



# The City of Santa Ana Community Development Agency

**FY2020-2021 CAPER  
JULY 1, 2020 THROUGH JUNE 30, 2021**

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## **CR-05 - Goals and Outcomes**

### **Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)**

The 2020 Consolidated Annual Performance and Evaluation Report (CAPER) covers the period of July 1, 2020 through June 30, 2021 and reports on completed projects in the 2020 program year. This CAPER is the first of the 2020-2024 Consolidated Plan. For the 2020 program year, the City followed its allocation strategy by funding public services, public facilities, affordable housing projects, homeless related projects, and fair housing services to address unmet community needs. As part of this CAPER process, the City conducted a 15-day public review and comment period and held a public hearing on September 21, 2021 to obtain further public comment on this report. Accomplishments in addressing the priority needs include:

**Affordable Housing Development, Maintenance & Preservation**- Efforts to increase affordable housing include committing HOME, CDBG, Project-Based Vouchers, Inclusionary Housing, and Housing Successor Agency funds for aquisition, construction, rehabilitation and provision of affordable rental and ownership housing. Projects completed this year were limited by the COVID-19 pandemic, but included housing services for 6 downpayment assistance payments to CDBG-eligible individuals. CDBG funds were used for the acquisition of a former motel for the creation of 89 permanent supportive housing units. The Santa Ana Arts Collective was completed, for which CDBG fund were used for the acquisition costs. The project consisted of 57 affordable, rental units and one manager's unit.

**Code Enforcement** - Community preservation efforts continue in deteriorated and deteriorating areas to preserve the City's aging housing stock. In FY2020, Code Enforcement funds were used to respond to complaints covering residential properties within the CDBG eligible deteriorating and deteriorated areas. During the program year, the City responded to over 5,000 complaints.

**Public Facilities & Infrastructure** - A total of nine capital improvement project were completed including street improvements, park and lighting improvements, and installation of ADA compliant curb ramps and bathrooms in facilities across the City. Multiple public facility and improvement projects are underway across the City.

**Public Service Programs** - Public Services funded by the City during the report period were aimed at assisting low to moderate-income households. A total of 20 activities were funded to assist homeless, seniors, youth and families through a variety of programs.

**Economic Development** – CDBG funds were allocated to support workforce training and development and business assistance via training, technical assistance and general support. Activities were limited due to prioritization of COVID-19 economic development programs.

**Fair Housing Services** - To affirmatively further Fair Housing, the City continues to provide CDBG funds to Orange County Fair Housing Council.

**HOME Program** – HOME funding was utilized by the City to create a total of 11 rental housing units benefitting 11 households as part of the Santa Ana Art's Collective.

**Homeless Services and Facilities** - Emergency Solutions Grant funding was used to reduce homelessness in the City by funding homeless service providers for emergency shelter, homelessness prevention, data services, and street outreach.

**COVID-19 Response** – On April 21, the City of Santa Ana amended the 2019 Annual Action Plan to include special CDBG and ESG allocations from the CARES Act to target the impact of the COVID-19 pandemic in the City of Santa Ana. These activities continued during the 2020-2021 Program Year. Activities included launching an emergency rental relief fund, allocating funding to increase the prevalence of COVID-19 testing within the City, supporting food banks and food delivery services for seniors, and supporting small businesses impacted by COVID-19. ESG-CV funds

**COVID-19 Homeless Services** – ESG-CV funds were allocated to homelessness prevention and emergency shelter services to individuals and households experiencing homelessness or at-risk of homelessness as a result of the COVID-19 pandemic.

**Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)**

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Administration	Administration	CDBG: \$1,080,030  HOME: \$181,670	Other	Other	10	2	20%	2	2	100%
Affordable Housing Development, Maintenance, & Preservation	Affordable Housing	CDBG: \$1,687,047 HOME: \$1,636,494	Rental units constructed	Household Housing Unit	40	0	0%	2	0	0%
			Rental units rehabilitated	Household Housing Unit	60	58	97%	17	58	341%
			Homeowner Housing Rehabilitated	Household Housing Unit	40	0	0%	14	0	0%

			Down-payment Assistance	Households Assisted	12	6	50%	3	6	200%
Code Enforcement	Affordable Housing	CDBG: \$800,000	Housing Code Enforcement/ Foreclosed Property Care	Household Housing Unit	15,000	5,308	35%	3,000	5,308	177%
COVID19 Pandemic	Affordable Housing Homeless Non-Housing Community Development	CDBG-CV: \$3,374,017 ESG-CV: \$1,727,403	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1,000	4,353	435%	1,000	4,353	435%
			Homeless Person Overnight Shelter	Persons Assisted	500	455	91%	500	455	91%
			Homeless Prevention	Persons Assisted	1000	213	21%	500	213	42%
			Other	Other	1	1	100%	1	1	100%
			Economic Development	Businesses Assisted	100	79	79%	100	79	79%
Economic Development Programs	Non-Housing Community Development	CDBG: \$72,926	Businesses assisted	Businesses Assisted	25	0	0%	5	0	0%
Homeless Activities	Homeless	ESG: \$500,947	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	150	39	26%	30	39	130%

			Homeless Person Overnight Shelter	Persons Assisted	1,000	469	46%	200	469	234%
			Overnight/Emergency Shelter/Transition Housing Beds Added	Beds	50	0	0%	10	0	10%
			Homelessness Prevention	Persons Assisted	175	37	21%	35	37	105%
			Housing for Homeless	Housing Units	400	0	0%	80	0	0%
Public Facilities/Infrastructures	Non-Housing Community Development	CDBG: \$2,206,672	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	10,000	103,000	1,030%	2,500	103,000	4,120%
Public Service Programs	Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$855,173	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	20,000	2,108	10%	8,000	2,108	26%
Support Fair Housing	Non-Housing Community Development	CDBG: \$60,000	Other	Other	5	1	20%	1	1	100%

**Table 1 - Accomplishments – Program Year & Strategic Plan to Date**

**Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.**

The City allocated HUD funds to meet the high priority needs identified in the Consolidated Plan and Annual Action Plan. The following lists specific accomplishments for the Program Year 2020-2021 that demonstrate the use of funds to meet high priority needs.

General Activity	Accomplishments
Capital Improvements	<ul style="list-style-type: none"> <li>Completed multiple street improvements that include Raitt Street, Bishop Street, and FY 2018-2019 and FY 2019-2020 Heninger Park Neighborhood Street Improvement.</li> <li>Completed the rehabilitation of multiple curb ramps to comply with ADA accessibility regulations.</li> <li>Completed the rehabilitation and improvement of park lighting at Centennial Park, Pacific Electric Park Bike Trail and Saddleback Park.</li> <li>Completed the rehabilitation and reconstruction of walkways throughout Centennial Park.</li> </ul>
Economic Development (COVID-19)	<ul style="list-style-type: none"> <li>Provided 79 small business incentive grants to small businesses that were effected to the COVID-19 Pandemic.</li> </ul>
Public Services	<ul style="list-style-type: none"> <li>Provided funding for 19 nonprofit organizations to administer 22 programs and served a total of 2,108 persons.</li> <li>America on Track, Boys &amp; Girls Club of Santa Ana, OC Children’s Therapeutic Arts Center, Neutral Ground, YMCA, the Delhi Center, Girls Inc., Pure Game, Relampago del Cielo, and Women’s Journey Specifically, provided youth services that included tutoring, education, recreation, fitness, and a classical music program and gang prevention.</li> <li>The Cambodian Family and the Delhi Center provided youth and family services that included tutoring, education, leadership, parent workshops, and anti-bullying workshops.</li> <li>The Legal Aid Society of Orange County and Lutheran Social Services of Southern California provided criminal Record Expungement and Domestic Violence services that included housing and legal services.</li> <li>Community Health Initiative of OC. Provided access to health and social service programs by conduction outreach, education and enrollment.</li> <li>Provided public service activities to support COVID-19 response including subsistence housing, COVID-19 testing, food distribution and other needs to support 4,353 residents.</li> </ul>



Affordable Housing	<ul style="list-style-type: none"> <li>• HOME Investment Partnership Program funds in the amount of \$3,007,489.00 have been committed to Related Companies of California with A Community of Friends (ACOF) as co-developer and lead service provider for the Crossroads at Washington Project located at 1126 and 1146 E. Washington Ave., Santa Ana. The project consists of a 100% affordable multifamily apartment complex consisting of 85 units of rental housing and one managers unit. All units will be affordable to households earning less than 30% AMI of which 43 units will be set –aside for permanent supportive housing.</li> <li>• HOME Investment Partnership Program funds in the amount of \$2,003,705 have been committed to Community Development Partners for the development of Westview House located at 2530 Westminster Ave., Santa Ana. The project consists of an affordable multifamily apartment development consisting of 85 units of both large family and PSH with one (1) manager’s unit. Twenty-six of the units will be funded by PBV and MHSA funds through the NPLH program.</li> <li>• Completed acquisition and construction of an adaptive reuse and new construction project known as the Santa Ana Arts Collective, which is comprised of 57 affordable rental units designated for professional artists of all disciplines, and one manager’s unit. Funding included HOME Investment Partnership Program (HOME) funds of \$ 2,627,631 and Community Development Block Grant (CDBG) funds of \$500,000 in addition to \$4,775,000 in Inclusionary Housing funds.</li> <li>• Funded six first time Homebuyer Down Payment Assistance loans with \$480,000 of CDBG funds.</li> <li>• Community Development Block Grant (CDBG) loan in the amount of \$1,687,047 for the acquisition and rehabilitation of a former motel to yield 89 units of permanent supportive housing at North Harbor Village. Eighty-nine (89) PBVs consisting of 34 HUD-VASH PBVs and 55 non HUD-VASH PBVs. Construction is underway.</li> <li>• HOME Investment Partnership Program (HOME) \$5,128,152, in existing affordable Housing Loans were re-subordinated to complete the rehabilitation of a 126-unit affordable housing project at Cornerstone Apartments.</li> <li>• Participated in 11 Down Payment Assistance Workshops</li> </ul>
Code Enforcement	<ul style="list-style-type: none"> <li>• Code Enforcement staff responded to and addressed a total of 5,308 complaints covering 3,646 residential properties of which 1,688 were single family residences and 3,029 were multi-family residences within the CDBG eligible deteriorating and deteriorated areas.</li> <li>• Code Enforcement staff issued 184 Notices of Violation, 185 Notice and Orders, and 5,096 Administrative Citations involving residential housing. Because of these efforts, property owners have made approximately \$1,166,464 in repairs and upgrades encompassing 337 properties.</li> </ul>

Homeless Services	<ul style="list-style-type: none"><li>• Provided assistance to 525 persons through Street Outreach, Homeless Prevention, Rapid Re-housing or Shelter. This number includes 116 children and 12 individuals who reported as Veterans. Numbers also include 135 individuals who reported having a chronic health condition, 120 individuals who reported having a mental health problem, and 111 individuals who reported having a physical disability.</li></ul>
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## CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

### 91.520(a)

In FY2020, CDBG, HOME and ESG resources provided assistance to residents through an array of programs. The race and ethnicity of these individuals are summarized below.

	CDBG	HOME	ESG
White	2,918	1	422
Black or African American	32	1	44
Asian	248	0	13
American Indian or American Native	70	0	45
Native Hawaiian or Other Pacific Islander	14	0	9
Other/ Multi-Racial	3,293	9	15
<b>Total</b>	<b>6,575</b>	<b>11</b>	<b>548</b>
Hispanic	5,068	0	375
Not Hispanic	1,507	11	173

Table 2 – Table of assistance to racial and ethnic populations by source of funds

## CR-15 - Resources and Investments 91.520(a)

### Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	\$6,761,848	\$7,398,045*
HOME	public - federal	\$2,487,047	\$200,989
ESG	public - federal	\$500,947	\$434,696
CDBG-CV	public - federal	\$6,610,618	\$4,465,223
ESG-CV	public - federal	\$2,206,672	\$3,073,396

\*Includes prior year resources

Table 3 - Resources Made Available

### Narrative

Available funds that were not expended during the FY2020 program year will be prioritized for spending in FY2021. Due to the COVID-19 pandemic, some activities were delayed or paused, resulting in not all funds being spent.

### Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Citywide	39	58%	Citywide
Low-and Moderate-Income area	61	42%	Low-and Moderate-Income area

Table 4 – Identify the geographic distribution and location of investments

The City continues to prioritize funds to address the needs of low- and moderate-residents - by targeting neighborhoods and individual residents. The funding distribution reflects a lower share of funding targeted to low- and moderate-income areas, in part due to the continued impacts of COVID-19.

## Leveraging

**Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.**

In planning and implementing all HUD funded activities, The City regularly works to identify and leverage other funding streams to maximize the impact of the CDBG, HOME, and ESG activities. Cities receiving HOME Program funds are generally required to provide a HOME match of 25% of their annual allocation. The City of Santa Ana has qualified for a HOME match reduction of 100%, therefore not requiring the City to provide any match as part of the HOME Program. The ESG program requires a dollar-for-dollar match requirement. The City of Santa Ana requires its ESG subrecipients to meet the match requirement. This is done through a mix of cash and in-kind match as allowed under 24 CFR Part 576. In accordance with State law and local priority, the City consistently looks to leverage state and locally owned property to achieve its annual goals.

<b>Fiscal Year Summary – HOME Match</b>	
1. Excess match from prior Federal fiscal year	\$0
2. Match contributed during current Federal fiscal year	\$0
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	\$0
4. Match liability for current Federal fiscal year	\$0
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	\$0

**Table 5 – Fiscal Year Summary - HOME Match Report**

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

Table 6 – Match Contribution for the Federal Fiscal Year

Program Income – Enter the program amounts for the reporting period				
Balance on hand at begin-ning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
\$332,789	\$360,402	\$0	\$0	\$1,206,004

Table 7 – Program Income

In 2020-2021 Program Year, the City of Santa Ana received \$360,402 in HOME program income. This money was not expended on projects during program year 2020, but will be included in forthcoming RFPs for the creation or rehabilitation of affordable housing. .

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
Contracts						
Number	5	0	0			
Dollar Amount	0	0	0			
Sub-Contracts						
Number	0	0	0			
Dollar Amount	0	0	0			

**Table 8 - Minority Business and Women Business Enterprises**

<b>Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted</b>						
	<b>Total</b>	<b>Minority Property Owners</b>				<b>White Non-Hispanic</b>
		<b>Alaskan Native or American Indian</b>	<b>Asian or Pacific Islander</b>	<b>Black Non-Hispanic</b>	<b>Hispanic</b>	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

**Table 9 – Minority Owners of Rental Property**

<b>Relocation and Real Property Acquisition</b> – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired						
Businesses Displaced						
Nonprofit Organizations Displaced						
Households Temporarily Relocated, not Displaced						
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

**Table 10 – Relocation and Real Property Acquisition**



## CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	80	0
Number of Non-Homeless households to be provided affordable housing units	36	64
Number of Special-Needs households to be provided affordable housing units	0	0
<b>Total</b>	<b>116</b>	<b>64</b>

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance		
Number of households supported through The Production of New Units	82	0
Number of households supported through Rehab of Existing Units	31	58
Number of households supported through Acquisition of Existing Units	3	6
<b>Total</b>	<b>116</b>	<b>64</b>

Table 12 – Number of Households Supported

**Discuss the difference between goals and outcomes and problems encountered in meeting these goals.**

The City of Santa Ana continues to actively market its CDBG rehabilitation and homebuyer assistance programs and the HOME rehabilitation programs through city publications, city website, and key stakeholders throughout the City.

Rehabilitation and new construction programs were delayed due to the COVID-19 pandemic. The City anticipates issuing multiple affordable housing RFPs during Program Year 2021.

In June 2020, the Heros Landing development (formerly Veteran's Village) was opened, providing 75 units (71 1-bedroom and 4 2-bedroom) for formerly homeless veterans.

Additionally, six households received downpayment assistance through the CDBG downpayment assistance program.

Finally, the Santa Ana Art's Collective was completed, which included CDBG and HOME funds in addition to Inclusionary Housing funds, resulting in 57 affordable units and one manager's unit.

**Discuss how these outcomes will impact future annual action plans.**

The City will continue to issue RFPs for CDBG and HOME funds to support the development and rehabilitation of affordable multi-family rental housing. Additionally, the City will continue to provide single-family rehabilitation and homebuyer assistance programs.

**Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.**

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	22	7
Low-income	24	4
Moderate-income	18	0
<b>Total</b>	<b>64</b>	<b>11</b>

**Table 13 – Number of Households Served**

The above table reflects a duplicative count of units assisted as part of the Santa Ana Collective. CDBG funds were used for the acquisition, consisting of the 58 units and HOME funds were used to assist 11 of those units. Table 12 provides an accurate count of the number of housing units assisted. The City of Santa Ana generally refers "worst-case" housing needs to the Orange County CoC and homeless service providers for potential homeless prevention assistance and/ or other services. As specific needs arise for persons with disabilities, the City of Santa Ana offers reasonable accommodations and modifications, as necessary.

## **CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)**

**Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:**

### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

Santa Ana prioritizes effective, targeted, and safe outreach to individuals experiencing homelessness to support these individuals in identifying resources and establishing pathways to safe and sustainable housing. The City has outreach staff regularly working and interfacing with individuals experiencing homelessness to provide assistance and support in enrolling in shelter and/ or seeking other services. During the 2020-2021 Program Year, the City of Santa Ana worked towards the following objectives:

1. Prioritized street outreach through Quality of Life Teams
2. Preserved existing and increase the supply of permanent supportive housing
3. Preserved existing and increase the supply of affordable housing
4. Provided housing services and assistance to special needs populations
5. Improved critical services to low-income and special needs populations
6. Coordinated services within the City as well as regionally in collaboration with the Continuum of Care
7. Collaborated with all communities in Orange County to address homelessness with coordinated, regional approaches

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

The City of Santa Ana coordinated with Orange County who operates a year-round emergency shelter in the Civic Center of Santa Ana that provides safe sleep and emergency shelter for over 400 individuals each night, and food and supportive services for over 600 individuals on a daily basis. The ESG funded programs provided Homelessness Prevention, Rapid Re-Housing, Emergency Shelter, and Street Outreach services. The County also ran an emergency cold-weather shelter in Santa Ana during the winter. In addition to these shelters, the City targeted actions to address the needs of individuals who are homeless that includes unaccompanied women, victims of domestic violence, chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. The range of services include emergency shelter, transitional housing and permanent supportive housing. ESG funds provided assistance for street outreach services, homeless prevention and rapid re-housing.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

Through the objective summarized above in the Outreach section, the City strives to help individuals and families from becoming homeless. The ESG program funds Homelessness Prevention, Rapid Re-Housing, Emergency Shelter, and Street Outreach services. Additionally, the County of Orange is equipped to serve people discharged from publicly funded institutions or systems of care such as health care facilities or correction programs.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

The City supported a number of programs to assist low-income individuals and families to avoid becoming homeless, including Section 8 Housing Choice vouchers. Other support services, such as job and training assistance, food assistance, and counseling are also available to help individuals recover from homelessness and to avoid becoming homeless. The City worked closely with the Continuum of Care who provided oversight for the Vulnerability Index - Service Prioritization Decision Assistance Tool (VI-SPDAT) to prioritize the most vulnerable chronically homeless individuals. Case management services were offered in all programs to help prevent individuals from falling back into homelessness.

### **CR-30 - Public Housing 91.220(h); 91.320(j)**

#### **Actions taken to address the needs of public housing**

N/A – The City does not have any public housing.

#### **Actions taken to encourage public housing residents to become more involved in management and participate in homeownership**

N/A – The City does not have any public housing.

#### **Actions taken to provide assistance to troubled PHAs**

N/A – The City's PHA is not designated as troubled.

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## **CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)**

**Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)**

The 2020–2024 Consolidated Plan identified several barriers to the development of affordable housing including the following:

- Limited funding sources, financial costs, and the costs of development.
- Market constraints primarily the availability, cost, and competition for land.
- Available land in the City mostly consists of small parcels that must be assembled for significant new construction projects. Relocation costs and housing replacement requirements for redeveloping improved properties also presents barriers to the development of affordable housing.
- The region's rents have continued to increase. Higher rents limited the ability of some lower income households to obtain decent and affordable housing. Households with no or poor credit history are severely impacted.

In an effort to mitigate these barriers, Santa Ana undertook the following actions during the report period:

- Construction of new rental and homeownership units
- Rehabilitation and/ or preservation of existing rental units
- Homeowner rehabilitation programs for low- and moderate-income households

Through the City's compliance with AB 1486 (Surplus Lands Act) as well as a constant monitoring of state land made available through Executive Order N-06-19, the City will look to identify potential parcels of underutilized land that can be leveraged for potential affordable housing development.

- Continued to enforce the City's inclusionary housing ordinance in which new residential projects that meet the specified criteria must provide: 1) if the new residential project consists of units for sale, then a minimum of 10% of the total number of units in the project shall be sold to moderate income households; 2) If the new residential project consist of rental units, a minimum of 15% of the units shall be rented to low income households, or 10% rented to very low income households; or 3) the developer may elect to satisfy these requirements for the project by payment of a fee in lieu of constructing some or all of the affordable units.

## **Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)**

Based on the 2019 Point in Time Count and Survey, there are 6,860 individuals experiencing homelessness in the County, with 1,769 in the City of Santa Ana. This is an increase of 769 individuals in Santa Ana since the 2017 Point in Time Count. A challenge for Santa Ana is that many individuals

experiencing homelessness gravitate to specific cities, one of which is Santa Ana. A goal of the City is to work closely with community and faithbased groups, other municipalities and the County to provide a coordinated and regional effort to address homelessness throughout the County. In addition, several programs were funded by HOME, CDBG and ESG to assist underserved individuals. The number of persons assisted during the report period is highlighted throughout this report.

#### **Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)**

Lead-paint hazards are typically found in buildings constructed prior to 1978; the year lead based paint was banned in the United States. Until 2012, children were identified as having a blood lead “level of concern” if blood tests resulted in 10 or more micrograms of lead per deciliter. Experts now use a reference level of 5 micrograms per deciliter to identify children with blood levels that are much higher than most children’s levels. Although many children remain at risk exposure to harmful lead levels (i.e., blood lead levels greater than the CDC recommended level of 5 micrograms of lead per deciliter of blood), the CDC reported a decline in blood levels in children age five and younger, largely a result of the phase-out of leaded gasoline and efforts by federal, state, and local agencies to limit lead paint hazards in housing. In all housing activities, the City complies with requirements to examine for the potential risk of lead exposure. If and when lead is identified, the City works with the property owner and/ or subrecipient to remediate the lead-based paint.

#### **Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)**

Santa Ana’s anti-poverty strategy includes expanding housing opportunities and support services for low-income residents, and coordinating public and private resources to address their specific needs. Services and activities supported by the City included:

- Economic development program to stimulate the local economy and further increase job opportunities for low- and moderate-income individuals.
- Provide housing assistance through the City’s ESG and ESG-CV programs offering services including: Homelessness Prevention, Rapid Re-Housing, Emergency Shelter, and Street Outreach services to reduce the number of poverty-level families that may have their housing status negatively impacted by the COVID-19 pandemic.
- Partner with and leverage local job training programs focused on supporting residents prepare for and access living wage job opportunities.
- Through the City’s housing programs, it will reduce the number of cost burdened households living in the City, allowing them to allocate personal resources to other critical household needs.
- Public services will be targeted to address critical needs of low-income and vulnerable residents through the provision of programming, transportation, education, childcare and other key needs that are identified by the City and its stakeholders. Services such as these are components to assist individuals to be better suited to secure and retain living wage employment.
- Homeless assistance, including prevention, will provide critical services to extremely low-income households in need of immediate assistance and support to be better suited and able to take steps to identify sustainable housing and employment options.

- Improving public facilities eliminates existing facilities and infrastructure that negatively impacts residential neighborhoods.

### **Actions taken to develop institutional structure. 91.220(k); 91.320(j)**

The institutional delivery system in Santa Ana is high-functioning and collaborative, particularly the relationship between city departments and the nonprofit sector comprised of a network of capable nonprofit organizations operating in Santa Ana and throughout Orange County that are delivering a full range of services to residents. Affordable housing development and preservation activities are carried out by the Housing Department of the Community Development Agency in partnership with housing developers and contractors. The Planning and Building Agency supports code enforcement activities. Public service activities are carried out by nonprofit organizations with support and oversight from the Community Development Agency as necessary to achieve the Strategic Plan goals. The Community Development, Public Works and Planning and Building Agencies work together with contractors to implement public facilities and improvement projects.

The greatest challenge behind COVID-19, in the City's institutional delivery system is the breadth and diversity of need and exceeds the amount of available funding to completely address all needs within the community. Consequently, even high priority needs cannot be fully funded. Further, due to the scale of need within the community – nonprofit service providers are also operating at maximum capacity. As a result, non-profit leadership has less time to dedicate to coordination and alignment with other partner agencies and organizations to strategically target needs. In PY20 the Community Development Agency worked to increase the efficiency of collaboration and coordination among different providers operating in the City and throughout the region.

The City also supported programs aimed at enhancing. Examples of actions undertaken during the report period to overcome gaps and enhance coordination included the following:

- The City's Workforce Development Board played a key role in developing employment opportunities for lower income Santa Ana residents. The WDB is comprised of various community leaders representing private employment, education, social services and government. This diversity in the board's representation ensures that the community's workforce needs are identified and addressed through a variety of public and private resources. This advisory board also brings key community contacts together resulting in enhanced coordination of program delivery and resource utilization.
- The City participated in several homeless forums and committees. Specifically, the City served on the Orange County Continuum of Care Board and participated in several committees including the Housing Opportunity Committee, the Emergency Shelter Committee and the Data and Performance Committee. The City also served on the Leadership Council for the United to End Homelessness campaign empowered by the United Way and participated on the Executive Committee. Through this participation, the City can ensure that barriers to housing and the needs of the homeless are identified and addressed through the coordinated regional implementation of limited funding and resources.



- The City sought to encourage home ownership opportunities to promote neighborhood stability. With a high median purchase price of homes, homeownership remains a challenge for households earning less than 80% of county median income. Recent increases in housing costs have exacerbated this situation.
- Neighborhood residents were encouraged to participate in the preparation and implementation of neighborhood assessments and plans, and were kept informed on homelessness issues. Santa Ana's Neighborhood Initiatives Program provided the means to facilitate this participation. This coordination included working with a variety of city departments, public utilities, property owners, tenants, nonprofit agencies and the school district.

### **Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)**

The City has increased coordination between public and private housing & social service agencies incorporating feedback during the notice-and-comment period of the Substantial Amendments of the 2020-2021 Annual Action Plan. COVID-19 created an urgent need for services and the City was able to incorporate feedback from private housing & social service agencies on CDBG-CV & ESG-CV allocations allowing the City to cover urgent needs gap in the City not covered by private providers.

As in past years, Santa Ana made an effort to leverage private and federal funds with local and state funds to increase and preserve the City's supply of affordable rental housing. The greatest barrier to affordable housing in the City is a limited supply of resources and available land to support the development and preservation of affordable housing within the City. The City works closely with non-governmental, state and federal agencies to identify potential funding streams and resources.

Several affordable housing projects are moving forward currently in the City and two projects for individuals/veterans experiencing homelessness are in the pipeline. These are examples of how the City is coordinating with private developers and social service agencies to create affordable housing opportunities in Santa Ana.

The City's owner-occupied housing rehabilitation programs have been instrumental in preserving housing units occupied by lower income households. Furthermore, homeownership opportunities for low- and moderate-income homebuyers were available via the City's participation in the City's Down Payment Assistance Program. The City worked closely with Habitat for Humanity in completing the last phase of the scattered site project where single family homes were developed to be sold at affordable price and to restrict to income qualified households for a period of at least 45 years. Additionally, the Santa Ana Housing Authority provided rental assistance vouchers to very-low income households. Participants in the Housing Authority's Family Self-Sufficiency (FSS) program were also referred to classes (available in English, Spanish and Vietnamese) on how to prepare for homeownership.

City staff met regularly with public and private organizations to coordinate various efforts. The City's relationship with nonprofit organizations in the community allowed for an integrated approach for funding requests from local, state and federal agencies. The City worked with nonprofits as they applied

for funds for activities consistent with the objectives in the Consolidated Plan. The City also communicated with various institutions to facilitate the exchange of information and to develop strategies to provide benefits and housing services.

Homeless needs and priorities continue to be identified through the County's CoC system. The City consults with the County and local ESG entitlement grantees in regard to the use of ESG funds. On-going meetings are held to coordinate the development of eligibility criteria, performance standards and outcome measurements, as well as to establish funding, policies, and procedures for the operation and administration of the Homeless Management Information System (HMIS).

**Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)**

The City evaluated barriers and constraints to the development of affordable housing as a critical component of the Housing Element. The California Department of Housing and Community has certified Santa Ana's Housing Element. In addition, the City of Santa Ana is currently updating its Analysis of Impediments to Fair Housing Choice to ensure the City is affirmatively furthering fair housing for all residents of Santa Ana. In addition, the City of Santa Ana is currently updating its Analysis of Impediments to Fair Housing Choice to ensure the City is affirmatively furthering fair housing for all residents of Santa Ana.

The City participated in the update to the County's Regional Analysis of Impediments to Fair Housing Choice for the period of 2020 - 2024. Through this process, the City has identified a set of city-specific and regional goals and approaches to address barriers to affordable housing and affirmatively further fair housing in the City. The City will continue to work to meeting the goals and objectives set forth in the Analysis of Impediments update.

## **CR-40 - Monitoring 91.220 and 91.230**

**Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

To ensure that HUD funds are used efficiently and in compliance with applicable regulations, the City provides technical assistance to all subrecipients at the beginning of each program year and monitors subrecipients throughout the program year.

The City of Santa Ana applied the same monitoring standards to its CDBG-CV and ESG-CV programs.

### **Technical Assistance**

To enhance compliance with federal program regulations, the City provides an annual Notice of Funding Availability (NOFA) workshop to review the Plan goals, program requirements and available resources with potential applicants. Subsequent to the approval of the Annual Action Plan, a mandatory subrecipient workshop is held to review program regulations in detail, to provide useful forms and resources for documenting compliance and to review the City's compliance procedures and requirements. Additionally, individualized technical assistance is provided on an as-needed basis throughout a program year.

### **Activity Monitoring**

All activities are monitored, beginning with a detailed review upon receipt of an application to determine eligibility, conformance with a National Objective and conformance with a Plan goal. This review also examines the proposed use of funds, eligibility of the service area, eligibility of the intended beneficiaries and likelihood of compliance with other federal requirements such as the National Environmental Policy Act, the System for Award Management (SAM) debarment list, prevailing wage, Minority and Women Business Enterprise, Section 3 and federal acquisition and relocation regulations, as applicable.

Subrecipients are required to submit an audit and other documentation to establish their capacity, and any findings noted in the audit are reviewed with the applicant. Eligible applications are then considered for funding. Once funded, desk monitoring includes ongoing review of required quarterly performance reports. For CDBG public service activities, an on-site monitoring is conducted once every two (2) years, or more frequently as needed to ensure compliance. These reviews include both a fiscal and programmatic review of the subrecipient's activities. The reviews determine if the subrecipient is complying with the program regulations and City contract. Areas routinely reviewed include overall administration, financial systems, appropriateness of program expenditures, program delivery, client eligibility determination and documentation, reporting systems, and achievement toward achieving contractual goals. Following the monitoring visit, a written report is provided delineating the results of the review and any findings of non-compliance and the required corrective action. Subrecipients

normally have 30 days to provide the City with corrective actions taken to address any noted findings. Individualized technical assistance is provided, as noted above, as soon as compliance concerns are identified. For CDBG capital projects, monitoring also includes compliance with regulatory agreement requirements

### **Citizen Participation Plan 91.105(d); 91.115(d)**

The City published a notice in the general circulation of papers in English, Spanish and Vietnamese that its CAPER was available for review for public comment. The CAPER was made available for review at the Office of the Clerk of the Council, Community Development Agency 6th Floor Reception Area, and on the City's website. There was a 15-day public comment period prior to the submission of the CAPER to HUD. In addition, a public hearing was held by the Community Redevelopment and Housing Commission and at the City Council meeting to obtain public comments, with the City Council authorizing the submission of the report to HUD.

In preparation for the 2020 Consolidated Plan, the City updated its Citizen Participation Plan to ensure ongoing compliance with program requirements and allowing residents and stakeholders adequate opportunity to participate in the design and implementation of HUD-funded programs.

### **Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.**

The City published a notice in the general circulation of papers in English, Spanish and Vietnamese that its CAPER was available for review for public comment. The CAPER was made available for review at the Office of the Clerk of the Council, Community Development Agency 6th Floor Reception Area, and on the City's website. There was a 15-day public comment period prior to the submission of the CAPER to HUD. In addition, a public hearing was held by the Community Redevelopment and Housing Commission and at the City Council meeting to obtain public comments, with the City Council authorizing the submission of the report to HUD.

## **CR-45 - CDBG 91.520(c)**

**Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.**

The 2020-2021 Program Year was the first year of the 2020-2024 Consolidated Plan. The City made progress towards its five-year and one-year goals for this reporting period and did not change its program objectives or the projects & activities that utilized CDBG, ESG, and HOME funds.

CDBG activities were slowed as a result of the onset of the COVID-19 pandemic. This includes public service, public facility and housing activities. In part, this is due to prioritizing COVID-19 response activities and programs/ services/ activities that were either not applicable due to the pandemic or were generally delayed due to the pandemic. The City anticipates that activities originally planned for completion during program year 2020 will be completed in program year 2021.

**Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?**

No.

## **CR-50 - HOME 91.520(d)**

**Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations**

*Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.*

The City of Santa Ana conducts onsite inspections of HOME-assisted rental units during the required affordability period to determine compliance with HUD property standards in accordance with 24 CFR 92.251. HOME-assisted rental projects with one to four units are inspected every three years, projects with five to 25 units are inspected every two years, and projects with 26 or more units are inspected annually. The City of Santa Ana received COVID-19 waivers regarding on-site inspections of rental housing and for housing units of recipients of TBRA funding. Inspection schedule dates have been shifted accordingly as per HUD regulations.

**Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)**

The City's affirmative marketing procedures and requirements apply to rental and homebuyer projects containing 5 or more HOME or CDBG-assisted housing. These procedures and requirements do not apply to families with Section 8 tenant-based rental housing assistance or families with tenant-based rental assistance provided with HOME funds. The procedures include:

Methods to inform the public about Federal fair housing laws:

- The City displays the Equal Housing logo or slogan in housing-related press releases and solicitations for owners, and on the website page for the City's Housing and Neighborhood Development Division.
- The City requests the County of Orange to include information on the City's HOME and CDBG-assisted rental units in its countywide Affordable Housing List maintained by the County.

Requirements and practices owners must adhere to:

- Owners must display the Equal Housing Opportunity logo or slogan in all correspondence with current or potential tenants, on lease agreements, and display the fair housing poster in their leasing offices, and develop written procedures for selecting tenants.
- The City required owners of City HOME- and CDBG-assisted rental units to continuously review the demographic makeup of their tenants. If and when such review indicated that their tenants no longer reflected the City's minority population, they were required to inform the City of that fact and request City review and approval for the steps they took to correct that deficiency.

- Compliance with the City's affirmative marketing requirements and procedures will be made an obligation of all rental property owners receiving HOME or CDBG assistance from the City of Santa Ana, and will be enforceable by means of appropriate actions described in loan documents recorded through the County of Orange.

**Record keeping:**

- The City will require owners of its HOME- and CDBG- assisted rental units covered under this marketing plan to make an annual report to the City detailing the steps they have taken to comply with this Program. They will also be required to report on the ethnicity of their tenants, as well as rents, income levels, and other household characteristics. Reports will be made on a form that is acceptable to the City of Santa Ana, and that will enable the City to capture the data it needs to evaluate owner compliance with this Program.
- The City will maintain records on owner reports and its evaluation of those reports for a period of not less than ten years after expiration of the affordability period required by applicable HUD regulations.

**Annual assessment:**

- Upon receipt of owner reports, the City will evaluate the ethnic and racial characteristics of tenants being served to determine if they reflect the City's housing market. If they do not, the City will direct the owner to take further affirmative marketing steps to correct the imbalance. The City will track and evaluate the steps taken to insure they have the desired effect.

**Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics**

Not applicable. The City receipted \$360,402 in program income during FY2020. The City did not expend any program income during the FY2020 program year, but anticipates that such funds will be included in forthcoming RFPs during program year 2021.

**Describe other actions taken to foster and maintain affordable housing.**

The City coordinates HOME funding and activities with other federal, state, and local affordable housing resources to maximize the assistance provided in the City and construct and/ or rehabilitate affordable housing throughout the City.

## CR-60 - ESG 91.520(g) (ESG Recipients only)

ESG Supplement to the CAPER in *e-snaps*

### For Paperwork Reduction Act

#### 1. Recipient Information—All Recipients Complete

##### Basic Grant Information

Recipient Name	SANTA ANA
Organizational DUNS Number	083153247
EIN/TIN Number	956000785
Identify the Field Office	LOS ANGELES
Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance	

##### ESG Contact Name

Prefix	Mr
First Name	Judson
Middle Name	
Last Name	Brown
Suffix	
Title	Housing Division Manager

##### ESG Contact Address

Street Address 1	20 Civic Center Plaza, M-26
Street Address 2	0
City	Santa Ana
State	CA
ZIP Code	92701-
Phone Number	7146672241
Extension	0
Fax Number	7146476549
Email Address	jbrown@santa-ana.org

##### ESG Secondary Contact

Prefix	Ms
First Name	Mikelle
Last Name	Daily
Suffix	0
Title	Community Development Analyst
Phone Number	7146672256



Extension 0  
Email Address jbrown@santa-ana.org

## 2. Reporting Period—All Recipients Complete

Program Year Start Date 07/01/2019  
Program Year End Date 06/30/2020

### 3a. Subrecipient Form – Complete one form for each subrecipient

Subrecipient or Contractor Name: 2-1-1 Orange County  
City: Santa Ana  
State: CA  
Zip Code: 92705  
DUNS Number: 884339003  
Is subrecipient a victim services provider: No  
Subrecipient Organization Type: Nonprofit  
ESG Subgrant or Contract Award Amount: \$20,750

Subrecipient or Contractor Name: Wise Place  
City: Santa Ana  
State: CA  
Zip Code: 92706  
DUNS Number: 002322894  
Is subrecipient a victim services provider: No  
Subrecipient Organization Type: Nonprofit  
ESG Subgrant or Contract Award Amount: \$31,128

Subrecipient or Contractor Name: Interval House  
City: Long Beach  
State: CA  
Zip Code: 90803  
DUNS Number: 113510176  
Is subrecipient a victim services provider: Yes  
Subrecipient Organization Type: Nonprofit  
ESG Subgrant or Contract Award Amount: 36,315

**Subrecipient or Contractor Name: Mercy House Transitional Living Center**  
**City: Santa Ana**  
**State: CA**  
**Zip Code: 92702**  
**DUNS Number: 879797165**  
**Is subrecipient a victim services provider: No**  
**Subrecipient Organization Type: Nonprofit**  
**ESG Subgrant or Contract Award Amount: 316,491**

**Subrecipient or Contractor Name: Santa Ana**  
**City: Santa Ana**  
**State: CA**  
**Zip Code: 92701**  
**DUNS Number: 083153247**  
**Is subrecipient a victim services provider: No**  
**Subrecipient Organization Type: Unit of Government**  
**ESG Subgrant or Contract Award Amount: 88,898**

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## **CR-65 - Persons Assisted**

See Appendix 3: Sage ESG CAPER Report.

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## CR-70 – ESG 91.520(g) - Assistance Provided and Outcomes

### 10. Shelter Utilization

Number of New Units – Rehabbed	0
Number of New Units – Conversion	0
Total Number of bed - nighths available	4,015
Total Number of bed - nights provided	2,840
Capacity Utilization	71%

**Table 24 – Shelter Capacity\***

\*Shelter Utilization data is provided for Interval House. Mercy House is set up as an entry and exit program and does not maintain bed utilization data.

### 11. Project Outcomes Data measured under the performance standards developed in consultation with the CoC(s)

City staff along with other the cities of Anaheim, Garden Grove and the County of Orange have formed the Orange County ESG Collaborative to discuss policies and procedures, how best to allocate ESG funds, as well as a variety of program and homeless issues. The City of Santa Ana along with this Collaborative continues to use mutually agreed upon forms including: intake forms, client participation agreements, checklists for monitoring and evaluating project and agency performance, and reimbursement forms for purposes of consistency and streamlining the process for all applicable parties. Staff consults with the CoC on a regular basis, attends numerous meetings and is involved in the Continuum of Care.

## **CR-75 – Expenditures**

See Appendix 3: Sage ESG CAPER Report.

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