

# ANAHEIM



## Housing Element Update

The background of the slide is a collage of four images showing different buildings in Anaheim. The top-left image shows a large, multi-story building with a tiled roof and a prominent tower. The top-right image shows a modern, multi-story building with a glass facade and a sign that says "Anaheim". The bottom-left image shows a smaller, single-story building with a tiled roof. The bottom-right image shows a large, multi-story building with a tiled roof and a prominent tower, similar to the top-left image.

# **Introduction to the Housing Element Update**

## *Process and Content of the Housing Element*



# Statewide Housing Goal:

*“...Decent housing and suitable living environment for every California family.”*

# What is a Housing Element?

- ❖ One of the seven State-required elements of the General Plan
- ❖ Plans for the provision of housing for a variety of income levels
- ❖ Assesses housing needs at the local level
- ❖ Requires review and certification by the State



# Why Update the Housing Element?

- ❖ Ensures future policy is reflective of community needs/challenges/opportunities
- ❖ Many grant/funding programs require a certified Housing Element
- ❖ Essential for establishing policy guidance for the long-term housing needs in Anaheim



# Anaheim Housing Growth Needs (RHNA)

# Anaheim 2006–2014 RHNA Allocations

<b>Income Category</b>	<b>Income Range</b>	<b>Anaheim Regional Share (units)</b>
<b>Very-low Income</b>	<b>30% - 50% MFI*</b>	<b>1,971</b>
<b>Low-income</b>	<b>51% - 80% MFI</b>	<b>1,618</b>
<b>Moderate-income</b>	<b>81% - 120% MFI</b>	<b>1,874</b>
<b>Above-moderate income</b>	<b>&gt; 120% MFI</b>	<b>4,035</b>
<b>TOTAL</b>		<b>9,498</b>

**\*MFI= Median Family Income (\$78,700 for Orange County)**



# Housing Element Contents

- ❖ Needs Assessment
- ❖ Resources and Constraints Analysis
- ❖ Review of Past Performance
- ❖ Policy Program

# Needs Assessment

- ❖ Evaluation of all economic segments in the city
- ❖ Growth needs (RHNA)
- ❖ Existing need
- ❖ Special Need groups:
  - Persons with disabilities
  - Elderly
  - Large households (5+ persons per household)
  - Farmworkers
  - Female-headed households
  - Homeless



# Needs Assessment

## ❖ Key Housing Needs:

- **Overpayment-** households that pay more than 30% of their gross income on housing related expenses
- **Overcrowding-** households having an average of more than one person per room
- **Rehabilitation-** related to housing conditions/deferred maintenance
- **Replacement-** replacement of housing units lost
- **“At-Risk” Units-** assisted housing at risk of converting to market rate units during the next 10 years

# Resources and Constraints Analysis

## ❖ Inventory of Land Resources

- Vacant land
- Redevelopment sites
- Potential rezoned sites



## ❖ Constraints

- Governmental (regulations, fees, permitting, etc.)
- Non-Governmental (financing, land values, construction costs)

# **Review of Housing Element's Past Performance**

- ❖ **Review effectiveness of the 1998-2005 Housing Element's policy program**
- ❖ **Identify progress in implementation**
- ❖ **Evaluate appropriateness of existing goals, objectives and policies**
- ❖ **Revise and supplement policies to reflect "lessons learned"**

# Policy Program

- ❖ **Five-year Action Plan**
- ❖ **Establishes City's official policy related to housing**
- ❖ **Establishes specific actions and quantified objectives for housing programs and policies**
  - **Production**
  - **Preservation**
  - **Conservation**
  - **Rehabilitation**
- ❖ **Identifies responsible agencies, funding sources and implementation timing**



# Housing Element Update Process

# Housing Element Update Process

- ❖ Phase 1: Review Existing Conditions
- ❖ Phase 2: Public Participation Program
- ❖ Phase 3: Prepare Draft Housing Element
- ❖ Phase 4: Environmental Analysis
- ❖ Phase 5: Housing Element Adoption

Phase 1

*Summer/Fall  
2007*

Phase 2

*Fall 2007/  
Winter 2008*

Phase 3

*Winter/Spring  
2008*

Phase 4

*Spring 2008*

Phase 5

*June 2008*



# Phase 1: Existing Conditions

- ❖ **Housing Profile Report**

- **Demographic Data**
- **Housing Data**
- **Economic/Market Data**

- ❖ **Review Housing Element Past Performance**

- ❖ **Issues/Opportunities Identification**

**Phase 1**

*Summer/Fall  
2007*



# Phase 2: Public Participation Program

- ❖ **Housing Element Ad Hoc Committee Meetings**
- ❖ **Public Outreach Workshop #1:  
Housing Element Open House**
  - **August 23<sup>rd</sup>**
- ❖ **Public Outreach Workshop #2:  
Issues and Opportunities**
  - **October 4<sup>th</sup>**
  - **October 6<sup>th</sup>**

**Phase 2**

*Fall 2007/  
Winter 2008*



# Phase 2: Public Participation Program

## ❖ Public Outreach Workshop #3:

### Goals and Policies

- November 1<sup>st</sup>
- November 3<sup>rd</sup>

## ❖ Additional Meetings

**Phase 2**

*Fall 2007/  
Winter 2008*



# Phase 3: Draft Housing Element

- ❖ Evaluate and Update Policies, Programs and Objectives
- ❖ Five Year Implementation Program and Quantified Objectives
- ❖ Consideration of Committee and Stakeholder comments

Phase 3

*Winter/Spring  
2008*



# Phase 4: Environmental Review

- ❖ Required by State law (CEQA)
- ❖ Assessment of potential environmental effects (e.g. traffic, air, noise, public services)
- ❖ Mandated public review period
- ❖ Mitigation of potential impacts
- ❖ Mitigation monitoring and reporting program

Phase 4

Spring 2008



# Phase 5: Housing Element Adoption

- ❖ Ad Hoc Committee Recommendations
- ❖ Planning Commission/City Council Review of Public Review Draft
- ❖ HCD Review and Certification
- ❖ Council adoption of certified Housing Element and environmental documentation
- ❖ Meet statutory deadline of June 2008

Phase 5

June 2008



# Ways to Stay Involved!

## ❖ Check the Website

[www.anaheim.net/planning](http://www.anaheim.net/planning)



## ❖ Attend the Workshops

### ❖ Workshop #3- Housing Element Goals and Policies

Thursday, November 1<sup>st</sup>

7:00 pm – 9:00 pm

Downtown Community Center

Saturday, November 3<sup>rd</sup>

10:00 am – 12:00 pm

Haskett Library

## ❖ Attend Public Hearings





**For more information:  
visit [www.anaheim.net/planning](http://www.anaheim.net/planning)  
call (714) 765-4525  
or email [housingelement@anaheim.net](mailto:housingelement@anaheim.net)**

