

Planning Commission Special Meeting Agenda

December 20, 2021

5:30 P.M.

Council Chamber

22 Civic Center Plaza
Santa Ana, CA

Members of the public may attend this meeting in-person or join via Zoom.

Join from your computer: <https://zoom.us/j/85721917073>

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Dial in from a mobile phone or landline. **(669) 900- 6833; Meeting ID: 85721917073**

*For viewing only: www.youtube.com/cityofsantaanavideos. **Please note:** There is up to a 30 second delay when viewing the meeting via YouTube. If you plan to provide a public comment during the meeting, please join the meeting via Zoom.

For detailed participation and commenting options, please review the instructions provided at the end of this agenda.

To download or view each item, select either Download PDF or View Item Details to the right of the agenda title.



THOMAS MORRISSEY
Chair, Ward 6 Representative

ERIC M. ALDERETE
Citywide Representative

BAO PHAM
*Vice-Chair,
Ward 1 Representative*

MIGUEL CALDERON
Ward 2 Representative

ISURI S. RAMOS
Ward 3 Representative

MARK McLOUGHLIN
Ward 4 Representative

ALAN WOO
Ward 5 Representative

MinhThai
Executive Director

John Funk
Legal Counsel

Fabiola Zelaya Melicher, AICP
Planning Manager

Christina Leonard
*Acting Recording
Secretary*



In compliance with the Americans with Disabilities Act (ADA), if you need special assistance to participate in this Meeting, contact Michael Ortiz, City ADA Program Coordinator, at (714) 647-5624. Notification 48 hours prior to the Meeting will enable the City to make reasonable arrangements to assure accessibility to this meeting. The City Council agenda and supporting documentation can be found on the City's website – www.santa-ana.org/city-meetings.

CALL TO ORDER

Commissioners:

**Thomas Morrissey, Chair
Bao Pham, Vice-Chair
Eric M. Alderete
Miguel Calderon
Mark McLoughlin
Isuri S. Ramos
Alan Woo**

**Executive Director
Senior Asst. City Attorney
Planning Manager
Recording Secretary**

**Minh Thai
John Funk
Fabiola Zelaya Melicher
Christina Leonard**

ROLL CALL

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS (non agenda items)

CONSENT CALENDAR ITEMS

a. Minutes

Recommended Action: Approve Minutes from December 13, 2021 meeting.

b. Excused Absences

Recommended Action: Excuse absent commissioners.

End of Consent Calendar

BUSINESS CALENDAR

Public Hearing: *The Planning Commission decision on Conditional Use Permits, Variances, Tentative Tract and Parcel Maps, Minor Exceptions, Site Plan Review, and Public Convenience or Necessity Determinations are final unless appealed within 10 days of the decision by any interested party or group (refer to the Basic Meeting Information page for more information). The Planning Commission recommendation on Zoning and General Plan amendments, Development Agreements, Specific Developments, and Specific Plans will be forwarded to the City Council for final determination. Legal notice was published in the OC Reporter on December 8, 2021 and notices were mailed on said date.*

1. General Plan Amendment No. 2021-01 – Update On Housing Element for 2021-2029.

Project Location: The City of Santa Ana, encompassing 27.3 square miles in Central Orange County.

Project Applicant: City of Santa Ana

Proposed Project: The City of Santa Ana is proposing to update the General Plan Housing Element for the 6th cycle (2021-2029) planning period. The proposed amendment includes analysis of potential housing sites, barriers to fair housing, and proposed programs and services to comply with state mandates. The City is requesting the Planning Commission recommend that the City Council adopt a resolution approving General Plan Amendment (GPA) No. 2021-01 for the 6th Cycle Housing Element Update. <https://www.santa-ana.org/housing-element-update-2021>

Environmental Impact: In accordance with State California Quality Act (CEQA) Guidelines Section 15162, the City has determined that an Addendum to the previously adopted Initial Study/ Negative Declaration prepared for the 2014-2021 General Plan Housing Element is the appropriate review for this project.

Recommended Action: Recommend that the City Council adopt a resolution approving General Plan Amendment No. 2021-01 for the 6th Cycle Housing Element Update subject to conforming edits by the Executive Director of Planning and Building Agency and the City Attorney to comply with state housing law and mandates.

Administrative Matters

****End of Business Calendar****

STAFF COMMENTS

COMMISSIONER COMMENTS

ADJOURNMENT

The next meeting of the Planning Commission scheduled for December 27, 2021 at 5:30 PM is canceled. The next meeting will be held on January 10, 2022 at 5:30 PM in the Council Chambers located at 22 Civic Center Plaza, Santa Ana, CA 92701.

FUTURE AGENDA ITEMS

APPEAL INFORMATION

The formal action by the Planning Commission shall become effective after the ten-day appeal period, unless the City Council in compliance with section 41-643, 41-644 or 41-645

holds a public hearing on the matter, then the formal action will become effective on the day following the hearing and decision by the City Council. An appeal from the decision or requirement of the Planning Commission may be made by any interested party, individual, or group. The appeal must be filed with the Clerk of the Council, accompanied by the required filing fee, and a copy sent to the Planning Department, within ten days of the date of the Commission's action, by 5:00 p.m. If the final day to appeal falls on a City Hall observed holiday or a day when City hall is closed, the final day to appeal shall be extended to the next day City Hall is open for public business. Please note: Under California Government Code Sec. 65009, if you challenge in court any of the matters on this agenda for which a public hearing is to be conducted, you may be limited to raising only those issues which you (or someone else) raised orally at the public hearing or in written correspondence received by the Planning Commission or City Council at or before the hearing.

MEETING INFORMATION

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Submit a written comment

You are invited to submit a written comment in one of the following ways:

- **E-mail** PBAComments@santa-ana.org and reference the topic in the subject line.
- **Mail** to Christina Leonard, Recording Secretary, City of Santa Ana, 20 Civic Center Plaza – M20, Santa Ana, CA 92701.

Deadline to submit written comments is 4:00 p.m. on the day of the meeting. Comments received after the deadline may not be distributed to the Commission but will be made part of the record.

Planning Commission Regular Meeting Agenda

December 13, 2021

5:30 P.M.

Council Chamber

22 Civic Center Plaza
Santa Ana, CA



THOMAS MORRISSEY

Chair, Ward 6 Representative

ERIC M. ALDERETE

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Planning Manager

Sarah Bernal

Recording Secretary



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CALL TO ORDER

Commissioners:

Thomas Morrissey, Chair
Bao Pham, Vice-Chair
Eric M. Alderete
Miguel Calderon
Mark McLoughlin
Isuri S. Ramos
Alan Woo

Executive Director **Minh Thai**
Senior Asst. City Attorney **John Funk**
Planning Manager **Fabiola Zelaya Melicher**
Recording Secretary **Christina Leonard**

ROLL CALL

Moved by Commissioner , seconded by Commissioner to Adopt.

YES: 6 – Eric Alderete, Miguel Calderon, Mark McLoughlin, Tom Morrissey, Isuri Ramos, Alan Woo

NO: 0 – **ABSTAIN:** 0 – **ABSENT:** 1 – Bao Pham

Status: 6 – 0 – 0 – 1 –

Minutes: *Commissioner Pham arrived at 5:42 PM.*

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS (non agenda items)

CONSENT CALENDAR ITEMS

a. Minutes

Recommended Action: Approve Minutes from October 25, 2021 meeting.

Moved by Commissioner Woo, seconded by Commissioner McLoughlin to Adopt.

YES: 6 – Eric Alderete, Miguel Calderon, Mark McLoughlin, Tom Morrissey, Isuri Ramos, Alan Woo
NO: 0 – **ABSTAIN:** 0 – **ABSENT:** 1 – Bao Pham
Status: 6 – 0 – 0 – 1 – **Pass**

b. Minutes

Recommended Action: Approve Minutes from November 8, 2021 meeting.

Moved by Commissioner Woo, seconded by Commissioner McLoughlin to Adopt.

YES: 6 – Eric Alderete, Miguel Calderon, Mark McLoughlin, Tom Morrissey, Isuri Ramos, Alan Woo
NO: 0 – **ABSTAIN:** 0 – **ABSENT:** 1 – Bao Pham
Status: 6 – 0 – 0 – 1 – **Pass**

c. Excused Absences

Recommended Action: Excuse absent commissioners.

Moved by Commissioner , seconded by Commissioner to Adopt.

YES: 0 – **NO:** 0 – **ABSTAIN:** 0 – **ABSENT:** 0 – **Status:** 0 – 0 – 0 – 0 –

****End of Consent Calendar****

BUSINESS CALENDAR

Public Hearing: *The Planning Commission decision on Conditional Use Permits, Variances, Tentative Tract and Parcel Maps, Minor Exceptions, Site Plan Review, and Public Convenience or Necessity Determinations are final unless appealed within 10 days of the decision by any interested party or group (refer to the Basic Meeting Information page for more information). The Planning Commission recommendation on Zoning and General Plan amendments, Development Agreements, Specific Developments, and Specific Plans will be forwarded to the City Council for final*

determination. Legal notice was published in the OC X on X and notices were mailed on said date.

1. 1. Conditional Use Permit No. 2021-13 - Heidi Jacinto, Case Planner.

Project Location: 2112 East Fourth Street located in the Professional/Metro East Mixed-Use Overlay (P/OZ1) zoning district.

Project Applicant: Crystal Rodrigues-Maramba with Coastal Business Group Inc., on behalf of AT&T Wireless (Applicant) and Nexus Garden Plaza, LLC (Property Owner).

Proposed Project: The applicant is requesting approval of Conditional Use Permit No. 2021-13 to construct a new 60-foot high major wireless communications facility disguised as a mono-pine.

Environmental Impact: The Planning Commission will consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 of the CEQA Guidelines – Class 11/Accessory Structures. Notice of Exemption, Environmental Review No. 2020-85 will be filed for this project.

Recommended Action: Adopt a resolution approving Conditional Use Permit No. 2021-13 as conditioned.

Moved by Commissioner Calderon, seconded by Commissioner Woo to Adopt.

YES: 7 – Eric Alderete, Miguel Calderon, Mark McLoughlin, Tom Morrissey, Bao Pham, Isuri Ramos, Alan Woo

NO: 0 – **ABSTAIN:** 0 – **ABSENT:** 0 – **Status:** 7 – 0 – 0 – 0 – **Pass**

Administrative Matters

****End of Business Calendar****

STAFF COMMENTS

- Updates on SB9 and Future Zoning Code Amendments

COMMISSIONER COMMENTS

ADJOURNMENT

The next meeting of the Planning Commission will be on December 20, 2021 at 5:30 PM in the Council Chambers located at 22 Civic Center Plaza, Santa Ana, CA 92701.

FUTURE AGENDA ITEMS

APPEAL INFORMATION

The formal action by the Planning Commission shall become effective after the ten-day appeal period, unless the City Council in compliance with section 41-643, 41-644 or 41-645 holds a public hearing on the matter, then the formal action will become effective on the day following the hearing and decision by the City Council. An appeal from the decision or requirement of the Planning Commission may be made by any interested party, individual, or group. The appeal must be filed with the Clerk of the Council, accompanied by the required filing fee, and a copy sent to the Planning Department, within ten days of the date of the Commission's action, by 5:00 p.m. If the final day to appeal falls on a City Hall observed holiday or a day when City hall is closed, the final day to appeal shall be extended to the next day City Hall is open for public business. Please note: Under California Government Code Sec. 65009, if you challenge in court any of the matters on this agenda for which a public hearing is to be conducted, you may be limited to raising only those issues which you (or someone else) raised orally at the public hearing or in written correspondence received by the Planning Commission or City Council at or before the hearing.

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City of Santa Ana
20 Civic Center Plaza, Santa Ana, CA 92701
Planning Commission Staff Report
December 20, 2021

Topic: General Plan Amendment No. 2021-01 6th Cycle Housing Element Update

RECOMMENDED ACTION

Recommend that the City Council adopt a resolution approving General Plan Amendment No. 2021-01 for the 6th Cycle Housing Element Update subject to conforming edits by the Executive Director of Planning and Building Agency and the City Attorney to comply with state housing law and mandates.

DISCUSSION

The State of California Government Code Section 65302(c) mandates that each city include a housing element in their general plan. The housing element sets forth goals, policies, and programs that address the existing and future housing needs for all income levels over an eight (8) year planning period, in conjunction with the Regional Housing Needs Assessment (RHNA) projection period. The RHNA quantifies the need for housing within each jurisdiction during specified planning periods. Every city and county in the Southern California Association of Governments (SCAG) region is required to prepare and update their housing elements for the 6th planning cycle, which spans the 2021-2029 period (October 15, 2021 - October 15, 2029), before February 12, 2022. In order to be found in compliance with state law, the California Department of Housing and Community Development (HCD) must certify the housing element upon adoption by the city. Given the sustained housing crisis facing the state, new laws have been passed that significantly strengthen housing policies to address housing affordability, equity, and sustainability. Additionally, a non-compliant housing element could result in significant consequences, including loss of, or lower scoring on applications for, several state funding sources, and reduced local zoning control.

The Housing Element plays a unique role in charting the course for fair and equitable housing and quality of life in Santa Ana for existing and future generations. This Housing Element Update sets priorities for advancing housing stability and anti-displacement policies, including the City's recently adopted Rent Stabilization Ordinance and Just Cause Eviction Ordinance, and revisions to the Housing Opportunity Ordinance to better align the production of affordable housing and private investment to foster greater livability, sustainability, and resilience in housing policies. At its core, the purpose of a housing element is to provide an analysis of a community's housing needs for all income levels and household types, and identify strategies to respond to and provide for those housing needs. Since 1969, housing elements have been considered mandatory

components of local general plans in California because providing housing for all Californians is considered by the state legislature to be a matter of vital statewide importance. In addition, the Housing Element is a key part of the City's General Plan and provides critical guidance to all housing-related decisions undertaken by the City. The Housing Element Update embodies the existing goals and policies of other General Plan elements and identifies the more detailed strategies the City will implement to achieve them with regards to housing. The update also ensures that housing goals, objectives, and policies are integrated and consistent with all the other elements of the General Plan.

Pursuant to state law, the Housing Element must include the following key components:

- An analysis of existing and projected housing needs
- An analysis of potential constraints on housing
- An analysis of assisted housing developments that are “at-risk” and eligible to change from low-income housing uses
- An inventory of sites suitable for housing development
- An analysis of the plan's conformance with affirmatively furthering fair housing (AFFH) requirements
- An analysis of any special housing needs
- An evaluation of the previous Housing Element
- Goals, objectives, policies, and implementation programs

The proposed Housing Element largely follows the organization of the current 2013-2021 Housing Element. Sections were revised as necessary to reflect changes in Santa Ana demographics, housing conditions, local needs, and community priorities. The updated Housing Element covers all of the state mandated components and includes an introduction, policy framework, housing plan, and six appendices. The appendices provide detailed information to address housing needs, housing constraints, housing resources, program evaluation, assessment of fair housing, and public outreach.

Regional Housing Needs Assessment (RHNA)

The Southern California Association of Governments, in consultation with the California Department of Housing and Community Development (HCD), is required to determine the existing and projected housing needs for the SCAG region pursuant to Government Code Section 65584, et seq. by way of preparing a RHNA. For the 6th planning cycle, HCD allocated 1,344,740 units to the Southern California region. SCAG then developed methodology to distribute the regional determination to each member jurisdiction in Southern California. The City of Santa Ana has a total RHNA of 3,137 housing units for the 2021–2029 planning period, as detailed in the following table.

City of Santa Ana Regional Housing Needs Assessment (RHNA)

| Income Group | SCAG RHNA Units | Transfer RHNA Units ** | Total RHNA Units |
|---------------------------|------------------------|-------------------------------|-------------------------|
| Very Low (0-50% AMI*) | 586 | 20 | 606 |
| Low (51-80% AMI) | 362 | 0 | 362 |
| Moderate (81-120% AMI) | 523 | 22 | 545 |
| Above Moderate 120%+ AMI) | 1,624 | 0 | 1,624 |
| TOTAL | 3,095 | 42 | 3,137 |

*AMI means: Area Median Income;

**Transfer of RHNA from County of Orange as result of joint development of Crossroads at Washington project.

The Housing Element is required to include an analysis of potential housing sites in the City to accommodate the development of new housing units to meet the RHNA target. However, housing projects that have been approved, permitted, or received a certificate of occupancy after June 30, 2021 (pipeline) may be counted towards the 6th planning cycle. In total, there are presently 6,169 pipeline housing units. Of those, 414 housing units are planned for very low-income households (281 units of the 414 are for extremely low-income households), 689 for low-income households, and 2 for moderate-income households.

In addition, accessory dwelling units (ADUs) will play a more substantial role during this planning cycle in producing affordable housing units due to increased public awareness and recent changes in legislation that has elevated the state’s focus on the use of ADUs to achieve a greater supply of affordable housing. Santa Ana’s four-year average for building permits issued for ADUs is 70 units (2017-2021—when extrapolating for full year totals for 2021). When the average is carried over an eight-year period for the planning cycle, there is potential for more than 500 ADUs to be permitted. Given the legislation encouraging ADU development, and increased efforts by the City (pre-approved ADU plan program slated to commence in 2022 and exploration of an ADU amnesty program included in the proposed Housing Plan), interest and applications for ADUs are expected to increase throughout the 2021-2029 planning cycle. The analysis of development credits that count toward meeting the RHNA includes an estimate of approximately 60 percent (360) of the over 500 expected units, with a majority of them serving the lower income affordability categories. The ADU affordability estimate is based on the SCAG study that found that of ADUs constructed in Orange County, 25 percent were affordable to very low-income households, 43 percent to low-income households, and 30 percent to moderate-income households.

Furthermore, a survey of rental rates of approximately 1,500 recently built Santa Ana multi-family units reveal that units in the moderate-income affordability category are being produced without the need of a subsidy or restrictive covenant. Rather, market factors alone are creating housing units in the moderate-income category. Based on the survey results, approximately four percent of the units surveyed fall into this category. By applying that four percent ratio to the total above moderate-income pipeline units (5,064),

it can be expected that approximately 203 of those units will be rented in the moderate-income affordability category.

Collectively, through the pipeline housing units, projected ADUs, and pipeline moderate-income units, two of the four RHNA allocation categories will be met. Thus, only very low-income (remaining 102 units) and moderate-income (remaining 232 units) 6th cycle RHNA housing needs must be accommodated by identifying housing opportunity sites. The following is a summary of all housing development units counted toward meeting the RHNA, development credits, and remaining RHNA units that need to be planned for during this planning cycle.

Achieving the City of Santa Ana RHNA Target (2021-2029)

| Income Group | Total RHNA | Housing Development Credits | Remaining RHNA Units |
|---------------------------|--------------|-----------------------------|----------------------|
| Very Low (0-50% AMI) | 606 | 504 | 102 |
| Low (51-80% AMI) | 362 | 844 | -482 |
| Moderate (81-120% AMI) | 545 | 313 | 232 |
| Above Moderate 120%+ AMI) | 1,624 | 4,868 | -3,244 |
| TOTAL | 3,137 | 6,529 | -3,392 |

Site Selection and Inventory

Based on the existing General Plan land use plan and zoning district designations, the City of Santa Ana has sufficient capacity to accommodate the remaining RHNA within existing plan areas such as the Metro East Mixed-Use Overlay (MEMU), Harbor Mixed Use Transit Corridor Specific Plan (Harbor Corridor), and Specific Development No. 84 (Transit Zoning Code). To meet the remaining RHNA, the Housing Element identifies sites that may be suitable for residential development, including vacant sites and underutilized sites located in the aforementioned plan areas. In total, the identified sites can accommodate 838 units, providing a substantial buffer to address SB 166 no net loss requirements.

Summary of Housing Opportunity Sites to Address RHNA Target

| Existing Land Use Plan | Site Acres | Assumed Dwelling Units/ Acre | Potential Housing Units |
|------------------------|--------------|------------------------------|-------------------------|
| MEMU | 14.16 | 45 | 637 |
| Harbor Corridor | 4.42 | 30 | 133 |
| Transit Zoning Code | 2.25 | 30 | 68 |
| TOTAL | 20.83 | | 838 |

Affirmatively Furthering Fair Housing (AFFH)

Pursuant to Assembly Bill 686 (2018), the Housing Element must include an analysis and determination of consistency with Affirmatively Furthering Fair Housing (AFFH) requirements. AFFH is defined as “taking meaningful actions, in addition to combating

discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.” To assess current disparities, the Housing Element includes a detailed Assessment of Fair Housing. A key part of the Housing Element Update is to expand housing opportunities in higher resource (referred to as “Higher Opportunity”) areas of the city or in close proximity to these areas, which offer the best critical life outcomes with a high concentration of good schools, jobs, health and life expectancy. These assessment areas are mapped in Appendix E of the draft element. Actions to affect meaningful and positive changes in this regard are included in the proposed Housing Plan and are expected to achieve a material positive change that affirmatively further fair housing.

Community Engagement

The California Government Code Section 65583(c)(6) requires that a diligent effort be made to achieve public participation from all groups in the development of the Housing Element. In addition, SB 1000 requires that local governments provide environmental justice (EJ) communities with a meaningful opportunity to engage in government decisions that affect them.

As part of the Housing Element Update, the City developed a public outreach program that was designed with several overarching goals in mind, including facilitating equal opportunity and access, and allowing a broad range of discussion. To that end, the City held four virtual Housing Element Roundtable meetings with a variety of stakeholder groups, three citywide workshops (two in-person and one virtual), and 11 environmental justice focused workshops (10 virtual and one in-person). During the environmental justice focused workshops, community members provided feedback and spoke of their lived experiences, including issues such as housing burden, poverty, linguistic isolation, and lead risk from housing; which directly correlate to the goals and policies in the Housing Element. In addition, two Planning Commission Workshops were held on September 27, 2021 and October 11, 2021, where members of the public were encouraged to attend and participate. Further, a multilingual online housing survey was promoted to provide opportunities and access for residents, businesses, stakeholders, advocates, civic leaders, and other parties that were not able to attend a workshop to participate in the process. Multilingual advertising was used to promote all of the events, and translation services were provided at all of the virtual and in-person community workshops. Meetings were held at different times of the day and week, and the facilities were accessible to people of all abilities to maximize participation. Based on the comments and dialogue gathered through the community engagement and new legislative requirements, the existing Housing Element analysis, policies and programs were refined.

Public comments and direction provided by the Planning Commission during the two prior study sessions, highlighted below, were included in the latest draft of the Housing Element, with specific policies and implementation actions identified.

- 1) Safe housing and addressing landlord intimidation through laws and education;
- 2) Residential parking needs;
- 3) Produce more affordable units than the minimum required to meet RHNA;
- 4) Rent control and housing insecurity;
- 5) Address unpermitted accessory dwelling units, and incentivize development of affordable accessory dwelling units to be maintained as affordable households;
- 6) Prevent and/or reduce displacement risk; and
- 7) Provide clarifications to Assessment of Fair Housing maps.

Airport Land Use Commission Review

The proposed amendment to the General Plan Housing Element was required to be submitted to the Airport Land Use Commission (ALUC) for a determination of consistency with their Airport Environs Land Use Plan (AELUP). City staff submitted the draft Housing Element to ALUC on October 25, 2021. Subsequently, on October 28, 2021, ALUC staff determined that no new housing sites were identified within the Notification Area for John Wayne Airport, so referral of the Housing Element Update to ALUC for formal review was not required.

HCD Review

An important difference between the Housing Element and other elements of the General Plan is the extent of state oversight. The state legislature has declared an adequate supply of housing to be a matter of statewide importance and has delegated authority to HCD to review city housing elements and issue opinions regarding their compliance with state law. A finding of housing element compliance by HCD is referred to as “certification” of the Housing Element. Certification is important to enhance cities’ eligibility for grant funds and to support local land use authority.

The City of Santa Ana submitted its administrative Housing Element draft to HCD on October 21, 2021 for the required 60-day review. In anticipation of HCD’s comments, staff has reviewed HCD letters received by other Orange County cities to analyze recurring comments and is also in close dialogue with HCD staff assigned to review Santa Ana’s draft Housing Element. Based on HCD’s feedback thus far, staff is refining the assessment of fair housing map analysis, and providing additional narrative refinement to affirm compliance with state housing law. Such technical refinements do not impact the goals, policies, implementation measures and draft element being recommended for adoption by the City Council.

ENVIRONMENTAL IMPACT

In accordance with the California Environmental Quality Act (CEQA), an addendum to the previously adopted negative declaration prepared for the 5th Cycle Housing Element (ER No. 2013-98) has been prepared for the General Plan Amendment for the 6th Cycle Housing Element Update.

Under CEQA Guidelines Section 15164, an addendum to a previously certified EIR or negative declaration shall be prepared when a lead agency is asked to approve modifications to an existing project for which an EIR has already been certified or negative declaration has already been adopted. An addendum evaluates the requested modifications and determines whether subsequent review is required. Moreover, pursuant to Public Resources Code section 21166 and State CEQA Guidelines section 15162, when an EIR has been certified or negative declaration adopted for a project, the City shall not require a subsequent or supplemental EIR or Negative Declaration for the project unless the lead agency determines that one or more of the following conditions are met:

- 1) Substantial project changes are proposed that will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- 2) Substantial changes would occur with respect to the circumstances under which the project is undertaken that require major revisions to the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- 3) New information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified or the negative declaration was adopted shows any of the following:
 - A. The project will have one or more significant effects not discussed in the previous EIR or negative declaration.
 - B. Significant effects previously examined will be substantially more severe than identified in the previous EIR.
 - C. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative.
 - D. Mitigation measures or alternatives that are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponent declines to adopt the mitigation measures or alternatives.

Preparation of an addendum to an EIR is appropriate when none of the conditions specified in Section 15162 (above) are present, and where some minor technical changes to the previously certified EIR or approved negative declaration are necessary (Guidelines §15164a).

If some changes or additions to the previously prepared EIR or negative declaration are necessary, but none of the conditions specified above are met, the lead agency shall prepare an Addendum. In accordance with the State CEQA Guidelines, since none of the

conditions specified in Section 15162 are present, an Addendum to the previously certified negative declaration (ER No. 2013-98) is the appropriate form of environmental review for the General Plan 6th Cycle Housing Element Update. The draft General Housing Element 2021-2029 does not contemplate any additional development beyond that already authorized by the City's General Plan and zoning ordinance. The RHNA pipeline and proposed potential development sites have either been addressed through approved CEQA documentation or approved by right and exempt from CEQA. Further the policy and program refinements associated with the Housing Element Update have no reasonably foreseeable physical impacts. As a result, Addendum to Negative Declaration, Environmental Review No. 2021-117, will be filed upon adoption of this General Plan Amendment.

Conclusion

The proposed General Plan Housing Element will guide housing programs and services for the next eight years. The new goals, policies and implementation programs within the Housing Element build on the strength of the existing element, with refinement based on the collective input from the community and new state housing law requirements. Further, it is recommended the City Council authorize the Director of the Planning and Building Agency, or his or her designee, to approve minor ministerial revisions in the 2021-2029 Housing Element after their adoption, which are non-legislative and that result from HCD's review for final certification of the Housing Element, without further Planning Commission or City Council consideration or re-adoption of the 2021-2029 Housing Element. Based on the analysis above, it is recommended that the Planning Commission recommend that the City Council adopt a resolution approving General Plan Amendment No. 2021-01 for the 6th Cycle Housing Element Update.

EXHIBITS

1. General Plan Amendment No. 2021-01 Resolution
2. General Plan Housing Element Link
3. Clarifications to the Housing Element Update
4. General Plan Housing Element CEQA Addendum Link

Submitted By:
Ricardo Soto, AICP, Senior Planner
Melanie G. McCann, AICP, Principal Planner

EXHIBIT 2

All materials for Exhibit 2, the Draft General Plan Housing Element Update, may be accessed at: <https://www.santa-ana.org/general-plan/housing-element-update-2021> and are also on file and available at the City's Planning and Building Agency.



Clarifications to the October 21, 2021 Draft Housing Element

December 20, 2021

The following represents minor revisions and corrections to the October 2021 version of the Draft Santa Ana General Plan Housing Element. The updated content is shown by page, with the text and table edits displayed with tracked changes.

Page C-2, First Paragraph

The City of Santa Ana has a RHNA of 3,137 units for the 2021–2029 planning period. However, housing projects that have been approved, permitted, or received a certificate of occupancy after June 30, 2021 (pipeline) may be counted towards the current planning cycle. In total, there are 6,1~~697~~⁸ pipeline housing units. Of those, 414 are for very low-income households (281 units of the 414 are for extremely low-income households), 689 are for low-income households, and 2 are for moderate-income households.

Page C-3, Second Paragraph

Applying the four percent ratio that is drawn from the survey outcome to the total above moderate income pipeline units (5,0~~647~~³) results in approximately 203 of those units being rented in the moderate-income income affordability category

Page C-4, Table C-2

See edits to Table C-2 below:

**Table C-2
Pipeline Housing Projects**

| <i>Projects</i> | <i>Affordability Level</i> | | | | <i>Total</i> |
|---|----------------------------|------------|-----------------|---------------|---------------|
| | <i>Very Low</i> | <i>Low</i> | <i>Moderate</i> | <i>Above</i> | |
| Pipeline Projects¹ | | | | | |
| Westview Housing | 63* | 21 | | 1 | 85 |
| Saint Thomas 3-Lot Subdivision | | | | 3 | 3 |
| MainPlace Residential Community | | | | 309 | 309 |
| 2700 Main Street Apartments | | | | 312 | 312 |
| Dantes North Olive Subdivision | | | | 4 | 4 |
| One Broadway Plaza | | | | 415 | 415 |
| Craftsman Residential Duplex | | | | 2 | 2 |
| The Orleans Adaptive Reuse Apartments | | | | 24 | 24 |
| Broadway Live/Work Units | | | | 3 | 3 |
| North Harbor Village | 89* | | | 2 | 91 |
| Lam Residential | | | | 6 | 6 |
| Civic Center 4-Lot Subdivision | | | | 6 | 6 |
| Habitat for Humanity | | | 2 | | 2 |
| Central Pointe | | | | 644 | 644 |
| Innovative Housing Opportunities Mixed-Use | | 80 | | | 80 |
| Innovative Housing Opportunities Mixed-Use | | 80 | | | 80 |
| West Fifth Villas | | | | 8 | 8 |
| Bewley Townhomes | | | | 10 | 10 |
| John Le 5-Unit Development | | | | 5 | 5 |
| Bewley Townhomes 2 | | | | 17 | 17 |
| Hue-Vo Two free Unit Development | | | | 23 | 23 |
| Fifth and Harbor Mixed-use Apartments | | | | 94 | 94 |
| Crossroads at Washington | 85* | | | 1 | 86 |
| Midoros LLC Train Station Lofts | | | | 5 | 5 |
| Legacy Square Mixed-Use Development | 75* | 17 | | 1 | 93 |
| Bui 8-Unit Development | | | | 8 | 8 |
| Francis Xavier/ FX Residences | 16 | | | 1 | 17 |
| 3rd & Broadway | 19 | | | 152 | 171 |
| 4th and Mortimer (Block A) | | | | 99 | 99 |
| 4th and Mortimer (Block B) | | | | 70 | 70 |
| First American Mixed-Use Development | 11 | | | 209 | 220 |
| Lacy Crossing Development | | | | 117 | 117 |
| Madison Project | | | | 260 | 260 |

**Table C-2
Pipeline Housing Projects**

| Projects | Affordability Level | | | | |
|---|----------------------------|-------------|-----------------|----------------------------|-----------------------------|
| | Very Low | Low | Moderate | Above | Total |
| AMG First Point Family Apartments | 56 | 491 | | 5 | 552 |
| 610 Newhope Condos | | | | 9 | 9 |
| Nguyen McFadden 6-Unit Duplex Development | | | | 69 | 69 |
| King Street Five Home Subdivision | | | | 5 | 5 |
| Elan Mixed-Use Development | | | | 603 | 603 |
| City Ventures Townhomes | | | | 23 | 23 |
| Haphan Housing | | | | 18 | 18 |
| Our Lady of Guadalupe Office/Residence | | | | 1 | 1 |
| Redhill/Warner | | | | 1,100 | 1,100 |
| Legado at the MET | | | | 278 | 278 |
| Legacy Sunflower | | | | 226 | 226 |
| SUBTOTAL | 414* | 689 | 2 | 5,064 73 | 6,169 78 |
| Accessory Dwelling Unit Projection² | | | | | |
| Accessory Dwelling Units/Junior Accessory Dwelling Units - Citywide | 90 | 155 | 108 | 7 | 360 |
| Moderate-income Pipeline³ | | | | | |
| Moderate-income Pipeline Units – Citywide | | | 203 | | |
| RHNA Allocation by Affordability Category | 606 | 362 | 545 | 1,624 | 3,137 |
| Balance of RHNA to Accommodate | 102 | -482 | 232 | -3,244 53 | -3,392 404 |

Source: City of Santa Ana, 2021.

1. Pipeline projects include projects that have been approved, permitted, or received a certificate of occupancy after June 30, 2021. Affordability levels for pipeline projects are all based on covenants and affordability restrictions that are part of project application or entitlement.

2. The total Accessory Dwelling Unit projection is based on a conservative estimate (less than 65 percent) of the permitted four-year average of 70 (2018-2021; extrapolating 2021 to a full year) ADUs per year, multiplied by the planning period in number of years. The affordable category projections are based on the SCAG study on ADU affordability for Orange County that found the following percentages of units fell into each respective affordability category: 25 percent very low; 43% low, 30% moderate-income; and 2 percent above moderate-income.

3. Moderate-income pipeline unit totals taken from total above moderate-income pipeline units and reclassified as moderate-income based on survey results. The 203 units that were reclassified appear in the SUBTOTAL for above-moderate-income but do not appear in the above-moderate-income category Balance of RHNA to Accommodate, rather, have been carried over to the moderate-income category.

*A total of 281 units are for extremely very-low-income: 44 units in Legacy Square; 85 units at Crossroads at Washington; 89 units at North Harbor Village; and 63 units at Westview House.

EXHIBIT 4

All materials for Exhibit 4, the General Plan Negative Declaration Addendum, may be accessed at: <https://www.santa-ana.org/general-plan/housing-element-update-2021> and are also on file and available at the City's Planning and Building Agency.

RESOLUTION NO. 2022-XXX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA ANA APPROVING THE SANTA ANA GENERAL PLAN AMENDMENT FOR THE 6TH CYCLE HOUSING ELEMENT UPDATE (GPA NO. 2021-01) AND ADOPTING AN ADDENDUM TO THE NEGATIVE DECLARATION FOR THE 5TH CYCLE HOUSING ELEMENT (SCH #2013111008)

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SANTA ANA AS FOLLOWS:

Section 1. The City Council of the City of Santa Ana hereby finds, determines, and declares as follows:

- A. California Government Code Section 65302(c) mandates that each city include a housing element in its general plan. The housing element sets forth goals, policies, and programs that address the future housing needs for all income levels.
- B. In 2014, the City Council of the City of Santa Ana approved the 2014-2021 Housing Element and adopted a Negative Declaration (SCH #2013111008) pursuant to the California Environmental Quality Act (“CEQA”).
- C. Given the priority to address California’s critical housing needs, the Housing Element is required to be updated every eight (8) years.
- D. The 6th Cycle Housing Element Update sets forth the housing policies for the City, facilitates the preservation and development of housing, and establishes programs to accommodate the City’s share of the regional housing need.
- E. Pursuant to state law, the Housing Element must include the following provisions:
 - a. An analysis of existing and projected housing needs
 - b. An analysis of potential constraints on housing
 - c. An analysis of assisted housing developments that are “at-risk” and eligible to change from low-income housing uses
 - d. An inventory of sites suitable for housing development
 - e. An analysis of the plan’s conformance with affirmatively furthering fair housing (AFFH) requirements

Resolution No. 2022-XXX
Page 1 of 5

- f. An analysis of any special housing needs
 - g. An evaluation of the previous Housing Element
 - h. Goals, objectives, policies, and implementation programs
- F. The General Plan Amendment for the 6th Cycle Housing Element Update was initially circulated for public review on October 11, 2021, and submitted to the California Department of Housing and Community Development (HCD) on October 21, 2021, for its required review. The City has had preliminary conversations with HCD to address refinements to the draft Housing Element, and revisions have been made to the Housing Element by City staff based on these comments. Staff worked closely with HCD to address refinements to the Housing Element, and the City will be receiving a letter from HCD confirming the City's Housing Element is in compliance with state law.
- G. Pursuant to CEQA, City staff evaluated the proposed changes in the General Plan Amendment for the 6th Cycle Housing Element Update in light of the standards for subsequent environmental review outlined in State CEQA Guidelines section 15162, and concluded that the proposed changes would not result in new significant environmental effects or a substantial increase in the severity of previously identified effects that were previously disclosed in the Negative Declaration. In addition, the City concluded there is no new information of substantial importance showing that the General Plan Amendment for the 6th Cycle Housing Element will have significant effects not previously identified; that previously examined significant effects will be more severe; or that mitigation measures previously found infeasible are now feasible. As such, no subsequent EIR or mitigated negative declaration is required. Nonetheless, the proposed changes would necessitate minor technical changes or additions to the Negative Declaration, and thus the City has prepared an Addendum to the Negative Declaration pursuant to State CEQA Guidelines section 15164.
- H. On December 20, 2021, the Planning Commission held a duly-noticed public hearing and considered the Negative Declaration, Addendum, staff report, recommendations by staff, and public testimony concerning GPA No. 2021-01.
- I. On February 1, 2022, the City Council held a duly-noticed public hearing and considered the Negative Declaration, Addendum, staff report, recommendations by staff, and public testimony concerning GPA No. 2021-01.

- J. All statements and findings contained in the 6th Cycle Housing Element Update are incorporated herein by this reference as though fully set forth.

Section 2. State CEQA Guidelines section 15164 requires lead agencies to prepare an addendum to a previously certified EIR or approved negative declaration if some changes or additions to the project are necessary but none of the conditions requiring preparation of a subsequent EIR are present. The City Council has reviewed and considered the 2014 Housing Element Negative Declaration and the Addendum, and finds that these documents taken together contain a complete and accurate reporting of all of the potential environmental impacts associated with the General Plan 6th Cycle Housing Element Update. The City Council further finds that the Addendum has been completed in compliance with CEQA and the State CEQA Guidelines. The City Council further finds and determines that the Addendum reflects the City's independent judgment.

Section 3. Based on the substantial evidence set forth in the record, including but not limited to the 2014 Housing Element Negative Declaration and the Addendum, the City Council finds that an addendum is the appropriate document for disclosing the changes to the General Plan 6th Cycle Housing Element Update, and that none of the conditions identified in Public Resources Code section 21166 and State CEQA Guidelines section 15162 requiring subsequent environmental review have occurred, because:

- (a) The General Plan 6th Cycle Housing Element Update does not constitute a substantial change that would require major revisions of the 2013 Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
- (b) There is not a substantial change with respect to the circumstances under which the General Plan 6th Cycle Housing Element Update will be developed that would require major revisions of the 2013 Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of the previously identified significant effects.
- (c) New information of substantial importance has not been presented that was not known and could not have been known with the exercise of reasonable diligence at the time the 2013 Housing Element Negative Declaration was adopted, showing any of the following: (i) that the modifications would have one or more significant effects not discussed in the earlier environmental documentation; (ii) that significant effects previously examined would be substantially more severe than shown in

Resolution No. 2022-XXX
Page 3 of 5

the earlier environmental documentation; (iii) that mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects but the applicant declined to adopt such measures; or (iv) that mitigation measures or alternatives considerably different from those analyzed previously would substantially reduce one or more significant effects on the environment, but which the applicant declined to adopt.

Section 4. The City Council hereby approves and adopts the Addendum, attached hereto as a link in Exhibit A.

Section 5. The City Council hereby approves and adopts General Plan Amendment No. 2021-01. The 6th Cycle Housing Element Update is attached hereto as a link in Exhibit B and incorporated herein by reference as though fully set forth herein. This decision is based upon the evidence submitted at the above said hearing, which includes, but is not limited to the Request for City Council Action dated February 1, 2022, and exhibits attached hereto; and the public testimony, all which are incorporated herein by reference.

Section 6. The City Council hereby authorizes the Director of the Planning and Building Agency, or his or her designee, to approve ministerial revisions, or conforming edits, in the 6th Cycle Housing Element, such as spelling, formatting, punctuation, or revisions of such nature, which are non-legislative and that result from HCD's review for final certification of the Housing Element, without further Planning Commission or City Council consideration or re-adoption of the 6th Cycle Housing Element Update.

Section 7. This Resolution shall take effect immediately upon its adoption by the City Council, and the Clerk of the Council shall attest to and certify the vote adopting this Resolution.

Section 8. The adopted 2014 Housing Element Negative Declaration and the Addendum are on file and available for public review at the City's Housing Element website and City Main Library at 20 Civic Center Plaza. The City Clerk is the custodian of these documents.

Section 9. City staff is directed to prepare and file a Notice of Determination within five working days of the adoption of this Resolution.

ADOPTED this ____ day of _____, 2022.

Vicente Sarmiento
Mayor

Resolution No. 2022-XXX
Page 4 of 5

APPROVED AS TO FORM:
Sonia R. Carvalho, City Attorney

By: John M. Funk
John M. Funk
Sr. Assistant City Attorney

AYES: Councilmembers _____

NOES: Councilmembers _____

ABSTAIN: Councilmembers _____

NOT PRESENT: Councilmembers _____

CERTIFICATION OF ATTESTATION AND ORIGINALITY

I, DAISY GOMEZ, Clerk of the Council, do hereby attest to and certify the attached Resolution No. 2021-XXX to be the original resolution adopted by the City Council of the City of Santa Ana on _____.

Date: _____

Clerk of the Council
City of Santa Ana

EXHIBIT A

All materials for Exhibit A may be accessed at: <https://www.santa-ana.org/general-plan/housing-element-update-2021> and are also on file and available at the City's Planning and Building Agency.

EXHIBIT B

All materials for Exhibit B may be accessed at: <https://www.santa-ana.org/general-plan/housing-element-update-2021> and are also on file and available at the City's Planning and Building Agency.

City of Santa Ana 2021-2029 Housing Element Update



**Planning Commission
Public Hearing**

December 20, 2021



Outline

- » Housing Element Overview
- » Community Engagement
- » Program Evaluation Highlights
- » Policy Framework & Housing Plan
- » Project Schedule & Next Steps

City of Santa Ana General Plan
Housing Element
2021-2029

City of Santa Ana
Planning Division



HCD Review Draft: October 21, 2021
Table B-14 was revised on October 22, 2021



Housing Element Overview - Law



City's plan to meet existing and projected housing needs of all economic segments of the community



Required Element of the General Plan governed by California Government Code Sections 65580-65589.11.



Must be updated every 8 years

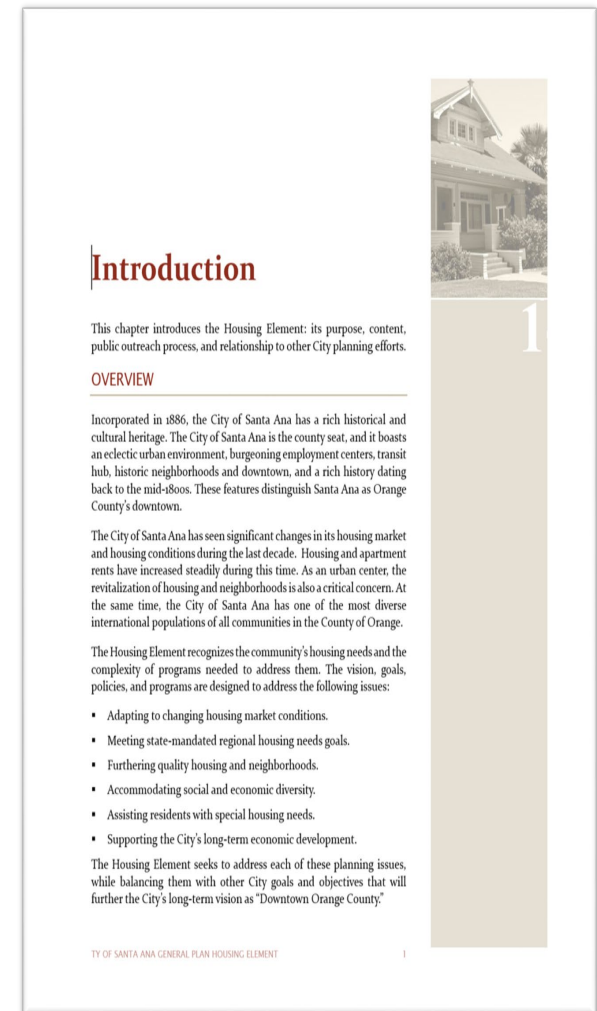


Certified by the Department of Housing & Community Development



Housing Element Overview - Contents

- » Policy Framework & Housing Plan
- » Housing Needs: Appendix A
- » Housing Constraints: Appendix B
- » Housing Resources: Appendix C
- » Program Evaluation: Appendix D
- » Assessment of Fair Housing: Appendix E
- » Public Outreach: Appendix E



Community Engagement - Opportunities

- » 2020-2024 Consolidated Plan
- » 2021 Draft General Plan Update
- » Housing Element Roundtables
- » Community Housing Survey
- » Open House Community Forums
- » Planning Commission Study Sessions
- » Public Hearings



Community Engagement - Roundtable & Survey

Emergent themes

- » Promote new low and very-low housing greater than RHNA allocation
- » Rent control and housing insecurity
- » Role of open space in quality of life and housing
- » Strengthen Housing Opportunity Ordinance (HOO)
- » County versus Santa Ana Average Median Income (AMI)
- » Homelessness Prevention
- » Community driven programs
- » Parking, overcrowding, displacement
- » Safe housing and landlord intimidation
- » Code Enforcement to preserve quality of life



Program Evaluation Highlights

| Progress Towards 2014-2021 RHNA Goal (New Housing Units by Category and Year) | | | | | | | | | | |
|--|-----------------|-----------|------------|------------|------------|--------------|------------|--------------|---------------------------------------|-----------------------------|
| Income | RHNA Allocation | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | Total Units | Total Units Exceeding RHNA Allocation | % Exceeding RHNA Allocation |
| Very Low | 45 | 0 | 49 | 49 | 43 | 172 | 80 | 393 | 348 | 773.3% |
| Low | 32 | 2 | 31 | 22 | 38 | 388 | 83 | 564 | 532 | 1,662.5% |
| Moderate | 37 | 12 | 4 | 20 | 10 | 17 | 1 | 64 | 27 | 73 % |
| Above Moderate | 90 | 80 | 442 | 130 | 424 | 795 | 538 | 2,409 | 2,319 | 2,576.7 % |
| Total: | 204 | 94 | 526 | 221 | 515 | 1,372 | 702 | 3,430 | 3,226 | 1,581.4 % |

Based on building permits issued



Program Evaluation Highlights

Andalucia



The Depot at Santiago



The Arts Collective



The Heritage



KB Homes



Program Evaluation Highlights



February 2018

72 chronically homeless individuals were placed at The Orchard



March 2018

16 homeless individuals were placed at The Depot at Santiago



June 2020

75 homeless veterans were placed at Heroes' Landing



August 2020

15 homeless individuals were placed at The Santa Ana Arts Collective



March 2021

56 chronically homeless individuals were placed into Casa Querencia



Policy Framework & Housing Plan

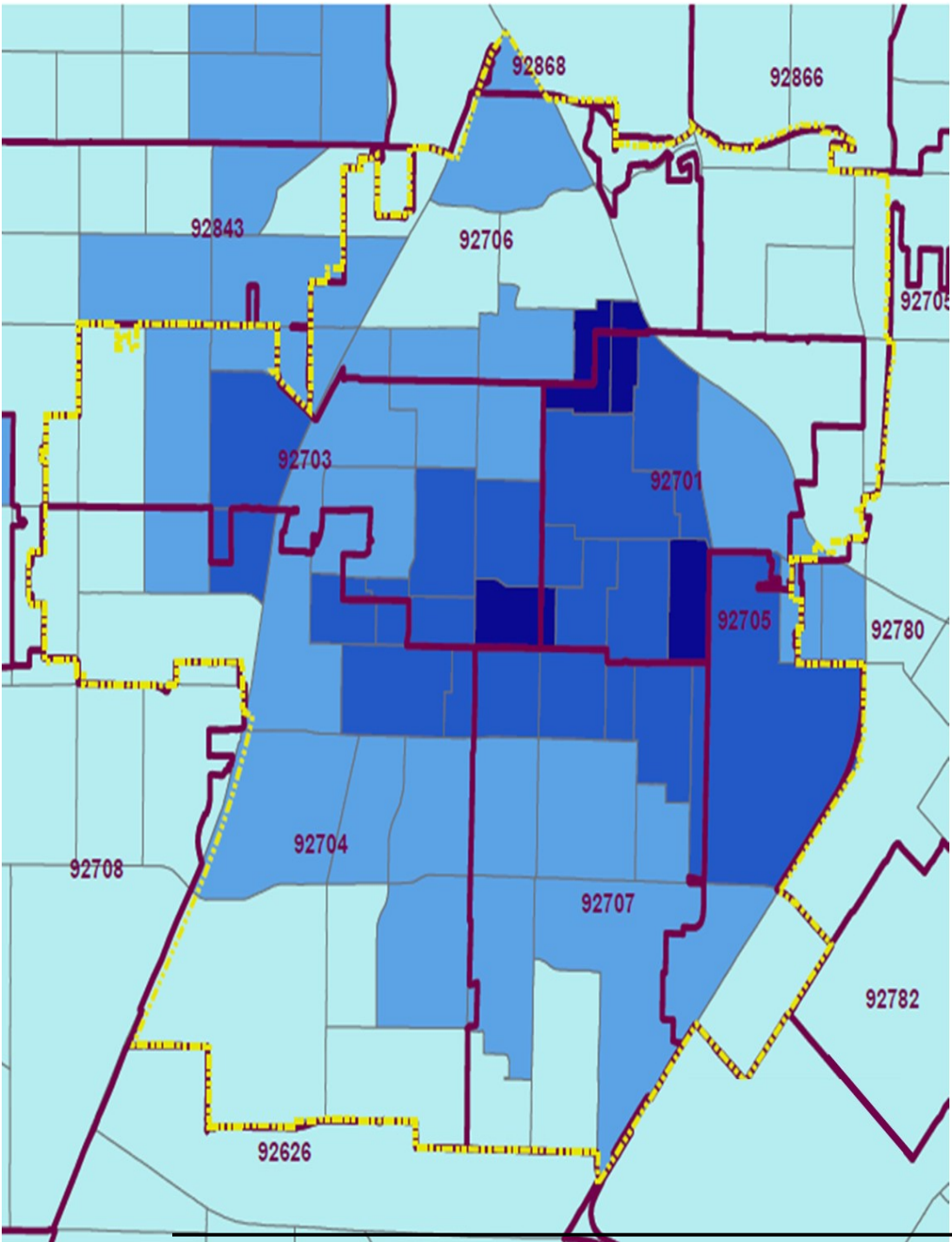
- » **GOAL 1:** HOUSING AND NEIGHBORHOODS
- » **GOAL 2:** HOUSING SUPPLY AND DIVERSITY
- » **GOAL 3:** HOUSING ASSISTANCE
- » **GOAL 4:** SPECIAL NEEDS
- » **GOAL 5:** AFFIRMING FAIR HOUSING *New*



Policy Framework & Housing Plan - AFH

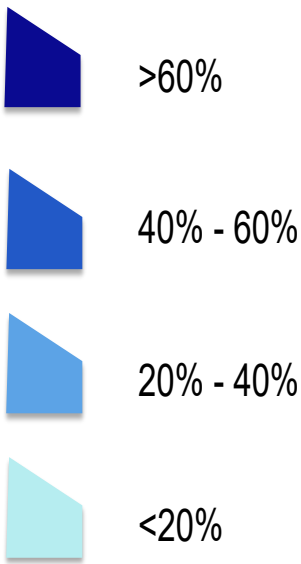
- » Additional legislation passed in 2018 – AB 686
- » Analyze barriers that restrict housing access in Housing Element
- » Commit to meaningful actions that affirmatively further fair housing and prioritize addressing contributing issues
- » Sites for potential lower income housing located, to the degree possible, to avoid further overconcentration and disparity in access/resources
- » Equitable access to affordable housing – regionally

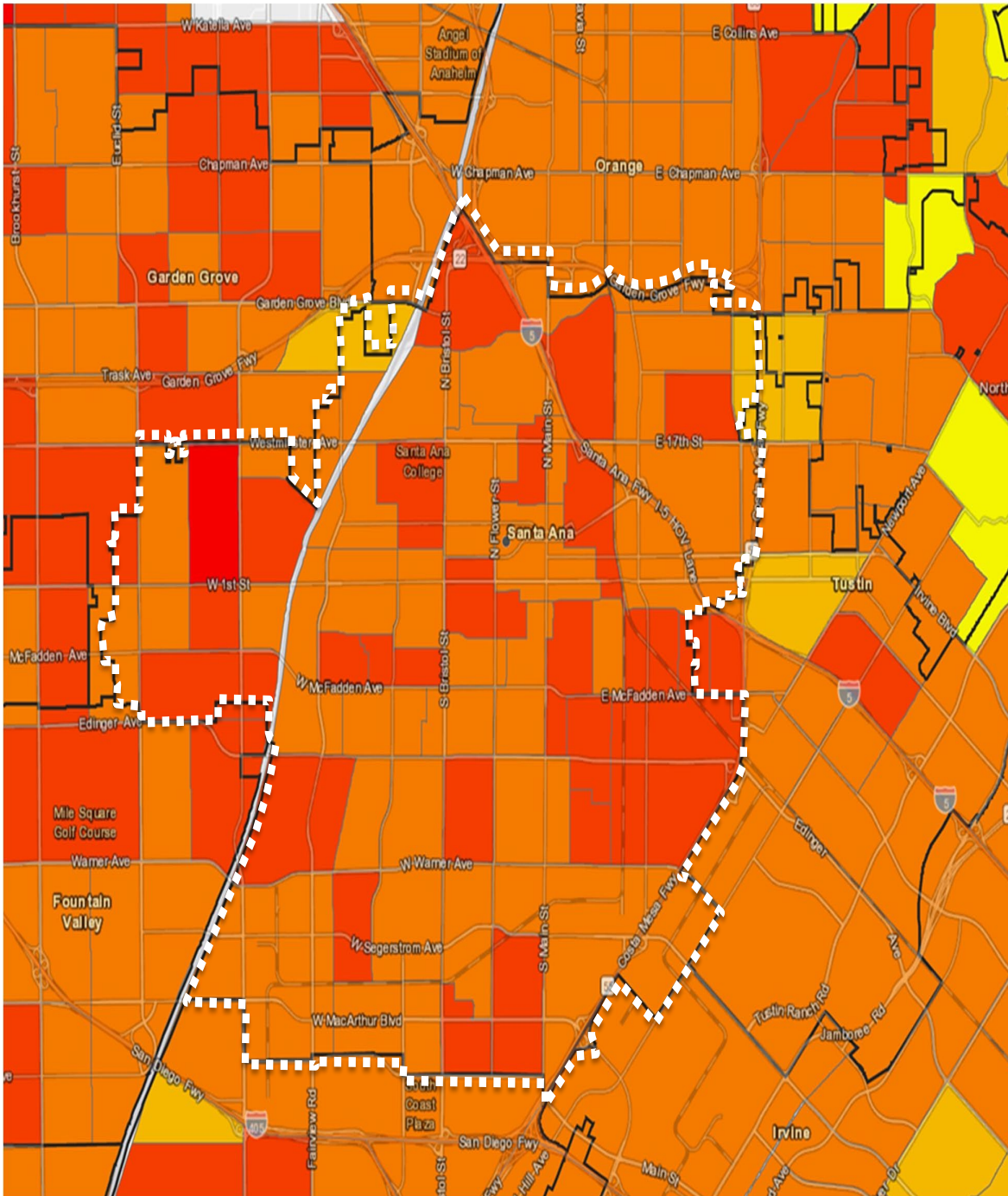




(R) Overcrowded Households (CHHS) - Tract

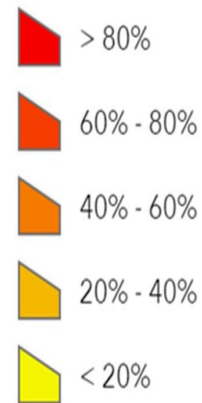
Percent of Overcrowded Households

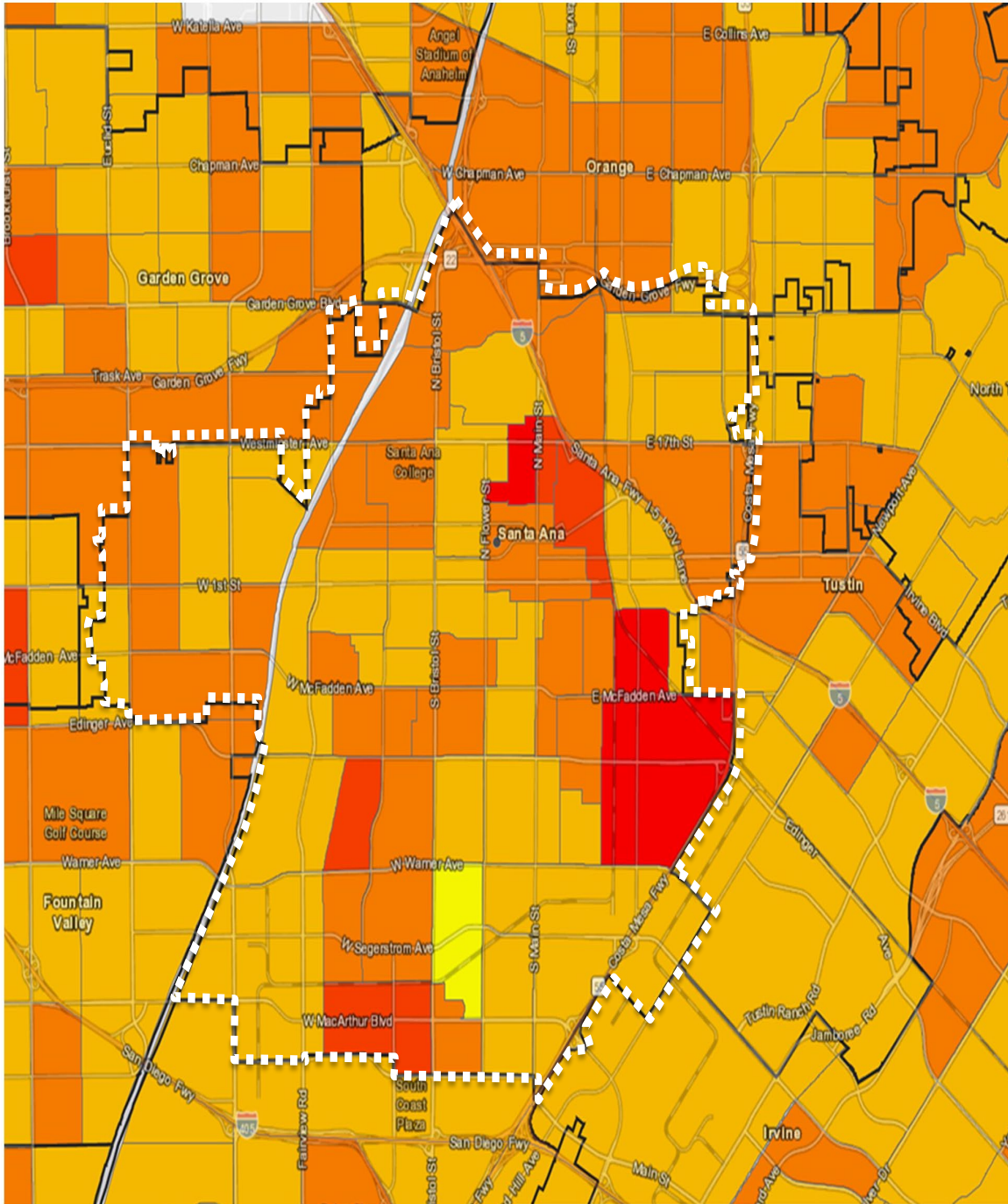




(R) Overpayment by Renters (ACS, 2015 - 2019) - Tract

Percent of Renter Households for whom Gross Rent (Contract Rent Plus Tenant-Paid Utilities) is 30.0 Percent or More of Household Income





(R) Overpayment by Home Owners (ACS, 2015 - 2019)
- Tract

Percent of Owner Households with Mortgages whose Monthly Owner Costs are 30.0 Percent or More of Household Income



Policy Framework & Housing Plan

» **GOAL 5: AFFIRMATIVELY FURTHERING FAIR HOUSING.**

Affirm, promote, and implement social justice and equity in the provision, type, and affordability of housing and the availability of services for all residents. *NEW*

- **Policy 5.3 – Communication Channels**. Continue to provide an open and receptive forum for city residents, commissions, and City staff to discuss opportunities for affirmatively furthering fair housing. *NEW*
- **Policy 5.4 – Resources and Services**. Continue to fund services and support organizations that provide counseling, dispute resolution and fair housing services, and make a concerted effort to disseminate resources to underrepresented residents, including non-English speakers. *NEW*



Policy Framework & Housing Plan

» Landlord Intimidation

- **Policy 1.9 - Tenant Protections**. Provide information and resources to residential tenants regarding landlord-tenant laws that provide protection against unjust evictions. *New*
- **Action 52** - Hold annual small apartment managers' workshop to train and educate property owners, HOAs, property managers, and tenants of best practices in property management, neighborhood safety, and landlord/tenant responsibilities. *New*
- **Action 52** - Partner with legal assistance organizations to provide legal clinics for tenants on tenants' rights and recourse for intimidation and unjust evictions. *New*



Policy Framework & Housing Plan

» Potential Displacement

- **Policy 3.9** – Housing Stabilization. Support measures that address impacts related to private and public development which may result in displacement from existing affordable housing. *New*
- **Action 37** – Adopt a Rent Stabilization ordinance(s) to preserve affordable housing through regulating rent increases and establishing just cause eviction regulations. *New*
- **Action 39** – Identify funding and partner with community based organizations to support a Community Land Trust (CLT) program. *New*



Policy Framework & Housing Plan

» Residential Overcrowding

- **Policy 2.10** – Overcrowding Conditions. Facilitate the development of affordable accessory dwelling units and additions and improvements to existing homes to alleviate overcrowded housing conditions. *New*
- **Action 51** – Explore opportunities for funding to assist lower and moderate-income homeowners to construct Accessory Dwelling Units (ADUs). *New*
- **Action 51** – Collaborate with other local jurisdictions and HCD to identify best practices to monitor ADU affordability and to create an incentive program to covenant their affordability. *New*



Policy Framework & Housing Plan

» **Promote New Affordable Housing (low/very low income)**

- **Policy 2.5 – Diverse Housing Types**. Facilitate diverse types, prices, and sizes of housing, including single-family homes, apartments, townhomes, mixed/multiuse housing, transit-oriented housing, multigenerational housing, and live-work opportunities.
- **Action 24** – Provide financial assistance to support the production and/or rehabilitation of affordable housing for extremely low, very-low and low-income families.
- **Action 25** – Apply for opportunities to expand the number of housing choice vouchers provided by the Housing Authority, and continue to set aside at least 75 percent of vouchers for extremely low-income households. *New*



Regional Housing Needs Allocation (RHNA)

- » Projected housing need for 2021-2029 6th Cycle
- » HCD assigned 1.34 million to SCAG/3,095 to Santa Ana
- » RHNA Appeals and SCAG final RHNA allocation - March 2021
- » County Transfer - 42 units (20 very low, 22 moderate) – June 2021

| Land Resource | Very Low Income | Low Income | Moderate Income | Above Mod Income | Total |
|-------------------|-----------------|------------|-----------------|------------------|-------|
| RHNA ¹ | 606 | 362 | 545 | 1,624 | 3,137 |

¹ RHNA with Transfer from the County (Crossroads Project)



Future Housing Needs

| Land Resource | Very Low Income | Low Income | Moderate Income | Above Mod Income | Total |
|--------------------------------|-----------------|------------|-----------------|------------------|--------|
| RHNA | 606 | 362 | 545 | 1,624 | 3,137 |
| Total Pipeline ¹ | 414* | 689 | 2 | 5,064 | 6,169 |
| ADU Projections ² | 90 | 155 | 108 | 7 | 360 |
| Moderate Pipeline ³ | | | 203 | | |
| Balance to Accommodate | 102 | -482 | 232 | -3,244 | -3,392 |

1. Pipeline projects include projects that have been approved, permitted, or received a certificate of occupancy after June 30, 2021. Affordability levels for pipeline projects are all based on covenants and affordability restrictions that are part of project application or entitlement.

2. The total Accessory Dwelling Unit projection is based on a conservative estimate (less than 65 percent) of the permitted four-year average of 70 (2018-2021; extrapolating 2021 to a full year) ADUs per year, multiplied by the planning period in number of years. The affordable category projections are based on the SCAG study on ADU affordability for Orange County that found the following percentages of units fell into each respective affordability category: 25 percent very low; 43 percent low, 30 percent moderate; and 2 percent above moderate.

3. Moderate pipeline unit totals taken from total above moderate pipeline units and reclassified as moderate based on survey results. The 203 units that were reclassified appear in the Total Pipeline but do not appear in the balance of above-moderate RHNA to accommodate, rather, have been carried over to the moderate category.

*A total of 281 units are for extremely very-low income: 44 units in Legacy Square; 85 units at Crossroads at Washington; 89 units at North Harbor Village; and 63 units at Westview House.



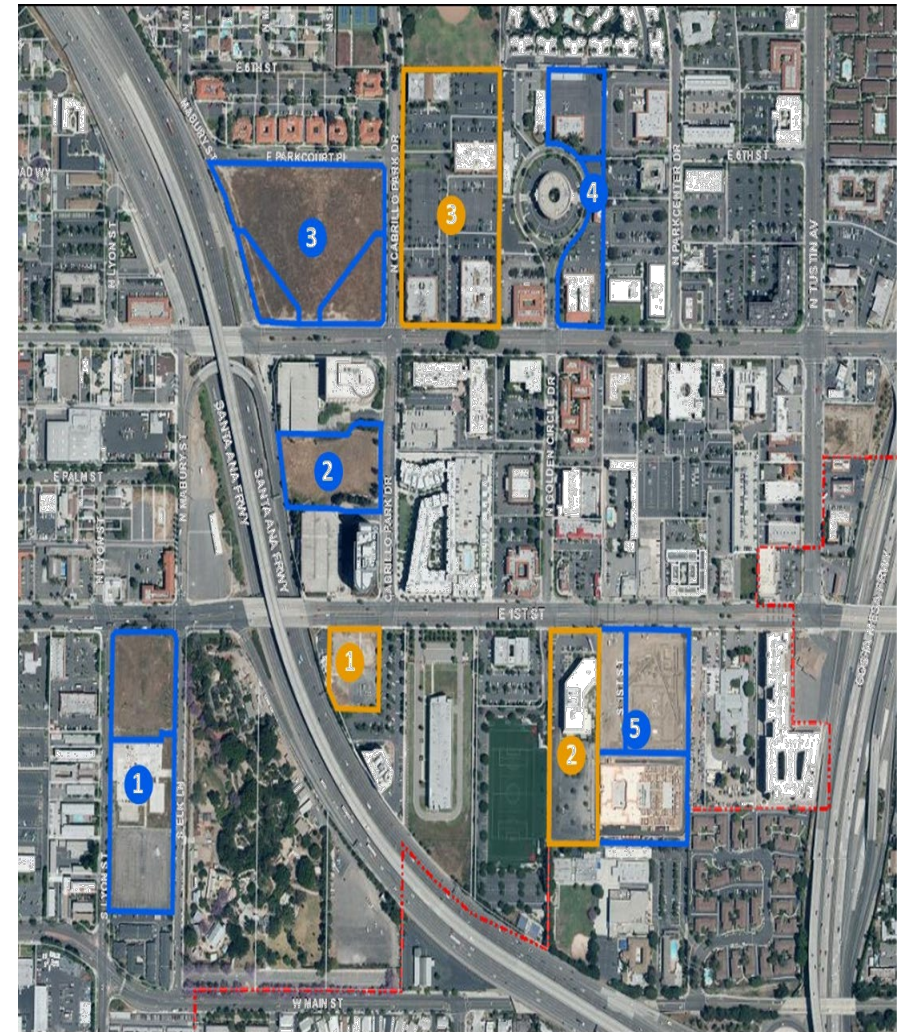
Housing Opportunity Sites

» Metro East Overlay Zone

- Total Acres: 14.16
- Assumed Density: 45
- Residential Units: 637

» Harbor Mixed Use Transit Specific Plan

» Transit Zoning Code Overlay




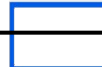
-  Potential Housing Site
-  Pipeline Projects



Housing Opportunity Sites

- » Metro East Overlay Zone
- » **Harbor Mixed Use Transit Specific Plan**
 - Total Acres: 4.42
 - Assumed Density: 30
 - Residential Units: 133
- » Transit Zoning Code Overlay

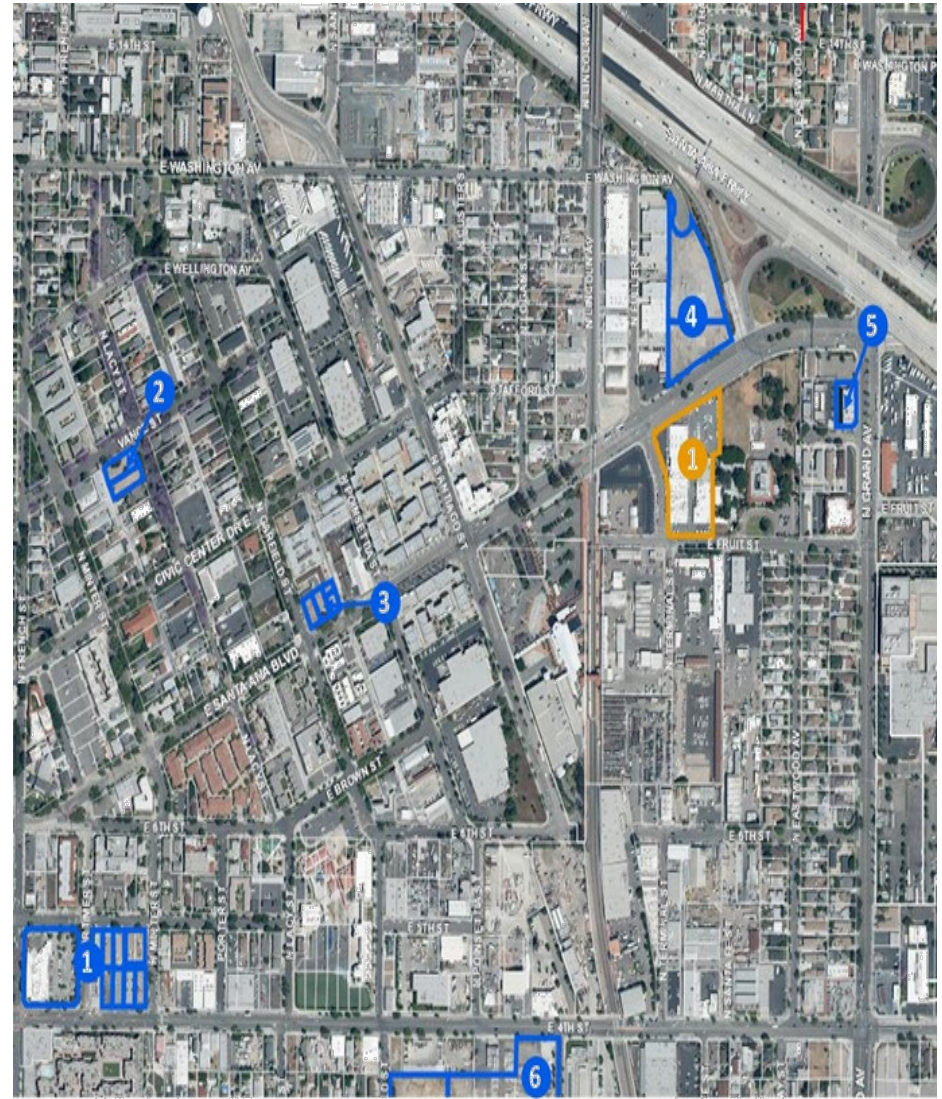


-  Potential Housing Site
-  Pipeline Projects

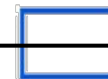


Housing Opportunity Sites

- » Metro East Overlay Zone
- » Harbor Mixed Use Transit Specific Plan
- » **Transit Zoning Code Overlay**
 - Total Acres: 2.25
 - Assumed Density: 30
 - Residential Units: 68



Potential Housing Site



Pipeline Projects



HCD Preliminary Feedback

- » Assessment of Fair Housing (AFH)
 - » Local data and knowledge
 - » Patterns and trends
- » Special Needs Housing
 - » Clarifications on number and type of units available
 - » Homeless shelter ordinance
- » Data and Program Clarifications
- » Housing Opportunity Sites Analysis
 - » Sites in relation to AFH analysis



Project Schedule and Next Steps

- » HCD Comment Letter – December 20, 2021
- » Planning Commission Public Hearing – December 20, 2021
- » City Council Public Hearing for Adoption – February 1, 2022
- » Submit Adopted Housing Element to HCD – February 11, 2022
- » Public Review of Housing Element Refinements (30 days) – January to February 2022
- » HCD Reviews Revised Housing Element (60 days) – February through April 2022
- » HCD Certification of Housing Element - April 2022



Recommendation

- » Recommend that the City Council adopt resolutions approving:
 - General Plan Amendment No. 2021-01
 - Addendum to the 2014-2021 Initial Study/Negative Declaration

