Housing Plan

This chapter sets forth the City housing programs that are designed to further the housing vision for Santa Ana.

OVERVIEW

The goals and policies of the Housing Element are implemented through programs designed to encourage the maintenance, improvement, development, and conservation of housing and neighborhoods in the community. These programs are organized into functional groupings that relate to specific goals. However, in many cases a program achieves multiple goals and policies. In pursuing these goals, the City will also seek to achieve quantified objectives. These objectives are summarized for major housing activities in Table 8.

| Table 8  
Housing Element Quantified Objectives, 2014–2021 |
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<tbody>
<tr>
<td><strong>Total</strong></td>
<td><strong>Ext. Low</strong></td>
<td><strong>Very Low</strong></td>
<td><strong>Low</strong></td>
<td><strong>Moderate</strong></td>
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<tr>
<td>Housing Construction</td>
<td>405</td>
<td>78</td>
<td>78</td>
<td>122</td>
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<tr>
<td>Housing Rehabilitation</td>
<td>80</td>
<td>80</td>
<td>80</td>
<td></td>
<td></td>
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<tr>
<td>Acquisition and/or Rehabilitation</td>
<td>50</td>
<td>50</td>
<td></td>
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<td></td>
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<tr>
<td>Preservation of At-Risk Units</td>
<td>50</td>
<td>50</td>
<td></td>
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<tr>
<td>Rental Assistance</td>
<td>2,699¹</td>
<td>2,699 per year</td>
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<td>Homeowner Assistance</td>
<td>80</td>
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<td></td>
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<tr>
<td>HOPWA Rental Assistance</td>
<td>400</td>
<td>400</td>
<td></td>
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</tr>
</tbody>
</table>

Sources: City of Santa Ana, 2013.
Note 1. 2,699 annually for eight years.

The remainder of this chapter describes City programs that will be implemented to achieve the objectives for the 2014–2021 planning period. Housing Programs are grouped under four categories that correspond to housing goals, although programs often achieve multiple goals.
HOUSING PLAN

HOUSING AND NEIGHBORHOODS

HOUSING REHABILITATION

1. Single-Family Rehabilitation

Periodic repair and rehabilitation of single-family housing is critical for maintaining the quality of housing and preserving residential neighborhoods. The City of Santa Ana estimates that up to 8,000 single-family homes may require repair and rehabilitation. The City provides up to $75,000 in low, fixed-interest loans for the repair and rehabilitation of single-family homes, including historic homes. These include one- to four-unit residential properties on a single lot that are owner-occupied units. To qualify for a home rehabilitation loan, the household must be very low or low income, and the housing unit must be owner occupied for the life of the loan. Single-family acquisition and/or rehabilitation programs are also offered through the Neighborhood Stabilization Program described later under Program 39. Paint Your Heart Out, a local nonprofit, also assists in helping Santa Ana mobile home owners with painting, repairs, and upkeep.

2. Mobile Home Repair

Santa Ana has about 30 mobile home parks that provide approximately 3,976 mobile home spaces. These parks provide affordable housing options for many low, very low, and extremely low income residents. At least seven mobile home parks are age-restricted for seniors. The City historically offered loan programs for mobile home parks; however, the demise of redevelopment removed funding for those programs. The City now offers a Mobile Home Hardship program, whereby very low income seniors and people with disabilities are eligible to receive an interest-free loan of up to $5,000 to make repairs. The City will continue to implement this program and partnerships with other nonprofits to implement the mobile home repair program.

3. Rental Rehabilitation

The City of Santa Ana’s rental rehabilitation program is designed to encourage the timely rehabilitation of rental apartment housing. The City offers loans up to $75,000, at 0 percent interest, amortized for 10 years. In order to qualify for a loan, not less than 51 percent of the units must be affordable to and occupied by lower income households. Once housing improvements are completed, the units are subject to deed restrictions. Half of the rehabilitated rental units must be rent restricted as affordable to very low income households, and the remainder must be rent restricted as affordable to low income households. Priority for loan assistance is given to properties cited by the City’s Code Enforcement team. Rental property acquisition and/or rehabilitation programs are also offered through the Neighborhood Stabilization Program described later under Program 39.
NEIGHBORHOOD INITIATIVES

4. Neighborhood Improvement

The Neighborhood Improvement Program provides City staff support and technical assistance for neighborhood organizations to facilitate improved communication among all parties, between neighborhoods, and with the City. The City of Santa Ana has also established the Communication Linkage Forum (Com-Link) to promote leadership, civic participation, unity, and pride in all Santa Ana’s participating neighborhoods. The City also supports the Community Development Resource Network, guided by a steering committee with members from community-based organizations. The steering committee organizes and sponsors the Most Beautiful Yard Award, Neighborhood Hero Award, and Celebrate Santa Ana. The City assigns staff to work with neighborhoods to provide training and capacity building that will enable individuals to improve their neighborhoods.

5. Neighborhood Infrastructure

Santa Ana recognizes that neighborhood quality depends on the condition of infrastructure. To that end, the City is strategically planning to improve and maintain its infrastructure. From 2008–2012, the City implemented Project Restore, a $100 million program to improve the appearance, function, and safety of residential streets. As part of the Capital Improvement program, the City continues to make substantial investments in storm drains, sewers, and water facilities. Neighborhoods are kept clean through waste management and street cleaning programs. Public landscaping and street tree program are also provided to beautify and improve neighborhoods. The City will continue to implement these neighborhood infrastructure projects and seek additional local, state, and federal grants to continue efforts.

6. Healthy Neighborhood Initiatives

The City recognizes that a healthy neighborhood requires more than housing and physical infrastructure; equally important are parks, open spaces, recreation opportunities, and other projects that improve resident health. Santa Ana has established its Santa Ana Green Program, encouraging clean fuel technologies, water conservation, and energy saving efforts. The City is a Tree City USA, implements a Community Forestry Program, and is involved in installing greenways, where feasible, and improving parks. The Parks, Recreation, and Community Services Agency has a Healthy Neighborhood Initiative to promote healthy lifestyles. Part of this effort includes establishing “Safe and Active Living United Districts” (SALUD), where members receive nutritional tips and participate in fitness activities, such as walking clubs. Another example is Active Living in Santa Ana, an initiative between the City, community-based organizations, and health care experts.
COMMUNITY-BUILDING INITIATIVES

7. Santa Ana Building Healthy Community Initiative

In 2009, Central Santa Ana was selected as one of the 14 sites in California to participate in The California Endowment’s Building Healthy Communities. This $10 million and 10-year initiative aims to improve resident health and achieve the Endowment’s healthy community outcomes by intentionally addressing social determinants of health—at the individual, housing, block, and neighborhood level. The initiative also seeks to influence and shape public policy at all levels in the community, including the City’s comprehensive general plan, safe routes to schools, business community, parks and recreation opportunities in neighborhoods, and even at home. Effecting system change will create a healthier and prosperous community for the current and future generations of residents living in Santa Ana. The City will continue to provide support to this community building initiative.

8. Building Community Efforts

The City of Santa Ana is committed to and actively involved in supporting programs and capital improvements that improve neighborhood livability. Recent projects include new community centers and parks (e.g., LHA “Green Hear Families” Park and Community Center, joint use facilities (e.g., Roosevelt Elementary School, Willard Intermediate School, Garfield Elementary School and new community center), community gardens projects (e.g., Grain Project), public art, and other worthy community projects. The City is active in sponsoring community efforts such as libraries and educational services, both free standing and within City-initiated housing projects, such as Cornerstone Villages. The City of Santa Ana will continue to seek additional partnering opportunities to build stronger and healthier neighborhoods through a wide variety of community building programs.

9. Neighborhood Safety

Safe neighborhoods are an important and indispensable part of quality of life. This goal is achieved through the efforts of multiple city departments, including planning and housing, who implement programs to improve and maintain the safety of neighborhoods. The City is active in promoting safe routes to school for children to walk and bicycle. Traffic control measures are in place to reduce speeding and reduce safety hazards from vehicular traffic. The City is active in making curb cuts and repairing its many sidewalks. The Police Department is working with community leaders to startup Neighborhood Watch groups and provide mentoring activities for youth. Finally, the City Council, through its Public Safety and Neighborhood Improvement Committee, maintains an open forum for addressing the ongoing public safety or improvement needs of each of its neighborhoods.
CODE ENFORCEMENT

10. Property Maintenance Standards (Healthy Housing)

Santa Ana requires adherence to building and property maintenance standards in its municipal codes (e.g., International Property Maintenance Code and Health and Safety Standards related to substandard housing). Research has increasingly pointed toward a strong link between property maintenance, neighborhood quality, and the overall health of residents. The American Public Health Association and National Center for Healthy Housing have created a new National Healthy Housing Standard. The standard’s health-based codes are designed to complement the policies and regulations already adopted and implemented by cities. Santa Ana has the opportunity to incorporate the latest in best practices for healthy homes into the City’s existing building and maintenance codes used by building and code enforcement officials.

The City will collaborate with community serving organizations to educate residents regarding property health and maintenance issues. The City’s Code Enforcement Department will also work cooperatively with the County Health Department to address interior infestation of insects, vermin, or rodents; and the lack of adequate garbage storage and removal facilities, as authorized by Senate Bill 488 (2013).

Many jurisdictions are exploring additional ways to enforce property maintenance standards, especially when related to health and safety conditions in interior living spaces, including Rent Escrow Account Programs (REAP). A REAP is an enforcement tool that encourages landlords to maintain their properties and to bring properties that have existing violations into compliance. When a property demonstrates substantial habitual violations and failure to conduct repairs and maintenance, tenants may be entitled to rent reductions, protection from eviction or other retaliation, and a delay of rental payment until repairs are completed.

11. Proactive Rental Enforcement

The Proactive Rental Enforcement Program (PREP) promotes public health and safety through systematic and proactive code enforcement. Santa Ana has many rental housing properties with deferred maintenance. PREP focuses on identifying these code violations in rental properties that threaten the occupants’ safety, the structural integrity of the building, or the condition of the surrounding neighborhood. Code violations are identified through a quadrennial inspection completed every four years. Properties are charged a fee for service unless the property receives a Gold Seal for meeting standards of excellence in property maintenance. To maximize the effectiveness of this program, the City seeks to augment levels of funding and personnel where feasible.

12. Residential Response Team

The Residential Response Team (RRT) is a complement to the existing PREP program and focused on single-family residential units. RRT is a focused code
enforcement effort that investigates complaints alleging substandard housing conditions, property maintenance violations, and land use violations on owner-occupied or rented single-family residences. The team also handles traditional code enforcement concerns involving the lack of exterior property maintenance and illegal vending violations. The most commonly reported violations involve substandard housing, hazardous conditions, unpermitted work, illegal business in a residence, and dangerous and abandoned buildings. Property owners are given a fixed period to abate conditions before enforcement actions are taken. To maximize the effectiveness of this program, the City seeks to augment levels of funding and personnel where feasible.

HISTORIC PRESERVATION

13. Historic Program and Ordinance
The City of Santa Ana recognizes the value of its heritage and has therefore established Chapter 30 of the Santa Ana Municipal Code to regulate and preserve places of historical and architectural significance. The City implements its Historic Code through the placement of properties on the Local Register of Historic Resources and through review of requests for exterior work or demolitions of historic structures; recommending policies and regulations for the protection, reuse, and rehabilitation of historical property; and encouraging public understanding and involvement in historic and architectural heritage. The City will continue to seek opportunities to implement its historic preservation program, where feasible, to preserve its important resources.

14. Historic Home Rehabilitation Incentive
The City of Santa Ana offers up to $75,000 in loans for the rehabilitation and/or preservation of historic, owner-occupied single-family homes. The home loan is limited to income-qualified property owners. In addition to direct financial assistance, the City also supports the Mills Act property tax incentive program, which grants property tax relief for rehabilitation improvements as a financial incentive for owners to preserve their historic properties. The Mills Act Agreements allow for up to 50% property tax savings. However, funds are in short supply for smaller repairs. To complement its incentive programs, the City will seek new funding sources, including grants and loans that can be used or leveraged with others to focus on preventive, rather than corrective repairs.

15. Historic Neighborhood Preservation
Santa Ana has residential, commercial, and industrial areas that have cultural or historic significance to the community. Residential neighborhoods include, but are not limited to, French Park, Floral Park, Wilshire Square, Eastside, Washington Square, and Heninger Park residential neighborhoods. The City is also known for its historic Mexican barrios, including the Logan, Lacy, Delhi, and Santa Anita neighborhoods, which date to the late 1880s. Several of these are recognized as historical districts, while others are not. In addition to preservation strategies for individual structures, the City could explore strategies to identify
and preserve neighborhoods or elements thereof that are locally considered worthy of preservation efforts, but not necessarily individually eligible for a formal state or national historic designation.

**HOUSING SUPPLY AND DIVERSITY**

**HOUSING SUPPLY**

16. **Transit Zoning Code**

Santa Ana continues to pursue efforts to revitalize its historic core. In 2010, the City adopted the Transit Zoning Code to encourage residential/mixed-use housing opportunities and support transit goals. The Transit Zoning Code applies to properties adjacent to and near Santa Ana Boulevard, Santa Ana Regional Transportation Center, the Downtown, Civic Center area, and the Logan and Lacy neighborhoods. The Transit Zoning Code has provisions that will strengthen existing neighborhoods and allow for development that creates a walkable, transit-supportive environment. The Housing Authority continues to work with developers to build quality infill housing in downtown.

17. **Metro East Mixed-Use Overlay**

Approved in 2007, the MEMU Overlay Zone is intended to introduce new development forms and land uses that will provide for the creation of a high-intensity, mixed-use urban village within a previously developed mid- to high-rise office environment near the intersection of the I-5 and SR-55. The plan provides a framework for the development of three mixed-use districts—Neighborhood Transitional, Village Center, and Active Urban. Within the MEMU Overlay Zone, up to 5,500 multiple-family residential and live-work units are allowed. To facilitate development, residential land uses are permitted by right in the three districts subject to a Site Plan approval by the Planning Commission. The MEMU will be a primary location for new housing, mixed use, and commerce in Santa Ana.

18. **District Centers**

Santa Ana District Centers at MacArthur Place, Metro East, City Place, and other areas are intended to accommodate high-rise office, commercial, residential, and mixed-uses. Residential uses in most District Centers allow up to 90 units per acre when developed as an integral component of a master-planned, mixed-use project. The Specific Development District (SD) is a key planning and zoning tool that is used to facilitate creative residential and mixed/multiuse developments in District Centers as well as other locations. Residential/mixed-use development standards are individually tailored to specific project needs. Santa Ana will continue to direct multiple-family, mixed-use housing, and commercial projects into select District Centers that further the City’s housing, economic development, and other general plan objectives.
19. Harbor Mixed Use Transit Corridor Specific Plan

Harbor Boulevard spans Santa Ana and links key commercial, employment, and residential districts. Santa Ana has made considerable capital investments in Harbor Corridor to reestablish this corridor as a major north-south spine linked to the City’s future fixed guideway system. The City is updating the specific plan to create a vibrant corridor that supports mixed residential uses, business and employment opportunities, access to multimodal transportation options, and environment supporting health and wellness. The specific plan will create a zoning framework to allow for new compact transit-supportive housing combined with nonresidential uses along Harbor Boulevard. This corridor will be zoned to accommodate part of the City’s share of the regional housing needs targets with a mix of high quality, transit-supportive housing.

20. Comprehensive General Plan Update

The City of Santa Ana will begin a process to study best practices in updating the General Plan, with the long-term goal of providing for a comprehensive update. The General Plan update will cover a wide variety of topics, including employment and economic vitality, community health and wellness, strong neighborhoods, multimodal transportation system, public safety, education, and parks and recreation among other topics. Another key focus will be the role of First Street, Fifth Street, and other key transportation corridors to further housing opportunities, economic development, mobility options, and parks and recreational opportunities. Concurrent will be a comprehensive update to the Zoning Ordinance (Program 21). These efforts are anticipated to commence in 2014/2015.

21. Zoning Ordinance Update

The comprehensive update of the general plan will create a need to review the Zoning Ordinance for consistency and for additional direction to implement the vision, goals, and policies of the general plan. To that end, the Zoning Ordinance update will include a revision to development standards that will align the zoning ordinance with the General Plan. To the extent determined, the effort will include provisions that address parking, height, setbacks, and open space requirements to facilitate sustainable, quality housing and mitigate potential constraints to housing. The City may also explore the feasibility of adapting non-residential zones to accommodate artist live-work needs.

Finally, the Zoning Ordinance update will also explore and include provisions of a Healthy Design Ordinance or development concepts that encourage development types that foster active living, health and wellness. The final scope of work will be determined during the general plan update stage and the result of input from the community and civic leaders.
BUILDING DESIGN

22. Building Design Guidelines

Building design is a key component of the City’s overall housing strategy. Poor quality housing design, in the long term, leads to premature deterioration, adverse impacts to quality of life, poor resident health, and public opposition to new housing. Santa Ana’s Citywide Design Guidelines provide specific guidance about preferred and discouraged methods of planning, neighborhood design, and construction. In recent years, however, planners have become increasingly aware of the need to integrate emerging concepts of sustainability, health, and wellness into how buildings are designed, built, and operated. One such effort is the Active Design Guidelines. As the City encourages new forms of housing that further health, wellness, and sustainability, new evidenced-based research offers an opportunity to amend design standards to foster sustainability, health, and wellness.

23. Green Building

Recent advances in technology and environmental awareness have led to a greater understanding of how the design, construction, and operation of buildings have profound implications for energy use and global warming. Green building is the practice of creating structures and using processes that are environmentally responsible and resource efficient throughout a building’s life cycle: from siting to design, construction, operation, maintenance, renovation, and demolition. Although CalGreen Code is now state law, the City is committed to developing a Green Building policy that incorporates sustainable concepts for housing, supports the renovation of housing with resource-efficient equipment, considers incentives for Green practices, works with developers to create demonstration projects, and provides recognition for best practices.

24. Development Review

Santa Ana’s urbanization has raised the awareness of the individual and cumulative impacts of land use decisions on community quality of life. Consistent with state law requirements and city policy, the City of Santa Ana requires Site Plan Review, Design Review, and Environmental Review of proposed residential projects. City staff review projects for compliance with City development standards and operating standards, building and site design standards, and potential environmental impacts. In an effort to continue to improve and protect the community’s quality of life and implement healthy community best practices, the City will continue to ensure appropriate review with existing requirements and development a simplified healthy design checklist for use by planners.
INCENTIVES

25. Affordable Housing Financial Incentives

The City actively incentivizes the provision of quality, affordable housing. These may include land assembly and writedowns, direct financial assistance with HOME and set-aside funds, issuance of tax-exempt bonds, and technical assistance. The amount of financial assistance depends on the availability of local, state, and federal funds. The City also adopted an ordinance that defers payment of development fees to just before final occupancy. The City of Santa Ana will continue these incentives and facilitate their application to each planning area as appropriate; in some areas, a development incentive may be more appropriate and, in other areas, direct financial assistance may be more appropriate.

26. Extremely Low Income Housing

Housing Element law has been recently expanded to include a focus on the housing needs of extremely low income households. According to 2012 Southern California Association of Governments Existing Housing Needs Data Report (using 2005-2009 ACS), the City has 11,370 extremely low income, the majority of which are renter households. The Housing Authority issues 2,699 housing choice vouchers to low income households each year. Of all housing choice vouchers, 75% of them will be extremely low income households. The City of Santa Ana will continue to seek opportunities to support grant applications, work with nonprofits, and provide other incentives as feasible to support the production of affordable housing for extremely low income households.

27. Successor Housing Agency

Historically, the Santa Ana Redevelopment Agency (RDA) has played a key role in facilitating and encouraging the production, rehabilitation, and preservation of housing. Santa Ana also allocated tax increment funds generated from redevelopment project areas to increase, preserve, and improve the supply of low and moderate income housing as well as support housing, economic, and community development activities. With the demise of redevelopment agencies across California and reallocation of funds to the State of California, the City no longer has an RDA. A successor agency, the Santa Ana Housing Authority, is responsible for completing all remaining enforceable obligations. The City is seeking to retain a portion of its tax increment funds, including Boomerang and Supplemental Educational Revenue Augmentation Funds (SERAF), to allow the completion and administration of enforceable obligations over the long term.

28. Density Bonus Ordinance Update

The City’s density bonus ordinance, Section 41-1600, incorporates state density bonus law. The City will revise its density bonus ordinance to reflect recent changes in state law. In summary, applicants of multiple-family residential and mixed-use projects of five or more units will be entitled to a density bonus under one of four conditions: 1) at least 5% are very low income units, 2) at least 10% are lower income units, 3) at least 10% are moderate income for-sale units, and/or
4) at least 35% of units are for persons aged 55 and older. The density bonus ranges from 20 to 35% according to how much affordable housing is provided above the minimum percentage in state law. Eligible projects may also receive one to three concessions or other development incentives, depending on the proportion of affordable units and level of income that is targeted.

29. Housing Opportunity Ordinance

In 2011, Santa Ana adopted a Housing Opportunity Ordinance. For eligible ownership projects, at least 15% of the units must be set aside as affordable to moderate income households for at least 45 years. For eligible rental projects, at least 15% must be affordable to very low or lower income households for at least 55 years. These requirements may be reduced at the discretion of the Executive Director if a greater level of affordability is provided. Provisions allow for the payment of in-lieu fees rather than building units, or building the units on- or off-site with City Council approval. The inclusionary requirement is triggered by: a request to increase the permitted density above that permitted in the zone, conversion of commercial or industrial land to residential uses, conversion of rental units to condominiums, and various other conditions. The City will develop policies and procedures for occupancy of units created under the Housing Opportunity Ordinance.

30. Adaptive Reuse

Santa Ana contains a variety of buildings not originally constructed for residential uses, that are vacant or underutilized, and which may be candidates for reuse as new housing. Santa Ana’s Design Guidelines provides guidance on the adaptive reuse of historic structures in the downtown. The Grand Central Art Center is an adaptive reuse project of a historic building that creates a mixed-use live/study/work center, accommodates university programs in visual arts, and provides a day and night public focal point for Santa Ana’s “Artist Village.” The City is exploring options for the adaptive reuse of historic and/or underutilized buildings to create a diversity of housing opportunities and stimulate new investment.

REGULATORY INCENTIVES

31. Specific Development District

The City uses a Specific Development (SD) District to facilitate creative residential and mixed/multiuse developments where otherwise strict application of the Zoning Ordinance would make the project infeasible. Under a SD zone, the City may permit attached and detached single-family residences, town homes, patio homes, zero lot lines and any other housing types permitted by the regulations of the underlying zone. Residential/mixed-use development standards are individually tailored to specific project needs. This tool is especially useful when dealing with small in-fill sites, allowing for the development of new housing. The approval process is similar to any zone change process. The City will continue to implement the Specific Development District for projects.
32. Variety in Household Sizes

Santa Ana is committed to providing housing appropriate for residents. Although Santa Ana has historically had a high demand for large family units, the 2010 Census also shows a more diverse trend in household size. This requires that the City’s housing stock provide units large enough to accommodate larger families, while also providing smaller housing units for newly forming households. Policy HE-4.2 states the City will facilitate and encourage the development of larger rental and ownership units for families with children, including lower and moderate income families. These types of units are being built within the Transit Zoning Code. However, there is a higher demand for smaller units in other locales. In response, the City will monitor applications for residential projects to ensure they match existing and future housing demand in Santa Ana and propose ordinance changes if needed to align products with needs.

33. Parking Study

The City will perform a study to evaluate parking standards for residential development, with a focus on multifamily development. The study will compare development costs of current parking standards, their effect on project density, and the costs and benefits of a parking in-lieu fee option. The study will consider reducing residential parking standards in areas where parking demands are less, or other parking options are available. Should the parking study reveal that current parking requirements are an undue constraint to the development of multiple-family housing, City staff will propose a program to City Council to mitigate the constraint. Because of the relationship of parking to other residential development standards (e.g., open space, height, lot coverage, etc.), this effort may be completed in conjunction with the update to the Zoning Ordinance.

HOUSING ASSISTANCE

RENTAL ASSISTANCE

34. Housing Choice Voucher Program

The City of Santa Ana Housing Authority administers the Department of Housing and Urban Development’s Housing Choice Voucher Program. Funded by the federal government, the program provides rental subsidies to very low and extremely low income households. The rent subsidy equals the difference between the contract rent and what the tenant can afford to pay, which is generally defined as about 30% of monthly income. As of 2013, the Housing Authority serves 2,699 households under this program, of which the majority are extremely low income. Vouchers are also used for the Family Self-Sufficiency, and Non-Elderly Disabled programs.

35. Family Self-Sufficiency Program

The Family Self-Sufficiency (FSS) Program is available to Section 8 recipients who seek to overcome barriers to their employment and self-sufficiency. Those

The City worked with for-profit and nonprofit organizations to rehabilitate and preserve over 500 units of affordable housing at Cornerstone Village.
voluntarily entering the program sign a contract and work with case managers to pursue education or training that will allow them to secure employment. The Housing Authority serves 66 households. During the program, the participant continues to receive Section 8 assistance, although their contribution may increase as their earned income increases. As a component of this program, the Housing Authority establishes an interest-bearing savings account, with payments equivalent to the extra rent paid toward housing, as the participant improves their economic status. Upon successful completion of the contract, the participant receives the funds in the escrow account.

36. HOPWA Tenant-Based Rental Assistance

The Santa Ana Housing Authority operates the Housing Opportunities for Persons with AIDS (HOPWA) Tenant-Based Rental Assistance Program as a countywide program. This program provides rental assistance to disabled residents who have been diagnosed HIV-positive. This program maintains HIV-positive people in stable housing and thereby reduces their health risks and prevents homelessness. Through case management linkages, program participants also receive referrals to available social services. Several local social welfare organizations and nonprofit housing organizations also assist the City of Santa Ana in program implementation. The program is intended to mirror the Housing Choice Voucher Program, where the tenant must be very low income. The Housing Authority serves 50 households under this program.

HOUSING PRESERVATION

37. Preservation of At-Risk Housing

Santa Ana has been partners in projects providing more than 2,500 units of rental housing affordable to lower income households. Of that total, about one-third of the units are at risk of losing affordability controls and reverting to market rents by 2014. The Housing Authority recently issued a bond to preserve the 200-unit Wycliffe Towers senior project. Given the importance of assisted affordable projects, however, a more strategic program is needed. The City will establish a program that consists of regular outreach to owners of assisted projects to understand their intentions for converting projects, refinement of the affordable housing database, provision of assistance in structuring financing, and seeking funding to preserve at-risk housing. Where feasible, the City would ensure agreements meet affordability levels, occupancy restrictions, and other requirements of state law needed to secure credit toward the RHNA.

38. Multiple-Family Acquisition and Rehabilitation

Santa Ana has many deteriorated apartment projects characterized by lesser quality construction, overcrowding, and absentee ownership. Left unattended, deteriorated apartments depress the values of surrounding properties and negatively influence the quality of life in neighborhoods. To stabilize neighborhoods and provide affordable housing, the City implements an acquisition and rehabilitation program for multiple-family residential projects.
The City financially supports nonprofit and for-profit organizations to acquire and rehabilitate projects and extend long-term affordability controls. When feasible, housing units are reconfigured to meet the housing needs of families. This program will continue to be used to preserve multiple-family housing, encourage size-appropriate units, extend affordability controls, and improve residential neighborhoods.

39. Neighborhood Stabilization

The Neighborhood Stabilization Program provides funding to cities hit hard by dramatic increases in the numbers of abandoned and foreclosed residential properties. The program permits cities to buy foreclosed homes at a discount and rehabilitate or redevelop them. Since 2009, the City has successfully applied for and received more than $17 million in federal NSP dollars to preserve neighborhoods and eliminate blight associated with foreclosures and abandonment of residential properties. The City adopted a strategic plan and selected an intermediary to assist in implementing the program. To date, NSP funds have been used to acquire, rehabilitate, resell, and plan for nearly 150 housing units. The City will continue to implement this program per the guidelines.

HOMEOWNERSHIP ASSISTANCE

40. Down Payment Assistance Program

The City of Santa Ana offers a down payment assistance loan to help lower income households buy their first home. Under the program, the City will offer a loan of up to $40,000 toward the purchase price for no interest and no payments for 45 years. To qualify, a prospective buyer must attend pre-purchase and post-purchase counseling programs, choose a home in Santa Ana that meets maximum home values, and make a down payment of at least 3 percent. In recent years, the dramatic escalation in the prices of single-family homes has required deep subsidies that have been cost prohibitive. The high level of subsidy required for a single homeowner must be balanced with the need to provide suitable assistance to a greater number of rental households. Although the program has been curtailed in recent years with the demise of redevelopment, the City will investigate new funding opportunities to restart the program.

41. Homeownership Partners

In today’s economic climate, public/private/nonprofit partnerships are a prerequisite to financing, building, and operating new affordable housing. Few cities have the financial and administrative resources to do it alone. The City of Santa Ana has a track record of working with nonprofit organizations to build affordable housing. The City has worked with RSI Development, Habitat for Humanity, and the Orange County Community Housing Corporation to facilitate the construction of infill housing in residential neighborhoods. Some entities provide homeownership counseling, and others help provide access to other state and local funding sources. The City will continue to seek to expand
the number of well-qualified partners to aid in achievement of homeownership goals.

42. Homeownership Preservation Assistance

During the early 2000s Santa Ana experienced significant increases in foreclosures due to the housing recession and adjustable rate mortgages. To help stem the tide, the City led a statewide effort to preserve homeownership for families and the City Council passed a resolution declaring their support to address the preservation of homeownership. The City of Santa Ana was also a founding partner of the Orange County Home Preservation Collaborative. This partnership focuses on reaching out to homeowners, improving the availability of counseling for those at risk of losing their home, securing financing options and other solutions, and fundraising to broaden outreach efforts. Though the foreclosure crisis is subsiding, partnerships are in place to provide appropriate services.

SPECIAL NEEDS HOUSING

43. Care Facilities

Santa Ana has received numerous requests to establish care facilities. Care facilities typically come in two forms: 1) facilities licensed by the State of California for mentally, physically, or developmentally disabled children and adults who require supervised care, and 2) care facilities outside the regulatory control of the Community Care Facilities Act. Whereas state law preempts enacting local regulations on the former, the City can impose reasonable regulatory measures on the latter to ensure that such facilities are compatible with and do not detract from the residential character of neighborhoods. To further housing opportunities for people with disabilities, the Municipal Code will be reviewed and amended for changes in state law with respect to these facilities. This action may be incorporated into the Zoning Ordinance update.

44. Developmental Disabilities

The City works with partners to address the housing and service needs of people with disabilities, including developmental disabilities. In 2013, the City worked with A Community of Friends to develop the 41-unit Vista del Río project, which provides developmentally and physically disabled adults with affordable housing with on-site services and amenities. The City also funds organizations serving the needs of disabled people. The City will continue to work with affordable housing developers and the Regional Center of Orange County to expand independent living options for the developmentally and physically disabled. This may include reviewing or endorsing grant opportunities, soliciting applications for projects, reviewing and facilitating new projects, or other actions to facilitate the rehabilitation of housing for persons with disabilities.
45. Housing Accessible to People with Disabilities

The aging of our nation, changing demographics, and desire to house people of all abilities into residential neighborhoods has led to innovative concepts such as aging-in-place. This refers to the ability to live in one’s home and community safely, independently, and comfortably, regardless of age, income, or ability level. To further this goal, city planners and housing professionals are exploring new models of housing, such as visitability, universal design, or barrier free housing. As this concept supports Santa Ana’s inclusive, multigenerational housing vision, the City will explore offering incentives to developers who incorporate accessibility components in the construction or rehabilitation of housing. For existing homes, the City will implement its reasonable accommodation ordinance.

46. Emergency Shelters and Transitional Housing

Santa Ana has historically supported a continuum of care program of shelters, transitional housing, and supportive services to help homeless individuals and families move into stable and permanent housing. An effective network of service agencies has emerged to address these needs through the guiding efforts of the Orange County Partnership to End Homelessness. The City continues to fund this network to support and offset the cost for providing emergency shelter, transitional housing, and support services. The City also adopted its emergency shelter ordinance in 2013. Emergency shelters with up to 30 beds are permitted by right in the M1, M2, and SD zones. This ordinance also permits one Multiservice Center with 150 to 200 beds in the City. The City will establish an Emergency Shelter Overlay zone in the industrial zoned areas identified as best suited for emergency shelters. To comply with state law, the City will revise the separation criteria standards of the Emergency Shelter Ordinance.

47. Rapid Rehousing/Transition to Permanent Housing

Access to decent, safe, and affordable permanent housing is the ultimate goal of Santa Ana’s comprehensive system of care for homeless people. As a complement to its current services model, the City is striving to place homeless people immediately into permanent housing with supportive services, bypassing the need for stays in shelter or transitional housing. This approach is called a Rapid-Rehousing Approach. Santa Ana’s Housing Authority continues to provide funds, where available, to assist in the acquisition/rehabilitation of homes for permanent supportive housing or provide rental vouchers for persons leaving homeless programs. The City will continue to support this model and encourage service providers to make every effort to rapidly rehouse homeless people.

48. Supportive Services

Santa Ana’s homeless strategy calls for the provision of outreach and support services to assist individuals and families who are homeless or at risk of becoming homeless. In addition, a key part of this strategy is to prevent, to the extent feasible, individuals and families from slipping into homelessness. To that end,
the City supports a food bank, employment training, substance abuse recovery, referral services, and a wide variety of other services to enable people who are homeless to transition into society and live full and productive lives. Funds are provided through the Emergency Solutions Grant (ESG) and Community Development Block Grant funds. The City will continue to provide funding and technical assistance, as available, to support and encourage the continued provision of a range of prevention, outreach, and supportive services.

**HOUSING FOR SENIORS**

### 49. HOUSING FACILITIES

Approximately 900 subsidized senior housing units are located in Santa Ana, and the City is monitoring them to help preserve their affordability. The Santa Ana Housing Authority allocates approximately 450 vouchers annually to seniors, and more than 2,200 seniors are on the waiting list. The Santa Ana Housing Authority is also actively involved in the preservation of the 200-unit Wycliffe Towers senior complex through the issuance of a $30 million bond. Senior housing is also permitted in several districts, and regulatory incentives (e.g., parking reductions and density bonus) are available to facilitate the construction of new projects. As opportunities become available, the City continues to facilitate new senior housing, increase housing vouchers for seniors, and/or preserve deed restricted affordable senior housing in the community.

### 50. Senior Life Care Facilities

As the needs of an aging population change, Santa Ana seniors need a wider choice of housing options that would allow them to age in place. “Aging in place” refers to idea that seniors should have suitable housing that allows them to stay in their own home, neighborhood or community. This includes three approaches. The City’s reasonable accommodation ordinance allows for modifications to make structures more accessible so seniors can continue to live in them. For those wishing to stay in the city but desire a more supportive environment, life-care facilities are being proposed that allow for independent, semi-independent, or assisted-living. And, in other cases, residential care facilities for the elderly are important. To that end, Santa Ana will continue working to facilitate the most appropriate type of housing for seniors living in the community.

### 51. Senior Services

Senior citizens in Santa Ana can benefit from a broad range of supportive services that enable them to live in their homes as independently as possible. Through federal and state funding, the City funds a broad range of organizations that provide meal and nutrition, recreation, health care, and service programs. Many of the senior programs operate from the Santa Ana Senior Center and the Southwest Senior Center. Programs such as delivering meals to homebound seniors and referral services currently serve approximately 1,500 Santa Ana seniors, including homebound seniors. Subsidized public transit is also available through transit providers. The Orange County Council on Aging also serves as
the lead advocate for seniors throughout the county. The City works with various agencies to address the housing needs of seniors.

HOUSING FOR FAMILIES

52. Family Housing

The City has a multifaceted program for increasing and maintaining the supply of family housing. The Housing Authority allocates approximately 900 housing choice vouchers to lower income families in Santa Ana, and the City’s homeownership programs are targeted to low income households. The City continues to acquire, rehabilitate, and reconfigure apartment projects to create affordable housing. Over the past five years, the City and Agency have funded projects with nonprofit organizations that reconfigured smaller studio and one-bedroom apartments into two-, three-, and four-bedroom units. The City will continue seeking opportunities to rehabilitate, reconfigure, and build family housing and alleviate overcrowding. This program will work in tandem with the Variety in Household Sizes Program.

53. Child Care Options

The availability of affordable, conveniently located, quality childcare is one of the most pressing concerns of contemporary family life, particularly for families with single parents or two working parents. Santa Ana complies with state regulations allowing childcare facilities and offers density bonuses for qualified childcare facilities per state law. Recognizing the shortage of quality and affordable childcare facilities, the City will: 1) review the Zoning Code to ensure that day care and childcare provisions are consistent with state law; 2) consider incentives for co-locating childcare facilities in affordable housing; 3) give funding priority for projects that include family support and childcare facilities; and 4) continue funding organizations that serve Santa Ana’s children.

54. Multi-Generational Housing

According to Generations United, one in six Americans lives in a multigenerational household, defined as those consisting of more than two generations living under the same roof or a household with a grandparent and at least one other generation. This topic is particularly relevant in recent years given the increasing number of seniors, individuals leaving home at a later age, cost of health care, and lifestyle preferences. Whereas the granny flat or room addition concept has been around for decades, builders are beginning to respond with innovative products. This includes housing models from shared living spaces to housing that caters to different lifestyles all situated in the same or adjacent buildings. As part of the Zoning Ordinance update, City staff will explore and review residential development concepts that offer appropriate opportunities for multi-generational housing that fits neighborhoods in Santa Ana.
FAIR HOUSING SERVICES

55. Fair Housing

The City of Santa Ana contracts for a variety of fair housing services. Under this contract, the fair housing service provider conducts Department of Housing and Urban Development counseling, landlord/tenant services, mediation, and legal enforcement where necessary to address discrimination. The City also participates in a multijurisdictional Analysis of Impediments to Fair Housing Choice. The City continues to provide opportunities to educate the public regarding fair housing issues. Through education, mediation, and enforcement, the City is committed to furthering fair housing opportunities.

56. Reducing Second-Hand Smoke in Multifamily Housing

Exposure to smoke, whether direct or secondhand, causes adverse health outcomes such as asthma and other respiratory illnesses, cardiovascular disease, and cancer. This public health threat is particularly important for children, the elderly, and those with preexisting health concerns. With growing concern over the effects of second hand smoke, the private housing industry has become increasingly aware of the impact of second-hand smoke. More than 16 multifamily unit complexes in Santa Ana already have adopted voluntary bans on smoking, including several nonprofit affordable housing developers. Over the past few years, the Department of Housing and Urban Development has also been encouraging property owners to limit exposure to second hand smoke in multifamily housing projects. As the City of Santa Ana is committed to creating healthful environments for its residents, the City will explore opportunities for implementing smoke free ordinances at multifamily housing in Santa Ana in partnership with nonprofit organizations, the Orange County Health Care Agency, and other community stakeholders. This may include crafting an ordinance, educating property managers and owners, and building community consensus around this important health consideration.
### Table 9
Housing Implementation Summary

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<thead>
<tr>
<th>Housing Program</th>
<th>Objective</th>
<th>Responsible Agency</th>
<th>Funding</th>
<th>Timeframe</th>
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<tbody>
<tr>
<td><strong>HOUSING AND LIVABLE NEIGHBORHOODS</strong></td>
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<tr>
<td><strong>Housing Rehabilitation</strong></td>
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</tbody>
</table>
| 1. Single-Family Home Rehabilitation | • Provide low-interest loans to facilitate the rehabilitation of single-family homes for lower income homeowners  
• Seek to augment funding and program reach by tracking and applying for grants as opportunities arise | CDA, Housing Division | CDBG HOME | Ongoing |
| 2. Mobile Home Repair | • Provide low- or no-interest loans to repair mobile homes annually for lower income households and seniors throughout the community  
• Seek to augment funding and program reach by tracking and applying for grants as opportunities arise | CDA, Housing Division | CDBG HOME | Ongoing |
| 3. Rental Rehabilitation | • Provide low-interest loans to assist in the rehabilitation of rental properties occupied by lower income and family households  
• Seek to augment funding and program reach by tracking and applying for grants as opportunities arise | CDA, Housing Division | CDBG HOME | Ongoing |
| **Neighborhood Initiatives** | | | | |
| 4. Neighborhood Improvement | • Continue to assist, create, and support neighborhood associations to collaborate on projects and sponsor and hold annual events  
• Continue to support the Communication Linkage Forum and the Community Development Resource Network to train and equip residents to be leaders in their neighborhoods | CDA, Housing Division | CDBG | Ongoing |
| 5. Neighborhood Infrastructure | • Continue to complete infrastructure improvements in residential neighborhoods consistent with the City Capital Improvement Plan  
• Continue to seek additional funds to improve infrastructure, including state and federal grants for improvements for health and wellness | PWA | M2 SR2S Prop 84 | Ongoing Annual |
| 6. Healthy Neighborhood Initiatives | • Continue to implement Santa Ana Green program, including tree planting, corridor greenways, build green initiatives, and energy conservation  
• Collaborate with neighborhoods and community organizations to promote Healthy Neighborhood Initiative and safe and active environments | PWA | PRCSA Grants | Ongoing |
| **Community Building** | | | | |
| 7. Santa Ana Building Healthy Communities | • Continue to support the SABHC Initiative by attending meetings and working to achieve mutual goals  
• Work with SABHC leaders and other stakeholders to forge a comprehensive health agenda for the General Plan update | PBA, Planning Division | GF | Ongoing |
## Table 9
### Housing Implementation Summary

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</table>
| **8. Building Community Efforts**        | • Seek grants and partnership opportunities from local, state, federal, and nonprofit partners to continue and expand strategic investments that build community  
• Continue to make strategic investments in parks, recreation, access to healthy food, safe routes to school, and other capital improvements to improve resident health | PBA, Planning Division                | GF      | Annually  |
|                                          |                                                                                                                                                                                                       | PWA                                  | CIP     | Ongoing   |
| **9. Neighborhood Safety**               | • Continue to coordinate and support interdepartmental efforts to improve and maintain the health and safety of residential neighborhoods  
• Apply the principles of Crime Prevention Through Environmental Design (CPTED) to enhance safety and security within multi-family residential developments | PBA Planning Division                 | GF      | Ongoing   |
| **Code Enforcement**                     |                                                                                                                                                                                                       |                                      |         |           |
| **10. Property Maintenance Standards**   | • Evaluate the appropriateness of the new Healthy Housing Standards for applicability to Santa Ana Municipal Codes  
• Incorporate relevant portions into the Municipal Codes to assist City staff in inspecting and enforcing city codes  
• Coordinate with Orange County Health Department on how to collaborate on efforts as authorized by Senate Bill 488, including training opportunities for City staff  
• Research industry best practices (i.e. Rent Escrow Account Programs) to identify Code Enforcement Tools to remedy and expedite compliance with property violations  
• Prepare an annual report for City Council summarizing PREP Program activities and accomplishments  
• Coordinate PREP Program inspections and City Housing Rehabilitation Loan Program to facilitate health and safety improvements | PBA, Code Enforcement Department     | CDBG GF | 2014-2015 |
|                                          |                                                                                                                                                                                                       | CDBG Housing Division                 | CBDG    |           |
| **11. Proactive Rental Enforcement (PREP)** | • Inspect housing units and bring into compliance with City codes and standards at least 1,600 rental units annually  
• Work with the County Health Department to identify infestation code violations and streamline resolution of violations | PBA, Planning Division                | Rental Fee | Ongoing   |
|                                          |                                                                                                                                                                                                       |                                      |         |           |
| **12. Residential Response Team (RRT)**  | • Inspect housing units and bring into compliance with City codes and standards at least 2,000 units annually  
• Work with the County Health Department to identify infestation code violations and streamline resolution of violations | PBA, Planning Division                | CDBG GF | Ongoing   |
|                                          |                                                                                                                                                                                                       |                                      |         |           |
| **Historic Preservation**                |                                                                                                                                                                                                       |                                      |         |           |
| **13. Historic Program and Ordinance**   | • Continue the implementation of historic preservation program and associated ordinances and incentives, including Mills Act, design review, etc.  
• Continue to identify and list eligible historic residential properties on a voluntary basis and seek opportunities for preservation or adaptive reuse | PBA, Planning Division                | CDBG Grants | Ongoing   |
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</table>
| 14. Historic Home Rehabilitation Incentive               | • Seek flexible funding sources and other incentives to encourage repair and maintenance of historic homes and complement the Mills Act program  
• Provide low-interest home loans to assist in the rehabilitation of up to 5 properties occupied by lower income and family households | PBA, Planning Division  
CDA, Housing Division | Grants          | Ongoing          | CDBG              | Ongoing          |
| 15. Historic Neighborhood Preservation                   | • Explore innovative strategies to preserve residential districts and neighborhoods that have historic value.  
• Create guidelines identifying the process for neighborhoods to pursue becoming a type of historic district | PBA, Planning Division | GF              | Ongoing          | 2017             |

**HOUSING SUPPLY AND DIVERSITY**

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<tr>
<th>Housing Supply</th>
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<th>Timeframe</th>
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</thead>
<tbody>
<tr>
<td>17. Metro East Mixed Use Overlay Zone</td>
<td>• Continue to implement MEMU Overlay Zone policies to facilitate and encourage the development of new housing and the long-term transition of the area</td>
<td>PBA, Planning Division</td>
<td>GF</td>
<td>Ongoing</td>
</tr>
</tbody>
</table>
| 16. Transit Zoning Code                                 | • Continue to implement the Transit Zoning Code for eligible properties in downtown Santa Ana  
• Facilitate and encourage the development of varied housing types at a mix of affordability levels, including for lower income households using appropriate incentives  
• Manage the development of Housing Authority–owned property with quality sustainable housing, including affordable housing consistent with City goals | PBA, Planning Division  
CDA, Housing Division | CDBG; HOME | Ongoing          | Ongoing          | Ongoing          |
| 18. District Centers                                    | • Continue to facilitate and encourage the development of mixed-use housing in the various District Centers through the Specific Development Zone or MEMU Overlay  
• Consider the amendment of District Center boundaries to allow for new residential products that meet City housing goals and policies | PBA, Planning Division | GF              | Ongoing          |
| 19. Harbor Mixed Use Transit Corridor                   | • Adopt the Harbor Mixed Use Transit Corridor Specific Plan (total residential capacity of approximately 4,600 units)  
• Rezone land for residential/mixed uses to encompass the 201 units of unmet housing need of the RHNA  
• Require that unmet lower income RHNA be accommodated on at least 10.1 acres designated exclusively for residential use (see Appendix C, Exhibit C-2 and Table C-4)  
For sites addressing the lower income RHNA, permit owner occupied and rental multifamily uses by right, allow at least 16 units per site, and require a minimum density of 20 du/ac  
• Apply the incentives available in the residential/mixed-use zone to facilitate quality housing opportunities | PBA, Planning Division | GF              | To be completed by October 15, 2014 | Ongoing          |
<table>
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<tr>
<th>Housing Program</th>
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<th>Funding</th>
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</thead>
</table>
| 20. Comprehensive General Plan Update | • Begin outreach to the public, development community, and stakeholders to develop the vision and guiding principles for the general plan  
• Explore best practices for general plan updates and innovative community engagement  
• Issue a request for proposal and/or request for qualifications and select a consultant to conduct a comprehensive General Plan update | PBA, Planning Division               | GF      | 2014      |
| 21. Zoning Ordinance Update            | • Issue a request for proposal and/or request for qualifications and select a consultant to conduct a development code update  
• Coordinate outreach to the public, development community, and stakeholders regarding design and development standards  
• Review and revise Zoning Ordinance to achieve consistency with the updated general plan land use designations and goals  
Address development and design standards to address parking, height, and open space requirements needed to facilitate residential/mixed-use housing  
Explore adapting nonresidential zones for live-work units  
Explore healthy design ordinance or development concepts that encourage development types that foster active living, health and wellness | PBA, Planning Division               | GF      | 2015      |

**Building Design**

| 22. Building Design Guidelines         | • Create comprehensive design guidelines that are intended to address the unique needs of residential/mixed-use products along major transportation corridors  
• Create new Active Design Guidelines and accompanying incentives to encourage and foster housing designs that improve health and wellness | PBA, Planning Division               | GF      | Ongoing   |
| 23. Green Building                     | • Create a Green building policy that incorporates sustainable concepts into residential and nonresidential uses; support demonstration projects and best practices  
• Continue to seek partnerships with nonprofit and for-profit organizations and developers that are committed to building green residential projects  
• Continue to implement provisions of CalGreen to encourage sustainable practices in the development, renovation, and maintenance of structures | PBA, Planning Division               | GF      | Ongoing   |
| 24. Development Review                 | • Continue to provide appropriate residential and mixed use project review through site plan review, environmental clearance, and mitigation monitoring  
• Create a checklist of healthy design components based on the adopted Active Design Guidelines to allow implementation healthy community components into new projects. | PBA, Planning Division               | GF      | Ongoing   |
|                                        |                                                                                                                                                                                                          |                                      |         | 2016      |
### Table 9
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<tbody>
<tr>
<td><strong>Housing Incentive</strong></td>
<td><strong>25. Affordable Housing Incentives</strong></td>
<td>PBA, Planning Division; CDA, Housing Division; PBA, Planning Division</td>
<td>GF</td>
<td>Annually &amp; Ongoing</td>
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<tr>
<td></td>
<td>• Provide financial assistance and issue bonds, where feasible, to support the production and/or rehabilitation of affordable housing for lower and moderate income households</td>
<td></td>
<td>HOME</td>
<td>Annually &amp; Ongoing</td>
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<tr>
<td></td>
<td>• Support state and federal grant applications that providing funding for the production of affordable housing, including housing affordable to extremely low income households</td>
<td></td>
<td>GF</td>
<td>Annually &amp; Ongoing</td>
</tr>
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<td></td>
<td>• Continue to work with nonprofit and for-profit organizations that provide affordable housing to households earning extremely low, very low, and low income households</td>
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<td></td>
<td><strong>26. Extremely Low Income Housing</strong></td>
<td>PBA, Planning Division; CDA, Housing Division</td>
<td>GF; Federal, state, and local funds</td>
<td>Annually &amp; Ongoing</td>
</tr>
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<td></td>
<td>• Target funding and housing incentive programs (25–33), as feasible, to facilitate and encourage the development of lower and moderate income housing</td>
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<tr>
<td></td>
<td>• Work with nonprofit organizations that provide affordable housing to households earning extremely low income</td>
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<td></td>
<td>• Seek to expand the number of housing choice vouchers provided by the Housing Authority; set aside at least 75% of vouchers for extremely low income households</td>
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<tr>
<td></td>
<td><strong>27. Successor Housing Agency</strong></td>
<td>CDA, Housing Division</td>
<td>SERAF and Boomerang funds</td>
<td>Evaluate availability annually</td>
</tr>
<tr>
<td></td>
<td>• Continue to provide and/or leverage City funds with other sources to support the production, preservation, and/or rehabilitation of housing and economic development</td>
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<td></td>
<td><strong>28. Density Bonus Ordinance Update</strong></td>
<td>PBA, Planning Division</td>
<td>GF</td>
<td>2014</td>
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<td></td>
<td>• Update and implement the density bonus ordinance in accordance with recent changes to state law to assist in the development of extremely low, very low, and low income rental units; moderate income condos; and senior housing</td>
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<td></td>
<td><strong>29. Housing Opportunity Ordinance</strong></td>
<td>PBA, Planning Division</td>
<td>GF</td>
<td>Ongoing</td>
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<tr>
<td></td>
<td>• Require eligible housing development projects of 5 or more units to include at least 15% of the units as affordable to lower income households (rental) and at least 15% as affordable to moderate income households (ownership)</td>
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<td>• Develop policies and procedures for occupancy of units created under the Housing Opportunity Ordinance</td>
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<td></td>
<td>• Incorporate affordable housing opportunity requirements within City initiated zone changes or adaptive reuse projects</td>
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<td></td>
<td><strong>30. Adaptive Reuse</strong></td>
<td>PBA, Planning Division</td>
<td>CDBG Grants</td>
<td>Ongoing</td>
</tr>
<tr>
<td></td>
<td>• Seek opportunities for adaptive reuse of structures with historic merit or otherwise suitable to be converted to quality residential and mixed use projects</td>
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<td></td>
<td><strong>31. Specific Development District</strong></td>
<td>PBA, Planning Division</td>
<td>GF</td>
<td>Ongoing</td>
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<tr>
<td></td>
<td>• Continue to facilitate quality development in District Centers and other locales through the implementation of the Specific Development District</td>
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<td></td>
<td><strong>32. Variety in Household Sizes Program</strong></td>
<td>PBA, Planning Division</td>
<td>GF</td>
<td>Ongoing</td>
</tr>
<tr>
<td></td>
<td>• Implement programs to increase opportunities to build new family rental housing (see Program 25), including rental housing for large families and monitor applications for new residential development to track type of products proposed and balance of unit sizes and bedrooms proposed</td>
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### Table 9
Housing Implementation Summary

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<tbody>
<tr>
<td>33. Parking Study</td>
<td>Conduct parking study and, depending on findings, the City will propose a program to mitigate parking constraints along with residential/mixed-use standards</td>
<td>PBA, Planning Division</td>
<td>GF</td>
<td>2016</td>
</tr>
</tbody>
</table>

#### Rental Assistance

<table>
<thead>
<tr>
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</thead>
<tbody>
<tr>
<td>34. Housing Choice Voucher</td>
<td>Continue to implement and seek new housing choice vouchers for extremely low and very low income households</td>
<td>SAHA</td>
<td>Federal Funds</td>
<td>Ongoing</td>
</tr>
<tr>
<td>35. Family Self-Sufficiency</td>
<td>Continue to implement and seek participants for the Family Self-Sufficiency program; serve 66 clients annually</td>
<td>SAHA</td>
<td>Federal Funds</td>
<td>Ongoing</td>
</tr>
<tr>
<td>36. HOPWA Tenant Based Rental Assistance</td>
<td>Continue to implement and seek participants for the HOPWA Tenant-Based Rental Assistance; serve 50 clients annually</td>
<td>SAHA</td>
<td>HOPWA</td>
<td>Ongoing</td>
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#### Housing Preservation

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<th>Funding</th>
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</thead>
<tbody>
<tr>
<td>37. Preservation of At-Risk Housing</td>
<td>Provide outreach to property owners to keep up to date with status of properties; Seek funding and financing mechanisms to preserve existing affordability covenants; Advocate for state legislative action to allow greater flexibility to satisfy the regional housing needs goals; Assist in preserving the Wycliffe Towers senior apartment project by issuing bond</td>
<td>CDA, Housing Division</td>
<td>Ongoing</td>
<td></td>
</tr>
<tr>
<td>38. Multiple-Family Housing Acquisition and Rehabilitation</td>
<td>Work with supporting nonprofit partners to acquire, rehabilitate, and deed restrict apartment projects as funding and partners are available.</td>
<td>CDA, Housing Division</td>
<td>HOME; LIHTC; Bonds</td>
<td>Ongoing</td>
</tr>
<tr>
<td>39. Neighborhood Stabilization</td>
<td>Implement the Neighborhood Stabilization Program and work with intermediary to provide services to implement the NSP 1, 2, and 3 grants.</td>
<td>CDA, Housing Division</td>
<td>NSP</td>
<td>2015</td>
</tr>
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#### Homeownership Assistance

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<tr>
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<th>Responsible Agency</th>
<th>Funding</th>
<th>Timeframe</th>
</tr>
</thead>
<tbody>
<tr>
<td>40. Down Payment Assistance</td>
<td>Evaluate options to restructure the homeownership program as the market and prices stabilize; Assist low and moderate income households with down payment assistance through loans up to $40,000</td>
<td>CDA, Housing Division</td>
<td>HOME NSP</td>
<td>Ongoing</td>
</tr>
<tr>
<td>41. Homeownership Partners</td>
<td>Support nonprofit and for-profit organizations to educate homeowners, administer programs, and expand homeownership opportunities; Work with nonprofit organizations to provide homeownership opportunities for families</td>
<td>CDA, Housing Division</td>
<td>HOME</td>
<td>Ongoing</td>
</tr>
<tr>
<td>42. Homeownership Preservation Assistance</td>
<td>Participate in the Orange County Collaboratives to prevent or lessen the impact of foreclosures; Advocate for state and federal legislation to address the foreclosure and lending crisis</td>
<td>CDA, Housing Division</td>
<td>GF</td>
<td>Ongoing</td>
</tr>
</tbody>
</table>
### Table 9
#### Housing Implementation Summary

<table>
<thead>
<tr>
<th>Housing Program</th>
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<tbody>
<tr>
<td><strong>SPECIAL NEEDS</strong></td>
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<tr>
<td>People with Disabilities</td>
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<tr>
<td>43. Care Facilities</td>
<td>Amend Municipal Code to define community care facilities, permitting process, and standards, and make changes to ensure consistency with state law</td>
<td>PBA, Planning Division</td>
<td>GF</td>
<td>2014-2015</td>
</tr>
<tr>
<td></td>
<td>Amend Municipal Code to define facilities not regulated under the Community Care Facilities Act and specify permit process consistent with state law</td>
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<tr>
<td>44. Housing for People with Disabilities, including Developmental</td>
<td>Work with service providers to support the development or provision of housing suitable for people with disabilities, including developmental disabilities</td>
<td>PBA, Planning Division</td>
<td>GF Federal, state, and other local funds</td>
<td>2014 Annual basis</td>
</tr>
<tr>
<td></td>
<td>Seek and/or support grants, where feasible, to facilitate the production of new housing or appropriate services for disabled people</td>
<td>CDA, Housing Division</td>
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</tr>
<tr>
<td>45. Accessible Housing</td>
<td>Investigate opportunities for providing incentives or amending codes to encourage accessibility components in the development of new housing</td>
<td>PBA, Planning Division</td>
<td>GF</td>
<td>2015 Ongoing</td>
</tr>
<tr>
<td></td>
<td>Implement the reasonable accommodation ordinance to allow for modifications in land use, building, zoning, and other codes to facilitate access to existing housing</td>
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<tr>
<td><strong>People Who Are Homeless</strong></td>
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<tr>
<td>46. Emergency Shelters and Transitional Housing</td>
<td>Continue to provide funding for providers of emergency shelter, transitional housing, and permanent supportive housing for people who are homeless</td>
<td>CDA, Housing Division</td>
<td>CDBG ESG HOPWA GF</td>
<td>Ongoing</td>
</tr>
<tr>
<td></td>
<td>Collaborate with the Salvation Army and other Orange County jurisdictions to create a model emergency shelter management and operational plan based on best practices</td>
<td>PBA, Planning Division</td>
<td></td>
<td>Ongoing</td>
</tr>
<tr>
<td></td>
<td>Establish Emergency Shelter Overlay Zone to accommodate the City’s estimated unsheltered homeless population.</td>
<td></td>
<td>2015 2015</td>
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<td></td>
<td>Amend Municipal Code to revise separation criteria to comply with state law</td>
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<tr>
<td>47. Rapid Rehousing</td>
<td>Continue to provide funding and technical assistance to support the provision of prevention, outreach, and supportive services aligned with the 10 Year Plan to End Homelessness</td>
<td>CDA, Housing Division</td>
<td>CDBG ESG HOPWA</td>
<td>Ongoing</td>
</tr>
<tr>
<td>48. Supportive Services</td>
<td>Assist and work with service organizations to provide supportive services for current and formerly homeless people</td>
<td>CDA, Housing Division</td>
<td>CDBG ESG HOPWA</td>
<td>Ongoing</td>
</tr>
<tr>
<td></td>
<td>Encourage nonprofit and volunteer organizations to improve the coordination and efficiency of food distribution for the homeless and at risk in the Civic Center area</td>
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<tr>
<td><strong>Senior Housing</strong></td>
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<tr>
<td>49. Housing Facilities</td>
<td>Continue to offer development incentives and density bonuses to incentivize senior housing</td>
<td>PBA, Planning Division</td>
<td>GF</td>
<td>Ongoing</td>
</tr>
<tr>
<td></td>
<td>Work with nonprofit and for-profit agencies that propose the construction of senior housing</td>
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Housing Implementation Summary

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| 50. Senior Life Care Facilities | • Continue to offer development incentives and density bonuses to incentivize life care facilities  
                             | • Work with nonprofit and for-profit agencies that propose the construction of senior housing | PBA, Planning Division | GF        | Ongoing  |
| 51. Senior Services     | • Support food distribution programs and similar senior services  
                             | • Support private and nonprofit entities to match seniors in house sharing arrangements | PRCSA CDBG Admin  | CDBG      | Ongoing  |

**Housing for Families**

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</table>
| 52. Family Housing      | • Continue to allocate Section 8 Housing Choice Vouchers to very low income families  
                             | • Continue to offer homeownership assistance for qualified lower and moderate income families  
                             | • Acquire, rehabilitate, and reconfigure apartments to support low income family households | SAHA CDBG Housing Division | Local, state, federal funds | Ongoing  |
| 53. Child Care Options  | • Review Zoning Code to ensure day/childcare provisions are consistent with state laws; consider incentives for co-locating childcare facilities in affordable housing projects  
                             | • Continue funding organizations that help address and meet the supportive service needs of Santa Ana’s children | PBA CDBG Admin  | GF        | 2014     |
| 54. Multi-Generational Housing | • Explore crafting development standards and site designs, offering incentives, or including additional flexibility to promote innovative models of multigenerational housing | PBA CDBG Admin  | GF        | 2016     |

**Fair Housing Services**

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</table>
| 55. Fair Housing        | • Continue to fund a fair housing organization to discourage unlawful practices, resolve tenant/landlord disputes, provide education, and further equal housing opportunities  
                             | • Periodically prepare the Analysis of Impediments to Fair Housing Choice to identify, remove and/or mitigate potential impediments to fair housing in Santa Ana. | CDA Admin Services | CDBG      | Ongoing  |
| 56. Reducing Second-Hand Smoke | • Conduct education effort in concert with stakeholders in the community.  
                             | • Pursue preparation of a smoke free ordinance in multifamily unit housing in Santa Ana. | City of Santa Ana PBA and SAHA | GF        | With the General Plan and/or Zoning Ordinance Update |

Source: City of Santa Ana, 2013.

**Funding:**
- GF: General Fund
- CDBG: Community Development Block Grant
- HOME: HOME Partnership Funding
- LI HTC: Low Income Housing Tax Credits
- ESG: Emergency Solutions Grant
- HOPWA: Housing Opportunities for Persons with AIDS
- NSP: Neighborhood Stabilization Funds

**Agency:**
- CDA: Community Development Agency
- PBA: Planning and Building Agency
- SAHA: Santa Ana Housing Authority
- PWA: Public Works Agency
- PRCSA: Parks, Recreation, and Community Services Agency
- TCE: The California Endowment
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