



HOUSING IMPLEMENTATION STATUS

Policy Strategy #1: Housing Production

Strategy 1A:	Evaluate Alternative Funding and Financing Mechanisms
Objective:	Exploration of alternative funding and financing mechanisms
Responsible Party:	Community Development/Planning
Source of Funds:	General Fund
Timeline for Implementation:	Ongoing monitoring of alternative funding and financing sources with review on at least an annual basis
Status:	<p>The Community Development Department has suffered drastic cuts in funding both at the state and federal level over the last several years. However, the Department continues its efforts make the best of the limited resources as well as to monitor and explore new funding sources as they become available such as the Affordable Housing and Sustainable Communities Program and Transient Oriented Developments funding.</p> <p>Projects that are completed, underway or in the development pipeline are as follows:</p> <p><u>Completed in 2014</u></p> <p>Rental New Construction:</p> <ul style="list-style-type: none"> • Anton Monaco – 232 Units • Calendula Court – 32 Units <p>Rental Rehabilitation:</p> <ul style="list-style-type: none"> • Paseo Village –176 affordable units • Village Center –100 affordable units <p>Rental Preservation:</p> <ul style="list-style-type: none"> • Miracle Terrace –128 affordable units <p>For-sale Affordable Housing Projects:</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 <p><u>Underway/in development pipeline in 2015</u></p> <p>Rental New Construction:</p> <ul style="list-style-type: none"> • Lincoln Avenue Apartments–70 Units



	<p>Rental Rehabilitation:</p> <ul style="list-style-type: none"> • Pebble Cove – 110 Units • Hermosa Village V – 4 Units • Avon Dakota Neighborhood Phase II – 27 Units <p>For-Sale Affordable:</p> <ul style="list-style-type: none"> • 2726 West Lincoln Avenue – 4 affordable units, 35 total
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Strategy 1B:	Expedited Processing for Extremely-Low, Very Low, Low and Moderate Income Housing Developments
Objective:	Expedited processing for affordable housing developments to reduce housing production costs.
Responsible Party:	Planning/Public Works/Public Utilities/Fire
Source of Funds:	General Fund
Timeline for Implementation:	Re-evaluate program by January 1, 2015 and implement any necessary process refinements by June 30, 2015
Status:	The City continues to provide expedited discretionary entitlement and plan check processing for affordable housing developments, including a 70-unit housing development with 30 extremely low income and 39 very low income housing unit located at 1256-1290 East Lincoln Avenue currently under construction. The City will continue to evaluate the effectiveness of the expedited processing program and modify as needed to further encourage affordable housing development.

Strategy 1C:	Affordable Senior Housing Program
Objective:	Senior housing development and Section 8 financial assistance
Responsible Party:	Planning/Community Development
Source of Funds:	General Fund/HUD
Timeline for Implementation:	Ongoing
Status:	<p><u>2014</u></p> <p>The Housing Authority continues to assist Senior Housing Development as resources become available. Tyrol Plaza, a 60 unit Senior Housing Project was approved for an extension of its Section 8 Project Based Vouchers.</p> <p>The City/Authority assisted the Village Center Senior Apartments a 100-unit at-risk project through the issuance of Tax Exempt Bonds for the rehabilitation of the project and preserving an affordable project from being lost to market rate housing.</p>



	<p>The Housing Authority also assisted The Miracle Terrace Senior Apartments by converting 128 Tenant-Protection Vouchers from HUD to Section 8 Project-based Vouchers to help preserve 128 extremely-low income senior rental housing units.</p> <p><u>2015</u> No projects were assisted in 2015; however, the City/Authority continues to work with developers to identify senior rental affordable housing opportunities.</p> <p>The City/Authority issued a HOME/CHDO Funds Request for Proposals (RFP). One of the priorities of the RFP is for the development of senior rental housing.</p>
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Strategy ID:	Encourage the Development of Housing for Extremely-Low Income Households
Objective:	Production of a minimum of 50 extremely-low income units
Responsible Party:	Community Development/Planning/Housing Authority
Source of Funds:	General Fund/HOME/ CDBG/LMIHAF
Timeline for Implementation:	Ongoing monitoring of the development of extremely-low income units with review of incentives and potential funding on at least an annual basis
Status:	<p>The Community and Economic Development Department continues to work with developers for the creation of extremely-low income units. In 2014, four new units were created and 128 units were preserved. In 2015, another 38 units were underway or in the development pipe-line for a total of 170 units. Some of the above projects were assisted using the City’s incentive programs such as Density Bonus, expedited review, fee waivers, fee deferrals, Section 8 and other funding programs. These projects are as follows:</p> <p>Completed projects:</p> <ul style="list-style-type: none"> • Calendula Court – 4 Units • Miracle Terrace Senior Apartments-128 <p>Projects underway or in the development pipe-line:</p> <ul style="list-style-type: none"> • Lincoln Avenue Apartments–30 units • Avon Dakota Phase II– 8 units <p>The City/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</p>



	(LMIHAF) requires that 30% of the available funds be utilized for the creation of extremely-low income units.
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Strategy 1E:	Encourage the Development of Housing for Special Needs Households
Objective:	Maintain existing and develop new units for special needs households
Responsible Party:	Housing Authority/Community Development/ Planning
Source of Funds:	ESG/CDBG/HOME
Timeline for Implementation:	Annually
Status:	<p>In 2015, the Lincoln Avenue Apartment project commenced construction, which includes 48 Special Needs units for extremely-low income persons who are homeless. An additional 15 units will be available to persons who are homeless and have a mental illness.</p> <p>The Community and Economic Development/Anaheim Housing Authority assisted the Casa Alegre special needs housing project by preserving 10 Project Based Section 8 Vouchers (PBV) and extending the term of the PBV for a period of 5 years.</p> <p>The Community and Economic Development/Housing Authority issued a HOME funds RFP in in 2015, and subsequently re-issued the RFP in 2016 making \$2,500,000 in HOME funds and \$550,000 in HOME CHDO funds available to affordable housing developers and CHDO's for the creation of affordable housing. One of the priorities of the RFP is for the development of housing for Special Needs households.</p>

Strategy 1F:	Implementation of The Platinum Triangle Master Land Use Plan
Objective:	Implementation of The Platinum Triangle Master Land Use Plan
Responsible Party:	Planning
Source of Funds:	General Fund
Timeline for Implementation:	Ongoing
Status:	Implementation of the Platinum Triangle Master Land Use Plan continues with 1,920 residential units completed to date; 1,824 residential units are currently under construction; and, an additional 3,820 units are approved through development agreements, but not yet under construction.
Strategy 1G:	Development of Housing Information Clearinghouse



Objective:	Facilitate dissemination of housing information
Responsible Party:	Community Development
Source of Funds:	General Fund
Timeline for Implementation:	Ongoing
Status:	The Community Development Department/Housing Authority continues to update and improve the Department's website to provide access to affordable housing programs and information. A new website update was completed in the summer of 2015.

Strategy 1H:	Support for Community Housing Development Organizations (CHDOs)
Objective:	Continue to provide funds to qualified CHDOs for affordable unit production
Responsible Party:	Community Development
Source of Funds:	HOME
Timeline for Implementation:	Annually
Status:	<p>In 2014 the Community and Economic Development Department committed 48 Section 8 Project-based Vouchers and a loan in the amount of \$2,500,000 to Jamboree Housing and Innovative Housing Opportunities (both qualified CHDO's) for an affordable housing project located 1256-1290 East Lincoln Avenue.</p> <p>The City/Authority continues to provide funding opportunities to Community Housing Development Organizations (CHDO's). In 2015, the City/Authority issued a HOME/CHDO Funds RFP in 2015, and subsequently re-issued the RFP in 2016 making \$2,500,000 in HOME funds and \$550,000 in HOME CHDO funds available to affordable housing developers and CHDO's for the creation of affordable housing.</p>

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



	<p>subsidy loans, long term ground leases and miscellaneous rebates and fee credits to help off-set total development costs. The following projects were assisted:</p> <p><u>2014</u></p> <p>Lincoln Avenue Apartments –</p> <ul style="list-style-type: none"> • 48 Project Based Vouchers consisting of \$7,277,040 in rent payments over 15 years. • \$2,500,000 Loan • \$189,770 in Rebates/Fee credits <p>Anton Monaco –</p> <ul style="list-style-type: none"> • Bond Issuance - \$36,360,000 <p>Village Center Apartments –</p> <ul style="list-style-type: none"> • Bond Issuance - \$15,000,000 <p><u>2015</u></p> <p>Pebble Cove Apartments –</p> <ul style="list-style-type: none"> • Tax Exempt Bond Issuance - \$13,000,000 • Taxable Bond Issuance - \$3,550,000 <p>Other assistance to developers consisted of \$10,928,000 in down payment assistance for first time low-income home buyers for the Doman Phase I and II and Colony Park Phase IV residential development projects.</p>
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Strategy 1J:	HOME Homebuyer Program
Objective:	Mortgage assistance, subject to federal funding availability and local allocation of funds
Responsible Party:	Community Development
Source of Funds:	HOME/SMAP/BEGIN/CalHOME
Timeline for Implementation:	2014-2021
Status:	2014 - 67 Households 2015 – 36 Households

Strategy 1K:	Police Residence Assistance
Objective:	2 households
Responsible Party:	Community Development
Source of Funds:	General Fund
Timeline for	2014-2021



Implementation:	
Status:	2014 - 1 Household 2015 - None

Strategy 1L:	Development of Emergency Shelters/Transitional and Supportive Housing in Compliance with SB-2
Objective:	Development of emergency shelters, transitional and supportive housing
Responsible Party:	Planning
Source of Funds:	General Fund
Timeline for Implementation:	Re-evaluate program by January 1, 2015 and implement any necessary refinements by June 30, 2015
Status:	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. The shelter is expected to be operational in the near future and provide overnight accommodations for 200 individuals.

Strategy 1M:	Re-examination of Development Standards, Entitlement Processes and Development Fees
Objective:	Ensure reasonable development fees, standards and processes
Responsible Party:	Planning/Public Works
Source of Funds:	General Fund
Timeline for Implementation:	Complete analysis by December 31, 2014 and monitor provisions on an ongoing basis
Status:	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 previous reporting year prevented the City from completing this objective 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, two zoning code amendments were processed in support of quality housing, including requirements to changes to height limits for residential development adjacent to freeways



	and railroad corridors and changes to multi-family residential parking standards to ensure sufficient free on-site parking is provided.
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Strategy 1N:	Promoting Availability of Housing Opportunity Sites
Objective:	Promotion of Housing Opportunity Sites
Responsible Party:	Planning
Source of Funds:	General Fund
Timeline for Implementation:	Ongoing; Re-evaluation of sites by January 2018
Status:	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.

Strategy 1O:	Accommodating Transitional and Supportive Housing
Objective:	Accommodation of transitional and supportive housing in compliance with State law
Responsible Party:	Planning
Source of Funds:	General Fund
Timeline for Implementation:	Within one year of Housing Element adoption
Status:	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 at this time.
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Policy Strategy #2: Housing Conservation and Preservation Strategy

Strategy 2A:	Monitoring and Preservation of “At-Risk” Units
Objective:	Continual monitoring of all assisted units with focused effort on the identified 516 at-risk units.
Responsible Party:	Community Development
Source of Funds:	General Fund
Timeline for Implementation:	Ongoing
Status:	<p>The Community and Economic Development Department/Housing Authority continues its ongoing monitoring of the 516 At-risk units. The Community and Economic Development Department assisted two At-risk projects to rehabilitate and/or preserve the units from being lost to market rate units. The project are as follows:</p> <p>Village Center Senior Apartments –</p> <ul style="list-style-type: none"> • Rehabilitated and extended term of affordability to 55 years. <p>Miracle Terrace Senior Apartments –</p> <ul style="list-style-type: none"> • Preserved 128 extremely low income units and extended term of affordability for a period of 5 years. <p>Pebble Cove Apartments –</p> <ul style="list-style-type: none"> • Preserved 110 low- and very-low income units and extended to the term of affordability for a period of 55 years. • Tyrol Plaza Senior Apartments - Preserved 35 Project-based Section 8 Vouchers (PBV) and extended the term of the PBV for a period of 5 years. • Casa Alegre Apartments – Preserved 10 Project-based Section 8 Vouchers (PBV) and extended the term of the PBV for a period of 5 years.

Strategy 2B:	Conservation of Existing Historic Resources
Objective:	80 additional Mills Act contracts
Responsible Party:	Planning/ Community Services
Source of Funds:	General Fund
Timeline for	2014-2021



Implementation:	
Status:	2014 – Recorded 23 Mills Act contracts 2015 – Recorded 16 Mills Act contracts

Strategy 2C:	Community-Based Neighborhood Enhancement
Objective:	Enhanced community participation in neighborhood enhancement efforts
Responsible Party:	Planning/Community Development/ Police/Community Services
Source of Funds:	General Fund/CBDG
Timeline for Implementation:	2014-2021
Status:	<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.</p> <p>The following projects have been completed during calendar year 2014 through the Neighborhood Improvement Program:</p> <ul style="list-style-type: none"> • Avon/Dakota restriping and street improvements • Glen/Neighbors neighborhood parking plan • Glen/Neighbors neighborhood traffic calming plan • Installment of 21 infill street light projects • Park Circle neighborhood parking plan • Park Lane curb. Sidewalk and gutter improvements <p>The following projects have been completed during calendar year 2015 through the Neighborhood Improvement Program:</p> <ul style="list-style-type: none"> • Sidewalk improvements • Velare Street lighting improvements • Little People’s Park street light upgrades • Avon/Dakota alley lighting and street light upgrades • Glen/Neighbors neighborhood parking enhancements • Glen/Neighbors street and alley improvements • Glen/Neighbors tree removal and planting • Installment of infill street light projects <p>2014 Neighborhood Clean-Up Events: 44 2015 Neighborhood Clean-Up Events: 52</p>

	<p>2014 Quality of Life Services:</p> <ul style="list-style-type: none"> • Held four Anaheim Religious Community Council meetings. • Partnered with Rio Vista Elementary School, Paul Revere Elementary School and Stoddard Elementary School to hold District Neighborhood Council Meetings. • Assisted with the dedication event for Paul Revere Park project in the Guinida Lane neighborhood. • Held 24 District Neighborhood Council Meetings. • Coordinated 44 Neighborhood Clean-Up events. • Assisted with numerous neighborhood traffic calming and spillover parking meetings. • Assisted with “Adopt-A-Neighborhood” graffiti removal events. • Reached 182 faith-based organizations and approximately 700 congregants through the facilitation of the Anaheim Religious Community Council. • Provided neighborhood-based assistance to over 12,000 community stakeholders • Reached over 870 community members with important community and city information through the provisions of 24 District Neighborhood Council Meetings. <p>2015 Quality of Life Services:</p> <ul style="list-style-type: none"> • Held four Anaheim Religious Community Council meetings • Partnered with Canyon High School, Rio Vista Elementary School and Paul Revere Elementary School to hold District Neighborhood Council Meetings • Assisted with the dedication event for Paul Revere Park project in the Guinida Lane neighborhood • Held 17 District Neighborhood Council Meetings • Coordinated 52 Neighborhood Clean-Up events • Assisted with numerous neighborhood traffic calming and spillover parking meetings • Reached 194 faith-based organizations and approximately 775 congregants through the facilitation of the Anaheim Religious Community Council • Provided neighborhood-based assistance to over 14,000 community stakeholders • Reached over 500 community members with important community and city information through the provisions
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of 17 District Neighborhood Council Meetings

Strategy 2D:	Neighborhood Improvement
Objective:	Expedited processing for affordable housing developments to reduce housing production costs
Responsible Party:	Planning/ Community Services/Community Development
Source of Funds:	General Fund/ HUD
Timeline for Implementation:	Ongoing; Review of Neighborhood Improvement Program target areas by January 2015
Status:	<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 ultimately transforms 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 interdepartmental Neighborhood Improvement teams. Enhanced Code Enforcement efforts, through the implementation of the Quality Rental Housing Program, have addressed significant blight and “borderline” neighborhoods that have the potential to become blighted.</p>

Strategy 2E:	Relocation and Preservation of Historic Homes
Objective:	Relocation and preservation of historic homes
Responsible Party:	Planning
Source of Funds:	Continue to seek alternative funding sources.
Timeline for Implementation:	Ongoing
Status:	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

Strategy 3A:	Sustainable Development/Green Building/Efficient use of Energy Resources in Residential Development
Objective:	Increased sustainable building practices/ energy conservation
Responsible Party:	Public Utilities/Planning
Source of Funds:	Public Utilities' Public Benefits Fund/General Fund
Timeline for Implementation:	Annually, as funds are available
Status:	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. While no applications for technical assistance and financial incentives were processed in the reporting year, 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.

Strategy 3B:	Monitoring of Adopted Reasonable Accommodation Procedures
Objective:	Monitoring of adopted reasonable accommodation procedures
Responsible Party:	Planning
Source of Funds:	General Fund
Timeline for Implementation:	Ongoing
Status:	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 procedures were reviewed and no necessary revisions were identified at this



	time. The City will continue to monitor the effectiveness of reasonable accommodation standards and procedures and implement revisions as necessary.
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Strategy 3C:	Universal Design
Objective:	Monitoring of universal design principles
Responsible Party:	Planning
Source of Funds:	General Fund
Timeline for Implementation:	Ongoing
Status:	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
Objective:	Ensure consistency with the goals of the Green Element
Responsible Party:	Planning/Community Services
Source of Funds:	General Fund
Timeline for Implementation:	Ongoing
Status:	<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 2015 include:</p> <ul style="list-style-type: none"> • New Paul Revere Park • New Coral Tree Park • La Palma Dog Park • New Mira Loma Park and Community Center • Sage Park improvements • Outdoor exercise equipment at the Downtown

	<p style="text-align: center;">Community Center</p> <p>Specific projects currently in development include:</p> <ul style="list-style-type: none"> • Amendment of the Bikeways Master Plan (with General Plan update and associated EIR) based on the approved Anaheim Outdoors Connectivity Plan- completion expected summer 2016 • New Anaheim Coves Northern Extension- start of construction anticipated in fall of 2016 • New Coral Tree Park - completion expected in 2016 • New Circle Park- completion expected in spring 2016 • Ponderosa Park, Gym, and Family Resource Center- start of construction anticipated in spring 2016 • Ponderosa Skate Park- completion expected spring 2016 • Edison Park improvements- completion expected in summer 2016 • Little Peoples Park improvements- completion expected spring 2016 • Renovated restroom and expanded playground at Stoddard Park - completion expected in spring 2016 • Shade Structure installation at Founders’ Park - completion expected in summer 2016 • Olive Hills Park Dog Use Area- completion expected summer 2016 • New playground at Lincoln Park through KaBoom! Grant - completion expected in summer 2016 • Pelanconi Park- stream renovation is completed. Native planting is expected fall 2016 • Brookhurst Community Center lobby and patio remodel - completion expected in spring 2017 • New Restroom and walking path at Pioneer Park - completion expected in spring 2017 • Renovate Tennis Center at Boysen Park – completion date to be determined • New Park on Nohl Ranch Road east of Canyon Library- completion date unknown
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Strategy 3E:	Community Design
Objective:	Ensure quality design of future residential projects
Responsible Party:	Planning/Public Works/Fire
Source of Funds:	General Fund
Timeline for	Ongoing



Implementation:	
Status:	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
Objective:	Provision of infrastructure to support future housing growth
Responsible Party:	Public Works/Public Utilities/Planning/ Community Development
Source of Funds:	General Fund/Impact Fees/Grants/Utility Rates/User Fees
Timeline for Implementation:	Ongoing
Status:	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

Strategy 4A:	Affordable Housing Acquisition and Rehabilitation
Objective:	A minimum of 209 very-low income units and 11 low income units
Responsible Party:	Community Development
Source of Funds:	HOME, CDBG
Timeline for Implementation:	2014-2021
Status:	The Community and Economic Development Department/Housing Authority continues to work with developers for the acquisition and rehabilitation of properties in the priority neighborhoods. The Department efforts are presently focused in the Avon Dakota Neighborhood, acquiring several properties for their conversion to affordable Housing. Rental Rehabilitation projects completed:



	<ul style="list-style-type: none"> • Paseo Village –176 affordable units • Village Center – 100 affordable units <p>Rental Rehabilitation projects in the development pipe-line:</p> <ul style="list-style-type: none"> • Hermosa Village V – 4 Units • Avon Dakota Neighborhood Phase II – 27 Units • Pebble Cove Apartments – 110 Units
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Strategy 4B:	Rehabilitation of Single Family Homes
Objective:	Rehabilitation of Single Family Homes
Responsible Party:	Community Development
Source of Funds:	CDBG/HOME/CalHome/Other Sources to be Determined
Timeline for Implementation:	2014-2021
Status:	The Community and Economic Development Department is currently in the process of developing a single family home loan/grant rehabilitation program for income qualified households to assist with home improvements. The program is expected to be launched in July 2016.

Strategy 4C:	Relocation Assistance
Objective:	Relocation assistance, as needed
Responsible Party:	Community Development
Source of Funds:	HOME/CDBG/Other Sources to be Determined
Timeline for Implementation:	2014-2021 (as needed)
Status:	<p>2014: Tenants Relocated: 8 Benefits Paid: \$80,526</p> <p>2015: Tenants Relocated: 0 Benefits Paid: 0</p>

Policy Strategy #5: Affordable Housing Strategy

Strategy 5A:	Local Support of Regional Fair Housing Efforts
Objective:	Allocate annual financial allocation, based on program funding availability. Estimated annual allocation of \$100,000.
Responsible Party:	Community Development
Source of Funds:	CDBG
Timeline for	Annually



Implementation:	
Status:	<p>2014: Allocation Amount: \$100,000 Households Served: 1,035</p> <p>2015: Allocation Amount: \$100,000 Households served: 1,050</p>

Strategy 5B:	Section 8 Rental Assistance Program
Objective:	Estimated 5,000 Vouchers annually, subject to federal funding availability
Responsible Party:	Housing Authority
Source of Funds:	HUD
Timeline for Implementation:	Annually
Status:	<p>2014 Vouchers Leased: 5,850 2015 Vouchers Leased: 5,926</p>

Strategy 5C:	Section 8 Mainstream Housing Program Vouchers for Persons with Disabilities
Objective:	Estimated 225 Vouchers annually, subject to federal funding availability
Responsible Party:	Housing Authority
Source of Funds:	HUD
Timeline for Implementation:	Annually
Status:	<p>2014 Vouchers Leased: 223 2015 Vouchers Leased: 217</p>

Strategy 5D:	Section 8 Family Self Sufficiency (FSS)
Objective:	Estimated 100 participants, subject to federal funding availability
Responsible Party:	Housing Authority
Source of Funds:	HUD
Timeline for Implementation:	Annually
Status:	<p>2014:130 Participants 2015:104 Participants</p>

Strategy 5E:	Section 8 Homeless Program
Objective:	Estimated 91 vouchers, subject to federal funding availability
Responsible Party:	Housing Authority



Source of Funds:	HUD
Timeline for Implementation:	Annually
Status:	2014 Vouchers Leased: 50 2015 Vouchers Leased: 31

Strategy 5F:	Project Based Voucher Program
Objective:	Estimated 700 vouchers, subject to federal funding availability.
Responsible Party:	Community Development
Source of Funds:	HUD
Timeline for Implementation:	2014-2021
Status:	221 Vouchers have been approved/issued consisting of the following projects: <ul style="list-style-type: none"> • Lincoln Avenue Family Apartments - 48 Vouchers • Miracle Terrance Senior Apartments – 128 Vouchers • Tyrol Plaza Senior Apartments – 35 Vouchers • Casa Alegre – 10 Vouchers

Strategy 5G:	Emergency Solutions Grant Program
Objective:	Estimated \$220,000/year in ESG Grants, subject to federal funding availability
Responsible Party:	Community Development
Source of Funds:	HUD
Timeline for Implementation:	Annually
Status:	\$351,544 in program funds have been distributed towards homeless prevention, rapid rehousing and emergency shelter activities with 1,052 persons/families assisted in 2014. 3,123 homeless persons were assisted in 2015.

Strategy 5H:	Homeless and Motel Families
Objective:	The City shall continue to identify permanent housing opportunities for homeless and motel families.
Responsible Party:	Community Services/Community Development
Source of Funds:	General Fund
Timeline for Implementation:	Ongoing
Status:	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.



	2014 - 22 households served (24 children) 2015 - 53 households served (134 children)
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