

# 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 Housing Opportunities 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**

Year	Development	Jurisdiction	Number of Homes	Developer
2011	Arbor View Apartments	Anaheim	46 Family Rental	Global Premier
2008	Broadway Village	Anaheim	46 Family Rental	Global Premier
2009	Diamond Aisle	Anaheim	26 Family Rental/ Special Needs	Jamboree Housing Corp.
2009	Elm Street Commons	Anaheim	52 Family Rental	SADI, LLC
2010	Greenleaf	Anaheim	20 Family Rental	Jamboree Housing Corp.
2008	Monarch Pointe	Anaheim	63 Family Rental	Jamboree Housing Corp.
2010	Pradera Apt. Homes	Anaheim	146 Family Rental	Related Co. of CA
2008	Vineyard Town Homes	Anaheim	60 Family Rental	Mercy Housing
2012	Bonterra	Brea	94 Family Rental	Jamboree Housing Corp.
2012	Buena Vista Apts.	County of Orange	17 Family Rental	C&C Development, OHDC
2009	Cornerstone Apts.	County of Orange	49 Family Rental	Payne Development LLC
2012	Pacific Sun Apts.	Huntington Beach	6 Family Rental	Colette's Children's Home
2011	Doria Apt. Homes Phase 1	Irvine	60 Family Rental/ Special Needs	Jamboree Housing Corp.
2009	Granite Court	Irvine	71 Family Rental	Jamboree Housing Corp.
2006	Laguna Canyon Apts	Irvine	120 Family Rental	Bridge Housing
2006	Montecito Vista	Irvine	162 Family Rental	Jamboree Housing Corp.
2010	The Arbor at Woodbury	Irvine	90 Family Rental	Jamboree Housing Corp.
2006	Windrow Apts.	Irvine	96 Family Rental	Bridge Housing
2008	Woodbury Walk	Irvine	150 Family Rental	Bridge Housing
2010	Citrus Grove Apartments	Orange	57 Family Rental	C&C Development, OHDC
2010	Homes For Heroes	San Juan Capistrano	27 Homeownership	Habitat for Humanity
2011	Royale Apts.	Westminster	36 Family Rental	AMCAL Multi-Housing, Inc.
2006	Yorba Linda Palms Apts.	Yorba Linda	44 Family Rental	Meta Housing Corp.

**Total: 1,538 homes**

**ENTITLED/ UNDER CONSTRUCTION**

Development	Jurisdiction	Number of Homes	Developer
Anton Monaco Apartments	Anaheim	93 Family Rental	St. Anton Partners
Birch Hills*	Brea	115 Family Rental	Jamboree Housing Corp.
Parklanding*	Buena Park	71 Family Rental	Jamboree Housing Corp.
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
Stonegate I	County of Orange	38 Family Rental	Payne Development, LLC
Stonegate II	County of Orange	26 Family Rental	Payne Development, LLC
Doria Apt. Homes Phase 2*	Irvine	74 Family Rental	Jamboree Housing Corp.
Andalucia Mission Viejo	Mission Viejo	38 Family Rental	Watermarke Properties, Inc.
The Ridge	Mission Viejo	22 Family Rental	Lennar
Serrano Woods*	Orange	63 Family Rental	C&C Development, OHDC
San Clemente Senior Apt. *	San Clemente	78 Senior Rental	Meta Housing Corp.
Santa Ana WBBB	Santa Ana	5-plex Family Rental	C&C Development, OHDC
Sendero Apartments Phase 1*	Santa Ana	74 Family Rental	Related Co. of CA
Sendero Apartments Phase 2*	Santa Ana	40 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
Vista Del Rio*	Santa Ana	41 Special Needs/ Dev.Disabled	AMCAL Multi-Housing, Inc.

\*under construction

**Total: 929 homes**

**IN PIPELINE**

Development	Jurisdiction	Number of Homes	Developer
Kwikset	Anaheim	50-100	Brookfield
Lincoln Inn	Anaheim	50-100	Acacia Housing
Manchester & Orangewood	Anaheim	119 Family Rental	TBD
City Yards Buena Park	Buena Park	60 Family Rental	Jamboree Housing Corp.
Harper's Pointe Senior Apts.	Costa Mesa	52 Family Rental/ Special Needs	USA Properties Fund
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
Los Alisos	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

Updated: November 2012

**Total: approx. 948 homes**