Planning Context

This section provides an overview of the key housing needs in Santa Ana based on demographic, socioeconomic, housing, and special need characteristics. These trends and community characteristics are a foundation for developing responsive housing goals, policies, and programs.

DEMOGRAPHIC CHARACTERISTICS

As the county seat for more than a century, the City of Santa Ana has long been recognized as the historic urban center of Orange County. Like many Southern California cities, Santa Ana experienced a post–World War II housing boom. During the 1940s, military facilities adjacent to the City provided an economic stimulus, thousands of jobs, and a need for additional housing. Many of Santa Ana’s residential neighborhoods were built to accommodate population growth anticipated from these factors over the next few decades.

During the 1960s through the late 1970s, as master planned communities began to emerge in southern Orange County, residential neighborhoods continued to fill in the remaining undeveloped land in Santa Ana. Significant apartment construction began to emerge during this period and continued through much of the 1980s. This new housing accommodated a wave of population growth, initially from families migrating from the greater Los Angeles area, and later in the 1980s from immigration from other countries.

In recent decades, Santa Ana has experienced slower growth in housing, due in part to the lack of vacant land and built-out fabric. From 1990 through 2007, net housing production totaled almost 500 units (U.S. Census and California Department of Finance). However, the City’s population increased by about 60,000, due in part to increased immigration from other countries, migration of families from other cities, and demographic trends reflective of the Southern California region. Looking forward, Santa Ana is planning to meet its future housing needs by directing growth to focused areas of the community.

Within a context of a complex and growing urban center, these changes are one of several considerations that shape housing needs in Santa Ana.
POPULATION CHARACTERISTICS

Race and Ethnicity

The City of Santa Ana is a culturally diverse community. Demographic changes over the past decades in Santa Ana are reflective of regional and national trends (e.g., aging of the population and immigration). As of the 2010 Census, Hispanics comprise 78 percent of residents, Whites comprise 9 percent, Asians 10 percent, and all others 2 percent (Chart 1).

A key aspect of Santa Ana is its foreign-born population, comprising 48 percent of residents. These households often include extended or multigenerational families and tend to have more modest incomes than native-born residents. Second and third generations of immigrant families tend to be more affluent than first generations, have smaller family sizes, and prefer housing opportunities similar to nonimmigrant populations (see research from the Population Dynamics Group at the University of Southern California, Center for Demographic Research at California State University of Fullerton, and the Federal Department of Housing and Urban Development).

Age Characteristics

Between 2000 and 2010 the City experienced a significant decrease in family-forming adults ages 25–44 and their children (Chart 2). Santa Ana also experienced a decrease of approximately 22,000 children (13 percent decrease). Generally, younger households prefer smaller and more affordable housing as they accumulate wealth. Moreover, the predominance of family-forming adults will likely continue to place a strong demand on entry-level housing and larger units to accommodate children. This group is the primary source of entry-level demand for homeownership opportunities.

Middle-aged adults, the primary market for move-up housing, experienced a significant increase. This group could place an increased demand on the market for move-up opportunities. Housing developments such as Skyline, City Place, and Promenade target this demographic segment. Meanwhile, with the gradual aging of the baby boom population, Santa Ana can expect to see a modest increase in a demand for senior housing as baby boomers approach retirement. However, Santa Ana has a lower percentage of middle-aged adults compared to other communities in Orange County, so the impact may be less than expected in other cities.
HOUSEHOLD CHARACTERISTICS

Household Type

Household type is an important factor in determining housing need. According to the 2010 Census, the City has 73,174 households, an increase of only 174 units since 2000. However, the composition significantly changed. During the early 2000s Santa Ana household composition shifted: single people and nonfamilies increased 25 percent, married couples without children increased 22 percent, married couples with children decreased 22 percent, and other families increased by 22 percent, as shown in Chart 3.

As of the 2010 Census, Santa Ana’s households are predominantly families, comprising 81 percent of households, which is 15 percent higher than the national average. At least half of these households are families with children. Nonfamily households, which are typically single or unrelated persons sharing housing, comprise 6 percent.

Household Size

The City’s household characteristics and trends have resulted in an average household of 4.4 persons. According to the 2013 Orange County Community Indicators Report, Santa Ana has the largest household size in Orange County (Chart A-6) and the 10th highest in the nation. During the early 2000s, the number of single persons and small families with two to four family members increased in number, while the number of large families with five, six, and seven members all decreased. Part of this is due to the economic downturn, which helped to balance rental prices reducing the number of shared residences with multiple families. Although family sizes are becoming smaller, the 2010 Census shows Hispanics have the largest average family size, with an average of 5.2 persons per household.

Changes in household type and size together significantly affect the need for different types of housing. Preserving and rehabilitating the overall supply of housing may provide opportunities and help alleviate some of the overcrowding pressures in the City. However, larger housing units that can accommodate families are also needed. At the same time, providing more housing opportunities for the aging baby boomers will allow seniors a greater opportunity to stay in the community.
**ECONOMIC CHARACTERISTICS**

A variety of economic characteristics influence the need for housing and the ability to afford housing. These include the jobs available in the community, resident occupations, and incomes earned by different types of households.

**SANTA ANA JOB MARKET**

The City of Santa Ana has a diverse base of industries, according to the U.S. Census Bureau, Longitudinal Employer-Household Dynamics. For discussion, the City’s economic base can be organized into six major groups of industries. The professional, finance, real estate, and information sectors provide a total of 27,205 jobs (or 18 percent of all jobs) in Santa Ana. As the county seat and home to one of the largest school districts, the government, public administration sector, and educational sector provide 37,194 jobs or 25 percent of all jobs in Santa Ana. The manufacturing, transportation, warehousing, and construction sector account for 27,990 jobs (or 19 percent). Administrative support positions and other services account for an additional 12,900 jobs or 9 percent of all jobs. Wholesale and retail industries provide 18,841 jobs or 13 percent. Health care and social service assistance make up 6 percent of jobs.

**Resident Occupations**

Santa Ana residents are employed in a broad range of occupations. As shown in Table 1, 16 percent of Santa Ana residents work in management and professional jobs, 27 percent in services, 23 percent in sales, 13 percent in construction/extraction and maintenance occupations, and 21 percent in production/transportation/material-moving jobs. While management and professional occupations pay salaries that average around $93,970 and above, the majority of residents work in more moderate-paying occupations that average less than $53,000 annually. This has a direct influence on the ability to afford housing. Table 1 details the average wages for jobs held by residents.

<table>
<thead>
<tr>
<th>Table 1</th>
<th>Average Wage Levels by Occupation</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Occupation</strong></td>
<td><strong>Percent of Job Base Residents</strong></td>
</tr>
<tr>
<td>Management, business, science and arts</td>
<td>23,180</td>
</tr>
<tr>
<td>Services</td>
<td>23,188</td>
</tr>
<tr>
<td>Sales and Office</td>
<td>34,028</td>
</tr>
<tr>
<td>Construction/extraction, and maintenance</td>
<td>18,755</td>
</tr>
<tr>
<td>Production, transportation, and material moving</td>
<td>30,945</td>
</tr>
</tbody>
</table>

Commuter Patterns

An important consideration in addressing housing needs is the commute patterns of residents and workforce and the extent to which a balance in jobs and housing is desired. In a large metropolitan area where employment centers cross municipal boundaries, a jobs/housing balance is more often achieved at a regional level, as opposed to a City level. However, to the extent that minimizing commutes and improving air quality are important objectives, striving to achieve an acceptable jobs/housing balance is worthwhile.

Illustrated in the map below, the majority of Santa Ana residents—approximately 72 percent—are employed within Orange County. While the majority of employed Santa Ana residents work outside of the City, approximately 20 percent work within the City. The top six places where Santa Ana residents work are in Santa Ana, Irvine, Anaheim, Costa Mesa, the City of Los Angeles, and Orange, according to the 2010 US Census.

Source: Longitudinal Employer-Household Dynamics based on the 2010 Census
**HOUSEHOLD AND FAMILY INCOME**

**Income by Family Type**

The median family income varies among different types of households, as shown in Chart 6. Married couples without children, which comprise 22 percent of all households, earn the highest median income at approximately $63,408. Married couples with children under 18 years of age comprise 34 percent of all households and earn the second highest median income of $46,986. Other families and nonfamilies, collectively comprising 43 percent of all households, earn in the low $40,000s.

**Income Distribution**

The State of California uses five income categories based on Area Median Income to determine housing affordability and need: extremely low, very low, low, moderate, and above moderate income households. State income guidelines often combine extremely low and very low income into one category, referred to as “very low income,” and group all lower income categories together. These terms are used throughout this Housing Element.

As shown in Table 2, about 54 percent of households earn lower incomes, 21 percent moderate incomes, and 25 percent above moderate incomes. Shown in Chart 7, the income distribution varies by tenure: renters typically have the highest percentage of very low income households, and homeowners have the

<table>
<thead>
<tr>
<th>Table 2 Santa Ana Households by Income Category</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Income Category</strong></td>
</tr>
<tr>
<td>--------------------</td>
</tr>
<tr>
<td>Extremely low</td>
</tr>
<tr>
<td>Very low</td>
</tr>
<tr>
<td>Low</td>
</tr>
<tr>
<td>Moderate</td>
</tr>
<tr>
<td>Above moderate</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
</tr>
</tbody>
</table>


Note: 2010 Area Median Income for Orange County was $87,200.
NEIGHBORHOOD AND HOUSING PROFILE

Neighborhood and housing characteristics define the nature of housing needs in Santa Ana. This section analyzes general neighborhood characteristics, housing type and tenure, housing supply characteristics, housing prices and affordability, and housing problems.

NEIGHBORHOOD CHARACTERISTICS

Santa Ana has a rich mosaic of neighborhoods, each distinguished by its history, architecture, housing types, and amenities. More than 60 neighborhood associations have been formed to address neighborhood issues. As is common with many communities in Orange County, approximately 70 percent of all residential areas within the City are single-family residential neighborhoods. Many of these neighborhoods are established and well maintained, and several neighborhoods contain state and local historic resources.

Santa Ana has many neighborhoods made up of multiple-family residences: a mixture of single-family, townhomes, apartments, and a combination of industrial and residential uses. The diversity of these neighborhoods is great, and each neighborhood varies widely in condition. The diverse urban and suburban fabric of many of these neighborhoods has been woven over time and reflects the complexity of land use policies implemented over the long history of Santa Ana. The City has undertaken extensive efforts to stabilize residential neighborhoods through appropriate land use direction and housing programs.

To protect and stabilize residential neighborhoods, support the City’s economic base, and provide housing for the local workforce, Santa Ana is developing new residential neighborhoods in District Centers close to employment centers. These District Centers include the Metro East Mixed Use Overlay Zone, MacArthur Place, Downtown Santa Ana, City Place, and similar locations. Reflective of modern employment centers, Santa Ana’s District Centers are defined by eclectic skylines of high-rise residential projects, multiple-family townhomes and apartments, and mixed-use residential/commercial projects. These residential neighborhoods are intensely urbanized, transit oriented, and explicitly designed to support a full array of housing needs in Santa Ana.
HOUSING TYPE AND TENURE

Housing Type

Santa Ana has 76,898 housing units as of the 2010 Census. Shown in Chart 8, these homes predominantly consist of single-family homes, which include 46 percent for single-family detached homes and 7 percent for townhomes. Multiple-family housing comprises 41 percent of all housing, of which 10 percent are duplexes, triplexes, and fourplexes. Mobile home units make up the remaining 6 percent of all housing in the City. In addition, the City has group quarters. These products are provided in a variety of residential neighborhoods.

As Santa Ana’s population has diversified and housing needs have become more differentiated, the City has experienced significant levels of construction in innovative housing types other than standard single-family homes and apartments. High-rise and mixed-use condominiums are under construction near major employment centers. Mixed-use and live/work units are sensitively integrated into the fabric of industrial/residential neighborhoods and near employment centers. Artist lofts have added vibrancy to these special districts. The City also has a number of special needs housing projects, including care facilities, senior housing, emergency and transitional housing, and others.

Housing Tenure

The American dream is often intertwined with homeownership, which can provide financial independence, economic stability, and personal safety. Home investment and pride in homeownership are perceived to contribute to neighborhood quality and stability. Changes in federal housing and banking policies in recent years have opened up homeownership to a much larger portion of society—particularly the working and middle class. According to the 2010 Census, 47 percent (34,756 households) own a home and 53 percent (38,418 households) rent. However, the economic downturn and foreclosures threaten to decrease homeownership rates.

Offering a broad range of rental and affordable homeownership opportunities for Santa Ana residents is a continuing priority. Although many residents first enter the housing market as renters, many will desire to establish greater permanency in the community. The demand for homeownership opportunities is strong among first and second generation residents, and younger adults. A variety of homeownership and rental housing allow residents and their children to live in Santa Ana throughout their lives—as their families grow, as children leave home, and as individuals approach retirement.
HOUSING SUPPLY

Housing Vacancy

An adequate supply of housing is essential to maintaining adequate choices for residents, moderating housing prices, and encouraging the normal maintenance of properties. This is a delicate balance that must be maintained. Low vacancy rates result in price and rent escalation, while excess vacancy rates result in price depreciation, rent declines, and deferred maintenance. Although market forces are beyond the control of any one city, maintaining an optimal balance of housing supply and demand is a desirable goal.

Although different measures exist for defining the optimal balance of housing supply and demand, the building industry assumes that vacancy rates of 1.5 to 2.0 percent for ownership units and 5 to 6 percent for rental housing are optimal and offer a variety of choices for residents. Based on the 2010 Census data, the Citywide housing vacancy rate is 4.8 percent. The significant increase in foreclosures and the uncertain credit market have resulted in an increase in vacancy rates that have dampened the market.

Housing Size

Chart 9 compares the percentage of renter and owner households with the percentage of appropriately sized units for renters and owners by family size. The size of units available for homeowners matches the size of households. The same is generally true for renter households, with the exception of large-family households. For example, there is an abundance of studio and one-bedroom rental units, but only 30 percent of the renter households have one or two members. Moreover, 38 percent of all families who rent have five or more members, but only 22 percent of rented apartments and single-family homes available have three or more bedrooms. This translates into a shortage of 5,940 large family rental units.

Chart 9: Access to Housing Stock by Tenure

Although there is a balance of ownership units, the city has an excess supply of smaller rental units and a shortage of large rental units with three or more bedrooms.

HOUSING PRICES AND AFFORDABILITY

Housing Prices and Rents

This decade has seen unparalleled increases in housing prices and rents. Fueled by historically low interest rates, overly flexible lending, and pent-up demand for housing, the prices of single-family homes soared. Between 2000 and 2007, the median sales prices increased by 300 percent; since then housing prices have fallen by about 50 percent. The recent market decline has caused prices of single-family homes to drop to $350,000 and condominium prices to drop to $150,000 (2012 price levels). During the next 3 years, demand is expected to be stronger.

Meanwhile, the market for rental apartments has remained more stable. Over the past decade, apartment rents in Santa Ana have generally risen in line with inflation, increasing by approximately 40 percent during 2000 to 2007 compared with inflationary increases of 35 percent. Since 2007 home sales prices have dropped, however, rental prices have outpaced inflation, making renting less affordable over the past decade. Although the housing market and economic downturn have created more lending barriers for new apartment construction, demand for apartments is still strong.
Housing Affordability

With current housing prices and rents, housing affordability is a critical issue for many households. The lack of affordable housing can create undesirable situations, including overpayment and overcrowding. The following discussion assesses the ability of a four-person household to afford housing in Santa Ana. Affordability is defined as paying no more than 30 percent of gross income. This topic as it relates to overpayment is discussed in detail later in this chapter.

Because of the market downturn, the median price for an existing single-family home has been in decline since 2008. Between 2010 and 2012, however, median home prices steadily increased to $350,000 (DataQuick), and the amount of household income needed to afford a home is $100,450, which is affordable to a four-person above moderate income household. Condominiums offer a more affordable housing choice. With recent price reductions, the average price of an existing condominium at $150,000 is affordable to low and moderate income households. New homes sell at prices substantially higher than existing homes.

Although the housing market downturn has resulted in lower housing prices, the majority of lower income households can only afford apartments due to income and/or down payment requirements. Similar to homeownership, rental housing affordability is typically assumed as rent payments of no more than 30 percent of gross income. Assuming a four-person household, the maximum affordable monthly rent would be $1,066 for very low-income households, $1,706 for low income households, and $2,986 for moderate income households.

According to RealFacts, the median rent for an apartment ranges from $1,115 for a studio, $1,242 for a one-bedroom unit, $1,661 for a two-bedroom unit, and $1,696 for a three-bedroom unit. In comparison to these figures, extremely low and very low households could not afford the median apartment without significant overpayment. In contrast, moderate income households could afford the majority of existing apartments, except for three-bedroom units. Chart 11 illustrated the amount of income needed to afford housing in Santa Ana.

Chart 11: Income Needed to Afford Housing in Santa Ana

Source: DataQuick, 2013; RealFacts, 2013; and Trulia, 2013.
HOUSING PROBLEMS

Housing problems relate to the extent of overpayment (paying too much for housing) and/or overcrowding (or doubling up) of households in one home. The conditions are related because overpayment often leads to overcrowding. These conditions also lead to a number of hardships for the households and their families, including insufficient income to afford other necessities, undue burden on families, and accelerated use and wear on housing.

The 2011 ACS reports that many Santa Ana households experience overpayment, overcrowding, or both conditions (43 percent overpay and 33 percent are overcrowded). The prevalence of housing problems is greater among renters (58.3 percent) than among homeowners (46.2 percent). Chart 12 summarizes each housing problem by tenure for residents of Santa Ana.

Overpayment

Overpayment refers to a renter household that pays more than 30 percent and owner household that pay more than 35 of gross income for housing costs. Moderate overpayment refers to payments between 30 to 50 percent of gross income; severe overpayment refers to payments exceeding 50 percent. The 2011 American Community Survey reports 31,676 households (43 percent) overpaying for housing. Of this total, 57 percent of renters (21,496 households) overpay and 39 percent of owners (14,897 households) overpay for housing. Housing overpayment is most severe among extremely low and low-income households as well as special needs groups, such as seniors.

Overcrowding

According to California housing element guidelines, housing overcrowding refers to a household that has more members than habitable rooms in a home. Moderate overcrowding refers to a situation where a home is occupied by 1.1 to 1.5 persons per room, and severe overcrowding refers to more than 1.5 persons per room. According to the 2011 ACS, 33 percent of households in Santa Ana live in overcrowded situations. Approximately 21 percent of homeowners (8,020) live in overcrowded conditions, with many severely overcrowded. In contrast, 43 percent of renters (16,313) live in overcrowded housing. Overcrowding is most severe among lower income, large renter families.

Chart 12: Housing Problems by Tenure

SPECIAL NEEDS

Certain segments of the population are considered to have special housing needs because their circumstances may result in difficulties in finding adequate and affordable housing. Circumstances may include income, household characteristics, disability, or medical conditions. Table 3 summarizes the number of special needs groups in the City. The following discussion illustrates the needs of special needs group and the City’s response. Refer to the Appendices for additional information.

<table>
<thead>
<tr>
<th>Special Needs Group</th>
<th>Households/Pers</th>
<th>Number</th>
<th>Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Large households</td>
<td></td>
<td>28,034</td>
<td>44%</td>
</tr>
<tr>
<td>Female-headed households</td>
<td></td>
<td>11,799</td>
<td>23%</td>
</tr>
<tr>
<td>Disabled persons</td>
<td></td>
<td>22,301</td>
<td>22%</td>
</tr>
<tr>
<td>Senior households</td>
<td></td>
<td>21,911</td>
<td>13%</td>
</tr>
<tr>
<td>Farmworkers</td>
<td></td>
<td>1,997</td>
<td>&lt;1%</td>
</tr>
<tr>
<td>People who are homeless</td>
<td></td>
<td>850</td>
<td>&lt;1%</td>
</tr>
</tbody>
</table>


SENIOR HOUSEHOLDS

Senior citizens are considered a special needs group because limited income, health costs, disabilities, and the need for access to transportation can make it more difficult for them to find and retain adequate and affordable housing. According to the 2010 Census, 21,911 Santa Ana residents (7 percent) are seniors. Of the 10,303 senior households in 2011, 7,212 (70 percent) own housing and 3,090 (30 percent) rent housing. According to the 2011 ACS, 33 percent of the senior population in Santa Ana lives alone. The 2010 Census reports that seniors have the following needs: 35 percent have a disability, 57 percent earn lower income, and 59 percent overpay for housing. With the aging of baby boomers, the increasing number of seniors is expected to create a demand for affordable, barrier-free housing and supportive services.

The City of Santa Ana encourages the provision of a range of housing types and support services. As described in Appendix A (page A-22), the City has approximately 944 age-restricted units; 1,114 senior-only mobile homes, based on telephone survey; and 520 beds in residential care and continuing care facilities, according to the State of California licensed care database. Senior services are provided at two senior community centers. The Orange County Office of Aging coordinates services available to seniors in the community. Programs in the Housing Framework address the provision of housing and services to address this segment of Santa Ana’s population.
LARGE HOUSEHOLDS

Santa Ana is a family-oriented community in which the average household size is 4.4 persons—significantly higher than the county average of 3.5. The 2011 ACS reports 13,660 large owner and 14,375 large renter households in Santa Ana, representing 38 percent of all households. Generally, large households seek larger renter or ownership units with three or more bedrooms and typically experience extremely high cost burdens and overcrowding. Although there appears to be sufficient ownership opportunities, as discussed later, there is a significant shortage of rental units that are affordable and large enough to accommodate large families. As a result of this shortfall, many large families live in overcrowded units.

FEMALE-HEADED HOUSEHOLDS

According to the 2010 Census, 26 percent (19,737) of all Santa Ana households are single-parent households with children. Of those households, 63 percent (12,555) are female headed. The Census reports that the average single-parent household spends 12–25 percent of annual income for childcare, leaving less income available to pay for housing. Housing opportunities can be improved through policies that call for the provision of affordable childcare and for the location of family housing sites close to transportation, recreational facilities, and supportive services.

The Housing Element sets forth programs to assist large families and female-headed families. Programs will continue to be implemented that preserve affordable multiple-family housing and mobile homes through acquisition, rehabilitation, and deed restrictions. The Housing Authority will also continue to issue housing vouchers to lower income residents. Several new programs are proposed to create incentives to build or rehabilitate family housing (including multiple-bedroom units) as well as address family child care needs. Numerous programs also address the redesignation of land use along corridors and other areas in the community to facilitate new family housing.

DISABLED PERSONS

Santa Ana has many residents with physical, sensory, developmental, or other disabilities who require special living arrangements and services designed to meet their needs. For example, persons with physical and/or sensory disabilities often require barrier-free housing, which allows freedom of movement to and within the unit itself. Disabilities can also include visual, hearing, mobility, and other conditions. The 2010 Census reports that people with a physical or other Census-reported disability account for 6 percent or 20,248 people in the community. This number is anticipated to increase in Santa Ana and nationwide with the aging of the population.

The ACS collects data on people with a disability in six categories. They include difficulty with hearing, vision, a cognitive impairment, ambulatory ability, self-care, and independent living. The ACS estimates that there are 2,159 children,
10,488 adults, and 10,488 seniors with disabilities. Approximately 5 percent of adults (age 18–64) in the City are affected by a disability. The greatest challenges for disabled adults are cognitive impairment and independent living.

To accommodate people with disabilities, the City of Santa Ana has almost 2,000 beds in state-licensed care facilities. Housing vouchers are also allocated to disabled people. The Dayle McIntosh Center and Goodwill Industries provide a range of programs to improve the income and quality of life of disabled persons, such as job training, independent living skills training, and barrier-free housing referrals.

The State Department of Developmental Services provides community-based services to developmentally disabled persons through contracted regional centers. The Regional Center Orange County (RCOC) is charged by the State of California with the care of people with developmental disabilities, defined as those with severe, life-long disabilities attributable to mental and/or physical impairments. RCOC has served 2,565 people in Santa Ana with a developmental disability. Table 4 provides a breakdown by age and zip code of those helped through RCOC programs.

### Table 4

<table>
<thead>
<tr>
<th>Zip Code</th>
<th>0–14 Years</th>
<th>15–22 Years</th>
<th>23–54 Years</th>
<th>55–64 Years</th>
<th>65+ Years</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>92701</td>
<td>197</td>
<td>59</td>
<td>75</td>
<td>5</td>
<td>0</td>
<td>336</td>
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<tr>
<td>92703</td>
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<td>93</td>
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<td>92708</td>
<td>119</td>
<td>60</td>
<td>97</td>
<td>11</td>
<td>3</td>
<td>290</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>1245</strong></td>
<td><strong>450</strong></td>
<td><strong>732</strong></td>
<td><strong>97</strong></td>
<td><strong>41</strong></td>
<td><strong>2,565</strong></td>
</tr>
</tbody>
</table>

Source: Regional Center Orange County, 2013.

### PEOPLE WHO ARE HOMELESS

The County of Orange conducts an annual homeless needs assessment and biennial point in time count. The 2011 Point in Time Survey estimated 6,939 people were homeless in Orange County. This count does not include persons at risk of becoming homeless, such as people living in transient motels, or those living in homes at risk of foreclosure, or other precarious arrangements. In 2013, the Point in Time (PIT) Survey estimated 4,251 people were homeless in Orange County.

Based on the PIT Survey, roughly 20 percent of the people counted reported Santa Ana as their last place of residence before becoming homeless. Therefore, the City estimates that approximately 850 people were homeless in Santa Ana as of 2013.
Numerous factors contribute to homelessness—difficulties in obtaining employment, mental illness, family problems, and substance abuse, to name a few. Individuals also have needs for medical care, job training, childcare assistance, mental health care, substance abuse treatment, English language education, and other services.

Based on the 2013 estimate of approximately 850 homeless people and the current stock of 318 emergency shelter beds in Santa Ana, the City has an unsheltered homeless population of approximately 532 people. This does not include 250 seasonal emergency shelter beds provided by the Winter Armory program.

The estimated homeless bed need in the 17th and Tustin Avenue County Island within the City’s sphere is estimated to be approximately four beds, based on a population estimate of 306 for that area. The additional homeless need associated with this County Island could be accommodated in Santa Ana’s available industrial zones, per the City’s adopted Senate Bill 2 ordinance.

**EXTREMELY LOW INCOME HOUSEHOLDS/FARM WORKERS**

According to the 2012 SCAG Existing Housing Needs Data Report, an estimated 11,370 households in Santa Ana earn extremely low income, comprising 15 percent of all City households. Extremely low income households are defined as those earning no more than 30 percent of the area median income. Large-family households and seniors living on a fixed income make up a large percentage of this group. As discussed in Appendix A, 1,131 Santa Ana residents are employed in the agriculture industry, and the average pay is only $18,390 per year.

State law allows jurisdictions to estimate the future housing need for extremely low-income households at one-half of the City’s very low income housing allocation. The City’s very low income housing allocation for the 2014–2021 planning period is 45 units; therefore, the City’s projected need for extremely low-income households is approximately 23 units. The City has a carryover of 111 very low units from the 2006 through 2014 planning period. This adds about 55 units to the City’s extremely low allocation, bringing the total number to 78 units.

To address this need, the Santa Ana Housing Authority issues an estimated 2,699 housing vouchers to predominantly extremely low-income households. This is less than one-quarter of the need. The Santa Ana Housing and Neighborhood Development program in partnership with the Housing Authority also work with nonprofit and for-profit organizations to acquire apartments, rehabilitate them, reconfigure units to create large-family housing, and deed restrict the units so that the rents are affordable to low or extremely low income. The Planning and Building Agency also assists organizations to develop and deed restrict single-family homes affordable to lower income households.
HOUSING NEEDS

HOUSING PRODUCTION NEEDS

The Southern California Association of Governments (SCAG) prepares housing construction needs goals for each city in Southern California as part of the Regional Housing Needs Assessment (RHNA). As set forth in the California Government Code, all local governments are required to set aside sufficient land, adopt programs, and provide funding, to the extent feasible, to facilitate and encourage housing production commensurate with that need.

Santa Ana’s RHNA for the 2014–2021 planning period is 204 units with a carryover from the previous planning period of 201 lower income units, for a combined RHNA of 405 units divided into four income groups. As summarized in Table 5 and described below, total housing construction need comprises three components:

- **Population and Job Growth.** The first component of the RHNA is the number of units needed to accommodate new households and employment growth. The household growth component is determined by calculating the expected population growth that will occur from 2014–2021. SCAG projects the job base within Santa Ana will decrease by approximately 11,000 jobs through 2020, stabilizing the demand for housing in the City.

- **Housing Factors.** The RHNA housing goals incorporate additional units to encourage a certain number of vacant units. This allows for sufficient choice for consumers, maintains rents and prices at adequate levels, and encourages the desired level of housing maintenance and repair. The RHNA also includes a factor to account for housing units that will be lost due to demolition, fire, or conversion to nonresidential uses.

- **Fair Share Factor.** Santa Ana’s housing need includes four affordability levels. The RHNA is a complex calculation that accounts for the fact that Santa Ana has a disproportionately higher percentage of affordable units. Thus, the City is required to produce a smaller percentage of affordable units, as compared to jurisdictions with higher income households.

<table>
<thead>
<tr>
<th>Table 5</th>
<th>Regional Housing Needs Allocation 2014–2021</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Very Low (0–50% of MFI)</td>
</tr>
<tr>
<td>2014-2021 RHNA</td>
<td>45</td>
</tr>
<tr>
<td>Carryover 2006-2014 RHNA</td>
<td>111</td>
</tr>
<tr>
<td>Combined RHNA</td>
<td>156</td>
</tr>
</tbody>
</table>

Note: Household goals based on 2010 Census County Median Family Income ($83,735).
Well-maintained housing is a critical part of safe and healthy neighborhoods. Housing conditions also influence property values and the City’s image. Generally, homes built in the last 30 years are in good shape with little repair required. Homes begin to show age after 30 years and can require more significant maintenance and even extensive rehabilitation. Generally, homes built 50 or more years ago (unless well-maintained) are more likely to require substantial repairs than newer homes. Older homes may also be in need of retrofitting to meet current earthquake, energy, and fire safety standards.

Approximately 14,377 homes were built in Santa Ana during the last 30 years and are generally in better condition. Homes built after 1960 and up to 1980 may begin to require rehabilitation. Much of Santa Ana’s housing was built during this period, generally before the adoption of residential design standards. Finally, an estimated 26,766 housing units, or 35 percent, were built before 1960. Many older homes in well-maintained historic neighborhoods are in excellent condition. However, others have not been maintained and require significant repair, rehabilitation, and in some cases replacement.
HOUSING PRESERVATION NEEDS

Santa Ana has a significant number of affordable housing units that receive public subsidies in return for long-term affordability controls. Typically, these projects provide units affordable to extremely low, very low, and low income households, including persons with special needs. Over time, certain affordable units are eligible to change from lower income housing to market rate housing within ten years of the beginning of the planning period (2024). The reasons why publicly assisted housing might convert to market rate include expiring subsidies, mortgage prepayments, and expiration of affordability restrictions.

The City of Santa Ana has more than 2,500 affordable housing units that have been built with local, state, or federal monies and provide housing affordable to lower income families and seniors. Based on the latest available information, 880 units are technically at risk of conversion by June, 30, 2024. Chart 14 shows the number of affordable units and those at risk of conversion.

Another critical issue related to housing preservation, particularly single-family homes, is foreclosures. In the past few years, the City of Santa Ana has experienced a significant number of foreclosures that have displaced individuals and families. The roots of the foreclosure crisis are complex, related to the purchase of overvalued real estate with creative lending packages. As the market has receded and loans readjusted, many homeowners are simply unable to afford their homes.

Chart 14: Affordable Housing Projects

Source: City of Santa Ana.
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