

# Santa Ana Renaissance Specific Plan

## Frequently Asked Questions – Redevelopment Issues

- *I've noticed many vacant lots and boarded-up buildings along Santa Ana Boulevard. Who owns this property?*

Though some of these properties are privately owned, the majority of the vacant and boarded-up properties are owned by the City's Redevelopment Agency. The Redevelopment Agency began purchasing these properties several years ago in anticipation of the development of a regional light rail project. When this project failed to materialize the properties then became part of the Santa Ana Renaissance Specific Plan area. The property currently owned by the Redevelopment Agency totals 6.76 acres.

- *What will happen to this property when the Specific Plan is completed?*

As part of the implementation component of the plan, the Redevelopment Agency will issue a Request for Qualifications to a select group of developers. The City Council will ultimately select one of these developers to enter into an agreement with in order to construct one or more projects that will incorporate a mix of commercial and residential uses. The type of development would be controlled by the design standards contained in the Specific Plan.

- *How many houses could be constructed on this property?*

There are a variety of property sizes owned by the Redevelopment Agency, anywhere from one standard lot (about 6,000 sq. ft.) up to almost an entire block. The Specific Plan allows for a range of housing types, but the most likely scenario would be that the largest property could accommodate between 37 to 75 units and the single lots no more than 2. The overall development potential for the Agency-owned property ranges from 140 to 190 units for the 6.76 acres, though these units would be spread out over a several-block area and not constructed all in one place.

- *Do any of these houses have to be "affordable"?*

Yes. The properties were acquired with a special type of Redevelopment Agency revenue called "20% Set Aside Funds." The State of California requires that any development on property purchased with these funds contain units that are affordable to families or individuals who earn less than the County of Orange median income. In Orange County the median income for a family of four is \$78,700 per year. "Low Income" for a family of four in Orange County is considered to be an annual income of \$63,000, or 80% of the median income. Property purchased with these 20% Set Aside Funds have substantial legal restrictions placed upon them in order to ensure that housing targeted to "below-market" prices is constructed.

- *Will the City be buying any properties using "eminent domain"?*

No. The Redevelopment Agency does have several offers pending for properties within the general area of the previously purchased properties, but all sales would be purely voluntary.

- *How does the Specific Plan affect the existing Redevelopment Project Areas?*

The Specific Plan provides new zoning for the area and doesn't affect the existing Redevelopment Project Areas.