



## HOUSING IMPLEMENTATION STATUS

### Policy Strategy #1: Housing Production

<b>Strategy 1A:</b>	<b>Evaluate Alternative Funding and Financing Mechanisms</b>
<b>Objective:</b>	Exploration of alternative funding and financing mechanisms
<b>Responsible Party:</b>	Community Development/Planning
<b>Source of Funds:</b>	General Fund
<b>Timeline for Implementation:</b>	Ongoing monitoring of alternative funding and financing sources with review on at least an annual basis
<b>Status:</b>	<p>The Community and Economic Development has experienced significant cuts in funding both at the state and federal level over the last several years. Discussions at the federal level continue to suggest that further funding reductions may be ahead that will severely limit on our ability to continue to increase the supply of affordable housing. Additionally, over the last three years funding for the Section 8 Voucher Program from the United States Department of Housing and Urban Development (HUD) has remained static, while local rents have increased significantly, resulting in the loss of approximately 500 vouchers available to low income families. This program not only provides much needed rental assistance for low income families, but also serves as a valuable tool that can be leveraged by developers to obtain additional private financing to assist with the development of affordable housing.</p> <p>Although the uncertainty of funding at the federal level continues to make the creation of affordable housing more challenging, the Community and Economic Development continues its efforts to make the best of the limited resources and monitor and explore new funding sources as they become available. The California State Legislature recently approved Senate Bill 2 (SB 2) and Senate Bill 3 (SB 3), which will help provide a much-needed permanent source of funding for affordable housing. SB 2 will provide direct funding to local governments for affordable housing from fees charged on certain real estate transactions such as mortgage refinancing (not sales) and is expected to generate up to \$300 million per year. SB 3 is a housing bond measure and expected to generate up to \$4 billion, if approved by California voters in November 2018. Other available state funding programs include the Affordable Housing and Sustainable Communities Program.</p>

	<p>Due to the affordable housing crisis in California, the State Legislature also adopted a number of housing bills that became law on January 1, 2017, placing more pressure on local governments to facilitate the development of affordable housing. One of these bills is Senate Bill 35, which requires local governments that have not met their Regional Housing Need Allocation (RHNA) to expedite and approve “by-right” affordable housing development projects that provide a prescribed amount of affordable units.</p> <p>The City of Anaheim continues its efforts to expand its supply of affordable housing through its existing affordable housing programs. The City Council continues to be supportive of the development of affordable housing that meets the needs of Anaheim’s residents and has formed two working groups to address the affordable housing. The first group was tasked with exploring opportunities to end homelessness in Anaheim, and the second was tasked with exploring opportunities to create a local funding stream to help with the development of affordable housing.</p> <p>Projects that are completed, underway or in the development pipeline are as follows:</p> <p>Rental New Construction (Completed):</p> <ul style="list-style-type: none"> <li>• Anton Monaco – 232 Units (Including 3 manager units)</li> <li>• Calendula Court – 32 Units (Including 1 manager unit)</li> <li>• Rockwood Apartments (Lincoln Avenue)– 70 Units (Including 1 manager unit)</li> </ul> <p>Rental New Construction (Underway/in Development pipeline):</p> <ul style="list-style-type: none"> <li>• El Verano Senior Apartments – 54 Units (Including 1 manager unit)</li> </ul> <p>Rental Rehabilitation (Completed):</p> <ul style="list-style-type: none"> <li>• Village Center –100 affordable units (Including 1 manager unit)</li> <li>• Pebble Cove – 110 affordable units (Including 1 manager unit)</li> <li>• Miracle Terrace – 179 affordable units (Including 1 manager unit)</li> </ul>
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	<p>Rental Preservation (Completed):</p> <ul style="list-style-type: none"> <li>• Miracle Terrace – 128 Tenant-Based Voucher affordable units</li> </ul> <p>Rental Rehabilitation (Underway/in Development Pipeline):</p> <ul style="list-style-type: none"> <li>• Hermosa Village Phase I Apartments –297 Units (Including 2 manager units)</li> <li>• Cobblestone Apartments – 64 Units (Including 1 manager unit)</li> <li>• Sea Wind Apartments - 91 Units (Including 1 manager unit)</li> <li>• Avon Dakota Neighborhood Phase II – 21 Units</li> </ul> <p>For-sale Affordable Housing Projects (Completed):</p> <ul style="list-style-type: none"> <li>• Domain I–25 affordable units, 60 total units</li> <li>• Domain II–9 affordable units, 40 total units</li> <li>• Colony Park Phase IV – 66 affordable units, 226 total units</li> <li>• Picadilly Single Family Homes - 2 affordable units</li> </ul> <p>For-Sale Affordable Underway/in Development Pipe-line:</p> <ul style="list-style-type: none"> <li>• Anaheim Boulevard Townhomes – 29 affordable units, 290 total units</li> </ul>
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<b>Strategy 1B:</b>	<b>Expedited Processing for Extremely-Low, Very Low, Low and Moderate Income Housing Developments</b>
<b>Objective:</b>	Expedited processing for affordable housing developments to reduce housing production costs.
<b>Responsible Party:</b>	Planning/Public Works/Public Utilities/Fire
<b>Source of Funds:</b>	General Fund
<b>Timeline for Implementation:</b>	Re-evaluate program by January 1, 2015 and implement any necessary process refinements by June 30, 2015
<b>Status:</b>	The City continues to provide expedited discretionary entitlement and plan check processing for affordable housing developments, including a 54-unit senior housing development with eight extremely low-income, 35 very low-income and ten low-income housing units including one manager unit located at 1248 East Lincoln Avenue currently underway. The Avon Dakota Phase II Rehabilitation project consisting of three extremely low-income, 14 very low-income and four low-income units is also currently underway. The City will continue to evaluate the effectiveness of the expedited processing



	program and modify as needed to further encourage affordable housing development.
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<b>Strategy 1C:</b>	<b>Affordable Senior Housing Program</b>
<b>Objective:</b>	Senior housing development and Section 8 financial assistance
<b>Responsible Party:</b>	Planning/Community Development
<b>Source of Funds:</b>	General Fund/HUD
<b>Timeline for Implementation:</b>	Ongoing
<b>Status:</b>	<p>In 2017, the Housing Authority assisted the development of the 179-unit Miracle Terrace Senior Apartments project through the issuance of Tax Exempt Bonds and the allocation of 40 Section 8 Project-Based Vouchers to assist with the rehabilitation and preserving of at-risk affordable senior rental units from being lost to market rate housing.</p> <p>The Housing Authority did not provide funding assistance for new construction of senior rental housing in 2017. However, the Housing Authority continued to work with the developer of the El Verano senior housing project to obtain Tax Credit financing from the California Tax Credit Allocation Committee (TCAC) for construction of the project. The Project submitted a Tax Credit funding application with the TCAC in July 2017, but did not receive an allocation. The El Verano Senior Rental Housing Project, which proposed to set aside 50% of the units for homeless senior, resubmitted an application for Tax Credit financing in February 2018. The Developer is awaiting a decision from TCAC. If awarded the project, can commence construction in November 2018.</p>

<b>Strategy 1D:</b>	<b>Encourage the Development of Housing for Extremely-Low Income Households</b>
<b>Objective:</b>	Production of a minimum of 50 extremely-low income units
<b>Responsible Party:</b>	Community Development/Planning/Housing Authority
<b>Source of Funds:</b>	General Fund/HOME/ CDBG
<b>Timeline for Implementation:</b>	Ongoing monitoring of the development of extremely-low income units with review of incentives and potential funding on at least an annual basis
<b>Status:</b>	The Department continues to work with developers for the creation of extremely-low income units. Since 2014 a total of 224 were completed or were in the development pipeline. Some of the projects listed were assisted using the City's incentive programs such as Density Bonus, expedited review, fee waivers,



	<p>fee deferrals, Section 8 and other funding programs. These projects are as follows:</p> <p>Projects underway or in the development pipe-line:</p> <ul style="list-style-type: none"> <li>• Avon Dakota Phase II- 3 of the 21 units</li> <li>• Homeless Veterans Project -27 of 28 units</li> <li>• Manchester/Orangewood Family Rental Housing RFP 2 - 4 of 120 units</li> <li>• The Housing Authority continues to work with developers to encourage the creation of extremely low-income units. The use of the Low Moderate-Income Housing Asset Fund (LMIHAF) requires that 30% of the available funds be utilized for the creation of extremely low-income units.</li> </ul>
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<b>Strategy 1E:</b>	<b>Encourage the Development of Housing for Special Needs Households</b>
<b>Objective:</b>	Maintain existing and develop new units for special needs households
<b>Responsible Party:</b>	Housing Authority/Community Development/ Planning
<b>Source of Funds:</b>	ESG/CDBG/HOME
<b>Timeline for Implementation:</b>	Annually
<b>Status:</b>	In 2017, the Housing Authority did not commerce any special needs projects. However, the Housing Authority is currently working on a proposal for the development of a 28-unit homeless veterans rental housing project.

<b>Strategy 1F:</b>	<b>Implementation of The Platinum Triangle Master Land Use Plan</b>
<b>Objective:</b>	Implementation of The Platinum Triangle Master Land Use Plan
<b>Responsible Party:</b>	Planning
<b>Source of Funds:</b>	General Fund
<b>Timeline for Implementation:</b>	Ongoing
<b>Status:</b>	Implementation of the Platinum Triangle Master Land Use Plan continues with 2,714 residential units completed to date; 1,770 residential units are currently under construction; and, an additional 2,830 units are approved through development agreements, but not yet under construction.



<b>Strategy 1G:</b>	<b>Development of Housing Information Clearinghouse</b>
<b>Objective:</b>	Facilitate dissemination of housing information
<b>Responsible Party:</b>	Community Development
<b>Source of Funds:</b>	General Fund
<b>Timeline for Implementation:</b>	Ongoing
<b>Status:</b>	The Community Development Department/Housing Authority continues to update and improve the Department's website to provide access to affordable housing programs and information.

<b>Strategy 1H:</b>	<b>Support for Community Housing Development Organizations (CHDOs)</b>
<b>Objective:</b>	Continue to provide funds to qualified CHDOs for affordable unit production
<b>Responsible Party:</b>	Community Development
<b>Source of Funds:</b>	HOME
<b>Timeline for Implementation:</b>	Annually
<b>Status:</b>	The Housing Authority continues to provide funding opportunities to Community Housing Development Organizations (CHDO's). In 2017, the Housing Authority did not enter into new agreements with CHDO's; however, it did continue to work with the developer of the El Verano senior housing project to obtain Tax Credit financing from the California Tax Credit Allocation Committee (TCAC). The developer for this project is a certified CHDO. The Project submitted a Tax Credit funding application to TCAC in July 2017, but did not receive an allocation. The El Verano project, which proposed to set aside 50% of the units for homeless seniors, resubmitted an application for Tax Credit financing in February 2018. The Developer is awaiting a decision from TCAC. If awarded, the project can commence construction in November 2018.

<b>Strategy 1I:</b>	<b>Developer Incentives Program</b>
<b>Objective:</b>	Financial incentives for developers (based on available funds) to help facilitate the construction of 710 new and rehabilitated affordable housing units by 2021
<b>Responsible Party:</b>	Community Development/Agency/ Housing Authority
<b>Source of Funds:</b>	HUD/Other Sources to be Determined
<b>Timeline for Implementation:</b>	Annually
<b>Status:</b>	The Housing Authority continues to assist affordable housing



	<p>developers by providing subsidy loans, section 8 project based vouchers, long term ground leases and miscellaneous rebates and fee credits to help off-set total development costs. The following projects were assisted in 2017:</p> <p>El Verano Senior Apartments –</p> <ul style="list-style-type: none"> <li>• Ground Lease - \$3,364,000</li> <li>• 53 Project Based Vouchers consisting of \$5,353,877 in rent payments over 15 years</li> <li>• \$2,336,000 Loan</li> <li>• \$81,000 in Energy Star Rebates</li> <li>• \$65,394 Fee Waiver</li> <li>• Density bonus incentives to assist financial feasibility</li> </ul> <p>Avon Dakota Apartments –</p> <ul style="list-style-type: none"> <li>• Ground Lease - \$5,436,075</li> <li>• \$31,500 in Energy Star Rebates</li> <li>• Density bonus incentives to assist financial feasibility</li> </ul> <p>The Housing Authority will also be assisting the Anaheim Boulevard Homeownership Housing Project with \$2,900,000 in in down-payment assistance for first-time moderate-income homebuyers.</p>
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<b>Strategy 1J:</b>	<b>HOME Homebuyer Program</b>
<b>Objective:</b>	Mortgage assistance, subject to federal funding availability and local allocation of funds
<b>Responsible Party:</b>	Community Development
<b>Source of Funds:</b>	HOME/SMAP/BEGIN/CalHOME
<b>Timeline for Implementation:</b>	2014-2021
<b>Status:</b>	The Housing Authority did not provide any mortgage assistance, subject to federal funding availability and local allocation of funds, in 2017.



<b>Strategy 1K:</b>	<b>Police Residence Assistance</b>
<b>Objective:</b>	2 households
<b>Responsible Party:</b>	Community Development
<b>Source of Funds:</b>	General Fund
<b>Timeline for Implementation:</b>	2014-2021
<b>Status:</b>	The Housing Authority provided police residence assistance to three households in 2017.

<b>Strategy 1L:</b>	<b>Development of Emergency Shelters/Transitional and Supportive Housing in Compliance with SB-2</b>
<b>Objective:</b>	Development of emergency shelters, transitional and supportive housing
<b>Responsible Party:</b>	Planning
<b>Source of Funds:</b>	General Fund
<b>Timeline for Implementation:</b>	Re-evaluate program by January 1, 2015 and implement any necessary refinements by June 30, 2015
<b>Status:</b>	In February 2012, the City Council approved a code amendment to permit emergency shelters in the City’s Industrial (I) Zone subject to specified standards. A code amendment was also approved by the City Council in September 2013 relating to the siting of supportive and transitional housing uses in residential zones in compliance with Senate Bill SB (2) State law. In November 2015, the Orange County Board of Supervisors approved the purchase of a site to serve as the County’s year-round, permanent emergency shelter. Phase one of the shelter, which provides overnight accommodations for 100 individuals, was completed in 2017. Phase two is expected to be completed in May 2018 and will provide accommodations for an additional 100 individuals.

<b>Strategy 1M:</b>	<b>Re-examination of Development Standards, Entitlement Processes and Development Fees</b>
<b>Objective:</b>	Ensure reasonable development fees, standards and processes
<b>Responsible Party:</b>	Planning/Public Works
<b>Source of Funds:</b>	General Fund
<b>Timeline for Implementation:</b>	Complete analysis by December 31, 2016 and monitor provisions on an ongoing basis
<b>Status:</b>	The City understands that overly restrictive development standards, burdensome entitlement processes and unreasonable development fees can pose a significant barrier to future residential development. Unfortunately, staffing levels in the reporting year prevented the City from completing this objective



	<p>within the specified timeframe. In the current reporting year, the City re-examined its residential development standards, entitlement processes and fees to ensure their reasonableness and effectiveness in support of future residential development. In response, the City adopted an Accessory Dwelling Unit (ADU) Ordinance in 2017 to encourage and facilitate the development of ADUs as a form of affordable housing. Since adoption of the ADU Ordinance, the City has approved twice as many ADUs when compared the previous year.</p>
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<b>Strategy 1N:</b>	<b>Promoting Availability of Housing Opportunity Sites</b>
<b>Objective:</b>	Promotion of Housing Opportunity Sites
<b>Responsible Party:</b>	Planning
<b>Source of Funds:</b>	General Fund
<b>Timeline for Implementation:</b>	Ongoing; Re-evaluation of sites by January 2018
<b>Status:</b>	Appendix B-3, Housing Opportunity Sites, identifies properties that are designated for residential land uses by the General Plan and have strong potential to accommodate future affordable or market rate housing. In 2013, these sites were re-zoned to include a Residential Opportunities Overlay Zone that allows by-right residential development on these properties at densities consistent with their underlying General Plan designations. The City’s outreach efforts to promote these sites to potential housing developers include providing information related to these sites via the City’s website, conducting interdepartmental workshops for the building industry and taking advantage of CEQA streamlining provisions for infill housing. The City will continue to promote these sites to potential housing developers as a means to help ensure that the City meets its Quantified Objectives.

<b>Strategy 1O:</b>	<b>Accommodating Transitional and Supportive Housing</b>
<b>Objective:</b>	Accommodation of transitional and supportive housing in compliance with State law
<b>Responsible Party:</b>	Planning
<b>Source of Funds:</b>	General Fund
<b>Timeline for Implementation:</b>	Within one year of Housing Element adoption
<b>Status:</b>	To accommodate transitional and supportive housing, the definitions for “target population”, “transitional housing” and “supportive housing” in the Municipal Code were revised to be consistent with Government Code Section 65582. In addition,



	<p>the Municipal Code was amended in accordance with Government Code Section 65583(a)(5) to consider transitional housing and supportive housing as a residential use of property, subject only to those development standards that apply to other residential dwellings of the same type in the same zone. Finally, the existing separation requirements and spacing criteria for emergency shelters were reviewed and no necessary revisions were identified at this time.</p>
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**Policy Strategy #2: Housing Conservation and Preservation Strategy**

<b>Strategy 2A:</b>	<b>Monitoring and Preservation of “At-Risk” Units</b>
<b>Objective:</b>	Continual monitoring of all assisted units with focused effort on the identified 516 at-risk units.
<b>Responsible Party:</b>	Community Development
<b>Source of Funds:</b>	General Fund
<b>Timeline for Implementation:</b>	Ongoing
<b>Status:</b>	<p>The Housing Authority continues its ongoing monitoring of At-risk units to preserve affordable housing units from being lost to market rate units. The Housing Authority also monitors assisted units to explore opportunities to extend the term of affordability before they become at-risk. The Housing Authority assisted two at-risk projects from being lost to market rate units and extended the affordability term of four other projects for 55 years. A total of 448 affordable rental units were preserved and rehabilitated in 2017. The projects are as follows:</p> <ul style="list-style-type: none"> <li>• Hermosa Village Phase I Apartments – Extended Affordability of 278 very-low and 17 low income units for 55 years. (Including 2 manager units)</li> <li>• Cobblestone Apartments – Extended Affordability of 13 very-low and 50 low income units for 55 years. (Including 1 manager unit)</li> <li>• Sea Wind Apartments - Extended Affordability of 18 very-low and 72 low income units for 55 years. (Including 1 manager unit)</li> </ul>



<b>Strategy 2B:</b>	<b>Conservation of Existing Historic Resources</b>
<b>Objective:</b>	80 additional Mills Act contracts
<b>Responsible Party:</b>	Community Planning/ Community Services
<b>Source of Funds:</b>	General Fund
<b>Timeline for Implementation:</b>	2014-2021
<b>Status:</b>	In 2017, the City awarded 16 Mills Act Contracts contracts.

<b>Strategy 2C:</b>	<b>Community-Based Neighborhood Enhancement</b>
<b>Objective:</b>	Enhanced community participation in neighborhood enhancement efforts
<b>Responsible Party:</b>	Planning/Community Development/ Police/Community Services
<b>Source of Funds:</b>	General Fund/CBDG
<b>Timeline for Implementation:</b>	2014-2021
<b>Status:</b>	<p>The City of Anaheim’s Neighborhood Improvement Program (“NIP”) is a strong collaboration between City Departments to share ideas and resources to improve Anaheim neighborhoods. The NIP has helped create a strong Partnership between the City and other Neighborhood Stakeholders (residents, property owners, school officials, business community, faith community, non-profit organizations) to improve neighborhoods. The following projects have been completed in 2017 through the Neighborhood Improvement Program:</p> <ul style="list-style-type: none"> <li>• Curb &amp; gutter improvements</li> <li>• Sidewalk improvements</li> <li>• Street lighting improvements</li> <li>• Neighborhood tree trimming and replacement</li> <li>• Traffic related projects in the following neighborhoods: <ul style="list-style-type: none"> <li>○ Glen Neighbors</li> <li>○ Crescent Avenue</li> <li>○ Beach Blvd.</li> <li>○ Citron/Cypress</li> <li>○ Beacon/Crone</li> <li>○ Anna Drive</li> <li>○ Sycamore (West to Harbor)</li> <li>○ Gilbert Street</li> <li>○ Camino Vista</li> <li>○ Loara (Orangewood to city limits)</li> <li>○ Palais Rd.</li> <li>○ Acama/Broden</li> <li>○ Park Lane/Miraloma Way</li> </ul> </li> </ul>



	<ul style="list-style-type: none"> <li>• Neighborhood alley lighting, street light upgrades and infill street light projects:             <ul style="list-style-type: none"> <li>○ 1259 E. Cypress St.</li> <li>○ Glenoaks Ave. and Chippewa Ave.</li> <li>○ 1500 block of Frances Dr.</li> <li>○ Ken Way Cul-de-sac</li> <li>○ Jade Way Cul-de-sac</li> <li>○ Royal Way Cul-de-sac</li> <li>○ Carleton Ave. Cul-de-sac</li> <li>○ 1600 block of W. Tonia Ln.</li> <li>○ Flippen Dr. from Wakefield Ave. and W. Tonia Ln.</li> <li>○ Via Corral</li> <li>○ W. Wilhelmina St.</li> </ul> </li> </ul> <p>Coordinated Neighborhood Clean-Up Events: 51</p> <p>Quality of Life Services:</p> <ul style="list-style-type: none"> <li>• Transitioned Neighborhood Council Meetings to District Community Meetings to familiarize stakeholders with the new Council Districts.</li> <li>• Partnered with Ball Junior High School, Rio Vista Elementary School and the Anaheim Union High School District to hold District Community Meetings in each of the new six Council Districts.</li> <li>• Held 18 District Community Meetings</li> <li>• Assisted with numerous neighborhood traffic calming and spillover parking meetings</li> <li>• Held four Anaheim Religious Community Council meetings</li> <li>• Reached 220 faith-based organizations and over 1,200 congregants through the facilitation of the Anaheim Religious Community Council</li> <li>• Provided neighborhood-based assistance to over 15,000 community stakeholders</li> <li>• Reached over 1,500 community members with important community and city information through the provision of 18 District Community Meetings</li> </ul>
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<b>Strategy 2D:</b>	<b>Neighborhood Improvement</b>
<b>Objective:</b>	Identification and improvement of blighted and borderline blighted neighborhoods
<b>Responsible Party:</b>	Planning/ Community Services/Community Development



<b>Source of Funds:</b>	General Fund/ HUD
<b>Timeline for Implementation:</b>	Ongoing; Review of Neighborhood Improvement Program target areas by January 2015
<b>Status:</b>	<p>The Neighborhood Improvement Program assists in mitigating substandard housing through the efforts of interdepartmental Neighborhood Improvement Teams. The Neighborhood Improvement Teams have been established to identify and improve deteriorated neighborhoods by ensuring active participation by all neighborhood stakeholders and working with them to create a vision of what the neighborhood can achieve in becoming a quality place to live. Neighborhoods are guided through a process that can ultimately transform a neighborhood from a place with relatively poor quality of life to one that exhibits an improved quality of life.</p> <p>Neighborhood Improvement “priority neighborhoods” are reviewed regularly by our interdepartmental Neighborhood Improvement Teams. Enhanced Code Enforcement efforts, through the implementation of the Quality Rental Housing and Motel Properties Program, continue to address significant blight and “borderline” neighborhoods that have the potential to become blighted.</p>

<b>Strategy 2E:</b>	<b>Relocation and Preservation of Historic Homes</b>
<b>Objective:</b>	Relocation and preservation of historic homes
<b>Responsible Party:</b>	Planning
<b>Source of Funds:</b>	Continue to seek alternative funding sources.
<b>Timeline for Implementation:</b>	Ongoing
<b>Status:</b>	The City continues to utilize the “Citywide Historic Preservation Plan” guidelines to encourage the preservation and rehabilitation of existing historic homes. This program was historically funded by the City’s Redevelopment Agency. Given the elimination of this funding source, the City continues to pursue alternative sources of funding to encourage the relocation and preservation of historic homes citywide.

**Policy Strategy #3: Housing Quality and Design Strategy**

<b>Strategy 3A:</b>	<b>Sustainable Development/Green Building/Efficient use of Energy Resources in Residential Development</b>
<b>Objective:</b>	Increased sustainable building practices/ energy conservation
<b>Responsible Party:</b>	Public Utilities/Planning



<b>Source of Funds:</b>	Public Utilities' Public Benefits Fund/General Fund
<b>Timeline for Implementation:</b>	Annually, as funds are available
<b>Status:</b>	<p>The City understands the importance of sustainable use of limited resources and embraces the concept of “green building” in new and existing housing developments. The City’s Green Building Program provides technical assistance and financial incentives subject to funding availability, for qualified housing projects incorporating sustainability measures. The City continues its efforts in providing financial assistance to projects meeting sustainability standards and third-party green building program guidelines. The City will continually analyze current trends and best practices and provide an array of incentives that will facilitate and encourage the incorporation of materials and technology to promote the development of high-efficiency, sustainable buildings and neighborhoods.</p> <p>In 2016, Anaheim Public Utilities in partnership with Housing Authority, provided incentives to increase efficiency and promote sustainability at the 70-unit Rockwood Affordable Housing project. In addition to the energy and water efficiency upgrades provided at the facility, residents realize about \$23,000 in direct annual utility bill savings in their units from these improvements. In 2017, the project was equipped with publically accessible Electric Vehicle (EV) charging stations in the on-site parking structure, helping to reduce Green House Gas (GHG) emissions locally and throughout the region.</p>

<b>Strategy 3B:</b>	<b>Monitoring of Adopted Reasonable Accommodation Procedures</b>
<b>Objective:</b>	Monitoring of adopted reasonable accommodation procedures
<b>Responsible Party:</b>	Planning
<b>Source of Funds:</b>	General Fund
<b>Timeline for Implementation:</b>	Ongoing
<b>Status:</b>	<p>The City understands the importance of providing equal housing opportunity for persons with special needs. To comply with federal and state housing laws, the City adopted reasonable accommodation procedures in 2013 to provide exceptions and/or relief from Code regulations and permitting procedures that may have a discriminatory effect on housing for individuals with disabilities. The procedures include provisions for requesting accommodation, timeline for processing and appeals, criteria for</p>



	determining whether a requested accommodation is reasonable, and ministerial approval for minor requests. The City will continue to monitor the effectiveness of reasonable accommodation standards and procedures and implement revisions as necessary. The City is presently considering measures to amend its fee requirements to facilitate applications for reasonable accommodations.
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<b>Strategy 3C:</b>	<b>Universal Design</b>
<b>Objective:</b>	Monitoring of universal design principles
<b>Responsible Party:</b>	Planning
<b>Source of Funds:</b>	General Fund
<b>Timeline for Implementation:</b>	Ongoing
<b>Status:</b>	Universal Design Principles were adopted in 2012 and are available on the City’s Website to guide the design and construction of homes to incorporate features that are usable by people of all abilities. These features help to create housing that can allow residents to stay in their homes over their lifetime and create living environments that are safer and more accessible for everyone. The Universal Design program intends to provide development incentives, which will facilitate the building of residential spaces that include products and technology to accommodate families of all ages and backgrounds. The City will continue to monitor this program over time to ensure implementation of Universal Design features in housing.

<b>Strategy 3D:</b>	<b>Parks and Open Space</b>
<b>Objective:</b>	Ensure consistency with the goals of the Green Element
<b>Responsible Party:</b>	Planning/Community Services
<b>Source of Funds:</b>	General Fund
<b>Timeline for Implementation:</b>	Ongoing
<b>Status:</b>	<p>The City implements and amends the Green Element of the General Plan through ongoing planning process. Since the adoption of the Housing Element, the City has added new park, identified new park areas, and are working on programs to improve access and availability for outdoor access.</p> <p>Specific projects completed in 2017 include:</p> <ul style="list-style-type: none"> <li>• Ponderosa Gym and Family Resource Center</li> <li>• Bikeways Master Plan</li> <li>• New playground at Imperial Park through KaBoom!</li> </ul>

	<ul style="list-style-type: none"> <li>• New playground at Willow Park through KaBoom!</li> <li>• New playground at Reagan Park</li> <li>• New playground at Sycamore Park</li> <li>• Brookhurst Community Center lobby and patio remodel</li> <li>• New Restroom and walking path at Pioneer Park</li> <li>• Pelanconi Park- stream renovation and native planting</li> </ul> <p>Specific projects currently in development include:</p> <ul style="list-style-type: none"> <li>• Purchase of 19 acres known as the Ball Road Basin- ongoing negotiations</li> <li>• Anaheim Parks Plan - completion expected spring 2018</li> <li>• Wagner House Voluntary Accessibility Improvements - completion expected spring 2019</li> <li>• New playground at Pearson Park through KaBoom! - completion expected spring 2018</li> <li>• Barton Park Renovations - completion expected fall 2018</li> <li>• New playground at Barton Park through KaBoom! Grant - completion expected fall 2018</li> <li>• New playground at Julianna Park through KaBoom! Grant - completion expected spring 2019</li> <li>• Julianna Park Renovations - completion expected spring 2019</li> <li>• Central Library Greenspace - completion expected winter 2018</li> <li>• New Jacaranda Park - completion date unknown</li> <li>• Logan Wells Memorial Skatezone - completion expected winter 2018</li> <li>• Manzanita Skatepark- completion expected summer 2019</li> <li>• Shade Structure installation at Founders' Park - completion expected spring 2018</li> <li>• New Anaheim Coves Northern Extension- completion expected summer 2018</li> <li>• Ponderosa Park - completion expected May 2018</li> </ul>
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<b>Strategy 3E:</b>	<b>Community Design</b>
<b>Objective:</b>	Ensure quality design of future residential projects
<b>Responsible Party:</b>	Planning/Public Works/Fire
<b>Source of Funds:</b>	General Fund
<b>Timeline for</b>	Ongoing



<b>Implementation:</b>	
<b>Status:</b>	The City reviewed the Community Design Element of the General Plan and determined that amendments were not necessary. In order to ensure quality design of the City’s neighborhoods, the City will continue to reference the Community Design Element during the review of proposed housing developments. The Element will also continue to be updated to address current development trends, as necessary.

<b>Strategy 3F:</b>	<b>Provision of Infrastructure to Serve Housing</b>
<b>Objective:</b>	Provision of infrastructure to support future housing growth
<b>Responsible Party:</b>	Public Works/Public Utilities/Planning/ Community Development
<b>Source of Funds:</b>	General Fund/Impact Fees/Grants/Utility Rates/User Fees
<b>Timeline for Implementation:</b>	Ongoing
<b>Status:</b>	The City understands the need to provide adequate infrastructure to support existing and future housing needs. The City continues to implement an aggressive Capital Improvement Plan in support of housing development projects. The City will also continue to identify existing deficiencies to the water, electrical, storm drain and sewer systems in those areas where future residential development is expected to occur, and balance those needs with public safety, economics, efficiencies, regulatory requirements and other Capital Improvement Plan objectives.

**Policy Strategy #4: Housing Rehabilitation**

<b>Strategy 4A:</b>	<b>Affordable Housing Acquisition and Rehabilitation</b>
<b>Objective:</b>	A minimum of 209 very-low income units and 11 low income units
<b>Responsible Party:</b>	Community Development
<b>Source of Funds:</b>	HOME, CDBG
<b>Timeline for Implementation:</b>	2014-2021
<b>Status:</b>	The Housing Authority continues to work with developers for the acquisition and rehabilitation of properties in the priority neighborhoods. The Housing Authority’s recent efforts have been focused in the Avon Dakota Neighborhood, acquiring several properties for the conversion to affordable housing. The Housing Authority is also exploring the acquisition of properties on Beach Boulevard as part of the Beach Boulevard revitalization efforts and other areas Citywide. Since 2014 a total



	<p>of 862 acquisition/rehabilitation units were completed or were in the development pipeline. The following projects were completed in 2017:</p> <p>Rental Rehabilitation projects completed:</p> <ul style="list-style-type: none"> <li>• Miracle Terrace – 179 affordable units (Including 1 manager unit)</li> </ul> <p>Rental Rehabilitation in the development pipe-line:</p> <ul style="list-style-type: none"> <li>• Hermosa Village Phase I Apartments – 297 Units (Including 2 manager units)</li> <li>• Avon Dakota Neighborhood Phase II – 21 Units</li> <li>• Cobblestone Apartments – 64 Units (Including 1 manager unit)</li> <li>• Sea Wind Apartments - 91 Units (Including 1 manager unit)</li> </ul>
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<b>Strategy 4B:</b>	<b>Rehabilitation of Single Family Homes</b>
<b>Objective:</b>	Rehabilitation of Single Family Homes
<b>Responsible Party:</b>	Community Development
<b>Source of Funds:</b>	CDBG/HOME/CalHome/Other Sources to be Determined
<b>Timeline for Implementation:</b>	2014-2021
<b>Status:</b>	The Housing Authority is currently in the process of implementing a single-family home loan/grant rehabilitation program for income-qualified households to assist with home improvements. The program will be administered by Habitat for Humanity, an affordable housing non-profit organization, in partnership with the City. Numerous applicants are in process, but none were completed in 2017. The Housing Authority anticipates rehabilitating 20-30 homes in 2018.

<b>Strategy 4C:</b>	<b>Relocation Assistance</b>
<b>Objective:</b>	Relocation assistance, as needed
<b>Responsible Party:</b>	Community Development
<b>Source of Funds:</b>	HOME/CDBG/Other Sources to be Determined
<b>Timeline for Implementation:</b>	2014-2021 (as needed)
<b>Status:</b>	The Housing Authority did not provide relocation assistance in 2017.



**Policy Strategy #5: Affordable Housing Strategy**

<b>Strategy 5A:</b>	<b>Local Support of Regional Fair Housing Efforts</b>
<b>Objective:</b>	Allocate annual financial allocation, based on program funding availability. Estimated annual allocation of \$100,000.
<b>Responsible Party:</b>	Community Development
<b>Source of Funds:</b>	CDBG
<b>Timeline for Implementation:</b>	Annually
<b>Status:</b>	<u>2017</u> Allocation Amount: \$100,000 Households served: 1,160

<b>Strategy 5B:</b>	<b>Section 8 Rental Assistance Program</b>
<b>Objective:</b>	Estimated 6,000 Vouchers annually, subject to federal funding availability
<b>Responsible Party:</b>	Housing Authority
<b>Source of Funds:</b>	HUD
<b>Timeline for Implementation:</b>	Annually
<b>Status:</b>	<u>2017</u> Vouchers Leased: 5,900

<b>Strategy 5C:</b>	<b>Section 8 Mainstream Housing Program Vouchers for Persons with Disabilities</b>
<b>Objective:</b>	Estimated 225 Vouchers annually, subject to federal funding availability
<b>Responsible Party:</b>	Housing Authority
<b>Source of Funds:</b>	HUD
<b>Timeline for Implementation:</b>	Annually
<b>Status:</b>	<u>2017</u> Vouchers Leased: 208



<b>Strategy 5D:</b>	<b>Section 8 Family Self Sufficiency (FSS)</b>
<b>Objective:</b>	Estimated 100 participants, subject to federal funding availability
<b>Responsible Party:</b>	Housing Authority
<b>Source of Funds:</b>	HUD
<b>Timeline for Implementation:</b>	Annually
<b>Status:</b>	<u>2017</u> 102 Participants

<b>Strategy 5E:</b>	<b>Section 8 Homeless Program</b>
<b>Objective:</b>	Estimated 91 vouchers, subject to federal funding availability.
<b>Responsible Party:</b>	Housing Authority
<b>Source of Funds:</b>	HUD
<b>Timeline for Implementation:</b>	Annually
<b>Status:</b>	<u>2017</u> Vouchers Leased: 19  Due to funding constraints, the Housing Authority no longer sets aside a specified number of vouchers for the homeless. The methodology for allocating homeless vouchers was changed to a formula, based on new admissions, allowing up to 25% of its annual new admissions to be set aside for homeless families and individuals.

<b>Strategy 5F:</b>	<b>Project Based Voucher Program</b>
<b>Objective:</b>	Estimated 700 vouchers, subject to federal funding availability.
<b>Responsible Party:</b>	Community Development
<b>Source of Funds:</b>	HUD
<b>Timeline for Implementation:</b>	2014-2021
<b>Status:</b>	191 Vouchers were approved consisting of the following projects: <ul style="list-style-type: none"> <li>• Rockwood Apartment (Lincoln Avenue Apartments) - 48 Vouchers</li> <li>• Miracle Terrace Senior Apartments – 40 Vouchers (15 year extension for 40 units– Effective 2019)</li> <li>• El Verano Senior Apartments – 53 Vouchers</li> <li>• Hermosa Village Phase I Apartments – 50 Vouchers (15 year extension for 50 units – Effective 2018)</li> </ul>



<b>Strategy 5G:</b>	<b>Emergency Solutions Grant Program</b>
<b>Objective:</b>	Estimated \$220,000/year in ESG Grants, subject to federal funding availability
<b>Responsible Party:</b>	Community Development
<b>Source of Funds:</b>	HUD
<b>Timeline for Implementation:</b>	Annually
<b>Status:</b>	In 2017, \$380,081 in program funds were distributed towards outreach, homeless prevention, rapid rehousing and emergency shelter activities with 1,391 homeless persons assisted.

<b>Strategy 5H:</b>	<b>Homeless and Motel Families</b>
<b>Objective:</b>	The City shall continue to identify permanent housing opportunities for homeless and motel families.
<b>Responsible Party:</b>	Community Services/Community Development/Planning
<b>Source of Funds:</b>	General Fund
<b>Timeline for Implementation:</b>	Ongoing
<b>Status:</b>	The City initiated the Homelessness Assistance Pilot Program, which focuses on homeless families with children in Anaheim schools. The program provides supportive services and rental assistance for up to 24 months. In 2017, the program assisted 40 households served, including 113 children.