

Jurisdiction	Anaheim	
Reporting Year	2019	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Note: "*" indicates an optional field

Cells in grey contain auto-calculation formulas

(CCR Title 25 §6202)

Table A
Housing Development Applications Submitted

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes							Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Notes	
1					2	3	4	5							6	7	8	9	10
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA, SFD, 2 to 4.5+, ADU, MH)	Tenure R=Renter O=Owner	Date Application Submitted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project (Auto-calculated Can Be Overwritten)	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Notes*
Summary Row: Start Data Entry Below								135	0	35	0	30	0	643	843	843	0	0	
	08329203	2121 S MANCHESTER AVE	AFFORDABLE APARTMENT HOMES (Manchester-Orangetown)	DEV2018-00140	5+	R	1/7/2019	66		35				1	102	102	0	No	102 Units: 26 Extremely-low; 40 very-low; 35 low-income; 1 manager
	03520501	702 N ETHAN WAY	DOWNTOWN ANAHEIM 39	DEV2017-00124	SFA	O	1/10/2019							39	39	39	0	No	
	23212135	1589 E GENE AUTRY WAY	DEV AREA G OF A-TOWN	DEV2018-00027	SFA	O	4/16/2019							154	154	154	0	No	
	23212136	1430 E TRIAD ST	DEVELOPMENT AREA H	DEV2018-00034	SFA	O	4/16/2019							84	84	84	0	No	
	07076112	2691 W LA PALMA AVE	ECONOLODGE PERM SUP HOUSING	DEV2018-00037	5+	R	6/25/2019	69						1	70	70	0	No	70 units: 69 PSH; 1 Manager
	08221401	100 W CERRITOS AVE	AVANTI ANAHEIM BOULEVARD TWINH	DEV2018-00081	SFA	O	8/20/2019					30		262	292	292	0	No	292 units with 10% moderate income (30 units)
	36506209	6509 E SERRANO AVE	NOHL RANCH CONDOS	DEV2017-00039	SFA	O	9/17/2019							58	58	58	0	No	
	25503201	114 N CARLETON AVE	VARIANCE FOR NEW APARTMENTS	DEV2018-00112	2 to 4	R	9/17/2019							4	4	4	0	No	
	03418326	617 S LA VERNE ST		PRJ2017-01386 / BLD2017-03482	SFD	O	7/18/2019							1	1	1	0	No	By-Right
	36520106	6971 E VIA EL ESTRIBO	CY2 FIRE: NEW SFR	PRJ2017-01443 / BLD2018-05444	SFD	O	3/22/2019							1	1	1	0	No	By-Right
	51408106	954 S CANYON HEIGHTS DR	CY2 FIRE: NEW SFR	PRJ2018-00694 / BLD2018-02322	SFD	O	2/15/2019							1	1	1	0	No	By-Right
	51408102	920 S CANYON HEIGHTS DR	CY2 FIRE: NEW SFR	PRJ2018-00772 / BLD2018-02911	SFD	O	2/14/2019							1	1	1	0	No	By-Right
	51408102	920 S CANYON HEIGHTS DR	CY2 FIRE: NEW SFR	PRJ2018-00772 / BLD2019-01513	SFD	O	10/25/2019							1	1	1	0	No	By-Right
	51408109	970 S CANYON HEIGHTS DR	CY2 FIRE: REBUILD	PRJ2018-00115 / BLD2018-00397	SFD	O	2/8/2019							1	1	1	0	No	By-Right
	36522125	6899 E AVENIDA DE SANTIAGO 1877 S	CY2 FIRE: REMODEL	PRJ2017-01373 / BLD2019-02641	SFD	O	9/17/2019							1	1	1	0	No	By-Right
	09060205	JACALENE LN B (2nd Unit)	NEW DETACHED ADU	PRJ2018-01277 / BLD2019-00078	ADU	O	4/23/2019							1	1	1	0	No	By-Right
	12923408	1550 W PALAIS RD B (Accessory Dwelling)	FRITSCHE ADU	PRJ2018-00434 / BLD2018-01430	ADU	O	4/4/2019							1	1	1	0	No	By-Right
	12920407	1662 W PALAIS RD B (Second Unit)	706 DETACHED ADU	DEV2018-00063 / BLD2018-02783	ADU	O	7/3/2019							1	1	1	0	No	By-Right
	07949212	1317 S WESTCHESTER DR B (Second Unit)		BLD2018-01926 / BLD2018-01926	ADU	O	4/24/2019							1	1	1	0	No	By-Right
	08234315	1317 S CLAREMONT ST B		BLD2018-04361 / BLD2018-04361	ADU	O	10/3/2019							1	1	1	0	No	By-Right
	12607122	305 S VICKI LN B (Second Unit)		BLD2018-04375 / BLD2018-04375	ADU	O	3/1/2019							1	1	1	0	No	By-Right
	12621504	923 S SYLVAN ST B		BLD2019-00125 / BLD2019-00125	ADU	O	3/28/2019							1	1	1	0	No	By-Right
	03621403	526 S CLEMENTINE ST B (Second Unit)		BLD2019-00284 / BLD2019-00284	ADU	O	6/4/2019							1	1	1	0	No	By-Right
	03421135	308 N RESH ST B (Second Unit)		BLD2019-00881 / BLD2019-00881	ADU	O	6/3/2019							1	1	1	0	No	By-Right
	12618227	2655 W KEYS LN B (Second Unit)		BLD2019-01668 / BLD2019-01668	ADU	O	7/5/2019							1	1	1	0	No	By-Right

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(CCR 18b-25 §(2)(2))

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APN	Address	Project Name	Project Description	Project Type	Phase	Start Date	End Date	Units	Units Completed	Units Available	Units Restricted	Units Restricted by Income	Units Restricted by Location	Units Restricted by Other	Notes
07149209	2673 W LUGARO LN	MAGNOLIA PARK I LOT 9	DEV015-0002 PRJ017-21036 BL02018-0014	SFD	O			1	3/1/2016						25 entitled project units
13745146	2465-2467 S LOOM CT	OLSON MANCHESTER PHASE 6	DEV015-00071 BL02018-0014	SFA	O			10	3/1/2016						120 entitled project units
13745146	2384-2414 S TAPESTRY WAY	OLSON MANCHESTER PHASE 7	DEV015-00071 BL02018-00087	SFA	O			6	3/1/2016						120 entitled project units
13745146	2418-2446 S TAPESTRY WAY	OLSON MANCHESTER PHASE 8	DEV015-00071 BL02018-00031	SFA	O			8	3/1/2016						120 entitled project units
12631032	2728-2736 W BALL RD	RENATO VILLAS - BALL RD TOWNH	DEV016-00100 BL02018-04919	SFA	O			4	7/1/2017						41 entitled project units (with 5 moderate income deed restricted units)
12631032	1218-1228 S MAC DUFF ST	RENATO VILLAS - BALL RD TOWNH	DEV016-00100 BL02018-04921	SFA	O			4	7/1/2017						41 entitled project units (with 5 moderate income deed restricted units) BE/GN Program (Building Equity and Growth in Neighborhood Program) Affordable Housing Covenant Deed Restriction
12631032	1232-1244 S MAC DUFF ST	RENATO VILLAS - BALL RD TOWNH	DEV016-00100 BL02018-04924	SFA	O			6	7/1/2017						41 entitled project units (with 5 moderate income deed restricted units)
12631032	1248-1260 S MAC DUFF ST	RENATO VILLAS - BALL RD TOWNH	DEV016-00100 BL02018-04922	SFA	O			5	7/1/2017						41 entitled project units (with 5 moderate income deed restricted units) BE/GN Program (Building Equity and Growth in Neighborhood Program) Affordable Housing Covenant Deed Restriction
3592101	4529 E GALEN DR	TRI PONTE HOMES LOT 1 MODELS	DEV015-00041 BL02018-00005	SFD	O			1	2/25/2016						75 entitled project units
35901183	4531 E WAVERLEY DR	TRI PONTE HOMES LOT 10 PH 11	DEV015-00041 BL02018-00003	SFD	O			1	2/25/2016						75 entitled project units
35901183	4538 E WAVERLEY DR	TRI PONTE HOMES LOT 11 PH 11	DEV015-00041 BL02018-00003	SFD	O			1	2/25/2016						75 entitled project units
3592112	298 N CALLUM DR	TRI PONTE HOMES LOT 12 PH 11	DEV015-00041 BL02018-00001	SFD	O			1	2/25/2016						75 entitled project units
3592113	294 N CALLUM DR	TRI PONTE HOMES LOT 13 PH 11	DEV015-00041 BL02018-00001	SFD	O			1	2/25/2016						75 entitled project units
3592102	4533 E GALEN DR	TRI PONTE HOMES LOT 2 MODELS	DEV015-00041 BL02018-00017	SFD	O			1	2/25/2016						75 entitled project units
3592103	4537 E GALEN DR	TRI PONTE HOMES LOT 3 MODELS	DEV015-00041 BL02018-00017	SFD	O			1	2/25/2016						75 entitled project units
3592104	4541 E GALEN DR	TRI PONTE HOMES LOT 4 MBO	DEV015-00041 BL02018-00017	SFD	O			1	2/25/2016						75 entitled project units
3592105	4545 E GALEN DR	TRI PONTE HOMES LOT 5 MBO	DEV015-00041 BL02018-00017	SFD	O			1	2/25/2016						75 entitled project units
3592106	4549 E GALEN DR	TRI PONTE HOMES LOT 6 MBO	DEV015-00041 BL02018-00017	SFD	O			1	2/25/2016						75 entitled project units
77879001	4538 E GALEN DR	TRI PONTE HOMES LOT 7 MBO	DEV015-00041 BL02018-00017	SFD	O			1	2/25/2016						75 entitled project units
77879002	4534 E GALEN DR	TRI PONTE HOMES LOT 8 MBO	DEV015-00041 BL02018-00017	SFD	O			1	2/25/2016						75 entitled project units
77879003	4530 E GALEN DR	TRI PONTE HOMES LOT 9 MBO	DEV015-00041 BL02018-00017	SFD	O			1	2/25/2016						75 entitled project units
P2148001	205 N ANAHEIM BLVD	UPPORN WELFARE RESIDENCE APT	DEV017-00110 BL02018-03045	S*	R			220	10/19/2015						220
03626323	301 W VERMONT AVE	BUSTAMANTE RESIDENCE	DEV015-00087 BL02018-00069	SFD	O			1	1/14/2016						1
35605247	7673 E CORTO RD	CORTO RD - NEW SFR	PRJ2018-00037 BL02018-00245	SFD	O			1	9/19/2018						1
51408105	960 S CANYON HEIGHTS DR	CY2 FIRE - NEW SFR	PRJ2018-00079 BL02018-00296	SFD	O			1	12/20/2018						1
36515525	1689 S ROAD RUNNER RD	CY2 FIRE - RESIDENTIAL - RECONSTRUCTION	PRJ2018-00192 BL02018-00385	SFD	O			1	7/23/2018						1
36520162	6985 E VIA EL ESTERRO	CY2 FIRE - SFR	PRJ2018-00398 BL02018-00118	SFD	O			1	8/30/2018						1
35627102	175 S HEATH TER	RECONSTRUCTION	PRJ2003-01018 BL02003-01154	SFD	O			1	6/17/2003						1
03626301	328 W SOUTH ST		PRJ2017-00179 BL02018-00180	SFD	O			1	4/20/2018						1
03716432	418 S BUSH ST		PRJ2017-00099 BL02017-00182	ADU	O			1	9/29/2017						1
09048207	2005 S MARQUE LN (Second Unit)		PRJ2017-01008 BL02017-02004	ADU	O			1	7/9/2018						1
12728329	2380 W MYRTLE LN (2nd Unit)		PRJ2018-00443 BL02018-01420	ADU	O			1	12/7/2018						1
12939508	1792 S CARNELIAN ST		PRJ2018-00264 BL02018-00851	SFD	O			1	12/7/2018						1
03562002	942 N CLAUDINA ST		PRJ2016-00080 BL02016-00364	SFD	O			1	4/25/2017						1

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This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
 Please contact HCD if your data is different than the material supplied here

Table B													
Regional Housing Needs Allocation Progress													
Permitted Units Issued by Affordability													
		1	2								3	4	
Income Level		RHNA Allocation by Income Level	2013	2014	2015	2016	2017	2018	2019	2020	2021	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	1256		10	69		2		43			124	1132
	Non-Deed Restricted												
Low	Deed Restricted	907		98	13				10			121	786
	Non-Deed Restricted												
Moderate	Deed Restricted	1038						5				50	988
	Non-Deed Restricted			22	23								
Above Moderate		2501		1271	1169	1317	1533	944	948			7182	
Total RHNA		5702											
Total Units				1401	1274	1317	1535	949	1001			7477	2906

Note: units serving extremely low-income households are included in the very low-income permitted units totals
 Cells in grey contain auto-calculation formulas

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Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation

<p>Strategy 1A: Evaluate Alternative Funding and Financing Mechanisms</p>	<p>Exploration of alternative funding and financing mechanisms</p>	<p>Ongoing monitoring of alternative funding and financing sources with review on at least an annual basis</p>	<p>In July 2016, the Anaheim City Council adopted an Affordable Housing Policy Statement encouraging the development of affordable housing. The Policy Statement was not an absolute requirement to produce affordable housing units; however, it provide a framework for staff to engage in conversation with developers about available City resources for projects that are contemplated and that could result the creation of affordable housing to the extent feasible.</p> <p>By way of examples, these resource include offering rental incentive or assistance programs; down payment assistance programs to assist income-qualified first-time homebuyers; partnering with and assisting a non-profit organization(s) pursuing affordable housing projects in the City, including the provision of “in-kind” services; and/or other options that City deems in furtherance of its affordable needs, goals, and objectives. 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"> • Anton Monaco – 232 Units (Including 3 manager units) • Calendula Court – 32 Units (Including 1 manager unit) • Rockwood Apartments (Lincoln Avenue)– 70 Units (Including 1 manager unit) <p>Rental New Construction (Underway/in Development pipeline):</p> <ul style="list-style-type: none"> • Manchester/Orangewood Apartments – 102 Units (Including 1 manager unit) • El Verano Senior Apartments – 54 Units (Including 1 manager unit) • Center of Hope Apartments – 54 Units (Including 1 manager unit) <p>Rental Rehabilitation (Completed):</p> <ul style="list-style-type: none"> • Avon Dakota Neighborhood Phase II – 21 Units • Village Center –100 affordable units (Including 1 manager unit) • Pebble Cove – 110 affordable units (Including 1 manager unit) • Miracle Terrace – 179 affordable units (Including 1 manager unit) • Hermosa Village Phase I Apartments –297 Units (Including 2 manager units) • Cobblestone Apartments – 64 Units (Including 1 manager unit) • Sea Wind Apartments - 91 Units (Including 1 manager unit) <p>Rental Preservation (Completed):</p>
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<p>Strategy 1B: Expedited Processing for Extremely-Low, Very Low, Low and Moderate Income Housing Developments</p>	<p>Expedited processing for affordable housing developments to reduce housing production costs</p>	<p>Re-evaluate program by January 1, 2015 and implement any necessary process refinements by June 30, 2015</p>	<p>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 was completed in January 2019. The 102 –unit Manchester/Orangewood Apartments project consisting of 26 extremely-low, 40 very-low and 35 Low – income units, including 1 manager unit completed its entitlement process and will be breaking ground in March of 2020.</p> <p>The Community and Economic Development Department (Department) is currently working on two Homeless Permanent Supportive Housing projects (Center of Hope and Econo Lodge) consisting of a total of 170 units with 167 extremely-low income units.</p> <p>The City will continue to evaluate the effectiveness of the expedited processing program and modify as needed to further encourage affordable housing development</p>
<p>Strategy 1C: Affordable Senior Housing Program</p>	<p>Senior housing development and Section 8 financial assistance</p>	<p>Ongoing</p>	<p>The Housing Authority did not provide funding assistance for new construction of senior rental housing in 2019. However, the Housing Authority continued to work with the developer of the El Verano senior housing project which obtained Tax Credit financing in 2018 from the California Tax Credit Allocation Committee (TCAC) for construction of the project. The El Verano Senior Rental Housing Project will set aside 50% of the units for homeless seniors. Construction is expected to be completed in October 2020.</p>
<p>Strategy 1D: Encourage the Development of Housing for Extremely-Low Income Households</p>	<p>Production of a minimum of 50 extremely-low income units</p>	<p>Ongoing monitoring of the development of extremely-low income units with review of incentives and potential funding on at least an annual basis</p>	<p>The City continues to work with developers for the creation of extremely-low income units. Since 2014 a total of 245 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, fee deferrals, Section 8 and other funding programs. Projects completed, underway or in the development pipe-line:</p> <ul style="list-style-type: none"> • Rockwood Apartments - 30 of the 70 units • Avon Dakota Phase II– 3 of the 21 units • El Verano Senior Apartments – 6 of the 54 units • Manchester/Orangewood Apartments–26 of 102 units • Hermosa Village Phase II - 13 of 112 units • Econolodge Homeless Veterans Project- 69 of the 70 units. • Center of Hope Homeless Apartment Project- 98 of 100 units. <p>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.</p>

Strategy 1E: Encourage the Development of Housing for Special Needs Households	Maintain existing and develop new units for special needs households	Annually	In 2019, the Community & Economic Development Department commenced construction on the El Verano 54 –unit senior special needs rental housing project, which includes 27 units for homeless seniors. The Community & Economic Development Department also entered into two Preliminary Funding Award Letters to fund two separate proposals for the creation of 167-units of permanent supportive housing for homeless veterans and homeless individuals.
Strategy 1F: Implementation of The Platinum Triangle Master Land Use Plan	Implementation of The Platinum Triangle Master Land Use Plan	Ongoing	Implementation of the Platinum Triangle Master Land Use Plan continues with 4,928 residential units completed to date; 787 residential units are currently under construction; and, an additional 1,751 units are approved through development agreements, but not yet under construction.
Strategy 1G: Development of Housing Information Clearinghouse	Facilitate dissemination of housing information	Ongoing	The Community & Economic Development Department/Housing Authority continues to update and improve the Department’s website to provide access to affordable housing programs and information.
Strategy 1H: Support for Community Housing Development Organizations (CHDOs)	Continue to provide funds to qualified CHDOs for affordable unit production	Annually	The Department continues to provide funding opportunities to Community Housing Development Organizations (CHDO’s). In 2019, the Community & Economic Development entered into a Preliminary Funding Award Letter with Jamboree Housing Corporation, who is also a certified CHDO to develop a Housing Authority-owned parcel with a 102-unit workforce housing project (Manchester/Orangewood Apartments). Twenty of the 102 units will be made available to homeless families and individuals. The Project will commence construction in March of 2020.

Strategy 1I: Developer Incentives Program	Financial incentives for developers (based on available funds) to help facilitate the construction of 710 new and rehabilitated affordable housing units by 2021	Annually	<p>The Community & Economic Development Department continues to assist affordable housing 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 2019:</p> <p><u>The Manchester Orangewood Apartments –</u></p> <ul style="list-style-type: none"> • Ground Lease - \$10,200,000 • 20 Project Based Vouchers consisting of \$5,848,200 in rent payments over 15 years • \$3,172,632 Loan • \$551,696 Park Fee Credits • \$150,000 in Energy Star Rebates • \$132,294 Fee Waiver • Density bonus incentives to assist financial feasibility <p><u>Center of Hope Apartments –</u></p> <ul style="list-style-type: none"> • 50 Project Based Vouchers consisting of \$12,582,000 in rent payments over 15 years • \$2,000,000 Loan <p><u>Econo Lodge Apartments –</u></p> <ul style="list-style-type: none"> • 49 Project Based Vouchers consisting of \$10,010,700 in rent payments over 15 years • \$1,600,000 Loan <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>
Strategy 1J: HOME Homebuyer Program	Mortgage assistance, subject to federal funding availability and local allocation of funds	2014-2021	The Community & Economic Development Department did not provide any mortgage assistance in 2019 due to lack of federal funding availability and local allocation of funds.
Strategy 1K: Police Residence Assistance	2 households	2014-2021	The Community & Economic Development Department provided police residence assistance to two households in 2019.

<p>Strategy 1L: Development of Emergency Shelters/Transitional and Supportive Housing in Compliance with SB-2</p>	<p>Development of emergency shelters, transitional and supportive housing</p>	<p>Re-evaluate program by January 1, 2015 and implement any necessary refinements by June 30, 2015</p>	<ul style="list-style-type: none"> • In February 2012, a code amendment was approved to permit emergency shelters in the City’s Industrial Zone subject to certain standards, along with a code amendment in September 2013 relating to the siting of supportive and transitional housing uses in residential zones in compliance with State Law (SB 2). • In November 2015, the Orange County Board of Supervisors approved the purchase of a site in Anaheim to serve as the County’s year-round, permanent emergency shelter. Phase 1, providing shelter for 100 individuals, was completed in 2017. Phase 2, providing shelter for an additional 100 individuals, was completed in May 2018. • In September 2017, the City Council declared a public health and safety state of emergency related to the homelessness to address homeless encampments along the Santa Ana River. • In January 2018, Council approved a resolution embracing the “Housing First Model,” which outlines the necessary steps for people experiencing homelessness to move from Emergency Shelters to longer-term housing, including Transitional and Supportive Housing. • In August 2018, the Council declared a “Shelter Crisis” pursuant to Government Code Section 8698.2 to participate in the State’s Homeless Emergency Aid Program. • In November 2018, the City’s Emergency Shelter regulations was amended to facilitate Emergency Shelters within Anaheim during a Shelter Crisis. This amendment gave the City Manager the approval authority for first 325 shelter beds established during the crisis. The City Manager used this authority to approve the Salvation Army’s 224-bed temporary shelter and the 101-bed La Mesa Shelter. • In late 2019, additional amendments to the City’s Emergency Shelter regulations was approved to streamline the approval of an additional 100 shelter beds and 100 permanent supportive housing units. Facilities for the additional beds and housing units are currently under design by the Salvation Army.
<p>Strategy 1M: Re-examination of Development Standards, Entitlement Processes and Development Fees</p>	<p>Ensure reasonable development fees, standards and processes</p>	<p>Complete analysis by December 31, 2016 and monitor provisions on an ongoing basis</p>	<p>The City continues to implement the City Council adopted action plan that outlines several action items aimed at increasing the supply of affordable housing in Anaheim. These include facilitating creative housing solutions, regulatory relief efforts, process improvements and incentives, programs to increase middle-income housing, and identifying funding sources. Staff continues to work towards implementation of the action items. In 2019, the City’s Zoning Code was amended to: 1) facilitate the development of recuperative care and medical respite facilities. These facilities provide short-term care to individuals recovering from an acute illness or injury, of which would be further exacerbated because the individual is homeless or at risk of being homeless; 2) allow conversion of motels and other viable commercial and office structures to allow multiple-family, transitional and supportive housing for low-income persons housing.</p>

Strategy 1N: Promoting Availability of Housing Opportunity Sites	Promotion of Housing Opportunity Sites	Ongoing; Re-evaluation of sites by January 2018	Appendix B-3, Housing Opportunity Sites, of the Housing Element 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.
Strategy 1O: Accommodating Transitional and Supportive Housing	Accommodation of transitional and supportive housing in compliance with State law	Within one year of Housing Element adoption	In 2015, 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, 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.
Strategy 2A: Monitoring and Preservation of "At-Risk" Units	Continual monitoring of all assisted units with focused effort on the identified 516 at-risk units	Ongoing	The Community & Economic Development Department continues its ongoing monitoring of At-risk units to preserve affordable housing units from being lost to market rate units. The Housing Authority did not assist at-risk projects in 2019. However, Community & Economic Development continues to monitor and reach out to property owners of At-Risk projects to explore opportunities to preserve affordable units from being lost to market rate units and extend the affordability term for a longer period. A total of 1,035 affordable rental units were preserved and rehabilitated since 2014. No projects were completed in 2019, however the Housing Authority is working on the Hermosa Village Phase II Apartments resyndication to extend the affordability of 13 extremely-low, 88 very-low and 10 low income units for 55 years.
Strategy 2B: Conservation of Existing Historic Resources	80 additional Mills Act contracts	2014-2021	In 2019, the City awarded 6 Mills Act Contracts contracts.

<p>Strategy 2C: Community-Based Neighborhood Enhancement</p>	<p>Enhanced community participation in neighborhood enhancement efforts</p>	<p>2014-2021</p>	<p>The following projects have been completed during calendar year 2019 through the Neighborhood Improvement Program: Sidewalk improvements; Street light repairs; Neighborhood tree trimming and replacement (Vallejo Dr., Park Lane); Installation of gate at Schweitzer Park for neighborhood security; Repair of malfunctioning gates at La Palma Dog Park for safety and complaints; Traffic related projects (Cerritos Ave., Romneya Dr., Vermont Ave.); Neighborhood alley lighting, street light upgrades and infill street light projects (Alberta St., Ohio St., Redondo Dr., Yvonne Pl., Pioneer Dr., Wilhelmina St., Turquoise St., Hampshire Ave., Oak St., Chestnut St., Narda St., Susanne St., Forest Ln., Boden Dr.). In addition, there was 61 Coordinated Neighborhood Clean-Up Events that provided 157 free trash bins.</p> <p>Also, the City provided the following Quality of Life Services: Partnered with John Marshall Elementary School, Ball Junior High School and Rio Vista Elementary to hold District Community Meetings in each of the six Council Districts; Held 24 District Community Meetings, connecting with over 2,100 stakeholders with important neighborhood and city information; Assisted with numerous neighborhood traffic calming, spillover parking and neighborhood watch meetings; Held four Anaheim Religious Community Council meetings; Reached over 200 faith-based organizations and over 1,000 congregants through the facilitation of the Anaheim Religious Community Council; Provided neighborhood-based assistance to over 17,000 community stakeholders; Provided support for logistical needs at the WAND (West Anaheim Neighborhood Development) community events such as Annual Western Barbecue and Annual Holiday Tree Lighting.</p>
<p>Strategy 2D: Neighborhood Improvement</p>	<p>Identification and improvement of blighted and borderline blighted neighborhoods</p>	<p>Ongoing; Review of Neighborhood Improvement Program target areas by January 2015</p>	<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 priorities are reviewed regularly by our interdepartmental Neighborhood Improvement Teams. Enhanced Code Enforcement efforts, through the implementation of the Quality Rental Housing Program, continue to address significant blight and “borderline” neighborhoods that have the potential to become blighted.</p>
<p>Strategy 2E: Relocation and Preservation of Historic Homes</p>	<p>Relocation and preservation of historic homes</p>	<p>Ongoing</p>	<p>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.</p>

<p>Strategy 3A: Sustainable Development/Green Building/Efficient use of Energy Resources in Residential Development</p>	<p>Increased sustainable building practices/energy conservation</p>	<p>Annually, as funds are available</p>	<p>The City understands the importance of supporting new and existing housing developments for the benefit of the community. As a result, the City offers energy and water incentives for affordable and standard multi-family housing projects through a rebate to help reduce developer costs associated with these projects. These high efficiency measures ultimately decrease tenant utility costs, help promote sustainability, and lower Greenhouse Gase (GHG) emissions. To encourage quality of living practices in new and existing residential development, the City will continue its efforts in providing financial assistance to projects meeting sustainability standards and resources efficiency. The City will provide an array of incentives that will facilitate and encourage the incorporation of high-efficiency products such as Energy Star appliances and LED lighting for the development of sustainable buildings and neighborhoods. Additionally, the City will encourage residential developers to maximize energy conservation through proactive site, building and systems design that exceed the provisions of Title 24 of the California Building Code. To further promote efficiency use of energy and water resources, the City will also analyze current trends and best practices that pave the way for affordable housing and quality living. In 2019, the City provided over \$55,000 in rebate funding for two multi-family residential projects that installed LED lighting and Energy Star appliances such as refrigerators and washing machines. These two projects helped save over 128,000 kilowatt hours (kWh) annually, enough to power 20 Anaheim homes.</p>
<p>Strategy 3B: Monitoring of Adopted Reasonable Accommodation Procedures</p>	<p>Monitoring of adopted reasonable accommodation procedures</p>	<p>Ongoing</p>	<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 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.</p>
<p>Strategy 3C: Universal Design</p>	<p>Monitoring of universal design principles</p>	<p>Ongoing</p>	<p>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.</p>

Strategy 3D: Parks and Open Space	Ensure consistency with the goals of the Green Element	Ongoing	<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 parks, identified new park areas, and is working on programs to improve access and availability to recreational areas. Specific projects completed in 2019 include:</p> <ul style="list-style-type: none"> · New playground at Barton Park through a partnership with area residents, KaBOOM!, the Disneyland Resort, and YMCA · New playground at Julianna Park through a partnership with area residents, KaBOOM!, the Disneyland Resort, and YMCA · Security Camera installation at Founders' Park · Anaheim Coves Northern Extension · Jacaranda Park · Logan Wells Memorial Skate Park · Modjeska Park Athletic Field Renovation · Schweitzer Park Athletic Field Renovation · Brookhurst Park Athletic Field Renovation · Twila Reid Park Athletic Field Renovation · Park restroom renovation at Twila Reid Park · Park restroom renovation at Yorba Regional Park · Park restroom renovation at Pearson Park
Strategy 3E: Community Design	Ensure quality design of future residential projects	Ongoing	<p>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.</p>
Strategy 3F: Provision of Infrastructure to Serve Housing	Provision of infrastructure to support future housing growth	Ongoing	<p>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.</p>

Strategy 4A: Affordable Housing Acquisition and Rehabilitation	A minimum of 209 very-low income units and 11 low income units	2014-2021	<p>The Housing Authority continues to work with developers for the acquisition and rehabilitation of properties in the priority neighborhoods. The 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 Citywide. Since 2014 a total of 1,219 acquisition/rehabilitation units were completed or were in the development pipeline. The following projects were completed or are underway:</p> <p>Rental Rehab projects completed:</p> <ul style="list-style-type: none"> • Paseo Village Apartments – 174 affordable units (including 2 manager units) • Village Center Apartments – 100 affordable units (including 1 manager unit) • Miracle Terrace Apartments – 179 affordable units (Including 1 manager unit) • Pebble Cove Apartments - 111 affordable units (including 1 manager unit) • Cobblestone Apartments – 64 Units (Including 1 manager unit) • Sea Wind Apartments - 91 Units (Including 1 manager unit) • Avon Dakota Phase II - 21 Units • Hermosa Village Phase I Apartments – 297 Units (Including 2 manager units) <p>Rental Rehab projects in pipeline:</p> <ul style="list-style-type: none"> • Hermosa Village Phase II Apartments – 112 Units (Including 1 manager units) • Econo Lodge PSH Apartment Community – 70 Units (Including 1 manager units)
Strategy 4B: Rehabilitation of Single Family Homes	Rehabilitation of Single Family Homes	2014-2021	The Community and Economic Development Department currently implements a single-family rehabilitation loan 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. In 2019, 6 homes were rehabilitated. The Community and Economic Development Department anticipates rehabilitating 10 homes in 2020.
Strategy 4C: Relocation Assistance	Relocation assistance, as needed	2014-2021 (as needed)	Relocation Assistance: \$301,842 Households served: 8
Strategy 5A: Local Support of Regional Fair Housing Efforts	Allocate annual financial allocation, based on program funding availability. Estimated annual allocation of \$100,000	Annually	Allocation Amount: \$100,000 Served: 823 Households
Strategy 5B: Section 8 Rental Assistance Program	Estimated 6,000 Vouchers annually, subject to federal funding availability	Annually	Vouchers Leased: 5,988
Strategy 5C: Section 8 Mainstream Housing Program Vouchers for Persons with Disabilities	Estimated 225 Vouchers annually, subject to federal funding availability	Annually	Vouchers Leased: 216 The Housing Authority also received an additional 55 Mainstream Housing Program Vouchers in 2018 and began the in-take and lease-up process throughout 2019. These vouchers are targeted for non-elderly disabled individuals who are currently transitioning out of institutional or other segregated settings, at serious risk of institutionalization, homeless or at risk of becoming homeless.

Jurisdiction	Anaheim	
Reporting Period	2019	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

Table E
Commercial Development Bonus Approved pursuant to GC Section 65915.7

Project Identifier				Units Constructed as Part of Agreement				Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
1				2				3	4
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
Summary Row: Start Data Entry Below									

Jurisdiction	Anaheim	
Reporting Period	2019	(Jan. 1 - Dec. 31)

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 (CCR Title 25 §6202)

Note: "+" indicates an optional field
 Cells in grey contain auto-calculation formulas

Table F

Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)(2)

This table is optional. Jurisdictions may list (for informational purposes only) units that do not count toward RHNA, but were substantially rehabilitated, acquired or preserved. To enter units in this table as progress toward RHNA, please contact HCD at APR@hcd.ca.gov. HCD will provide a password to unlock the grey fields. Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in Government Code section 65583.1(c)(2).

Activity Type	Units that Do Not Count Towards RHNA ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD to receive the password that will enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1 ⁺
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units	3	14	4	21					The Avon Dakota project meets the requirements under Government Code Section 65583.1(c)(2)(B)
Total Units by Income	3	14	4	21					

