
- Emergency shelters - 37,000 in Orange County (hub in Santa Ana)
- Transitional housing (veterans with families)
 - Funds available
 - Need housing
- Permanent Affordable Housing
 - Funding shortfall
 - Financing - no bank support; don't want to work with non-profits; need city support for guarantee of loan
- Land use designations - higher densities
- Single Room Occupancies (SROs) - Saddleback Inn
- Replacement housing
- Seniors - very limited income, social security limited; Leisure World

3. Creating Community:

What can be done? What actions would you suggest to address the City's housing need?

- Rehabilitate old warehouses for housing (re-use old buildings)
- Market to those developers who would rehabilitate old housing for new - limited in Orange County
- Prioritize family housing
- Acquire and rehabilitate along with deep affordability - tax credits, new construction - to increase number of units
- Mixed use housing, especially over existing; especially because lots of strip malls are near housing anyway
- Increased densities must also provide sufficient open space
- Green practices, when it allows leveraging of other resources (may attract or help developers); containers with green components (non-traditional building materials and structures; \$300-400 for 16 units)
- Inclusionary fees
- Land Trust - cannot sell land
- Rental over owner



GROUP #2 (Facilitator: Sergio Klotz, Scribe: Juanita Preciado Hernandez)

1. Housing Successes:

What housing policies, projects or programs are currently working well in Santa Ana?

- Acquisition/ rehabilitations like Minnie Street & Townsend/Raitt
- It is an improvement to see the City going into some troubled communities
- City has done a good job of allowing private developers produce more market rate housing/ unfortunately none is affordable
- Neighborhood Improve Program - Coming together of communities
- Logan/ Lacy three homes/sign of revitalization
- Santa Ana Renaissance Specific Plan (SARSP) has potential for more open space/community gardens - involved to see that happens
- Two people in group thought NOTHING is working well
- Good marks on reaching out through Housing Element process, but has not seen enough Latinos at these workshops
- More reaching out to community at large through CBOs, churches, neighborhood groups. It was noted that bilingual flyers for Housing Element Workshops were distribute to 5th and 6th grade families through the Santa Ana Unified School District

2. Housing Needs/Creating Community:

From your organizations perspective, what are the key housing needs in Santa Ana? What can be done? What actions would you suggest to address the City's housing need?

- Homeless/Veteran organization(s) - one of the small sectors; City could make it easier for facilities to be established or constructed; there are dollars out there. Planning has many barriers that prohibit the development of such construction:
 - Planning standards hard to meet
 - Process/time consuming waiting (other municipalities has streamlined process for special needs development)
 - Not necessarily dollar barriers; land/location impossible to access transportation. It would sufficient if the city could identify the land
 - Need City to help facilitate development; support affordable housing; support other interests



- Homeless is a continuous need
- Two issues to address policy at a systematic levels: inclusionary zoning and overlay ordinance that requires affordable housing and Housing Element to be more geographic conscientious. Identify where the affordable housing will be developed.
- Southern California Association of Governments (SCAG) region plans and Senate Bill 12 address linkage between housing and transportation; this should be addressed and maximized in Housing Element
- Young adults (Taller San Jose graduates) with good skills cannot afford to stay local. What more can be done to provide affordable housing here, instead of these young adults being forced to move elsewhere. Want to see City be more proactive (vs. CBO) to make that happen.
- What are the incentives to developers to build affordable housing?
- More open space for City; too limited and not enough/consider roof top open space like San Francisco
- Development consultant suggested using density bonus as a tool to preserve land for open space
- Creation of new units with affordable restrictions to serve all aspects of the community.
 - Inclusionary housing ordinance
 - Mixed/under utilized community
 - Overlay housing ordinance
- Concern regarding the City Manager's remarks that City shut down housing development for fifteen years because of bad experience. City revamped development standards and we now see more housing. What were the changes in standards that allowed the 120% Average Median Income (AMI) development?
- Housing Element goals from 2000-2005 have not been met; what ensures we will meet new ones?
- Enterprise Zone surveyed potential locations for affordable housing development. Is that being used?
- Grain Project- direct relationship of housing to open space
 - Healthy neighborhood requires open space; this is any development should/must/have open space
 - Renaissance Specific Plan - proposing community garden program to be integrated into the neighborhood/community
 - Infill needs/must consider open space in development
 - Also neighborhood/community areas that include gardens; green belt access; Wellington Park/Santiago/Logan/Lacy area



- Santa Ana River project – Forrest Paul Park combo use with neighborhood garden
- Public Health Perspective encouraged in land use planning:
 - Long commutes vs. shorter commutes allow for more physical activity; access to grocery, amenities, more green, more lighting, larger sidewalks
 - Ditto; County agency will be sponsoring a national walk to school day; improve safe routes in all development
- Consultant to developers noted:
 - They can create affordable housing and maintain a sense of community
 - City not conducive to creating this type of housing
 - Dollars and space issues
 - Height/density can help make projects work; have made density work elsewhere
 - Parking can be issue/barrier. Needs to be reduced

In closing, the group concurred that there are not more than physical concerns of housing to consider, but also the overall community well-being, transportation, walkability, mixed use, and open space.