

ANAHEIM, CA

ROUND 1 AWARD: \$3,497,329



Overview: To expand housing supply and lower housing costs, HUD's Office of Community Planning and Development awarded **\$3.4 million to the City of Anaheim** to identify and remove barriers to affordable housing production and preservation.

More than 48% of households in Anaheim are housing cost burdened. The City has taken considerable actions to advance housing supply through updated planning and policy processes, incentives and resources to developers, and increased use of city-owned sites for housing.

PRO Housing funding will enable Anaheim to advance local strategies to expand affordable housing and develop and implement neighborhood-centered improvement plans.

High Cost of Land / Development

- Land and development can be costly due to the hilly terrain. The City notes that wage disparities can lead to segregation, as only higher income households can afford to rent or buy homes in the City's hills and canyon areas.
- Home values have increased 19% in the last year alone, and the cost of living in Anaheim is higher than the state average.

Burdensome Regulations and Procedures

- Complex and restrictive local regulations and procedures are challenging to navigate, resulting in lengthy permitting processes, and increasing costs of development.

**LOCAL BARRIERS
TO HOUSING
IDENTIFIED BY
ANAHEIM**

**RECENT ACTIONS
TO BOOST
HOUSING SUPPLY
LOCALLY**

The City of Anaheim

- Launched a local initiative to streamline and improve local codes, land use policies, and procedures — including flexibilities to allow new construction, conversion of commercial structures into housing, and the adoption of an accessory dwelling unit ordinance.
- Created and promoted the availability of Housing Opportunity Sites — enabling city-owned sites to be redeveloped for housing. These sites are within a Residential Opportunities Overlay area, which shortens the development timeline by allowing by-right permitting.
- Expedited discretionary entitlement and plan check processing for extremely-low, very-low, and low-and-moderate income affordable housing developments.
- Provided tenant-based rental assistance programs and developer incentives to support affordable housing.



ANTICIPATED IMPACT OF PRO HOUSING FUNDING

as contemplated in grant application

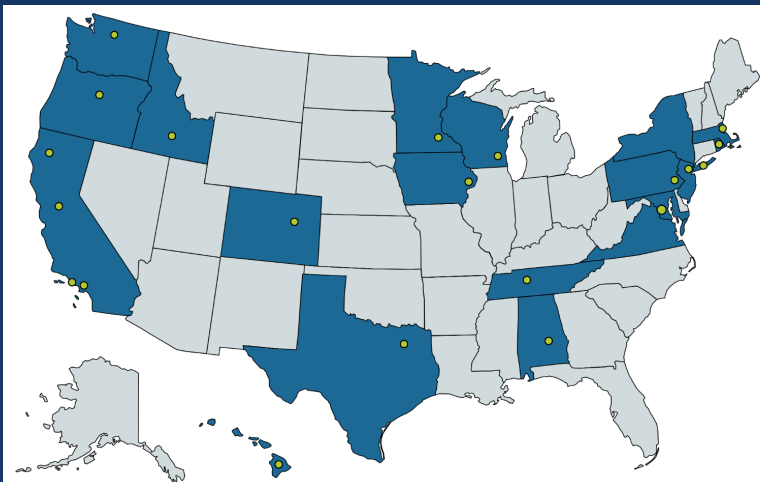
Create a “City Livability Lab” to Support Innovative Housing Strategies

- The City of Anaheim will create a City Livability Lab, which will identify, develop, and implement innovative housing strategies, systemic shifts in local land use policies, improvements in processes, and neighborhood planning initiatives.
- The dedicated Lab team will further local housing goals through stakeholder engagement, streamlined approaches to affordable housing, updates to neighborhood improvement plans, support for at-risk affordable housing developments, and financing initiatives to spur affordable housing development.
- Through PRO Housing funding, the City will research, identify, and promote operational efficiencies to reduce the cost and time burden associated with new housing projects.

Launch the Anaheim Housing Trust to Provide Funding for Affordable Housing

- The City intends to create a new fund for affordable housing—the Anaheim Housing Trust.
- The Anaheim Housing Trust will offer a flexible funding source to support affordable housing development. Potential uses of the funds include property acquisition costs, revolving and predevelopment costs, and low-interest gap financing loans.
- The Fund will provide the City with flexibility to address high-priority local needs, shift focus and target specific strategies as needs change, and spur economic development through the creation of new units for rent and homeownership.

HUD AWARDED \$85 MILLION TO 21 APPLICANTS THROUGH ROUND 1 OF THE PRO HOUSING COMPETITION



- PRO Housing provides first-of-its-kind funding to identify and remove barriers to housing production and preservation.
- The competition prioritizes communities that demonstrate an acute need for affordable housing.
- Successful applications demonstrated local actions — such as updates to land use policies, developer incentives, financing, and innovative strategies — to address barriers and boost housing supply.