

Jurisdiction	Anaheim	
Reporting Year	2020	(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 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 (see instructions)	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	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Notes*											
Summary Row: Start Data Entry Below																			0	259	207	0	6	0	5569	6041	5974	0	0	
	36506209	6509 E SERRANO AV	NOHL RANCH CONDOS	DEV2017-00039	SFA	O	9/17/2019							46	58	0	58	No	Application Submitted in 2019											
	12921223	1679 W CERRITOS A	RYAN HOMES	DEV2017-00069	SFD	O	9/18/2020					12		3	3	3	3	No	The applicant requests approval											
	25009111	1600 W LINCOLN A	MILLS FORD	DEV2017-00128	S+	R	4/17/2020							315	315	315	315	No	The applicant requests approval											
	07211021	1631-1667 W LINCOLN	LINCOLN AT EUCLID	DEV2019-00037	SFA	O	4/3/2020							115	115	115	115	No	The applicant requests approval											
	07016116	227 N MAGNOLIA A	MELIA - VICTORY BAPTIST	DEV2019-00046	SFA	O	4/3/2020					6		53	59	59	59	No	Approved Entitlements; The applicant requests approval											
	03501051	1122 N ANAHEIM BL	THE INVITATION	DEV2019-00087	S+	R	8/5/2020							269	269	269	269	No	The applicant requests approval											
	P6262002	2000 E GENE AUTRY	ANGEL STADIUM REDEVELOPMENT	DEV2020-00127	S+	R	8/30/2020		259	207				4709	5175	5175	5175	No	The applicant requests approval											
	P2148001	255 N ANAHEIM BL	ALEXAN CENTER CITY SUITES	DEV2020-00146	S+	R	7/24/2020							11	11	11	11	No	A substantial conformance requirement											
	25320401	1102 S GROVELAND	ADU	BLD2019-00453	ADU	O	1/31/2020							1	1	1	1	No	ADU application submitted is being tracked											
	08231116	1222 E CRESTBROOK	ADU	BLD2019-05564	ADU	O	2/7/2020							1	1	1	1	No	ADU application submitted is being tracked											
	12940219	1556 W SUMAC LN	ADU	BLD2019-04377	ADU	O	2/11/2020							1	1	1	1	No	ADU application submitted is being tracked											
	36121154	5055 E CRESCENT D	ADU	BLD2018-05658	ADU	O	2/18/2020							1	1	1	1	No	ADU application submitted is being tracked											
	03508422	731 N PHILADELPHIA	ADU	BLD2020-00159	ADU	O	2/21/2020							1	1	1	1	No	ADU application submitted is being tracked											
	13529414	203 S LOMA LINDA	ADU	BLD2019-04230	ADU	O	2/27/2020							1	1	1	1	No	ADU application submitted is being tracked											
	36121138	5201 E CRESCENT D	ADU	BLD2019-05490	ADU	O	4/16/2020							1	1	1	1	No	ADU application submitted is being tracked											
	12843126	2105 W LULLABY LN	ADU	BLD2019-04819	ADU	O	4/17/2020							1	1	1	1	No	ADU application submitted is being tracked											
	25339229	2534 E STRONG PL	ADU	BLD2019-02299	ADU	O	5/1/2020							1	1	1	1	No	ADU application submitted is being tracked											
	23414303	212 E SUSANNE ST	ADU	BLD2019-02149	ADU	O	5/4/2020							1	1	1	1	No	ADU application submitted is being tracked											
	03520222	739 N BUSH ST	ADU	BLD2019-04453	ADU	O	5/13/2020							1	1	1	1	No	ADU application submitted is being tracked											
	12822610	645 S TRIDENT ST	ADU	BLD2020-00168	ADU	O	5/22/2020							1	1	1	1	No	ADU application submitted is being tracked											
	07118209	211 N RANCHITO ST	ADU	BLD2020-00554	ADU	O	6/11/2020							1	1	1	1	No	ADU application submitted is being tracked											
	12618515	735 S SHERRILL ST	ADU	BLD2019-04212	ADU	O	6/15/2020							1	1	1	1	No	ADU application submitted is being tracked											
	03418322	915 N JANSS ST	ADU	BLD2019-04566	ADU	O	6/25/2020							1	1	1	1	No	ADU application submitted is being tracked											
	03628017	826 S CLEMENTINE	ADU	BLD2019-05011	ADU	O	7/1/2020							1	1	1	1	No	ADU application submitted is being tracked											

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Element ID	Element Name	Element Type	Element Category	Element Sub-Category	Element Description	Element Status	Element Phase	Element Start Date	Element End Date	Element Budget	Element Actual	Element Progress	Element Notes
2022-001	2022-001-001	2022-001-001-001	2022-001-001-001-001	2022-001-001-001-001-001	2022-001-001-001-001-001-001	2022-001-001-001-001-001-001	2022-001-001-001-001-001-001	2022-001-001-001-001-001-001	2022-001-001-001-001-001-001	2022-001-001-001-001-001-001	2022-001-001-001-001-001-001	2022-001-001-001-001-001-001	2022-001-001-001-001-001-001

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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	184		308	948
	Non-Deed Restricted												
Low	Deed Restricted	907		98	13				10	39		160	747
	Non-Deed Restricted												
Moderate	Deed Restricted	1038										50	988
	Non-Deed Restricted			22	23			5					
Above Moderate		2501		1271	1169	1317	1533	944	948	462		7644	
Total RHNA		5702											
Total Units				1401	1274	1317	1535	949	1001	685		8162	2683

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 2018, 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. This policy document was updated on 2020. 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><u>Rental New Construction (Completed):</u></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) • El Verano Senior Apartments – 54 Units (Including 1 manager unit) <p><u>Rental New Construction (Underway/in Development pipeline):</u></p> <ul style="list-style-type: none"> • Manchester/Orangewood Apartments – 102 Units (Including 1 manager unit) • Center of Hope Apartments – 70 Units (Including 2 manager units) • 39 Commons Beach Apartments - 100 Units (Including 1 manager unit) • Anaheim Midway Apartments – 85 Units (Including 1 manager unit) <p><u>Rental Rehabilitation (Completed):</u></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><u>Rental Preservation (Completed):</u></p> <ul style="list-style-type: none"> • Miracle Terrace – 128 Tenant-Based Voucher affordable units <p><u>Rental Rehabilitation (Underway):</u></p> <ul style="list-style-type: none"> • Hermosa Village Phase II Apartments –111 Units (Including 1 manager unit) • Homeless/Veterans Project (Econolodge) – 69 Units (including 1 manager unit) <p><u>For-sale Affordable Housing Projects (Completed):</u></p> <ul style="list-style-type: none"> • Domain I–25 affordable units, 60 total units • Domain II–9 affordable units, 40 total units • Colony Park Phase IV – 66 affordable units, 226 total units • Picadilly Single Family Homes - 2 affordable units <p><u>For-Sale Affordable Underway/in Development Pipe-line:</u></p> <ul style="list-style-type: none"> • Anaheim Boulevard Townhomes – 30 affordable units, 291 total units • Renato Townhomes – 5 affordable units, 41 total units. •39 Commons Beach Townhomes - 14 affordable units, 134 total units..
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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 extremely-low, very-low, low- and moderate income affordable housing developments for a total of 319 units with 174 extremely-low income units. The following is a list of projects the City has assisted that are completed or in the development pipe-line:</p> <ul style="list-style-type: none"> • Avon Dakota Phase II Rehabilitation project consisting of three extremely low-income, 14 very low-income and four low-income units and was completed in January 2019. • The Hermosa Village Phase I Rehabilitation Project, 297 unit workforce housing project consisting of 278 very low-income and 17 low-income units and was completed in February 2018. • El Verano (Sandman Motel) a 54-unit senior housing development with six extremely low-income, 43 very low-income and ten low-income housing units including one manager unit located at 1248 East Lincoln Avenue completed in November 2020., completed in November 2020 • Manchester/Orangewood Apartments project, a 102 –unit workforce housing project consisting of 26 extremely-low, 40 very-low and 35 Low – income units, including 1 manager unit, expected to be completed in September 2021. • Econo Lodge PSH apartments project, a 69-unit development for homeless individuals consisting of 69 extremely-low units, including 1 manager unit. • Salvation Army Center Hope PSH apartment project, a 70-unit development for homeless individuals consisting of 69 extremely-low income units, including 2 manager’s units. • The Hermosa Village Phase II Rehabilitation Project, 112 unit workforce housing project consisting of 13 extremely low-income, 88 very low-income and ten low-income units and is expected to be completed in February 2022. <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 2020. However, the Housing Authority funded the El Verano senior housing project which completed construction on November 2020. The El Verano Senior Rental Housing Project will set aside 50% of the units for homeless seniors.</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. • Salvation Army Center of Hope PSH Apartment Project- 69 of 72 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>
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Strategy 1E: Encourage the Development of Housing for Special Needs Households	Maintain existing and develop new units for special needs households	Annually	<p>In 2020, the Community & Economic Development Department completed construction on the El Verano 54 –unit senior special needs rental housing project, which includes 27 units for homeless seniors.</p> <p>In 2020, construction on the Manchester/Orangewood Apartment project was started a 100% affordable 102-unit workforce rental housing project located at 2121 S. Manchester Avenue and 915 E. Orangewood Avenue. The project was successful in receiving a tax credit award in July of 2019. Twenty of the 102 units in the project will be made available to homeless families. The project is currently under constructions and is expected to be completed in September of 2021.</p> <p>The Econo Lodge Permanent Supportive Housing (PSH) apartment community a 100% affordable 70-unit motel conversion project located at 2691 W. La Palma Avenue also started construction in 2020. The PSH project was successful in receiving a tax credit and bond allocation in October of 2019. The PSH project will provide long-term housing solutions for individuals who are exiting a chronically homeless condition. The PSH project is currently under constructions and is expected to be completed in May 2021.</p> <p>The Salvation Army's Center of Hope Permanent Supportive Housing Phase I project (PSH project) located at 1340 S. Lewis Street was approved by the City in 2021. The PSH project consists of a total of 72-units and will provide long-term housing solutions for individuals who are exiting a chronically homeless condition. The PSH project will include 70 studio units, all of which will be set aside for homeless individuals, with 50% being set aside for homeless individuals with disabilities, plus two one-bedroom Manager's units. The PSH project will also include a 325-bed low barrier shelter as part of a future phase, which will serve as the entry point to exit homelessness and will provide a wide array of on-site supportive services. The Salvation Army will be submitting funding applications to the State HCD, through the County of Orange No Place Like Home Program on January 19, 2021 and for Tax Credits from the California Tax Credit Allocation Committee in May 2021 to assist with development of the PSH project. If awarded, construction is expected to commence October 2021.</p>
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 5,322 residential units completed to date; 430 residential units are currently under construction; and, an additional 1,705 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 is under construction and is expected to be completed in September 2021. The Department did not enter into any new agreements with new CHDO's in 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	The Community & Economic Development Department continues to assist affordable housing developers by providing subsidy loans, down-payment assistance, section 8 project based vouchers, long term ground leases and miscellaneous rebates and fee credits to help off-set total development costs. In 2020, the Community & Economic Development Department commenced negotiations on the following projects and are expected to be finalized in 2021: <ul style="list-style-type: none"> • Anaheim Midway Apartments – 85 units, plus 1 manager's unit. • 39 Commons Affordable Workforce Apartments – 100 units, plus 1 manager's unit. • 39 Commons Homeownership Townhomes – 134 units (14 Affordable)
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 2020 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 2020.

<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. • In April 2020, Anaheim leased a local motel for two months with wrap around services for those experiencing homelessness in our shelters needing quarantine or isolation during the pandemic. Also, Anaheim opened a temporary emergency shelter at a Salvation Army Thrift Store to provide additional shelter capacity during the pandemic as our current shelters had to reduce capacity to abide by CDC guidelines of being socially distanced. Both were decommissioned in June 2020. • In June 2020, the Salvation Army Shelter Expansion Project was completed and provided an additional 101 shelter beds assisting with additional capacity and to help abide by CDC guidelines during pandemic. There are now a total of 325 shelter beds at the Salvation Army Shelter along with the 28 isolation trailers and the 101 shelter beds at the La Mesa Shelter.
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<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 2020, the City's Zoning Code was amended to comply with the recently updated State law related to Density Bonus. The City's amended ordinance includes some provisions that went beyond the minimum State law requirements to encourage affordable housing. In addition, the City Council adopted an updated Affordable Housing Action Plan that was previously adopted in 2018. The updated plan includes a broad spectrum of items that affirms the City's commitment to being "housing friendly."</p>
<p>Strategy 1N: Promoting Availability of Housing Opportunity Sites</p>	<p>Promotion of Housing Opportunity Sites</p>	<p>Ongoing; Re-evaluation of sites by January 2018</p>	<p>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.</p>
<p>Strategy 1O: Accommodating Transitional and Supportive Housing</p>	<p>Accommodation of transitional and supportive housing in compliance with State law</p>	<p>Within one year of Housing Element adoption</p>	<p>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.</p>

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 2020. 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 1,146 affordable rental units were preserved and rehabilitated since 2014. No projects were completed in 2020, however the Housing Authority approved the Hermosa Village Phase II Apartments resyndication project to extend the affordability of 13 extremely-low, 88 very-low and 10 low income units for 55 years. Rehabilitation of the Hermosa Village Phase II Apartments project is currently underway and is expected to be completed on February 2, 2022.
Strategy 2B: Conservation of Existing Historic Resources	80 additional Mills Act contracts	2014-2021	In 2020, the City awarded 8 Mills Act contracts. In total, the City awarded a total of 95 Mills Act contracts since 2014.

<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 2020 through the Neighborhood Improvement Program:</p> <ul style="list-style-type: none"> • Sidewalk improvements (Alameda Ave./Brownwood Ave./Catalina Ave. neighborhood) • Street light repairs and lighting upgrades • Neighborhood tree trimming and replacement • Manzanita Park planter wall and landscaping improvements • John Marshall Park planter wall and landscaping improvements • Replacement and installation of “No Littering or Dumping” signage (N. Citron St.) • Traffic related projects (Alameda Ave./Brownwood Ave./Catalina Ave. neighborhood, Loara St., Hampstead St., Alomar Ave.) • Neighborhood alley lighting, street light upgrades and infill street light projects (Alberta St., Ohio St., Redondo Dr., Pioneer Dr., Turquoise St.) • Coordinated Neighborhood Clean-Up Events: 49 providing 140 free trash bins <p>Also, the City provided the following quality of life services, which were adjusted due to the COVID-19 pandemic in order to follow local and state guidelines to keep stakeholders as safe and healthy as possible:</p> <ul style="list-style-type: none"> • Held 6 in person District Community Meetings on February 5, 6, 12, 13, 19, and 20, connecting with over 200 stakeholders to provide important neighborhood and city information. • Transitioned remaining scheduled District Community Meetings to informational videos that were produced in June and October of 2020 reaching hundreds of residents throughout the city. • Partnered with Ball Junior High School and Rio Vista Elementary School to hold the February in person District Community Meetings in each of the six Council Districts. • Assisted with numerous neighborhood traffic calming, spillover parking and neighborhood watch virtual meetings • Transitioned Anaheim Religious Community Council meetings in person meetings to virtual updates and email newsletters with important city information and resources, reaching over 200 faith-based organizations and over 1,000 congregants. • Provided neighborhood-based assistance to over 11,800 community stakeholders • Provided support for logistical needs for WAND (West Anaheim Neighborhood Development) community events, including annual Holiday Tree Lighting – event was held virtually <p>*Due to the COVID-19 pandemic, the Annual Western Barbecue event was not held</p>
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<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. Although the COVID-19 pandemic has brought forth unique challenges to connect with stakeholders, city staff and Neighborhood Improvement Teams were able to pivot quickly and provide alternative opportunities for input and engagement to be able to continue working with neighborhoods and address housing and other quality of life issues.</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 2020, the City provided \$1,800 in rebate funding to one multifamily project that installed ENERGY STAR appliances such as refrigerators, room AC's and dish washers. This project helped save 576 annual kilowatt-hours (kWh). Due to the impacts caused by COVID-19, the City has closed this program in order to support customers through alternative financial assistance programs. The City will continue to find new ways of providing incentives for energy and water efficiency for residential development in the future.</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.</p>

Strategy 3C: Universal Design	Monitoring of universal design principles	Ongoing	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.
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 2020 include:</p> <ul style="list-style-type: none"> • Complete rehabilitation of Barton Park • Complete rehabilitation of Julianna Park • Aloe Greens • Manzanita Skate Park and Parking Lot Improvements • Wagner House and Tennis Center Improvements • Improvements to Oak Canyon Trail Gramercy Section • Installation of play equipment at Boysen Park • Installation of play equipment at Yorba Regional Park
Strategy 3E: Community Design	Ensure quality design of future residential projects	Ongoing	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.
Strategy 3F: Provision of Infrastructure to Serve Housing	Provision of infrastructure to support future housing growth	Ongoing	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.

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) • 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 2020, 3 homes were rehabilitated. The Community and Economic Development Department anticipates rehabilitating 8 homes in 2021.
Strategy 4C: Relocation Assistance	Relocation assistance, as needed	2014-2021 (as needed)	<ul style="list-style-type: none"> • Relocation Assistance: \$178,501 • Households served: 14
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	<ul style="list-style-type: none"> • Allocation Amount: \$100,000 • Households served: 730
Strategy 5B: Section 8 Rental Assistance Program	Estimated 6,000 Vouchers annually, subject to federal funding availability	Annually	Vouchers Leased: 5,917

Strategy 5C: Section 8 Mainstream Housing Program Vouchers for Persons with Disabilities	Estimated 225 Vouchers annually, subject to federal funding availability	Annually	Vouchers Leased: 263 The Housing Authority also received an additional 55 Mainstream Housing Program Vouchers in 2018 and began the in-take and lease-up process throughout 2020. 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.
Strategy 5D: Section 8 Family Self Sufficiency (FSS)	Estimated 100 participants, subject to federal funding availability	Annually	Participants: 154
Strategy 5E: Section 8 Homeless Program	Estimated 91 vouchers, subject to federal funding availability	Annually	Vouchers Leased: 32 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 50% of its annual new admissions to be set aside for homeless families and individuals.
Strategy 5F: Project Based Voucher Program	Estimated 700 vouchers, subject to federal funding availability	2014-2021	The Housing Authority did not approved any Developer requests for Vouchers in 2020. The Housing Authority is currently working on the following projects requesting new vouchers or an extension of existing vouchers: <ul style="list-style-type: none"> • Hermosa Village Phase II Apartments – 30 Vouchers (15 year extension). • Manchester/Orangewood Apartments - 20 Vouchers for minimum 15 years. • Salvation Army's Center of Hope PSH Project - 50 Vouchers for minimum 15 years. • Jamboree Econolodge – 49 Vouchers for minimum 15 years. • Anaheim Midway – 8 Vouchers for a minimum of 15 years.
Strategy 5G: Emergency Solutions Grant Program	Estimated \$220,000/year in ESG Grants, subject to federal funding availability	Annually	In 2020, \$361,359 in ESG program funds were distributed to local non-profits to support outreach, homeless prevention, rapid rehousing and emergency shelter activities with 2,050 homeless persons assisted.

Jurisdiction	Anaheim	
Reporting Period	2020	(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 F

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

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

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) 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	13	88	10	111					
Preservation of Units At-Risk									
Acquisition of Residential Units									
Mobilehome Park Preservation									
Total Units by Income	13	88	10	111					

Jurisdiction	Anaheim	
Reporting Year	2020	(Jan. 1 - Dec. 31)

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	184
	Non-Deed Restricted	0
Low	Deed Restricted	39
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		462
Total Units		685

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

Housing Applications Summary	
Total Housing Applications Submitted:	101
Number of Proposed Units in All Applications Received:	6,041
Total Housing Units Approved:	5,974
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Cells in grey contain auto-calculation formulas

