

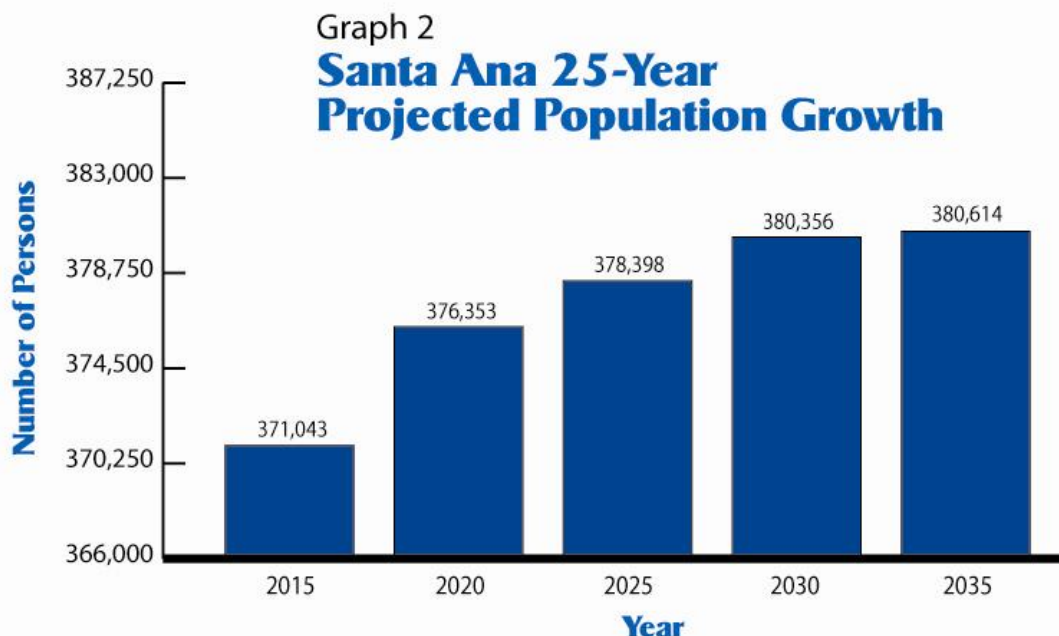
Santa Ana’s population grew at roughly the same rate as Orange County’s between 1990 and 2000 (approximately 15.1 percent and 18.1 percent increases respectively); however, by comparison, the County’s population as a whole has increased at almost twice the rate as Santa Ana’s between 2000 and 2009 (10.3 percent compared to 5.2 percent respectively). **TABLE 1** provides an overview of these comparisons.

**TABLE 1: POPULATION GROWTH COMPARISON 1990 TO 2009**

	POPULATION 1990	POPULATION 2000	POPULATION 2009	POPULATION GROWTH 1990 - 2000	POPULATION GROWTH 2000 - 2009
Santa Ana	293,742	337,977	355,662	44,235 15.1%	17,685 5.2%
Orange County	2,410,556	2,846,289	3,139,017	435,733 18.1%	292,728 10.3%

Source: California State University Fullerton, Center for Demographic Research

California State University Fullerton’s Center for Demographic Research has prepared population growth projections for Orange County through 2035. Based on this data, it is anticipated that Orange County and Santa Ana will continue to experience moderate population growth over the next 25 years. Santa Ana’s projected 25-year population growth is illustrated in **GRAPH 2**.



Source: California State University Fullerton, Center for Demographic Research

Another perspective for viewing Santa Ana’s population is in terms of density, that is, number of persons per square mile. Based on State of California 2009 data, Santa Ana has

13,028 persons per square mile, the highest ratio of persons per square mile in Orange County. **TABLE 2** provides a comparison of Santa Ana's density (i.e., persons per square mile) with neighboring communities:

**TABLE 2: PERSONS PER SQUARE MILE**

CITY	PERSONS PER SQUARE MILE
	2009
Santa Ana	13,028
Anaheim	6,928
Costa Mesa	7,515
Garden Grove	9,761
Irvine	3,210
Orange	5,620
Westminster	9,145

Source: Center for Demographic Research California State University Fullerton & State of California Dept. of Finance

**AGE** - 2000 Census statistics indicate Santa Ana had one of the youngest population in the country; approximately 90 percent of Santa Ana's residents were under 54 years of age – 44.5 percent were under 25. According to the U.S. Census Bureau's **2008 American Community**, it appears that since the last Census the City's population has gradually aged. This same survey estimates the median age of a Santa Ana resident at 33.5. **TABLE 3** provides a comparison of 2000 Census statistics versus 2008 Census Bureau estimates.

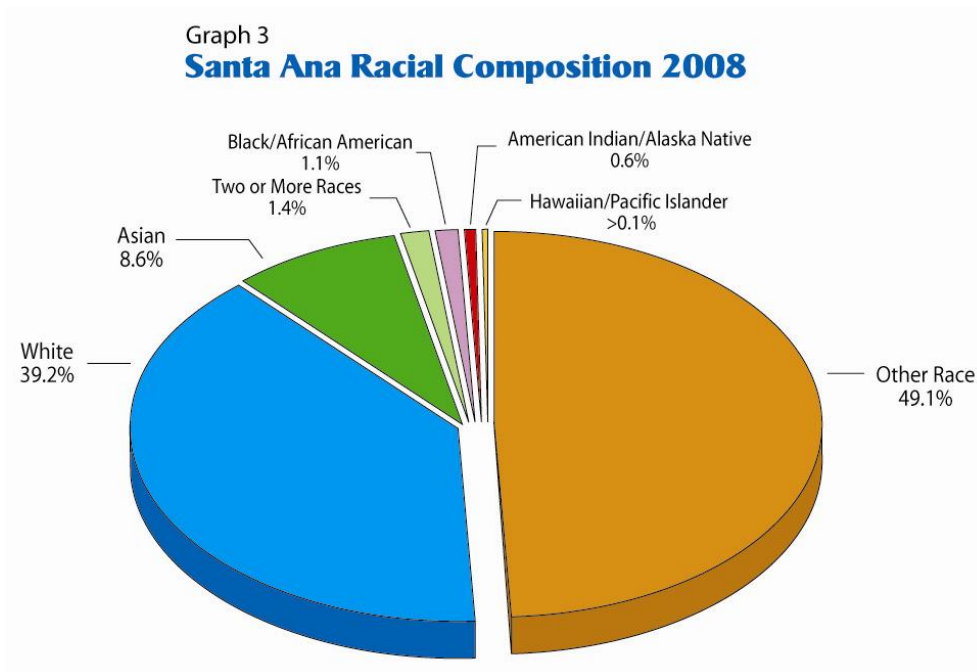
**TABLE 3: SANTA ANA AGE DISTRIBUTION**

AGE GROUP	2000 <sup>1</sup>		2008 <sup>2</sup>	
	NUMBER	% OF POPULATION	NUMBER	% OF POPULATION
Preschool (Age 0-4)	34,816	10.3%	31,583	9.7%
School (Age 5-14)	64,259	19.0%	54,467	16.8%
Young Adults (Age 15-24)	59,640	17.6%	55,490	17.1%
Prime Working (Age 25-54)	144,364	42.7%	142,633	44.0%
Retirement (Age 55-64)	16,333	4.8%	19,390	6.0%
Senior Citizen (Age 65+)	18,565	5.5%	20,911	6.4%
<b>TOTAL</b>	<b>337,977</b>	<b>100%<sup>3</sup></b>	<b>324,474</b>	<b>100%</b>

Source: U.S. Census

1. Data based on 2000 Census
2. Data based on 2008 American Community Survey
3. Total does not total 100% due to rounding error

RACE AND ETHNICITY - GRAPH 3 and TABLE 4 indicate the majority of the City’s residents are racially White.



Source: U.S. Census Bureau 2008 American Community Survey

**TABLE 4: RACIAL COMPOSITION OF SANTA ANA POPULATION 2000 vs 2008**

RACE	2000 <sup>1</sup>		2008 <sup>2</sup>	
	NUMBER	%	NUMBER	%
White	144,425	42.7%	127,030	39.15%
Black/African American	5,749	1.7%	3,594	1.11%
American Indian/Alaska Native	4,013	1.2%	2,121	0.65%
Asian	29,778	8.8%	27,996	8.63%
Native Hawaiian/Pacific Islander	1,160	0.3%	108	0.03%
Other	137,360	40.7%	159,160	49.05%
Multi Racial	15,492	4.6%	4,465	1.38%
<b>TOTAL</b>	<b>337,977</b>	<b>100%</b>	<b>324,474</b>	<b>100%</b>

Source: U.S. Census

1. Data based on 2000 Census
2. Data based on 2008 American Community Survey

**TABLE 5** indicates Santa Ana’s Hispanic/Latino population grew from 76.1 percent of the City’s population in 2000 to an estimated 79.0 percent in 2008. **GRAPH 4** illustrates the predominance of Santa Ana’s Hispanic/Latino residents. Based on 2008 Census data estimates, over three-quarters of City residents are Hispanic/Latino.

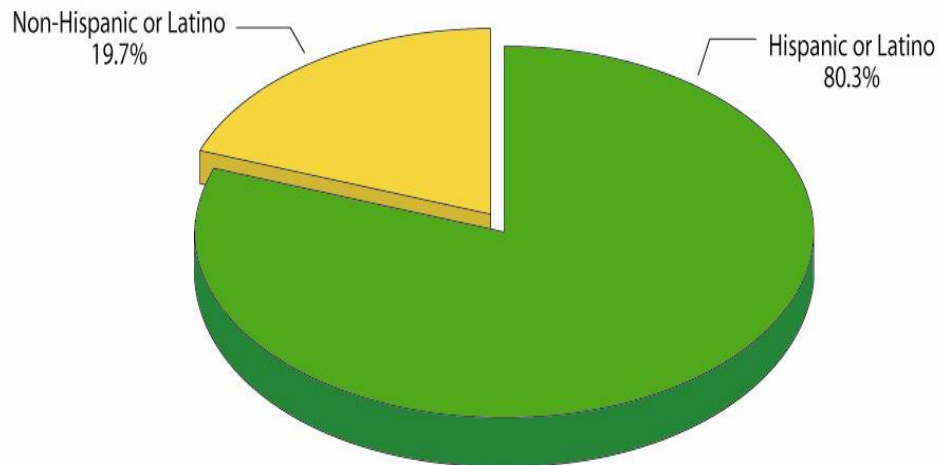
**TABLE 5: SANTA ANA HISPANIC/LATINO POPULATION 2000 vs 2008**

ETHNIC GROUPS	2000 <sup>1</sup>		2008 <sup>2</sup>	
	NUMBER	%	NUMBER	%
Hispanic/Latino	257,097	76.1%	260,601	80.3%
Non-Hispanic/Latino	80,880	23.9%	63,873	19.7%
<b>TOTAL</b>	<b>337,977</b>	<b>100%</b>	<b>324,474</b>	<b>100%</b>

Source: U.S. Census

1. Data based on 2000 Census
2. Data based on 2006-2008 American Community Survey 3-Yr Estimates

Graph 4  
**Santa Ana Hispanic Ethnic Composition 2008**



Source: U.S. Census Bureau 2008 American Community Survey

**HOUSEHOLD SIZE** - The U.S. Census *2008 American Community Survey* estimates there were 73,606 households in the City of Santa Ana. This same data source estimates the average household size in Santa Ana at 4.32 persons per household (see **TABLE 6**). This represents a small decrease from the 2000 Census estimate (4.55 persons per household), which can be

accounted for in the margin of error present in the *American Community Survey* data. By comparison, the average household size in Orange County increased from 3.0 in 2000 to 3.1 in 2008.

**TABLE 6: HOUSEHOLD SIZE**

HOUSEHOLDS	NUMBER OF HOUSEHOLDS	PERCENT OF HOUSEHOLDS
1 Person	9,997	13.6%
2 Person	12,829	17.4%
3 Person	9,338	12.7%
4 Person	12,661	17.2%
5 Person	12,092	16.4%
6 Person	8,053	10.9%
7 + Person	8,636	11.7%
<b>TOTAL</b>	<b>73,606</b>	<b>100% *</b>
Average Household Size	<b>4.32</b>	

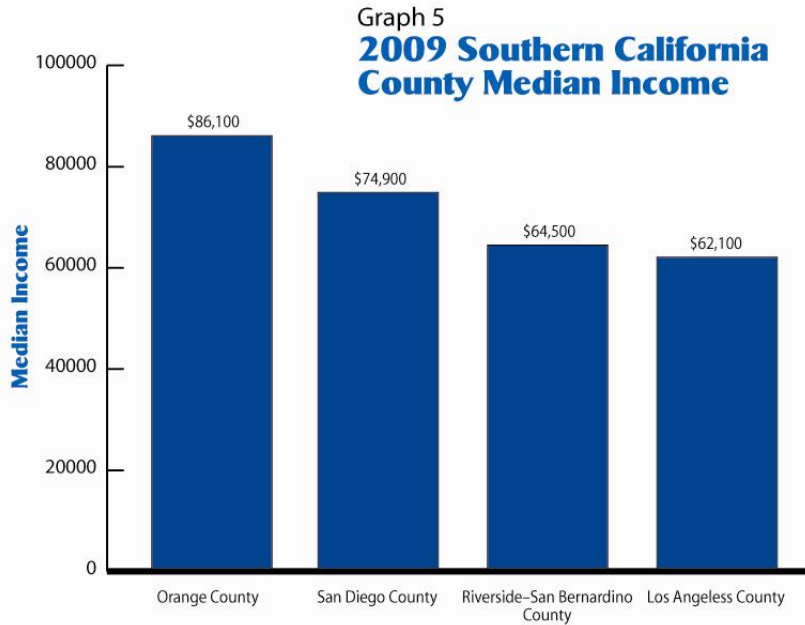
Source: U.S. Census Data based on 2008 American Community Survey

\* Total may equal 100% due to rounding error.

**INCOME** - Different household income standards are used to categorize a household for various federal and state programs. These standards are typically based on the median income for a geographic area (e.g., Orange County) and are adjusted for family size. The most common household income categories utilized by HUD and the City for the Consolidated Plan includes the following:

- **Extremely Low-Income** – 0 to 30 percent of area median income
- **Very Low-Income** – 30 percent to 50 percent of area median income
- **Low-Income** – 50 percent to 80 percent of area median income
- **Low- and Moderate-Income** – HUD often groups and refers to the three income categories listed above into this one income category
- **Moderate Income** – 80 percent to 120 percent of area median income - in some programs moderate is limited to 100 percent of area median income
- **Above Moderate Income** – more than 120 percent of area median income

HUD develops annual median household income standards for the purpose of determining HUD-program eligibility. According to HUD, the 2009 median household income for Orange County, which includes the City of Santa Ana, is \$86,100. By comparison, the 2009 median income for the Los Angeles-Long Beach region is \$62,100. **Graph 5** illustrates this comparison plus and includes other neighboring counties.



Source: U.S. Department of Housing and Urban Development

HUD has not updated data regarding household income categories since the 2000 Census; however, **TABLE 7** provides a summary of Santa Ana households listed by HUD income categories based on HUD’s 2000 CHAS data.

**TABLE 7: HOUSEHOLD INCOME BY HUD INCOME CATEGORIES 2000**

INCOME CATEGORY (AS % OF AREA MEDIAN INCOME – AMI)	NUMBER OF HOUSEHOLDS	PERCENT OF HOUSEHOLDS
Very Low (0% - 30% AMI)	12,234	16.8%
Low Income (30% - 50% AMI)	13,882	19.0%
Moderate Income (50% - 80% AMI)	17,676	24.3%
Above Moderate Income (80% & above AMI)	29,058	39.9%
<b>TOTAL</b>	<b>72,850</b>	<b>100%</b>

Source: SOCDS CHAS Data: Housing Problems Output for All Households ([www.huduser.org/chas/reports](http://www.huduser.org/chas/reports))

HUD has updated data regarding the overall percentage of city residents that are considered Low- and Moderate-Income. This data source indicates that Santa Ana has the largest percentage of Low- and Moderate-Income persons of any jurisdiction in the State.<sup>5</sup> **GRAPH 6** provides a comparison of Santa Ana’s percent Low- and Moderate-Income

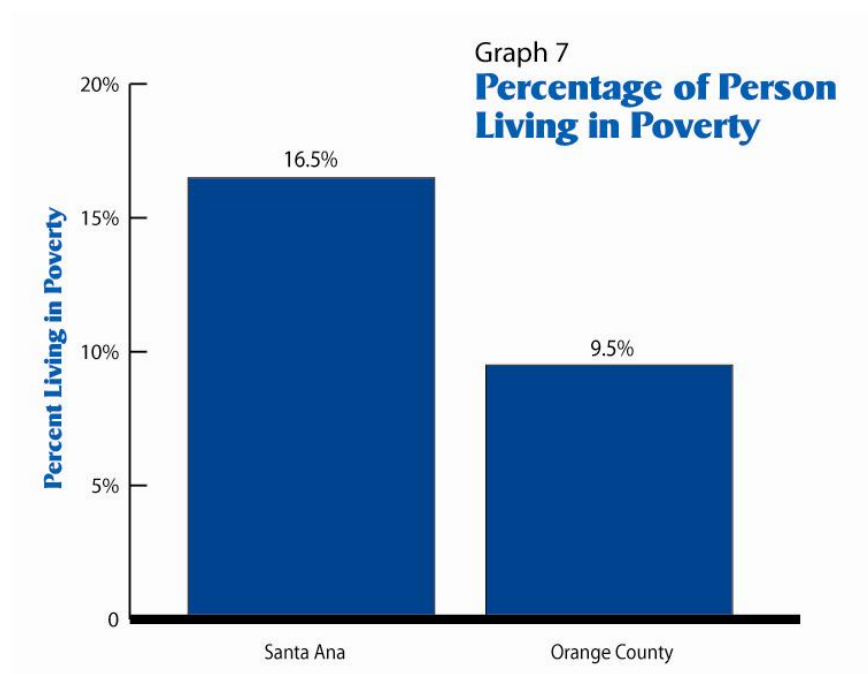
<sup>5</sup> U.S. Department of Housing and Urban Development, FY 2009 “Overall Low/Mod Percentages” (<http://www.hud.gov/offices/cpd/systems/census/lowmod/index.cfm>)

**TABLE 8: HHS POVERTY GUIDELINES**

YEAR	1 <sup>ST</sup> PERSON	EACH ADDITIONAL PERSON	4-PERSON FAMILY
2000	\$8,350	\$2,900	\$17,050
2004	\$9,310	\$3,180	\$18,850
2009	\$10,830	\$3,740	\$22,050

Source: U.S. Department of Health and Human Services (<http://aspe.hhs.gov/poverty/figures-fed-reg.shtml#dates>)

The U.S. Census Bureau estimated that in 2008, 279,726 Orange County residents were living below the poverty level - of these individuals, 95,778 were under the age of 18 and 22,580 were 65 years and over. With respect to Santa Ana, the Census Bureau estimated that during the same time period, 56,150 Santa Ana residents were living below poverty – 22,825 were less than 18 years of age and 2,425 were 65 and older. **GRAPH 7** compares the percentage of Santa Ana residents living in poverty to the entire county.



Source: U.S. Census Bureau 2008 American Community Survey

**ECONOMICS** - Several factors influence a household’s income including regional employment and business opportunities. Orange County has always been known for its vibrant and diverse economy; however, during recent past years it has felt the impact of the worldwide economic contraction. Santa Ana’s economy and business base have also experienced challenges. According to the Santa Ana CDA’s Economic Development Division there are

approximately 12,700 for-profit businesses located in Santa Ana; Santa Ana's largest employers included retail, service and manufacturing industries.<sup>7</sup>

Increased unemployment is but one symptom of the economic crisis felt worldwide during recent years. It is important to note that current economic trends have had a

**Table 9: Santa Ana Percent Unemployment**

Jurisdiction	November 2004 % Unemployed	November 2009 % Unemployed
Santa Ana	5.2%	15.1%
Anaheim	3.4%	12.3%
Costa Mesa	2.5%	8.6%
Orange County	2.9%	9.6%
California	5.7%	12.5%
Nation	5.5%	10.2%

Source: CA Employment Development Department 11/04 & 11/09

significant impact on Santa Ana's workforce. This impact can be demonstrated by comparing current unemployment rates with the same time period five-year ago. As evident from **TABLE 9**, the City's unemployment rate has increased almost 200 percent (the entire county's unemployment rate increased over 230 percent, with the State's and the Nation's unemployment rates increasing approximately 119 percent and 85 percent respectively). Additionally, as outlined in the *Housing Market Analysis*, home values have decreased as foreclosure rates have increased. On the positive side, to date inflation has been kept in check. Based on estimates from the U.S. Bureau of Labor Statistic, the typical American family will pay \$114.44 today to buy the same goods/services that cost \$100 five years ago.<sup>8</sup>

**COMMUNITY INFRASTRUCTURE** - Santa Ana is one of Orange County's oldest communities; therefore, a significant portion of the City's infrastructure is older and is in need of upgrading. Many of Santa Ana's neighborhoods have inadequate and/or deteriorating storm water drain and sewer capacity, deteriorating streets and sidewalks, and aging public facilities and parks. The City has invested substantial resources into improving its public infrastructure, however as with all limited resources, prioritization of improvements is required. Like most communities, the City of Santa Ana has developed a Capital Improvement Program aimed at replacing and upgrading the public infrastructure and public facilities throughout the City. The current improvement plan calls for the expenditure of over \$100 million for various projects for fiscal years 2009-2010 through 2015-2016. Planned improvements include:

<sup>7</sup> Source City of Santa Ana Community Development Agency.

<sup>8</sup> US Bureau of Labor Statistics; Databases, Tables & Calculators by Subject: CPI Inflation Calculator ([www.bls.gov/data/inflation\\_calculator.htm](http://www.bls.gov/data/inflation_calculator.htm))

- **Overcrowding:** There are two working definitions for “overcrowding” that are relevant to the Consolidated Plan - one definition provided by HUD and one based on State of California statutes:
- HUD Definition – HUD utilized the Census Bureau’s definition of overcrowding which considers a housing unit to be “crowded” if it houses more than one person per room. A “severely crowded” unit is defined as a housing unit with more than 1.5 persons per room.<sup>12</sup>
- State of California Definition – The State of California Uniform Housing Code (UHC) establishes the maximum number of persons that may legally reside in a residential unit. The UHC’s occupancy limit is based on the square footage of a housing unit’s “living area.” **TABLE 10** provides examples of the number of people that may legally reside in a “livable area” based on the UHC (see inset). It is important to note that California statutes prohibit the City of Santa Ana from adopting an occupancy standard for overcrowding that is more restrictive than the State standard.

**Residential Occupancy Limits  
California Uniform Code Section  
503.2**

In no case shall there be less than 120 square feet of living area exclusive of kitchen, bath, closets and hallways in any live/work occupancy. For the purposes of calculating this 120 square foot requirement, the living room, dining room, family room, sleeping area or other area designated for a similar use of a residential nature shall be deemed as living area. All other habitable rooms except kitchens shall have an area of not less than 70 square feet. Single room residential areas (efficiency dwelling units) shall comply with the requirements of CBC Section 310.7.

**TABLE 10: STATE MAXIMUM OCCUPANCY STANDARD (EXAMPLES)**

DWELLING UNIT SIZE	APPROXIMATE “LIVABLE AREA”	MAXIMUM OCCUPANCY ESTIMATE
1 Bedroom Apt	454 Sq. Ft.	10 persons
2 Bedroom Apt	507 Sq. Ft.	11 persons
3 Bedroom Apt	643 Sq. Ft.	13 persons
2 Bedroom Apt	543 Sq. Ft.	12 persons
3 Bedroom Apt	928 Sq. Ft.	19 persons

Source: Estimates based on California Uniform Housing Code Section 503.2

<sup>12</sup> 24 CFR 79.1.402(b).