

Kennedy Commission Accomplishments

STATE FUNDING FOR AFFORDABLE HOMES

Proposition 1C

\$2.85 billion Strategic Growth Plan housing bond to build emergency shelters, affordable homes and housing-related infrastructures throughout California. The Kennedy Commission served as regional coordinators of the State-wide Proposition 46 and Proposition 1C campaigns that resulted in \$5 billion bond financing for the construction of affordable homes.

STATE LAND USE LAWS PASSED

SB 2 (Cedillo) Requires local governments to identify at least one zoning designation where emergency housing shelters are allowed “by right” without a conditional use permit. Housing Elements must analyze shelter needs in the community and include goals and policies to address any demand.

AB 2511 (Jones) Strengthens Permit Streamlining Act by: ensuring the permit processing for the development of affordable homes is streamlined; enacting further limits on down zonings; toughening requirements for local governments on **annual report progress in the production of affordable homes** and; expanding provisions barring discrimination in planning and zoning.

AB 2634 (Lieber) Requires local governments to analyze the housing needs of **extremely low-income** households when developing their housing elements.

IMPLEMENTATION OF HOUSING POLICIES

Density Bonus

SB 1818 (Hollingsworth) amended density bonus law in which applicants are eligible for a range of density bonuses of up to 35%, based on the percentage of affordable homes in a development and; an innovative new land donation density bonus. Based on the percentage of affordable homes in a development, localities are required to offer **at least** one to three incentives (i.e. reductions in parking). SB 1818 also limits parking requirements that localities may impose. The Kennedy Commission continues to work with local jurisdictions on utilizing SB 1818 to expand incentives that create deeper affordability opportunities.

County of Orange Affordable Housing Overlay

Encompassing 209 acres, the Overlay allows for the development of affordable homes within commercial districts in which all of the homes are reserved for households earning 80% or less of the County median income (a minimum of 30% of the development to be affordable to very low income families and 70% at low). Multi-family home developments are required to be 100% affordable.

The Rancho Plan- Rancho Mission Viejo Development

The County of Orange approved Rancho Mission Viejo Company to develop the remaining 23,000 acres of rangeland known as The Ranch Plan. The approvals included a commitment to set aside 60 acres of land for the development of affordable homes. County staff continues to work with the developer on the implementation of this agreement.

City of Anaheim Affordable Family Housing Ordinance/Density Bonus (SB1818) Update

The Affordable Family Housing Ordinance provides incentives for the production of affordable multi-family homes and grants development approval through an administrative process. Updated in 2006 and 2008.

City of Anaheim Affordable Housing Strategic Plan

The City established a goal of 1,200 new affordable family rental homes to be developed in 2006-2009. A minimum of 33% of these homes shall be affordable to low-income households and another 33% of these homes shall be affordable to very low-income households (based upon county AMI). In 2009, the City extended the Strategic Plan to 2014 that includes: 2,112 new construction rental homes; 400 for-sale homes and; the rehabilitation of 300 existing structures and preservation of at-risk homes.

City of Irvine Affordable Housing Strategic Plan/Redevelopment Area Commitments

Over the next 20 years, the Strategic Plan ensures 10% of the City’s total housing stock remains affordable to the full income spectrum of the community. The City also created a Community Land Trust (mechanism to ensure permanent housing affordability) and a redevelopment area on the former El Toro Marine Base.

City of Santa Ana Housing Opportunity Ordinance

The Housing Opportunity Ordinance applies to residential developments that requests discretionary approval. The Ordinance requires 15 percent of new homes to be affordable for low and very low-income households.

NEW CONSTRUCTION OF AFFORDABLE HOMES
(resulting from Kennedy Commission's work)

GRAND OPENINGS: 2006 - PRESENT

Development	Jurisdiction	Number of Homes	Developer
Arbor View Apartments	Anaheim	46 Family Rental	Global Premier
Broadway Village	Anaheim	46 Family Rental	Global Premier
Diamond Aisle	Anaheim	25 Family Rental/Special Needs	Jamboree Housing Corp.
Elm Street Apts.	Anaheim	52 Family Rental	SADI, LLC
Greenleaf Apts.	Anaheim	20 Family Rental	Jamboree Housing Corp.
Monarch Pointe	Anaheim	63 Family Rental	Jamboree Housing Corp.
Pradera Apt. Homes	Anaheim	146 Family Rental	Related Co. of CA
Vineyard TownHomes	Anaheim	60 Family Rental	Mercy Housing
Cornerstone Apts.	County of Orange	48 Family Rental	Payne Development LLC
Doria Apt. Homes Phase 1	Irvine	60 Family Rental/Special Needs	Jamboree Housing Corp.
Granite Apts.	Irvine	71 Family Rental	Jamboree Housing Corp.
Laguna Canyon Apts	Irvine	120 Family Rental	Bridge Housing
Montecito Vista	Irvine	161 Family Rental	Jamboree Housing Corp.
The Arbor at Woodbury	Irvine	90 Family Rental	Jamboree Housing Corp.
Windrow Apts.	Irvine	96 Family Rental	Jamboree Housing Corp.
Woodbury	Irvine	150 Family Rental	Bridge Housing
Citrus Grove Apartments	Orange	57 Family Rental	C&C Development, OHDC
Talega	San Clemente	186 Family Rental	Jamboree Housing Corp.
Homes For Heroes	San Juan Capistrano	27 Homeownership	Habitat for Humanity
Royale Apts.	Westminster	36 Family Rental	AMCAL Multi-Housing, Inc.
Yorba Linda Family Apts.	Yorba Linda	44 Family Rental	Meta Housing

Total: 1,604 homes

ENTITLED/ UNDER CONSTRUCTION

Development	Jurisdiction	Number of Homes	Developer
Manchester & Orangewood	Anaheim	119 Family Rental	SADI, LLC
Birch Hills*	Brea	115 Family Rental	Jamboree Housing Corp.
Bonterra*	Brea	94 Family Rental	Jamboree Housing Corp.
Buena Vista Apts.*	County of Orange	17 Family Rental	C&C Development, OHDC
Doria Apt. Homes Phase 2	Irvine	74 Family Rental	Jamboree Housing Corp.
Serrano Woods*	Orange	63 Family Rental	C&C Development, OHDC
San Clemente Senior Apt.	San Clemente	78 Senior Rental	Meta Housing
Santa Ana WBBB	Santa Ana	5-plex Family Rental	C&C Development, OHDC
Station District Phase 1*	Santa Ana	74 Family Rental	Related Co. of CA
Washington Ave. Courtyards	Santa Ana	36 Family Rental	C&C Development, OHDC
Scattered For Sale	Santa Ana	17 Homeownership	Habitat for Humanity

*under construction

Total: 692 homes

IN PIPELINE

Development	Jurisdiction	Number of Homes	Developer
Kwikset	Anaheim	50-100	Brookfield
Lincoln Inn	Anaheim	50-100	Acacia Housing
City Yards Buena Park	Buena Park	60 Family Rental	Jamboree Housing Corp.
La Palma Apt. Homes	Buena Park	71 Family Rental	Jamboree Housing Corp.
Harper's Pointe Senior Apts.	Costa Mesa	52 Family Rental/ Special Needs	USA Properties Fund
Avenida Villas	County of Orange	28 Special Needs	AMCAL Multi-Housing, Inc.
Cerritos Family Apts.	County of Orange	70 Family Rental/ Special Needs	Payne Development, LLC
Rancho Las Bolsas	Fountain Valley	121 Family Rental	Jamboree Housing Corp.
The Alexander	Fullerton	95 Senior Rental	Richman Group of CA
FIES Second Step Transitional Living	Fullerton	8 Special Needs	HomeAid OC & FIES
SOCO Santa Fe Apts.	Fullerton	148 Family Rental	St. Anton Partners
The Village at Bella Terra	Huntington Beach	28 Family Rental	DJM
The Boardwalk Project	Huntington Beach	10 Family Rental	Sares Regis Group
Andalucia Mission Viejo	Mission Viejo	38 Family Rental	Watermarke Properties, Inc.
Former K-Mart Site	Mission Viejo	48 Family Rental	UDR Pacific Los Alisos LP
City Owned Site	Mission Viejo	Request for Proposal in Review	TBD
Santiago Hills	Orange	128 Family Rental	Mercy Housing CA
Avenida Serra	San Clemente	19 Family Rental	National CORE
Francis Xavier	Santa Ana	12 Special Needs	Mercy House
Station District Phase 2	Santa Ana	40 Family Rental	Related Co. of CA
Vista Del Rio	Santa Ana	41 Special Needs/ Dev.Disabled	AMCAL Multi-Housing, Inc.

Total: approx. 1,217 homes