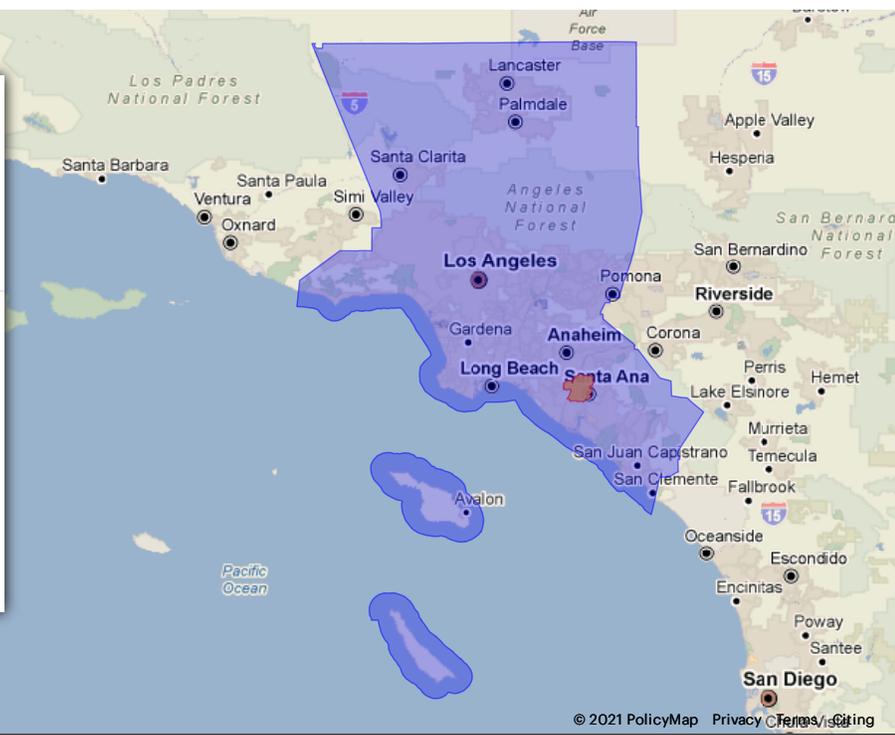**Housing Needs Assesment Report**

May 19, 2021

Santa Ana (City) is located in Orange County, in the state of California.

See a report for the Los Angeles-Long Beach-Anaheim, CA Metro Area.

Indicators in this report use data from various geographies, depending on availability. Check the citation note for each section.

POLICYMAP

| Demographics | Rental Affordability | Homeownership Affordability | Dedicated Affordable Housing | Adequacy of Housing Production | Housing Stock Characteristics | Neighborhood Variations | Housing Stock for Older Adults |

About This Report

This report aggregates nationally available data to document and illustrate local housing needs. Visualizations provide comparable data for broader geographic areas including at the state and national level. Reports for the metropolitan area are also available.

Much of the national data is from the American Community Survey (ACS) which is conducted annually, and published roughly one year after collection. This report uses the Census's 5-year estimates which average five years of ACS survey data and so may not fully reflect the latest trends. Annual ACS estimates may be more current, although they are subject to larger margins of error. Local data sources can also help illuminate short-term trends not apparent in Census surveys. Learn more about Using Locally Available Data, Interviews, and surveys to Supplement Nationally Available Data in a Housing Needs Assessment.

Each of the visualizations in the report are downloadable in chart or image form. Most visualizations in this report are interactive, and will display additional detail when users tap or hover over bars or data points. In some cases, this detail includes percentage changes to provide trend information.

Demographics ⓘ

Examining the demographics of your locality is key to understanding and addressing the housing needs of your community. Data on age, racial composition, disability, and socioeconomic status can provide insight into who lives in the jurisdiction and inform decisions about how to meet diverse needs and allocate resources where most needed. Examining demographic data is also important for identifying mobility trends among different populations into and out of the jurisdiction.
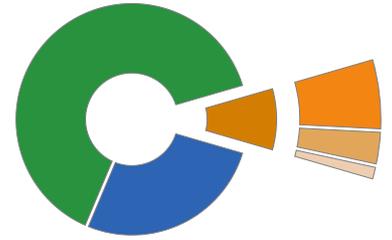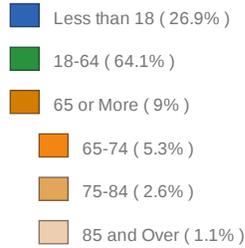
Estimated Population 2019

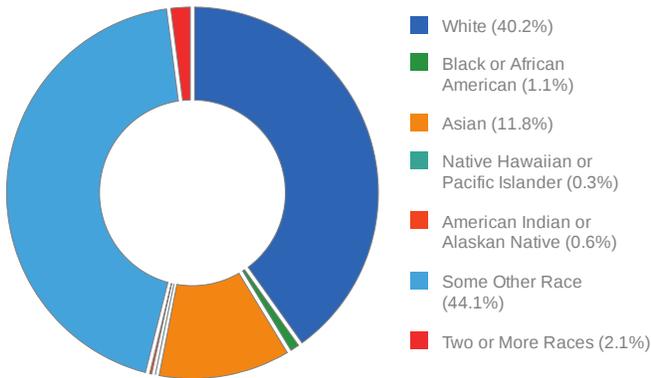### Total Population

332,794

▼ 1.4% Since 2000

Population By Age

■ Less than 18 (26.9%)
■ 18-64 (64.1%)
■ 65 or More (9%)
　■ 65-74 (5.3%)
　■ 75-84 (2.6%)
　■ 85 and Over (1.1%)

Source: Census ⓘ
2000 - 2015-2019 Data Contains: 1 City

Race and Ethnicity 2019

Racial Composition

■ White (40.2%)
■ Black or African American (1.1%)
■ Asian (11.8%)
■ Native Hawaiian or Pacific Islander (0.3%)
■ American Indian or Alaskan Native (0.6%)
■ Some Other Race (44.1%)
■ Two or More Races (2.1%)

Source: Census ⓘ
2000 - 2015-2019 Data Contains: 1 City

Ethnic Composition

■ Percent Hispanic or Latino Population (76.8%)
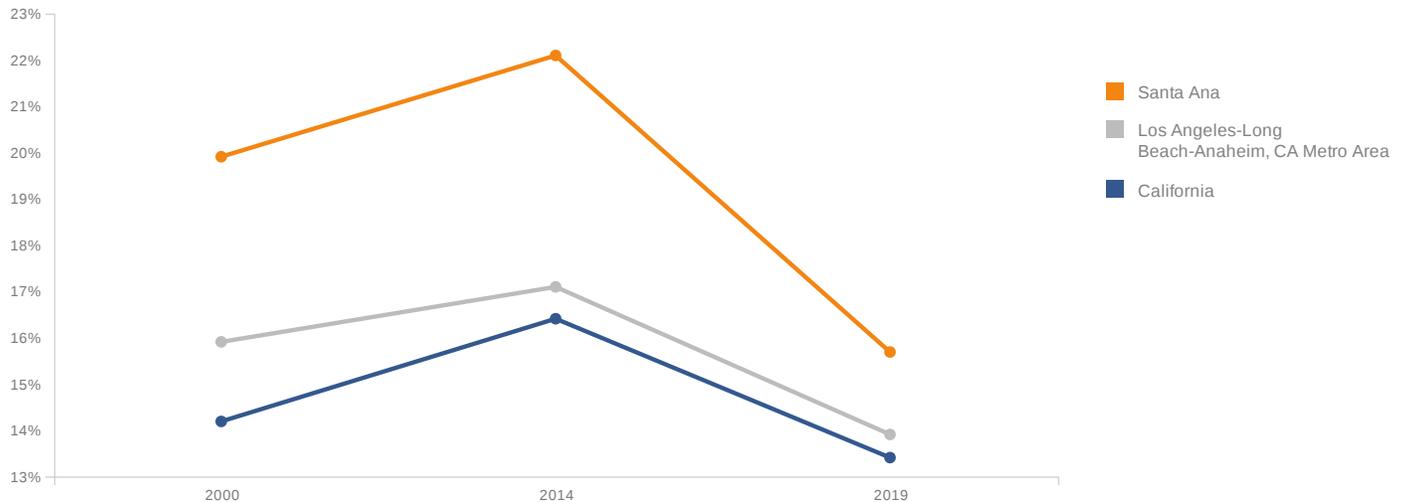■ Percent Population Not Hispanic or Latino (23.2%)

Source: Census ⓘ
2000 - 2015-2019 Data Contains: 1 City

Poverty   **2000 to 2019**

Monitoring the poverty rate over time is critical for assessing community needs and considering policy responses. A substantial change in the poverty rate over time can be a sign of an important trend, such as a deepening or amelioration of economic distress, or changes in the composition of an area's population due to shortages of affordable housing. In **Santa Ana**, the share of people in poverty **decreased** from **19.9%** in 2000 to **15.7%** by 2019.
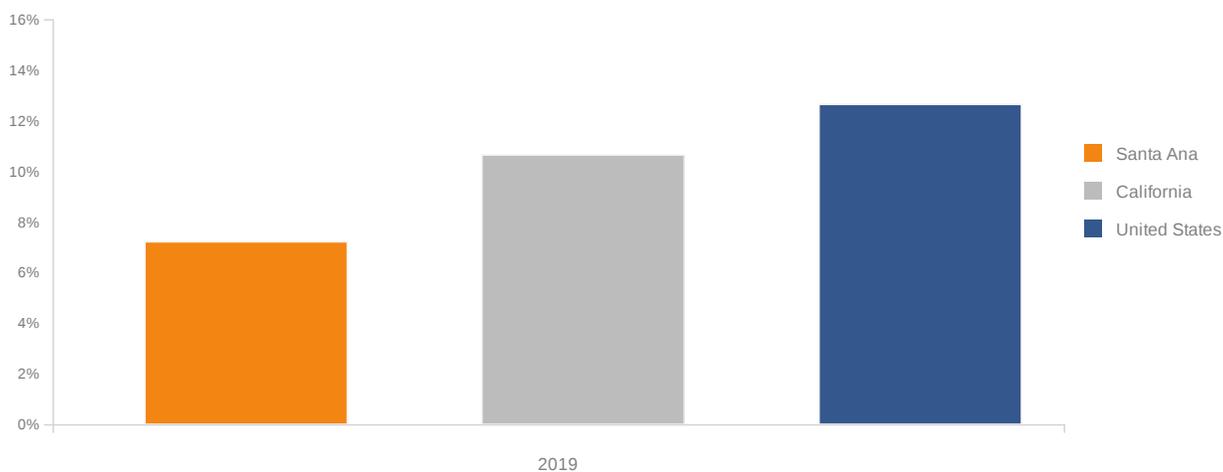
It's also important to compare the poverty rate in the jurisdiction to that of the state as a whole. Higher poverty rates can mean higher affordability challenges unless offset by lower housing costs. In 2019, the share of people in poverty in **Santa Ana** was **higher** than in **California** and **higher** than the **United States** as a whole.

Source: Census ⓘ
2000 - 2015-2019 Data Contains: 1 City

Population With A Disability   **2019**

Some people with physical disabilities require housing with special features, such as wider doorways or easy-entry showers. The overall share of people with disabilities can be a helpful marker of the need for housing adaptations and services, but the category is broad and different people with disabilities, including developmental and other non-physical disabilities, have different needs. In **Santa Ana** in 2019, the share of population with one or more disabilities was **7.2%**, **lower** than the share for the state of **California** (**10.6%**) and **lower** than the **United States** as a whole (**12.6%**)
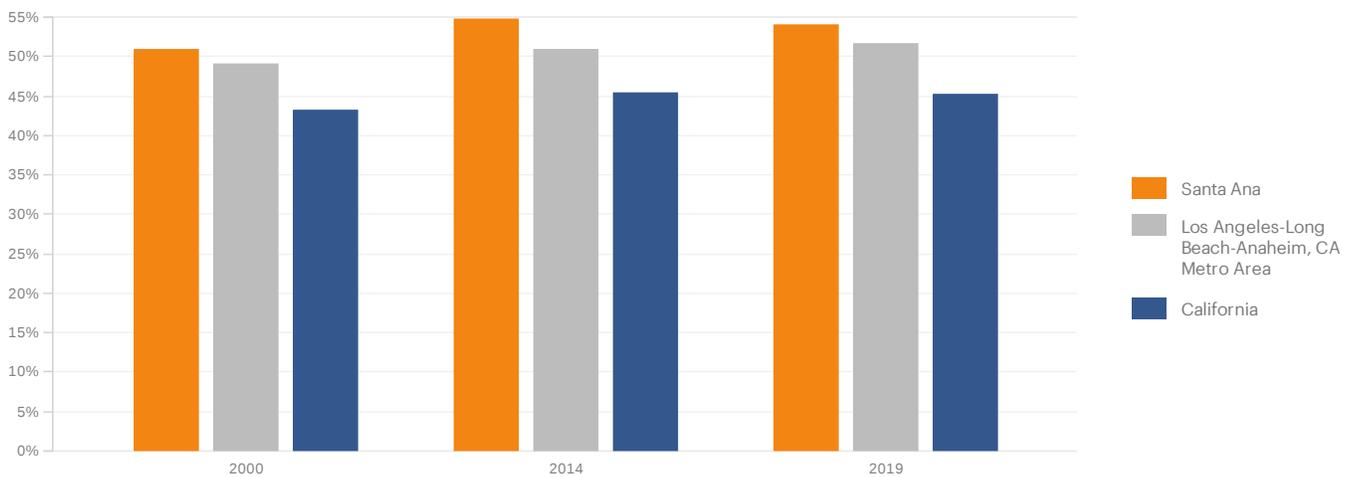

Source: Census ⓘ
Data Contains: 1 City

Rental Affordability

A healthy housing market provides a diverse range of housing options, including rental and for-sale homes and homes affordable to people of different incomes. An examination of the percentage of households that rent their homes, and the characteristics of these renter households (age, income, and cost-burden) can help jurisdictions understand the needs of renters and the extent to which policy changes may be needed to help ensure those needs are met. By examining how the data change over time, jurisdictions can spot trends, such as increased or decreased rental affordability. Data at the MSA and state levels provide benchmarks that can be helpful for interpreting the jurisdiction's data. Learn how to use the tools on LocalHousingSolutions.org to increase the affordability of rental housing. In addition to developing new dedicated affordable rental homes, it is important to consider how both to preserve existing dedicated affordable rental homes and to preserve unsubsidized rental homes that are nevertheless affordable. Since the overall supply of homes for rent can affect rent levels, localities interested in making rental homes more affordable also may wish to focus on reducing barriers to the creation of new supply using tools included within the " reducing development costs and barriers" section of the Local Housing Solutions policy framework.

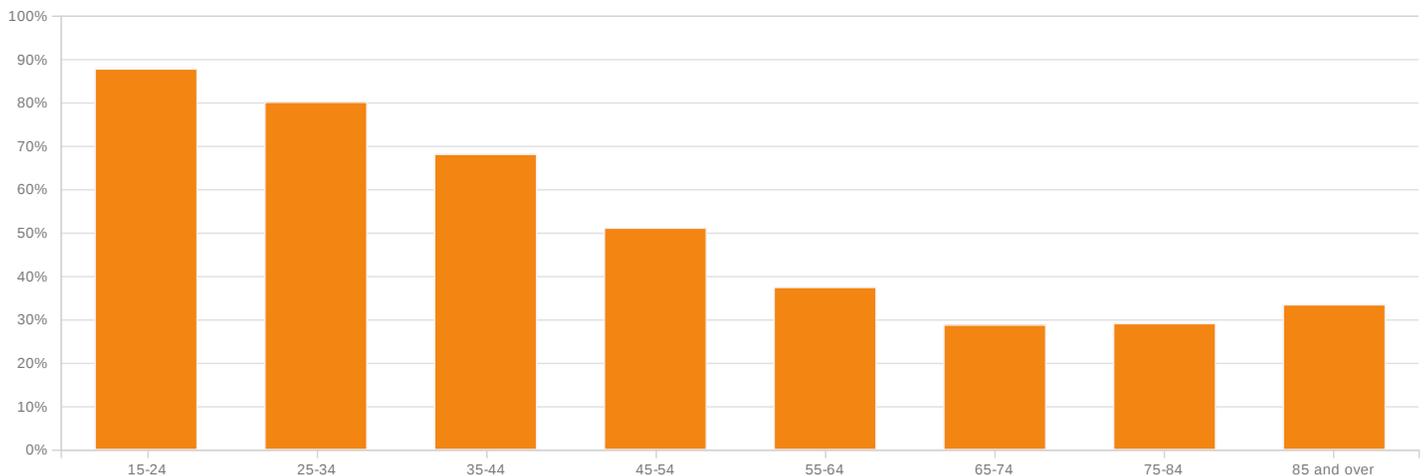## Share of Households Who Rent   2000 to 2019

In most localities, a significant share of households rent, underscoring the importance of quality affordable rental housing. Localities where few households rent compared to the state may want to consider increasing the stock of rental housing in the jurisdiction. As of 2019, **53.9%** of households in **Santa Ana** were renters, **higher** than the renter percentage in **California** (**45.2%**) and **higher** than than the renter percentage in the U.S. (**36%**). The share of **Santa Ana** households who rent **increased** from **50.7%** in 2000 to **53.9%** in 2019.

Legend:
- Santa Ana
- Los Angeles-Long Beach-Anaheim, CA Metro Area
- California

Source: Census ⓘ
2000 - 2015-2019 Data Contains: 1 City

Share of Renters By Age 2019

The share of households who rent varies substantially by age and so renters of different ages and household sizes may be interested in different forms and sizes of rental homes. In **Santa Ana**, as of 2019, households headed by an individual aged **15-24** were the most likely to rent (**87.7%** rented) while households headed by an individual aged **65-74** were the least likely to rent (**28.5%** rented). Jurisdictions should compare these percentages to the numbers of households in each age category to determine how many renter households there are in each category.
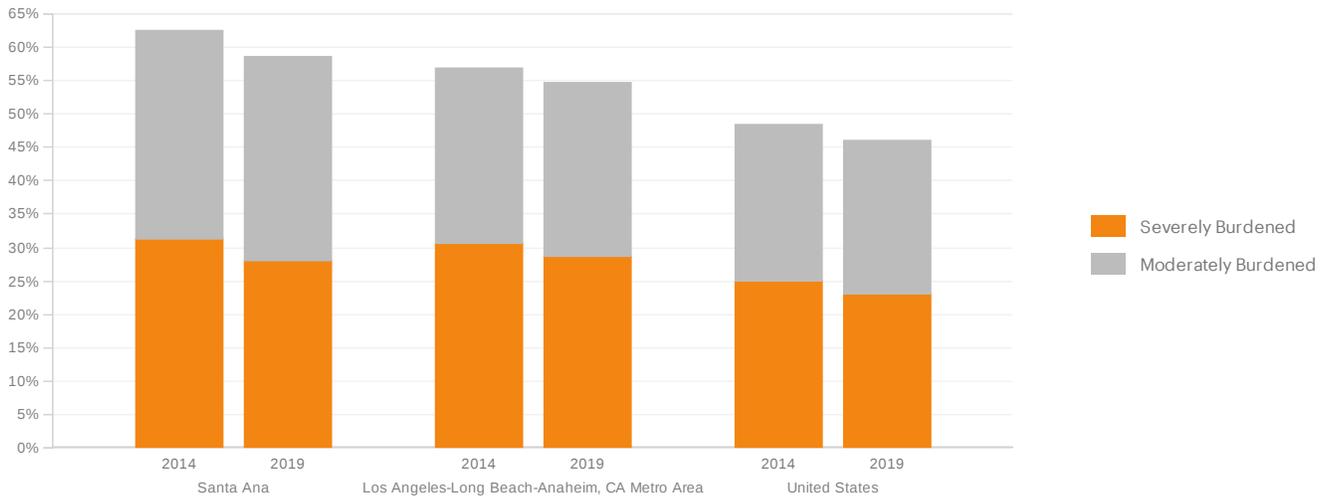
Moderately or Severely Cost Burdened Renter Households ⓘ 2014 to 2019

Examining how the share of renter households that are cost-burdened changes over time can help jurisdictions understand whether affordability problems are easing or worsening. In **Santa Ana**, the share of renter households that are moderately or severely cost burdened **decreased** from **62.5%** in 2014 to **58.5%** in 2019.

Data on the share of households that are cost-burdened at the regional and national levels can provide a useful context for understanding the extent to which the jurisdiction's affordability challenges are more or less severe than these benchmarks. The share of renter households in **Santa Ana** that were moderately or severely cost-burdened in 2019 (**58.5%**) was **higher** than the share in the **Los Angeles-Long Beach-Anaheim, CA Metro Area**, (**54.7%**), and **higher** the share in the **United States**, (**46%**).

In reviewing these charts, pay attention to the level of severe cost-burden as well as the combined level of moderate- and severe cost-burden.
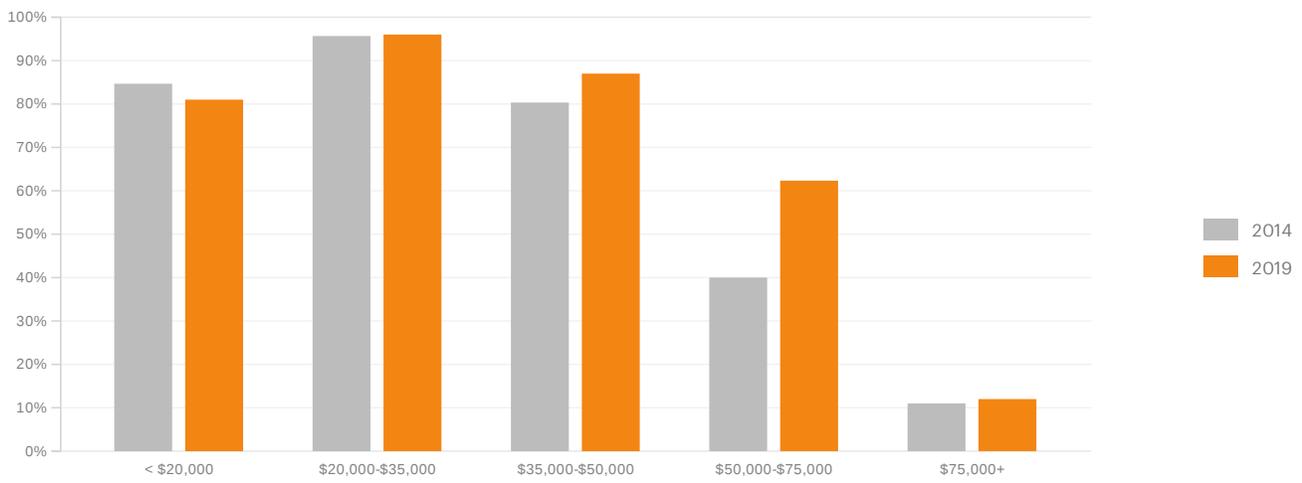
Share of Renter Households that are Cost Burdened across Income Ranges 2014 to 2019

The incidence of housing cost burdens is generally highest for unassisted renter households with the lowest incomes, a key reason why federal housing vouchers and federally-funded public housing are targeted primarily toward extremely low-income renters. In developing a local housing strategy, it is important to consider both the incidence of moderate- and severe housing cost burdens among households of different income levels and the absolute number of renter households with these problems within each income category. It is also important to consider whether the incidence of housing problems is rising among certain income groups as well as whether there are important gaps not targeted by federal assistance. Learn how to set income eligibility levels.

In reviewing this chart, keep in mind that it includes households receiving rental assistance, which may have the effect of reducing the share of households in the lowest income bracket(s) that are cost-burdened. In addition, the income categories are based on nominal incomes in each year and are not adjusted for inflation.
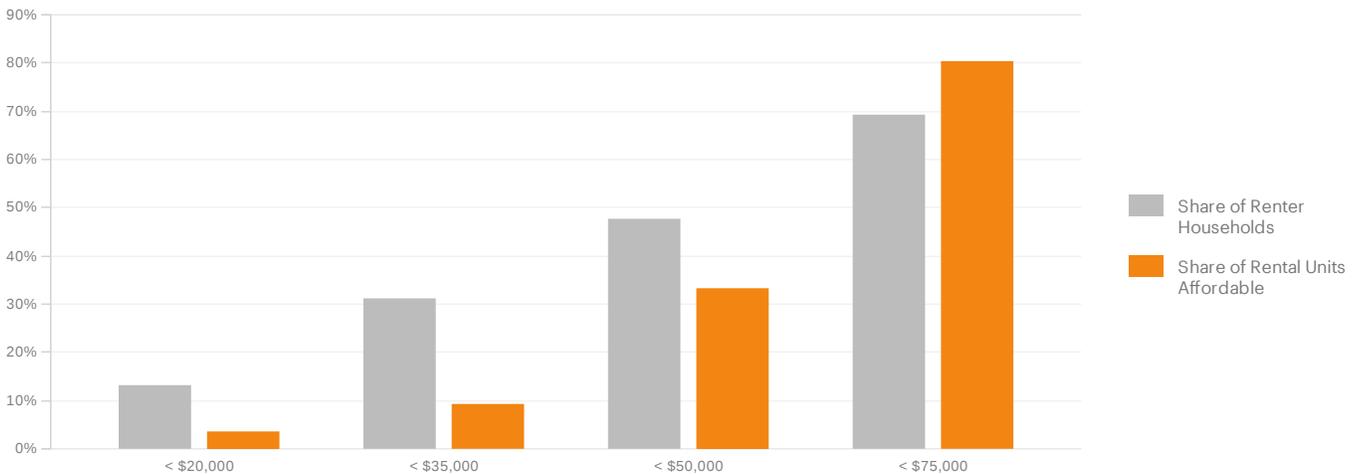
In **Santa Ana**, renter households with incomes of **$20,000 - $35,000** had the highest incidence of cost burden in 2019 (**95.5%**). As shown in the previous visualization, the share of households rent burdened in **Santa Ana decreased** overall from 2014 to 2019.

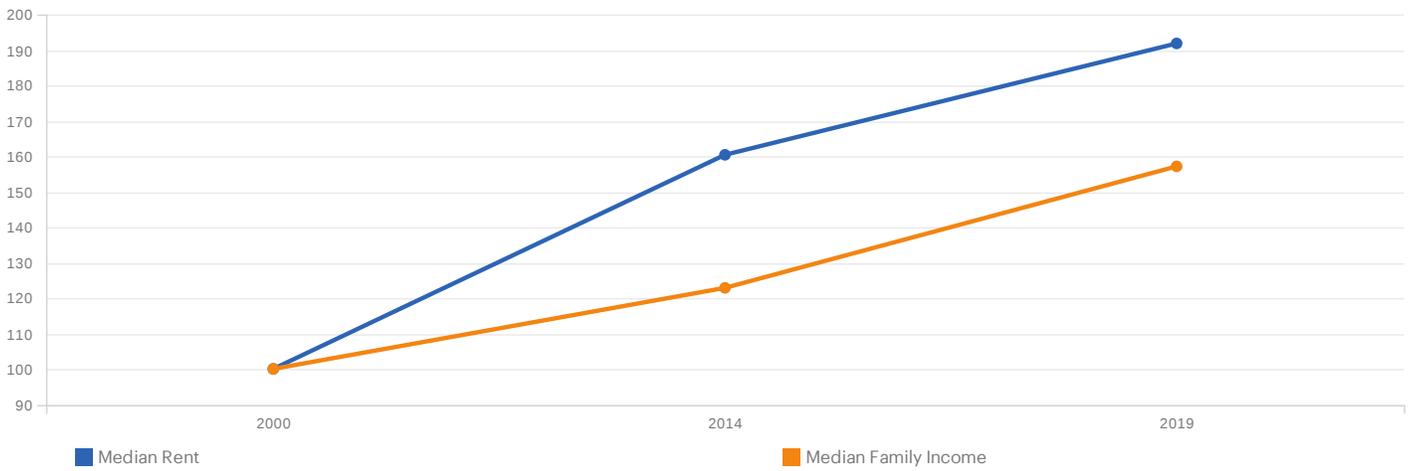## Renter Households and Affordable Rental Units by Income 2019

This chart compares the cumulative share of renters below specified income levels to the share of the rental stock affordable to households with these incomes. This can be helpful for identifying supply shortages at different income levels. Keep in mind that some of the units identified as affordable to people of a particular income level may in fact be occupied by households with higher incomes, reducing the stock available for lower income households. There are deficits in affordable supply for the lowest income households in nearly all markets (note: visualization includes public housing which mainly serves those lowest incomes). One issue to examine is how far up the income spectrum the deficit extends.

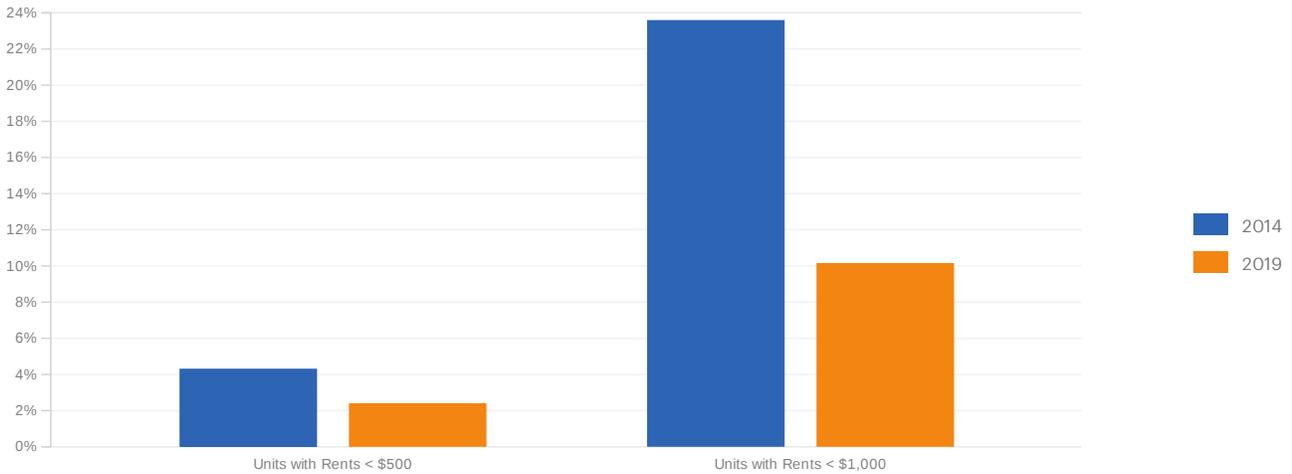## Comparing Rent and Income Trends (Indexed) 2000 to 2019

In many localities and regions, rents are rising faster than incomes, leading to decreased affordability. In other localities and regions, incomes are increasing faster than rents, leading to increased affordability. The monthly median rent in **Santa Ana rose** from **$815** in 2000 to **$1,563** in 2019 (**growth** of **91.8%**). During this same period, the annual median family income in **Santa Ana rose** from **$41,050** to **$64,616** (**growth** of **57.4%**). (Both monthly median rent and annual median family income have been turned into index numbers with their year 2000 values set to 100; dollar amounts are nominal and have not been adjusted for inflation).

Legend:
- **Median Rent** (blue)
- **Median Family Income** (orange)

Change in Stock of Rental Units below $500 and $1,000 a Month 2014 to 2019

Some localities are experiencing a reduction in the stock of units with low rents as owners renovate housing or simply align rents with a rising market. In **Santa Ana**, **2.3%** of rental units in 2019 had a monthly rent of $500 or less, and **10.1%** of units rented for $1,000 or less monthly. This is a **smaller** share than in 2014, when **23.5%** of rented units in **Santa Ana** had a gross rent of $1,000 or less. Note that these figures reflect nominal dollars and have not been adjusted for inflation. Based on affordability standards defining an affordable rent at or below 30% of income, monthly rent levels at $500 and $1,000 are affordable to households with annual incomes of $20,000 and $40,000, respectively.

Legend:
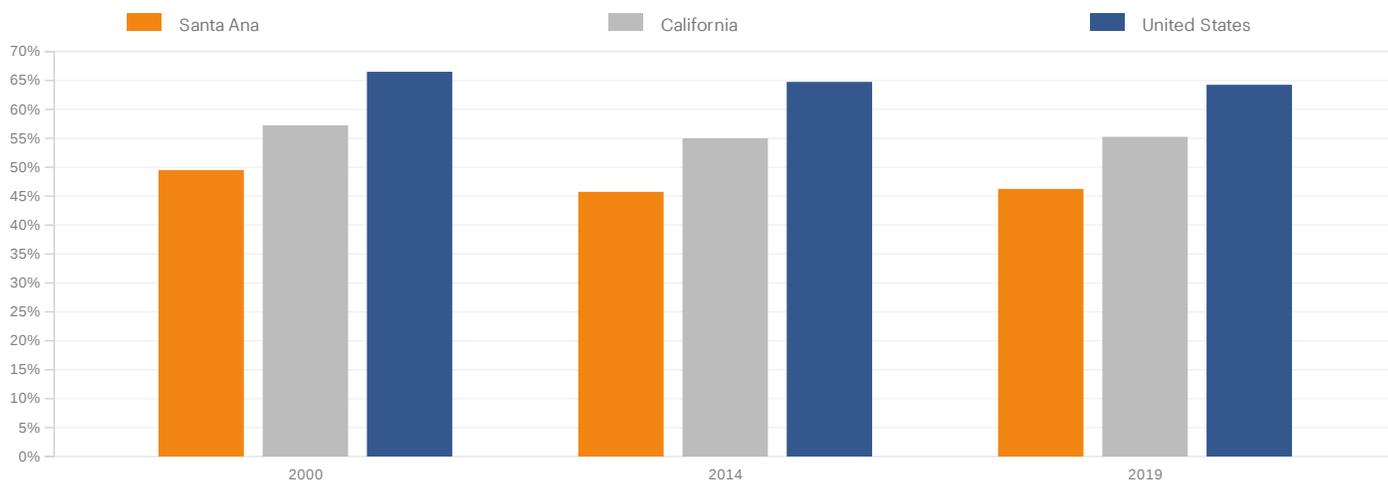- **2014** (blue)
- **2019** (orange)

Homeownership Affordability

An examination of the homeownership rate and affordability of owner-occupied homes is important for developing a strategic approach to homeownership. Localities with homeownership rates that are low relative to the region or state may want to consider policies to encourage homeownership. There are also several policy options to bring homeownership within reach of low- and moderate-income households, such as community land trusts, deed-restricted homeownership, housing counseling, downpayment assistance, and shared appreciation mortgages. In addition to helping renters become homeowners, many localities focus on helping existing homeowners stay in their homes through policies including foreclosure prevention and property tax relief. Since the overall supply of homes for sale can affect home prices, localities interested in making homes more affordable also may wish to focus on reducing barriers to the creation of new supply using tools included within the "reducing development costs and barriers" section of the Local Housing Solutions policy framework.

Homeownership Rate 2000 to 2019

The state and national averages provide useful context for understanding a locality's homeownership rate and the change over time in that rate. In 2019, **46.1%** of households in **Santa Ana** owned their homes. This is **lower** than the state of **California** (**54.9%**) and **lower** than the homeownership rate in the United States (**64%**). Between 2000 and 2019, the homeownership rate in **Santa Ana fell** by **1.7%**.

Localities that experience a rate of change in the homeownership rate that is substantially different from that of the state and/or nation should consider the local and regional context to determine whether this is a welcome, distressing, or neutral development. Learn how to balance the goals of promoting homeownership and increasing the supply of affordable rental housing.
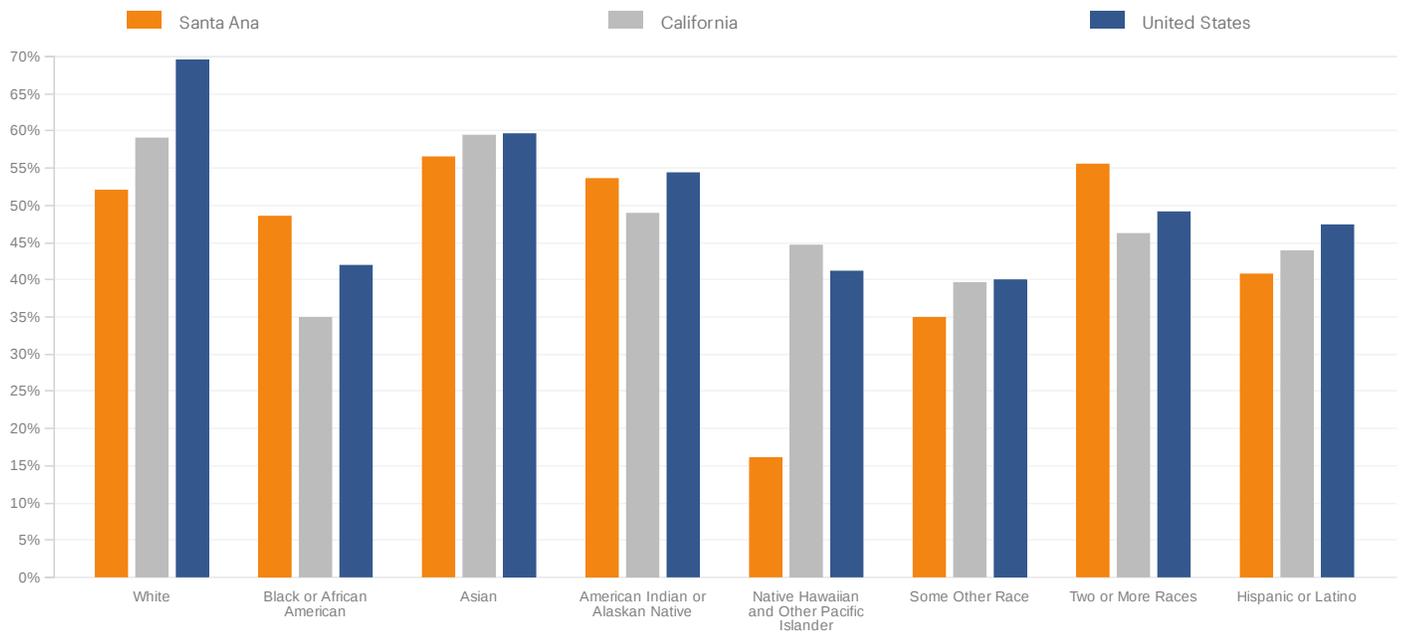

Source: Census ⓘ
2000 - 2015-2019 Data Contains: 1 City

Homeownership Rate by Race/Ethnicity 2019

Across the U.S., there are significant disparities in the homeownership rate by race and ethnicity. Localities can use this chart to understand how the homeownership rate varies by demographics within their jurisdiction and compare the racial and ethnic homeownership gaps to those of the state and the U.S. as a whole.
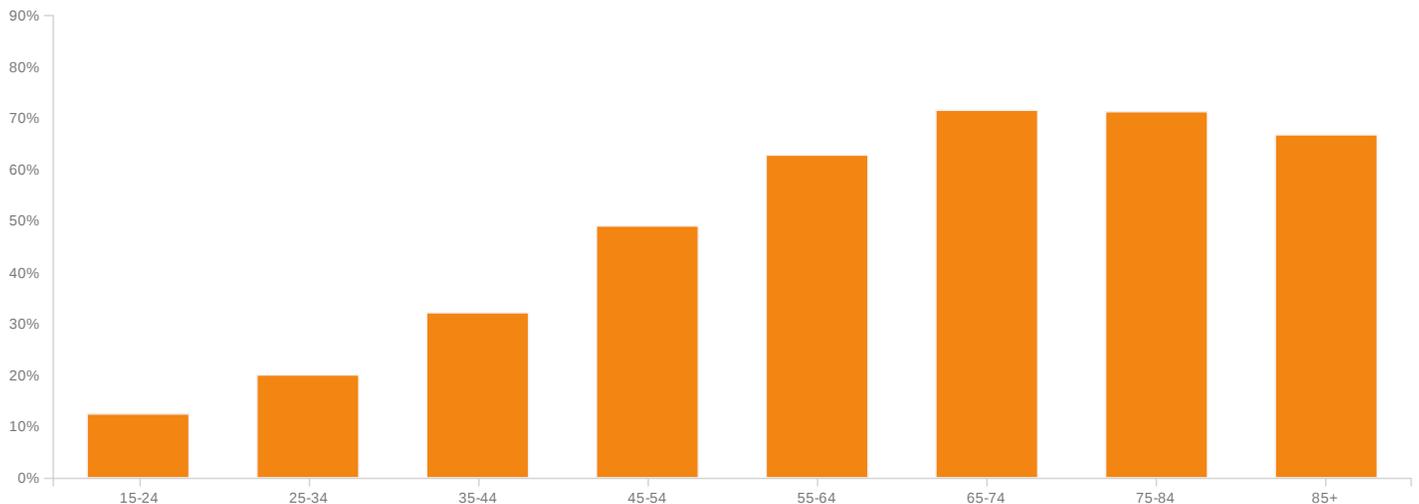
In **Santa Ana**, as of 2019, the homeownership rate for white householders was **52%**, compared to **58.8%** in **California** and **69.5%** in the **United States** as a whole. During this same time period, the **Santa Ana** homeownership rate for Black or African American householders was **48.4%**, **higher** than **California's 34.8%**, and **higher** than the **United States** rate of **41.8%**. See the chart for the homeownership rates of other racial and ethnic groups.

Homeownership Rate by Age 2019

The homeownership rate generally rises with age as household income and wealth increases, though in some areas the rate declines for the very oldest households as some choose to downsize or move into assisted living or other arrangements. In **Santa Ana**, as of 2019, households headed by an individual aged **65-74** were most likely to own their homes (**71.5%** own), while households headed by an individual aged **15-24** were least likely to be owners (**12.3%** own). If the homeownership rate does not steadily increase with age, it may be useful to consider why and whether additional assistance might be needed to help households in this age group overcome barriers to ownership. For example, the homeownership rate of an age cohort can be affected by an economic crisis or rising student debt levels. On the other hand, in some cases, the changes represent generational shifts in housing choices.
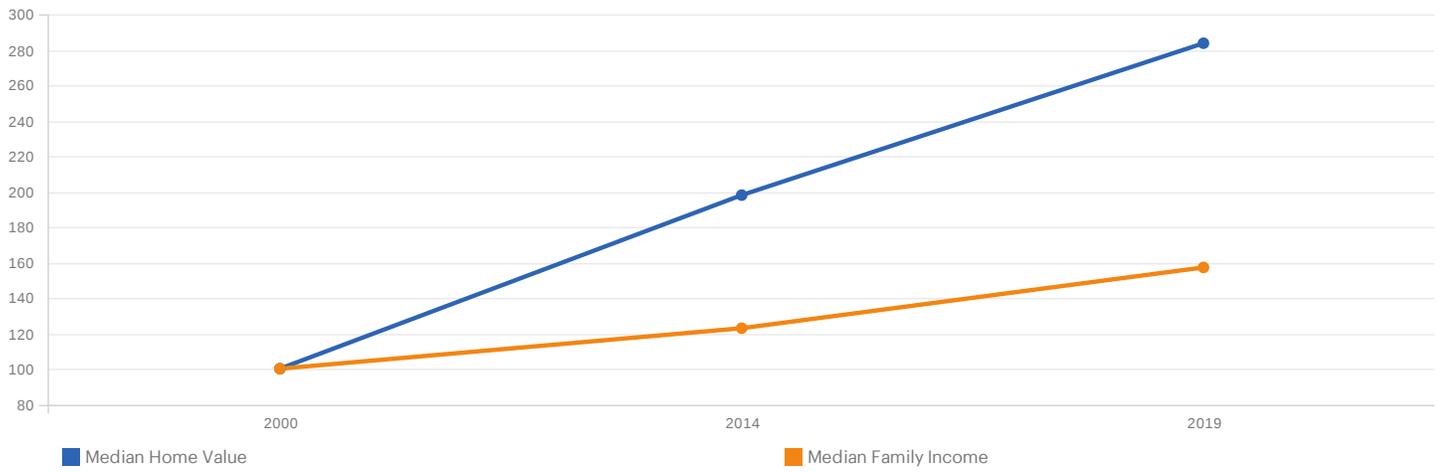
Changes over Time in Home Values and Incomes (Indexed) 2000 to 2019

Median home values in **Santa Ana** have **risen $318,000** in nominal dollars since 2000. As of 2019, a median home value in **Santa Ana** was **$491,300** (**increase** of **183.5%** since 2000). During the period between 2000 and 2019, median family income in **Santa Ana** has **grown** from **$41,050** (2000) to **$64,616** (2019), a **growth** of **57.4%**.

(Both median home value and median family income have been turned into index numbers with their year 2000 values set to 100; dollar amounts are nominal and have not been adjusted for inflation.)
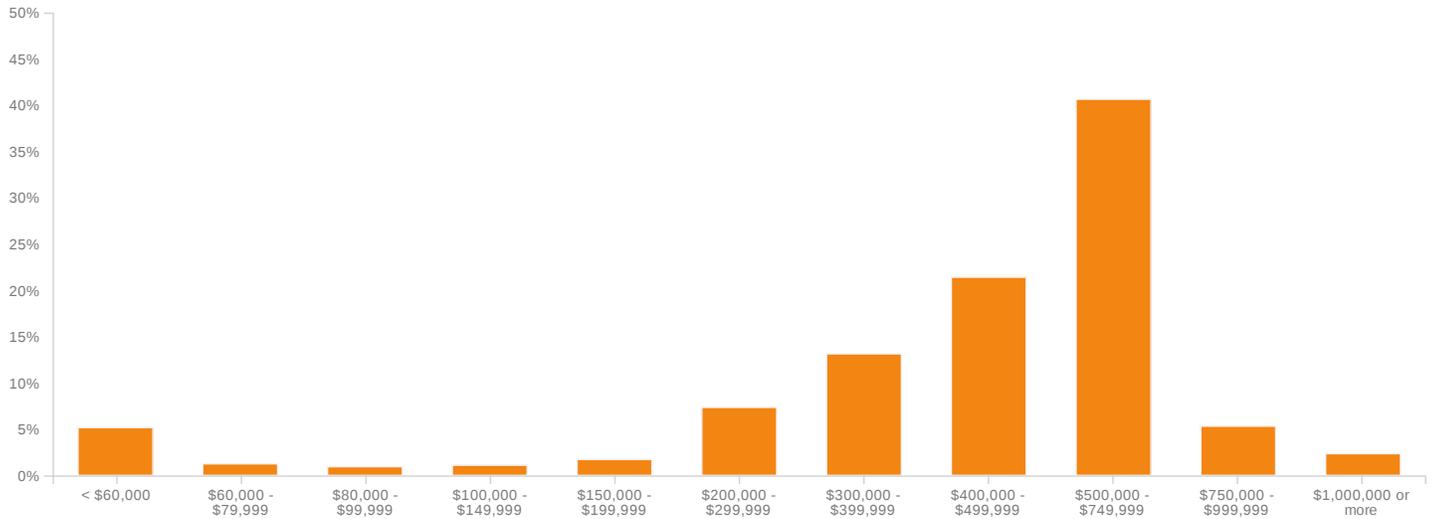
Median Home Value Versus Median Family Income (Indexed) 2000 to 2019

■ Median Home Value   ■ Median Family Income

Distribution of Reported Home Values 2019

This chart shows the distribution of reported home values of owner-occupied homes in **Santa Ana**. The area median income (AMI) for **Santa Ana** was **N/A** in 2020. Using a general rule of thumb, households at 60%, 80%, 100% and $120% of the AMI in **Santa Ana** could afford homes of about **N/A**, **N/A**, **N/A**, and **N/A**, respectively.
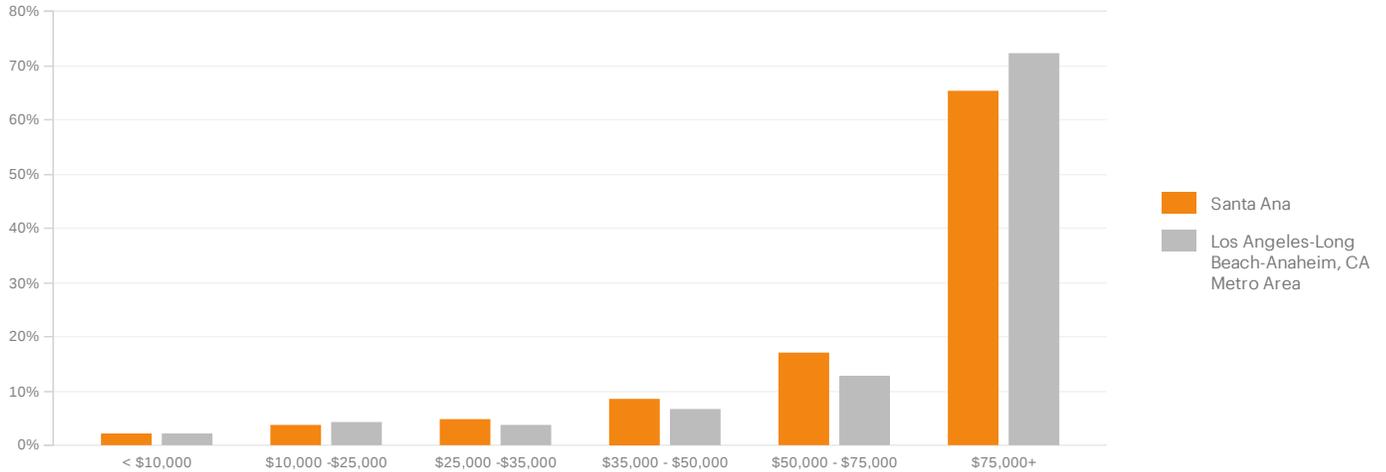
Homeowners with Mortgages by Income 2019

This chart indicates the relative incomes of homeowners with mortgages in **Santa Ana** compared to those in **Los Angeles-Long Beach-Anaheim, CA Metro Area**. When the incomes of homeowners with mortgages are lower in the jurisdiction than in the broader region, homes in the jurisdiction are generally more affordable than in the region.
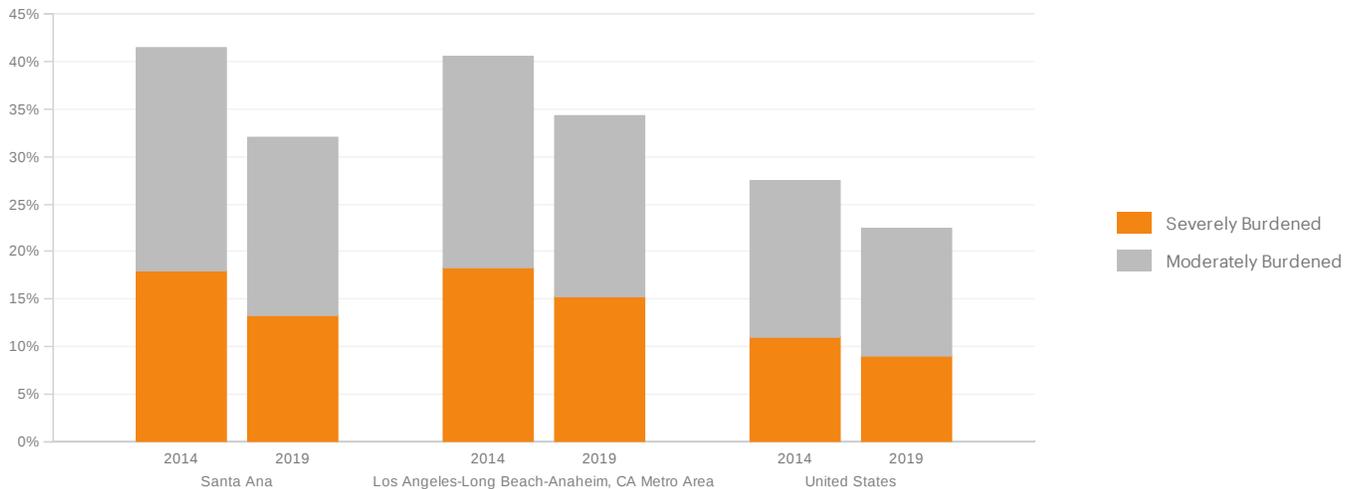
In **Santa Ana**, as of 2019, **5.5%** of homeowners with a mortgage earned under $25,000 annually, compared with **5.8%** of homeowners in **Los Angeles-Long Beach-Anaheim, CA Metro Area**. Homeowners with mortgages earning over $75,000 annually make up **65%** of this share in **Santa Ana**, **lower** than **71.9%** for **Los Angeles-Long Beach-Anaheim, CA Metro Area**.

Source: Census ⓘ
Data Contains: 1 City

Moderately or Severely Cost Burdened Owner Households ⓘ 2014 to 2019

In **Santa Ana**, the share of owner households that were moderately or severely cost burdened **decreased** from **41.3%** in 2014 to **31.8%** in 2019. This share is **lower** than the **Los Angeles-Long Beach-Anaheim, CA Metro Area's 34.3%**, and **higher** than the **United States** as a whole, where **22.3%** of homeowners were cost burdened in 2019.
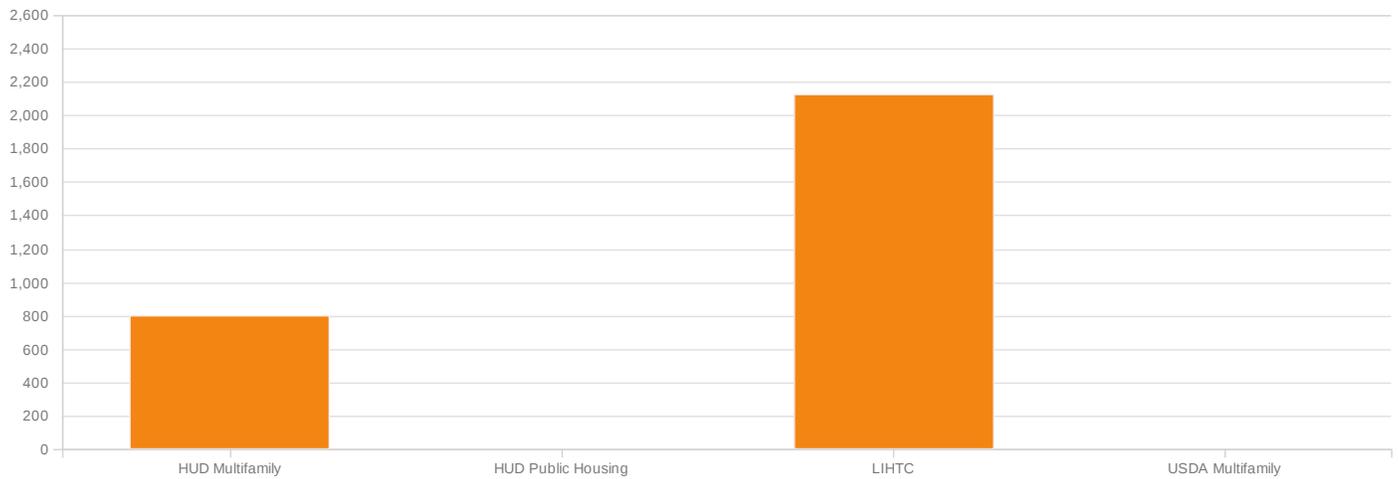

Source: Census ⓘ
2010-2014 - 2015-2019 Data Contains: 1 City

Dedicated Affordable Housing

There are two main types of affordable housing: (a) dedicated affordable housing that comes with binding rent and/or income restrictions to ensure it is occupied by low-income households and (b) market affordable housing – units that rent or sell at an affordable price but have no binding restrictions. This section focuses on the first type, providing information about the amount and location of dedicated affordable housing in the jurisdiction. Surveying the landscape of existing affordable housing in the jurisdiction can help clarify gaps left by federal subsidies and identify the extent to which existing dedicated affordable housing units may be at risk of loss from the subsidized inventory as federal regulatory agreements expire. The first of the four pillars within the Local Housing Solutions policy framework focuses on policies that seek to create or preserve dedicated affordable housing.

Federally Subsidized Housing Units 2018

In 2018, the inventory of federally subsidized rental housing in **Santa Ana** included **2,928** units and comprised **7.1%** of **Santa Ana's** total rental stock. Of these subsidized units, **0** are HUD public housing units. Remaining units are privately owned. In addition to the federally subsidized rental units tracked here, some jurisdictions also have rental units that are subsidized by state or local sources and not included in this count.
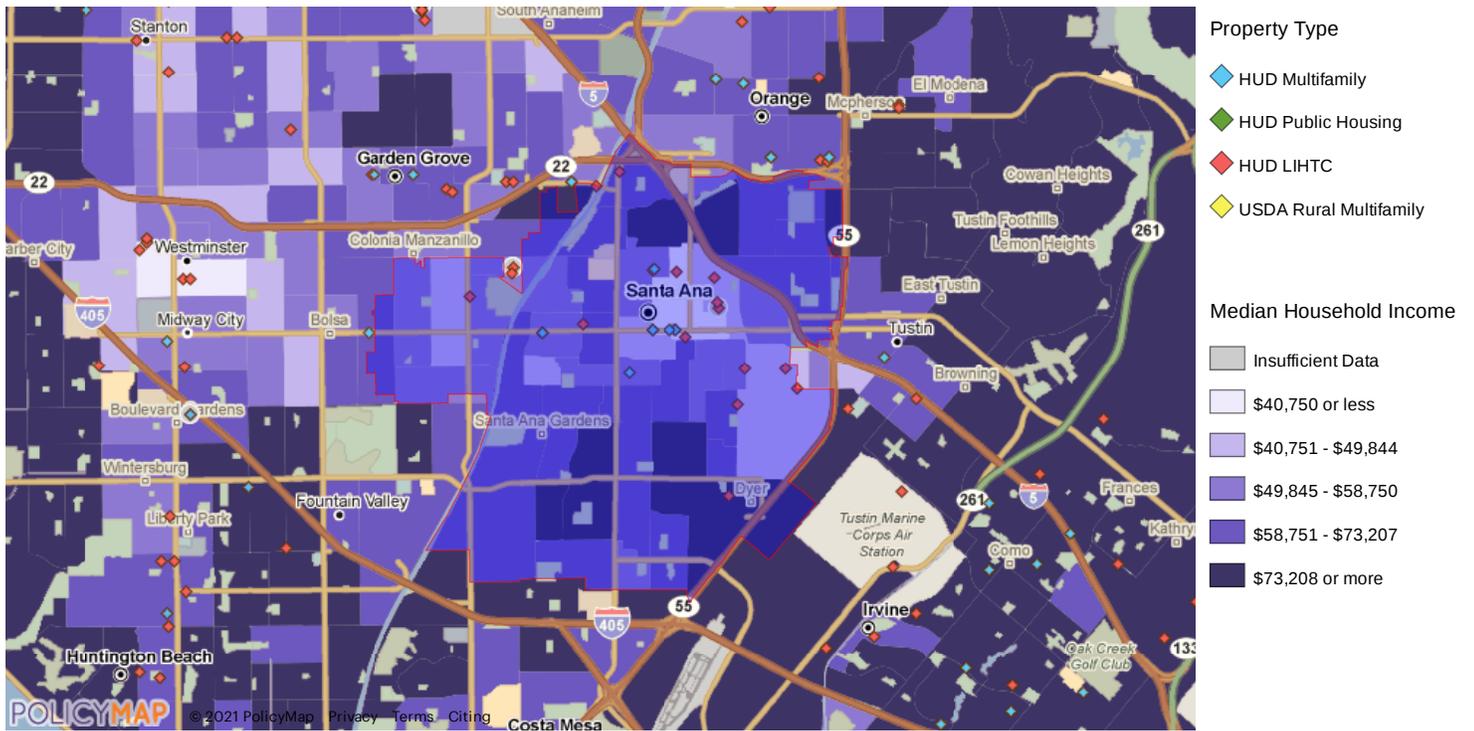

Source: HUD Multifamily DB, HUD's Picture of Subsidized Households, LIHTC, USDA

Source: Census ⓘ
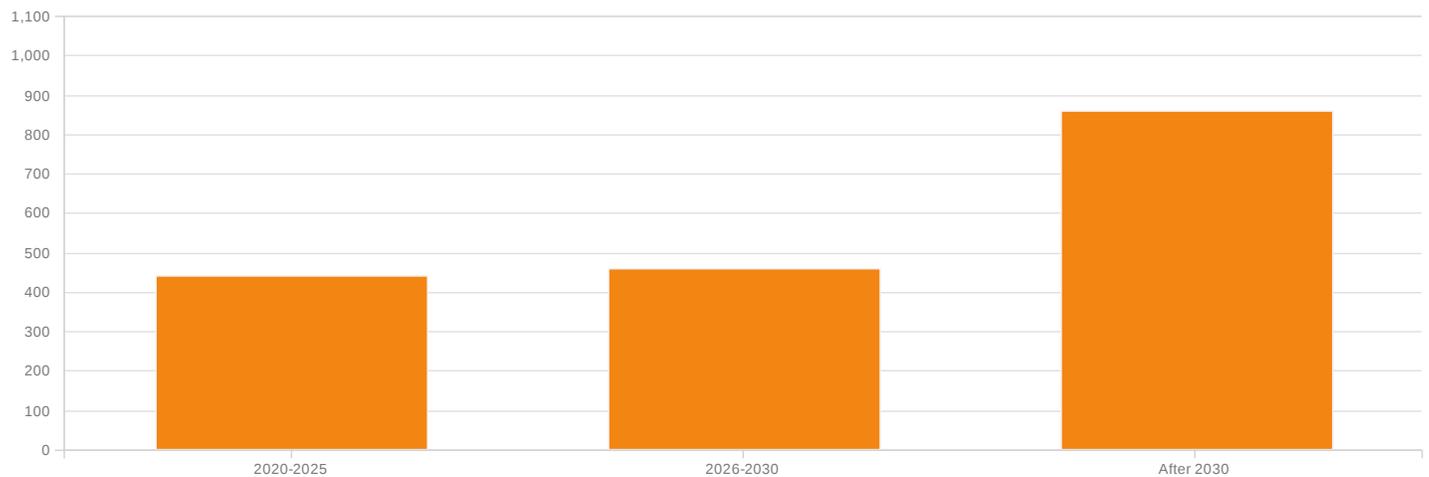2015-2019 Data Contains: 1 City

Location of Federally Subsidized Properties 2018

The map below shows the location of federally subsidized properties in **Santa Ana** by property type . Find out more about each property by clicking on it. This map also displays median household income by census tract in **Santa Ana**, as of 2019. The median household income in **Santa Ana** overall in 2019 was **$66,145**. Explore this map on PolicyMap.

Federally Subsidized Housing Units by Expiration 2018

By 2025, the affordability restrictions on **439** units of federally subsidized housing in **Santa Ana** are set to expire. Restrictions on an additional **459** units are set to expire by 2030. Some of these units will remain within the subsidized inventory as owners elect to renew their rent subsidy contracts or recapitalize the properties using new federal subsidies. In other cases, the units may remain affordable even after the restrictions expire due to a soft rental market. In still other cases, however, the lifting of the affordability restrictions will allow for rents to rise substantially, reducing the stock of units renting at an affordable level. Learn how to preserve the affordability of the existing stock of dedicated affordable rental housing.

Adequacy of Housing Production

Increasing the overall supply of housing so that it keeps pace with rising demand is an important strategy for promoting affordability. The second pillar of the Local Housing Solutions policy framework features policies that can help localities reduce barriers to new development and increase supply. These policies include, for example, zoning changes to increase residential density or facilitate the use of lower-cost housing types, such as accessory dwelling units, micro-units, multifamily housing and manufactured housing, streamlining of the permitting processes for development approval, and tax incentives for new construction and substantial rehabilitations.
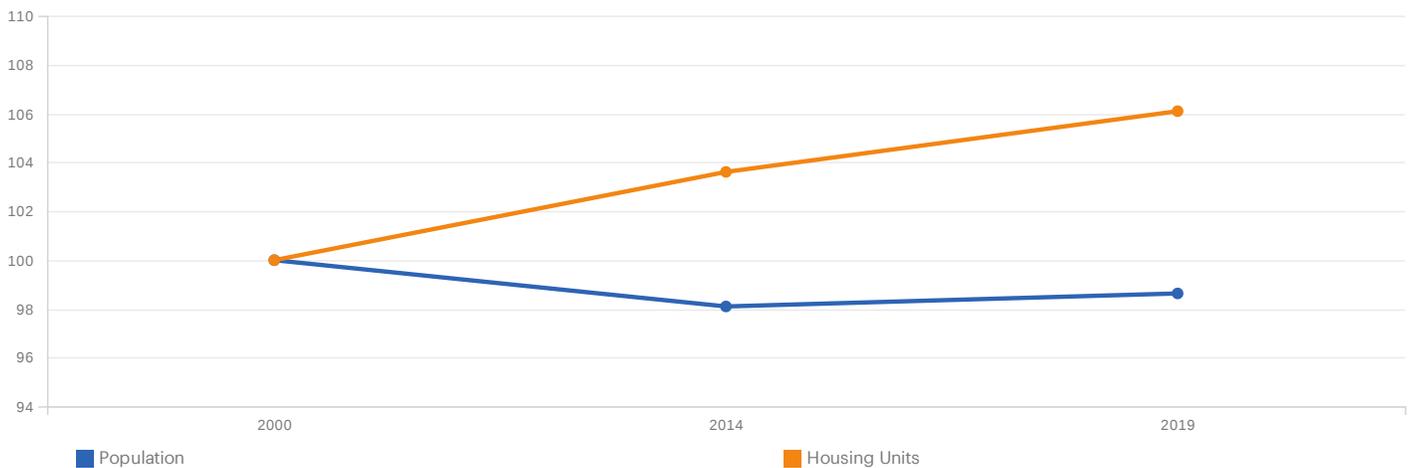
Local data on housing starts are needed to understand the extent to which new construction is keeping pace with job growth. Lacking access to this type of local administrative data, this section focuses on nationally available data that provide clues regarding the extent to which the production of housing is keeping pace with demand.

Relative Growth of Population, Employment and Housing Stock (Indexed) 2000 to 2019

This chart, and accompanying text, are designed to help jurisdictions understand whether the supply of housing is keeping pace with population and employment growth. If the population is falling faster than the housing stock, the resulting surplus of housing units can depress property values and result in increased vacancy, abandonment, and a general decline in the quality of the low-priced housing stock. In contrast, when the population is growing faster than the housing stock, generally the vacancy rate is declining (as vacant units become occupied) or crowding is increasing. A third factor to consider is the number of jobs in the locality. When the number of jobs is rising faster than the housing stock is expanding, the excess demand pressure can cause housing prices and rents to rise and traffic congestion to increase as employees locate outside the city.

In **Santa Ana**, between 2000 and 2019, change in the total number of housing units of **6.1% exceeded** the **-1.4% decrease** in the population. Over a similar period, from 2002 to 2017, the number of jobs in **Santa Ana decreased** by **-4.7%**.
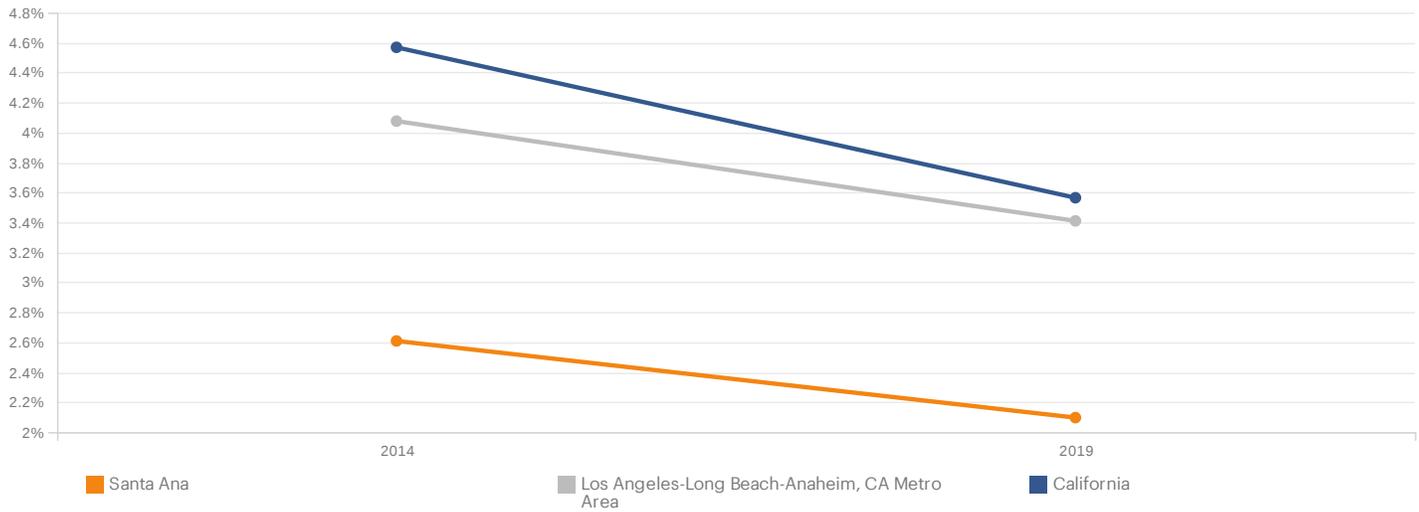
(Relative changes in population and housing units have been turned into index numbers with their year 2000 values set to 100.)

Source: Census, LEHD ⓘ
2000 - 2015-2019 Data Contains: 1 City
2002 - 2017 Data Contains: 1 City
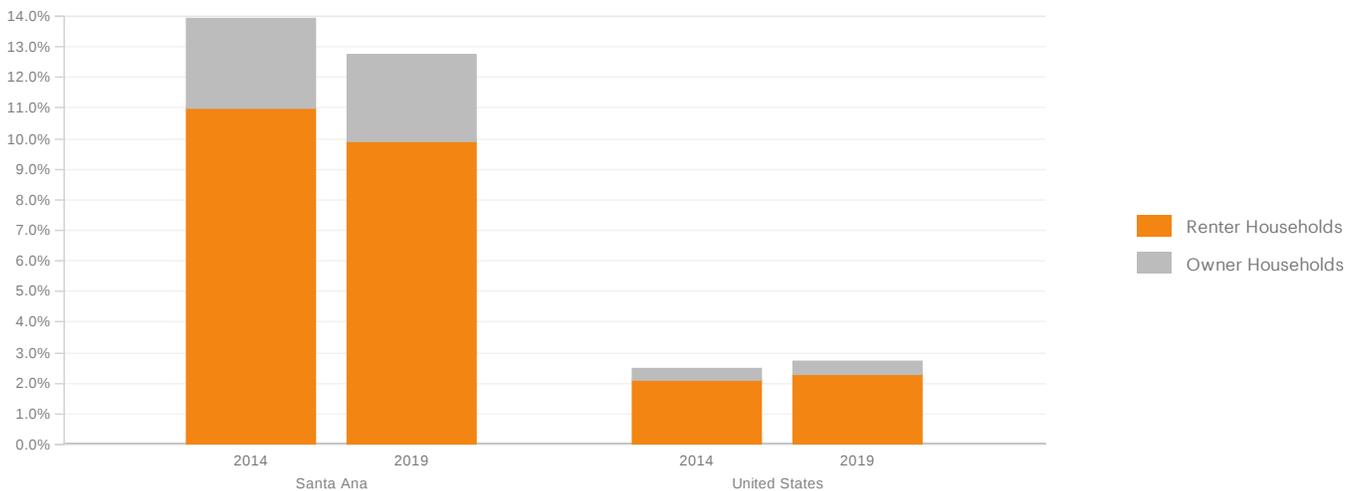
Change in Rental Vacancy Rates 2014 to 2019

Since 2014, the share of vacant rental units in **Santa Ana** has **dropped** by **18.2%**. As of 2019, the rental unit vacancy rate in **Santa Ana** was **2.1%**, and has been **lower** than the state of **California's** rate, which was **3.6%** in 2019. All else being equal, higher vacancy rates are a sign of a softer housing market, in which there are fewer signs of supply limitations. Dropping rental vacancy rates may indicate increasing pressure on a local jurisdiction's rental housing supply.

Legend: ■ Santa Ana ■ Los Angeles-Long Beach-Anaheim, CA Metro Area ■ California

Severely Crowded Households 2014 to 2019

Crowding can be a sign of an inadequate housing supply, as individuals and families crowd into a single unit, rather than renting or purchasing their own units. According to the U.S. Census, a severely crowded home is one in which there are more than 1.5 persons per bedroom, on average. As of 2019, the share of households reporting living in a severely crowded home in **Santa Ana** was **12.7%**, a **decrease** from the **13.9%** level in 2014. In the **United States**, **1.1%** of all households reported living in a severely crowded home in 2019. This chart also shows the split of severe crowding between renter and owner households.
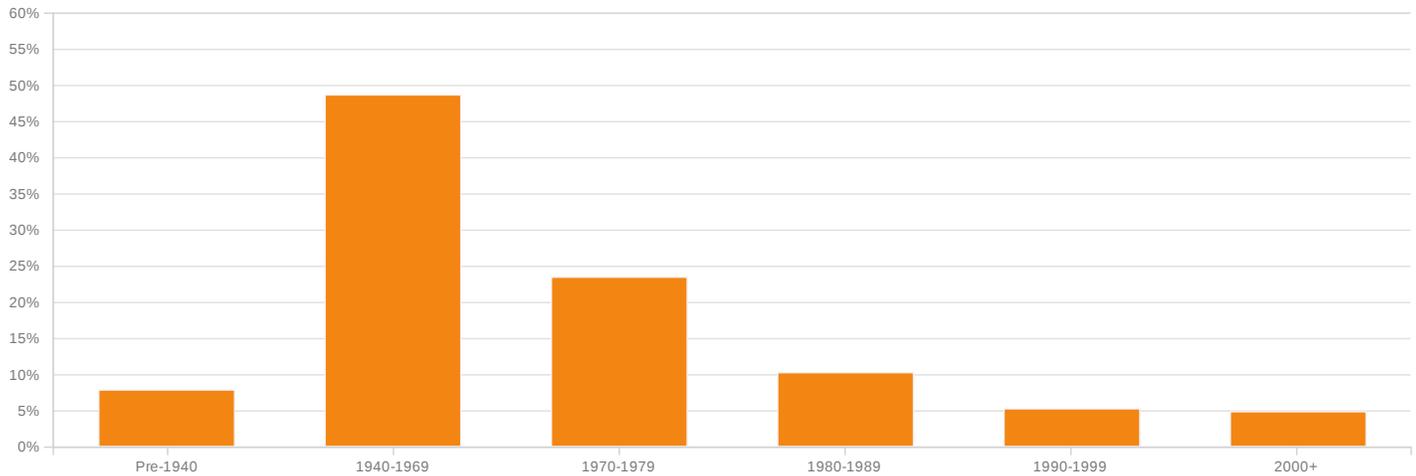

Legend: ■ Renter Households ■ Owner Households

Housing Stock Characteristics

A thorough understanding of the characteristics of the housing stock can help jurisdictions identify and anticipate issues with the stock that may need to be addressed, such as poor housing quality or flooding risks, and identify mismatches between the types of housing units available and the needs of the population. Learn how to improve housing quality and safety.
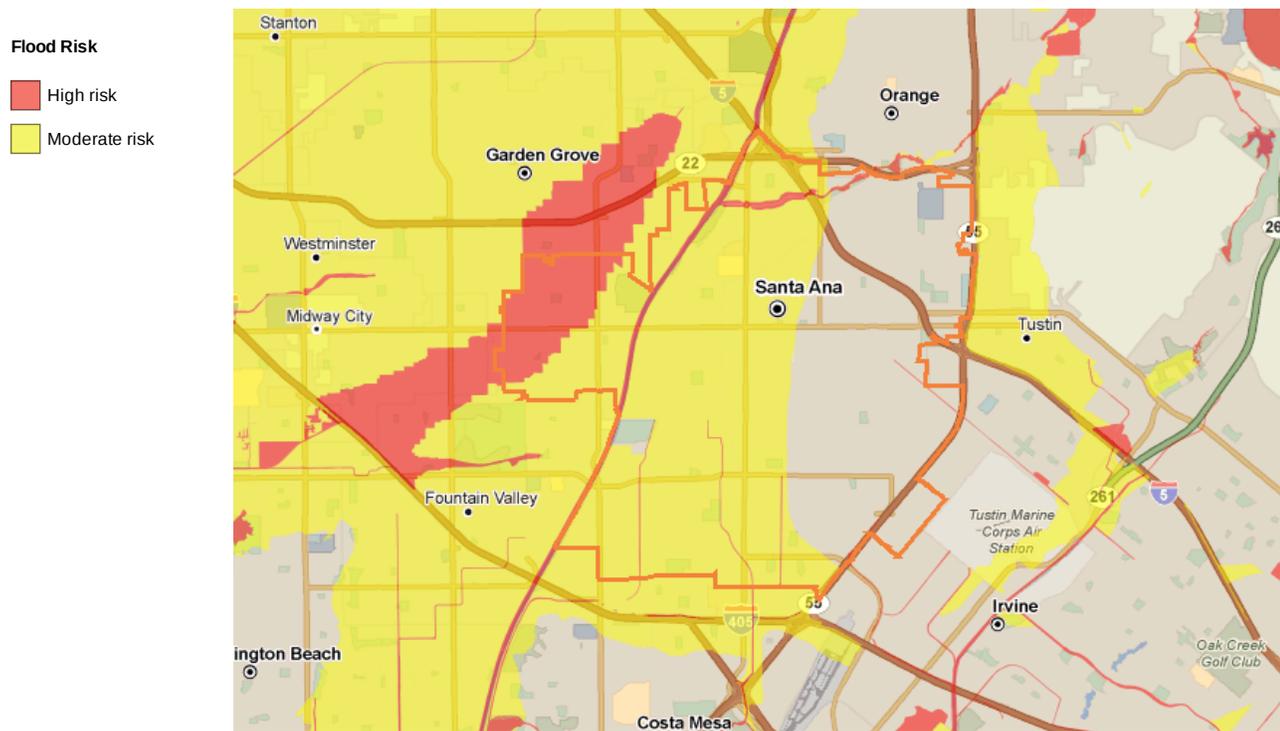
Age of Housing Stock   2019

All else being equal, older homes tend to require major capital investment or to exhibit lower quality more generally than newer homes, and so it can be helpful to examine the age of the stock. The median year a housing unit was built in **Santa Ana** is **1967** (**1978** for the **U.S.** as a whole). In **Santa Ana**, **7.8%** of the housing units were built before 1940 and **48.6%** more between 1940 and 1969. More recently, **4.9%** of the housing units have been built since 2000. (The respective percentages for the **U.S.** as a whole are **12.6%**, **25.8%** and **19.1%**). Jurisdictions can use housing code violation data and windshield surveys to bolster their understanding of housing quality to determine the nature and extent of quality issues that should be addressed.

Source: Census ⓘ
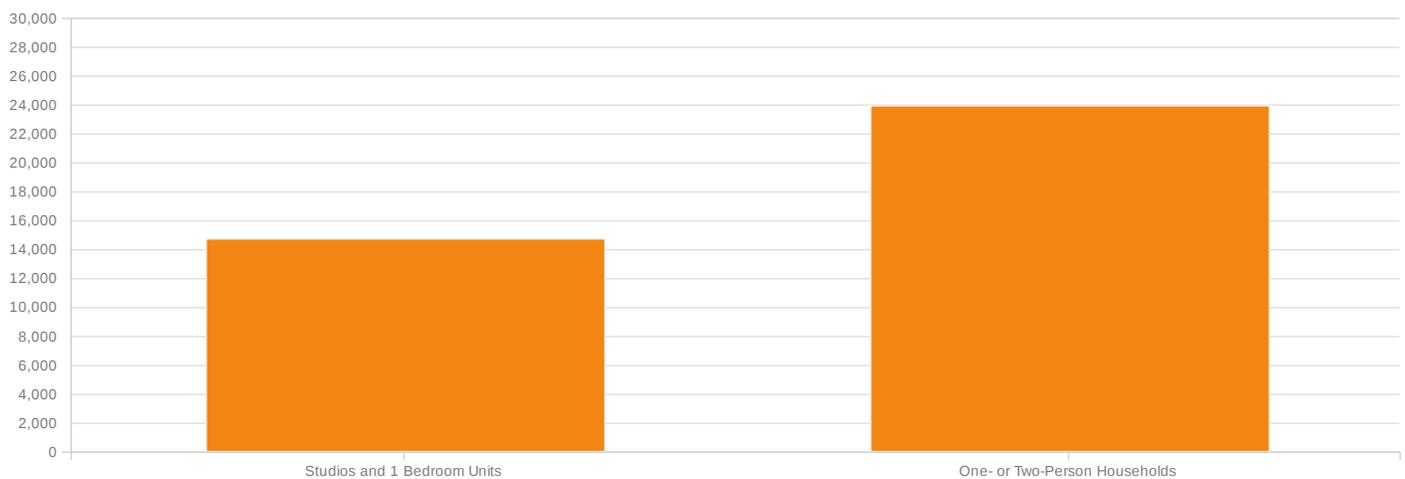2000 - 2015-2019 Data Contains: 1 City

Flood Risk 2019

The map below illustrates areas of high and moderate flood risk in the report area. 'High Flood Risk' translates to a 1.0% annual chance flood risk, while 'Moderate Flood Risk' indicates 0.2% annual chance flood event. These maps are built from the most recent Federal Emergency Management Agency (FEMA) flood risk data. Explore ways to enhance resilience to flooding and other climate-related threats.

Comparison of Counts of Small Units and One- to Two-Person Households 2019

This chart compares the number of studio or one-bedroom units in the jurisdiction to the number of one-and two-person households. In areas with a tight housing supply and a larger number of households than units in this comparison, there may be opportunities to improve affordability by developing new studio or one-bedroom units. In addition to being less expensive to develop than larger units, the development of such units could free up larger units by encouraging more one- and two-person households to move out of their larger units and into the smaller ones. In 2019, there were **14,741** studio or 1-bedroom units (**35.7%** of all rented units) and **23,903** one-and two-person households in **Santa Ana** (**31.2%** of all households).

Source: Census ⓘ
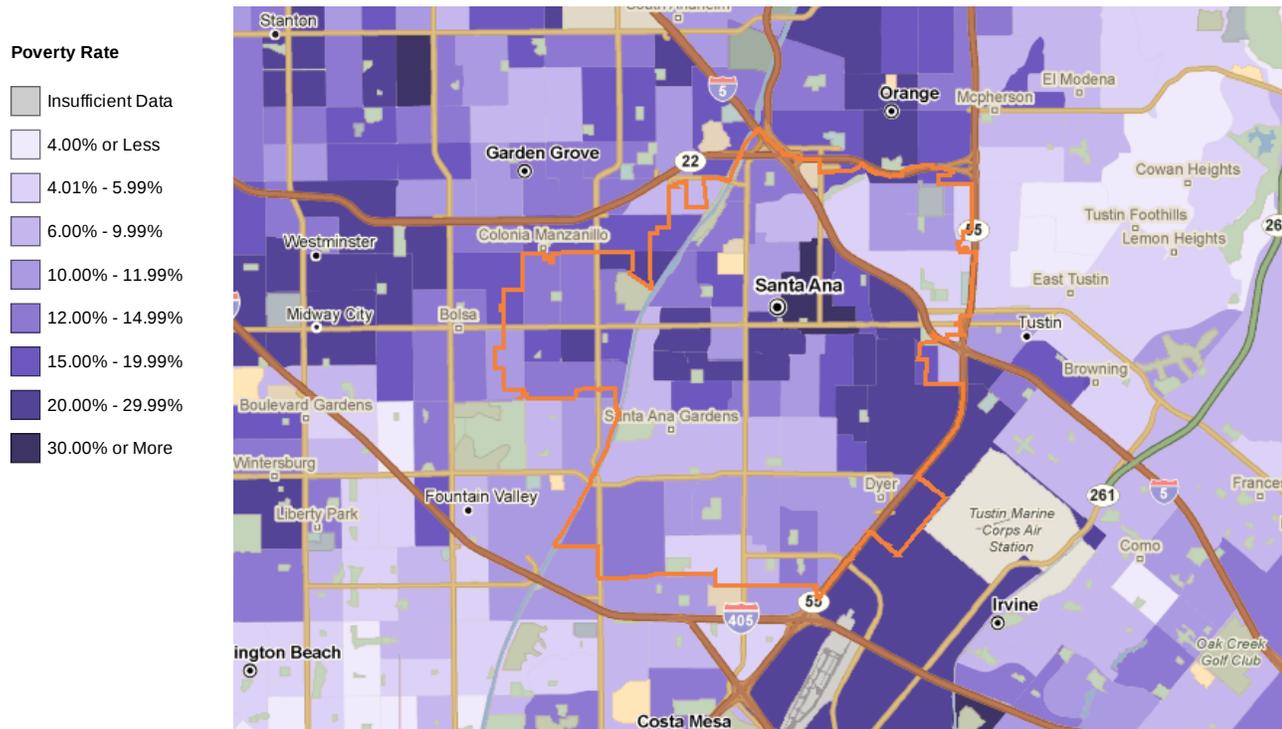2015-2019 Data Contains: 1 City

Neighborhood Variations

Neighborhood-level data can illuminate patterns of poverty, segregation, and access to resources that are important to consider and address as part of an overall community development strategy and in order to affirmatively further fair housing. Learn more about the importance of analyzing neighborhood disparities and how to address them. Also, read about how to affirmatively further fair housing by, for example, increasing affordable housing in resource-rich areas and boosting investments in low-income neighborhoods.

Poverty Rate by Neighborhood 2019

Neighborhoods with high rates of poverty often face a range of challenges. The overall poverty rate for **Santa Ana** in 2019 was **15.7%**. The map below illustrates the concentration of poverty in this jurisdiction by displaying the percent of people in poverty in **Santa Ana** by census tract in 2019. Explore this map on PolicyMap
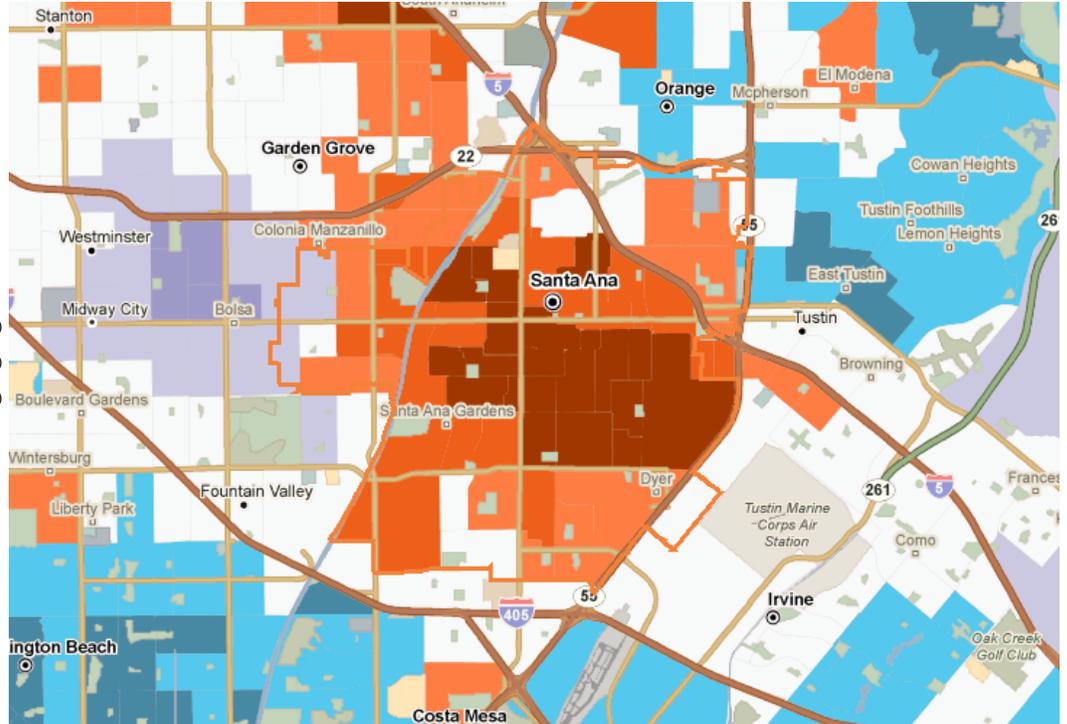
Race and Ethnicity by Neighborhood 2017

The map below shows how the predominant racial or ethnic group varies across neighborhoods in **Santa Ana** as of 2017. Explore this map in more detail on PolicyMap.

Predominant Racial or Ethnic Group

- White (Non-Hispanic) >90%
- White (Non-Hispanic) 70-90%
- White (Non-Hispanic) 50-70%
- Black (Non-Hispanic) >90%
- Black (Non-Hispanic) 70-90%
- Black (Non-Hispanic) 50-70%
- Hispanic >90%
- Hispanic 70-90%
- Hispanic 50-70%
- Asian (Non-Hispanic) >90%)
- Asian (Non-Hispanic) 70-90%
- Asian (Non-Hispanic) 50-70%
- Native American / Alaska Native (Non-Hispanic) >90%
- Native American / Alaska Native (Non-Hispanic) 70-90%
- Native American / Alaska Native (Non-Hispanic) 50-70%
- Native Hawaiian / Pacific Islander (Non-Hispanic) 70-90%
- Native Hawaiian / Pacific Islander (Non-Hispanic) 50-70%
- Other 50-70%
- Two Or More (Non-Hispanic) >90%
- Two Or More (Non-Hispanic) 70-90%
- Two Or More (Non-Hispanic) 50-70%
- Tie Between Categories
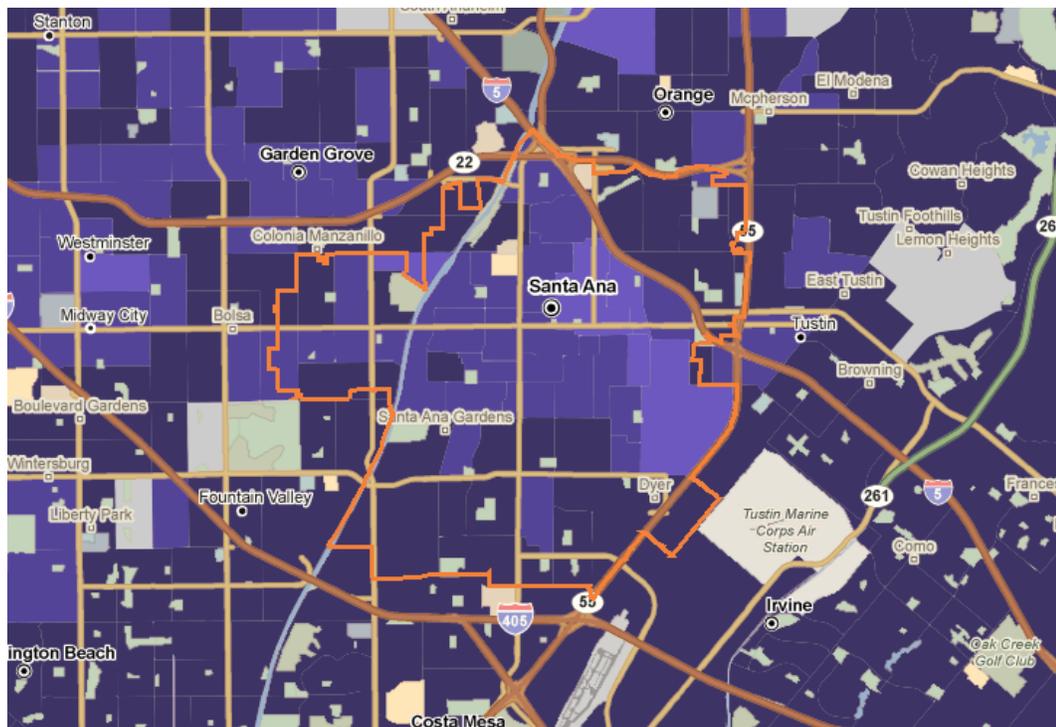- No Racial or Ethnic Majority >50%

Median Rent By Neighborhood 2019

Understanding how rents vary by neighborhood can be important for a variety of purposes. For example, jurisdictions seeking to help Housing Choice Voucher holders access resource-rich neighborhoods will need to set the rental payment standards at a high enough level to provide access to rental housing in these neighborhoods. Neighborhoods with comparatively high median rents may also be important locations to consider for the development of new dedicated affordable rental units. By contrast, it may be important to closely monitor and address any deterioration of housing quality in areas with very low rents. As of 2019, the median gross rent in **Santa Ana** was **$1,563** monthly. The map below illustrates variation in median gross rent (without regard to unit size) by census tract in **Santa Ana** as of 2019. Explore this map in more detail on PolicyMap.
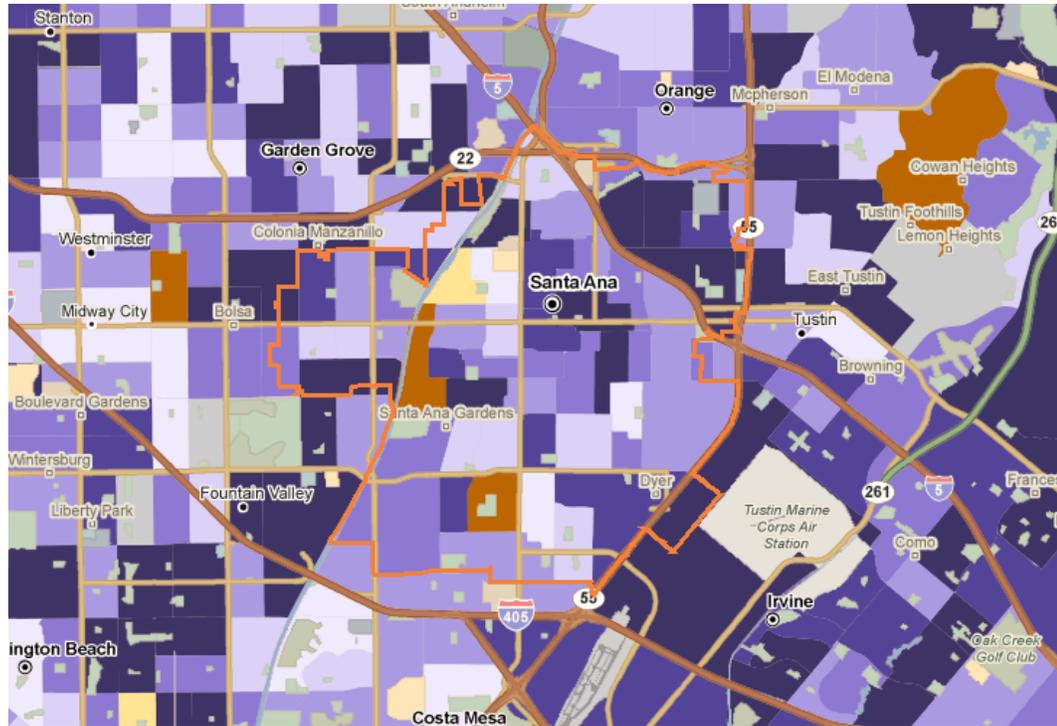
Median Gross Rent

- Insufficient Data
- $653 or less
- $654 - $755
- $756 - $856
- $857 - $973
- $974 - $1,123
- $1,124 - $1,315
- $1,316 - $1,635
- $1,636 or more

Change in Median Rent by Neighborhood 2019

Neighborhood-level data on rent trends can help jurisdictions spot large rent increases that could lead to (or be markers of) displacement in certain neighborhood as well as decreases in other neighborhoods that could be signs of continued or growing distress. The map below illustrates the change in median gross rent in **Santa Ana** between 2014 and 2019 by census tract. Use the map to determine how rents within each census tract compared to the **+19.6%** overall change. Explore this map in more detail on PolicyMap.

Percent Change in Median Gross Rent

- Insufficient Data
- -5.00% or Less
- -4.99% - 0.00%
- 0.01% - 7.49%
- 7.50% - 14.99%
- 15.00% - 19.99%
- 20.00% - 24.99%
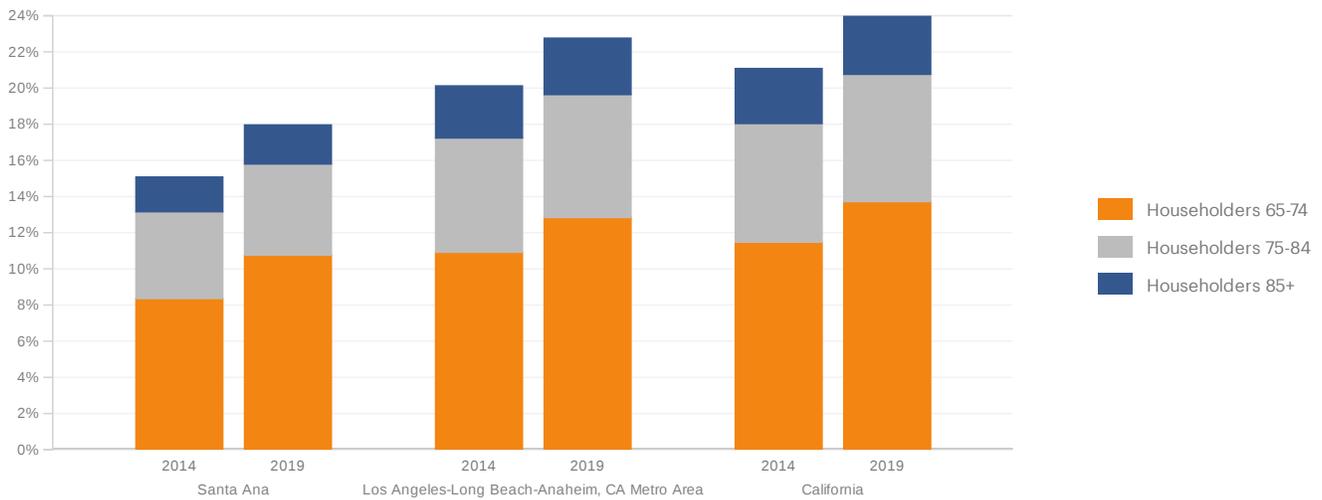- 25.00% - 29.99%
- 30.00% or More

Housing Stock for Older Adults

The data profiled in this section are designed to help jurisdictions understand the housing needs of older adults and the availability of small housing units that might meet the needs of older adults and others in one- and two-person households. Similar analyses can be done for other subgroups. Learn how to meet the housing needs of older adults and people with disabilities.

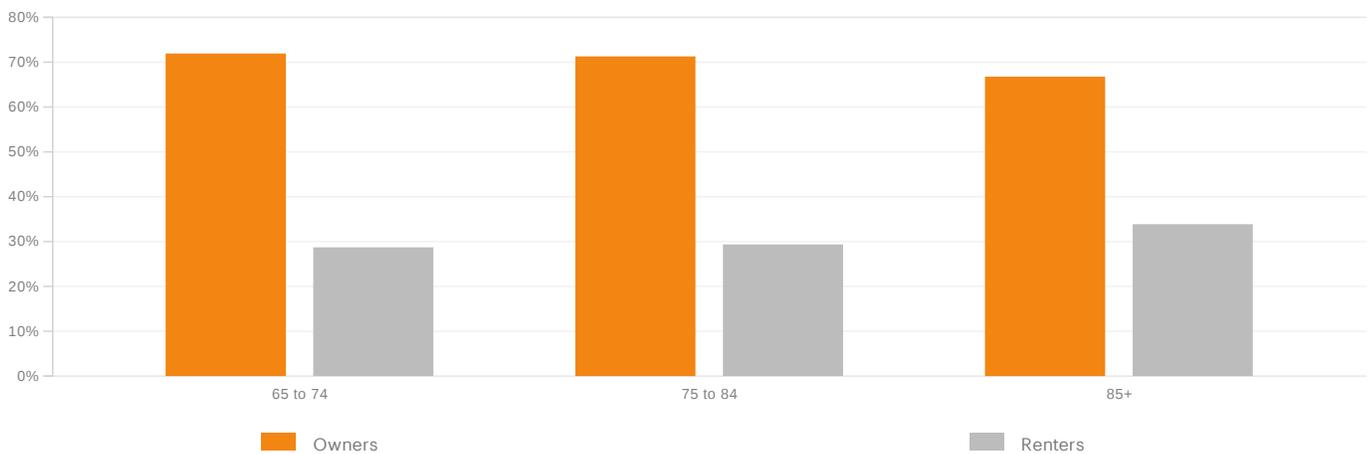### Share of Households Headed by a Senior 2014 to 2019

The share of households by senior status (over age 65) **rose** in **Santa Ana** between 2014 and 2019. The total share of households in 2019 headed by an individual aged 65 or older in **Santa Ana** is **lower** than in **Los Angeles-Long Beach-Anaheim, CA Metro Area** (**22.7%**) and **lower** than in **California** (**23.9%**). The chart also shows changes over time in the population of sub-groups of older adults. Monitoring this trend can be helpful for identifying the potential need for new services or housing types for older adults.

Source: Census ⓘ
2010-2014 - 2015-2019 Data Contains: 1 City
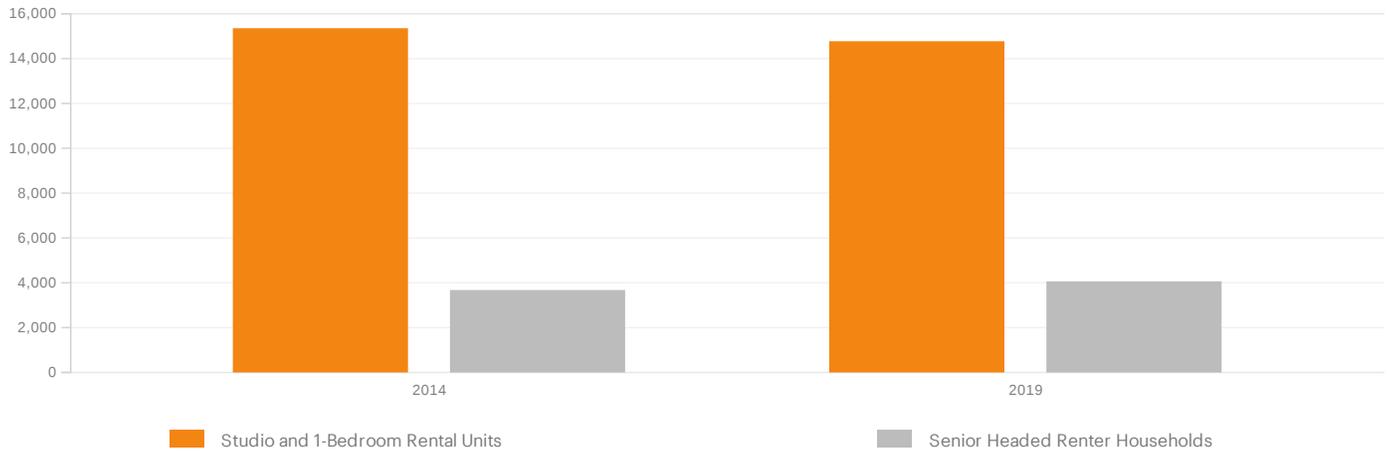

Housing Tenure by Age, 65+ 2019

This chart shows the tenure of older adults, broken down by age group. In 2019, in **Santa Ana**, there were **9,755** homeowners aged 65 or older, with **1,121** of these having a homeowner aged 85 or older. In **Santa Ana**, the share of senior headed households who are homeowners (**70.8%**) is **higher** than the share that are renters (**29.2%**). Among other issues to consider is the ability of the oldest homeowners as they age to maintain their properties in good working order without assistance.

Source: Census ⓘ
2010-2014 - 2015-2019 Data Contains: 1 City

The Population of Older Renters and the Supply of Smaller Rental Units 2014 to 2019

An overall shortage of housing stock can be a particular problem for specific demographic subgroups such as older adults. One way to check is to compare the number of studio and single-family units to the number of households in that subgroup and examine how that relationship is changing over time. In 2019, there were **14,741** studio and 1-bedroom housing units in **Santa Ana**, and **4,028** renter households headed by an adult aged 65 or older. This indicates a **decrease** of suitable housing units for seniors living alone since 2014, when there were **15,316** studio and 1-bedroom rental units and **3,604** senior-headed renter households.
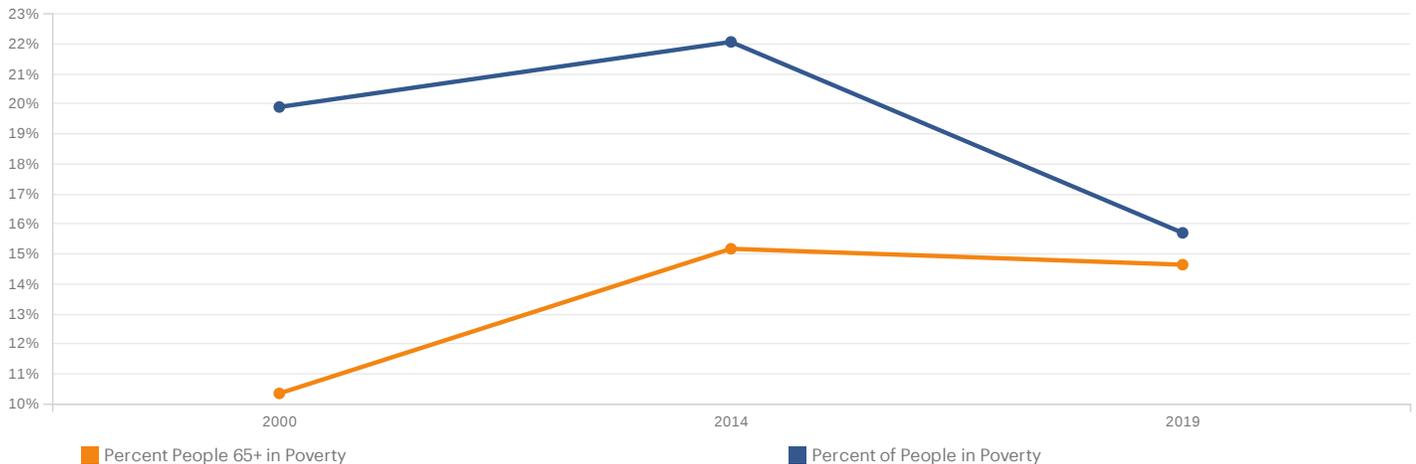

Studio and 1-Bedroom Rental Units   **Senior Headed Renter Households**

Older Adults Living in Poverty 2019

This chart can help jurisdictions determine whether older adults are more or less likely to be in poverty than the general population in the jurisdiction, which can be helpful for determining how to target anti-poverty resources. As shown below, the share of individuals aged 65 or older living in poverty in **Santa Ana grew** from **10.4%** to **14.6%** in 2019.

In 2019, the poverty rate among older adults was **lower** than the overall **15.7%** poverty rate.
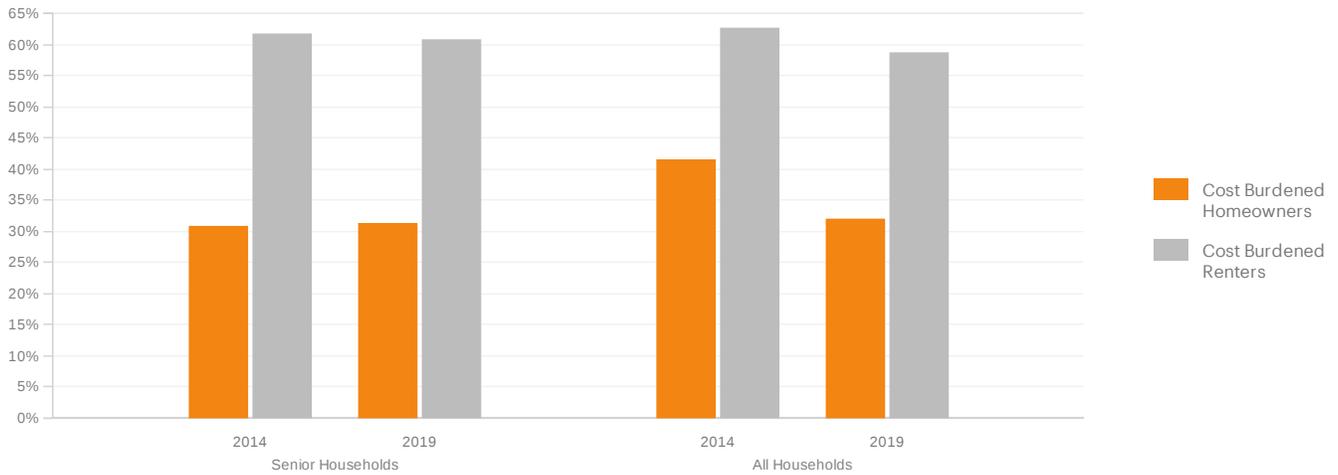
Senior Poverty Over Time 2000 to 2019

Percent People 65+ in Poverty   **Percent of People in Poverty**

Cost Burdened Senior Households 2014 to 2019

This chart examines whether cost burdens are greater among senior households than the general population in the jurisdiction. In **Santa Ana**, as of 2019, a **smaller** share of senior renter households are burdened (**60.5%**) than are renter households overall (**58.5%**). For senior homeowners, the **inverse** relationship exists. To determine whether the trends in cost-burden for senior households are similar to or different from the trends for all households, compare the left set of bars to the right set of bars.

Legend:
- Cost Burdened Homeowners (orange)
- Cost Burdened Renters (gray)

X-axis: 2014, 2019 (Senior Households) | 2014, 2019 (All Households)

Source: Census ⓘ
2010-2014 - 2015-2019 Data Contains: 1 City

End Notes

Share of Households Who Rent – Estimated percent of households (occupied housing units) that are renter occupied, between 2015-2019. A household includes all the people who occupy a housing unit as their usual place of residence.

Predominant Race/Ethnicity – This data displays predominant racial or ethnic group, by percentage of the population in the group. Only predominant groups making up over 50% of a geography's population are displayed, otherwise, "No Racial or Ethnic Majority > 50%" is shown. Data were obtained from the Census' American Community Survey 2013-2017 estimates. Geographies for which no data were provided or for which the population was less than 10 are represented as having "Insufficient Data."

Indexed charts are built using a baseline year of 2000; each subsequent point-in-time estimate is calculated as a percentage change over the year 2000.

Dollar amounts referenced in this report are nominal amounts at the year of data release, and are not adjusted for inflation.

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