

MAYOR
Valerie Amezcua
MAYOR PRO TEM
Jessie Lopez
COUNCILMEMBERS
Phil Bacerra
Johnathan Ryan Hernandez
David Penalzo
Thai Viet Phan
Benjamin Vazquez



CITY MANAGER
Kristine Ridge
CITY ATTORNEY
Sonia R. Carvalho
CITY CLERK
Jennifer L. Hall

CITY OF SANTA ANA
COMMUNITY DEVELOPMENT AGENCY
20 Civic Center Plaza – M25
Santa Ana, California 92702
www.santa-ana.org

CITY OF SANTA ANA DENSITY BONUS APPLICATION

I. Owner's Name and Home Address:

Name: _____
Address: _____
City: State: _____
Zip Code: _____
Telephone: _____
Email (optional): _____

II. Authorized Agent's Name and Home Address: (If different than Applicant)

Name: _____
Address: _____
City: State: _____
Zip Code: _____
Telephone: _____
Email: _____

III. Location of Property to be Developed

Street Address: _____
Assessor's Parcel Number: _____

Please attach proof of ownership that includes a legal description. Do not attach original documents. The City will not be responsible for their return.

IV. Project Description. Please use additional pages as needed to fully describe your project.

Parcel size: _____
Total number of units proposed without Density Bonus: _____
Total number of units proposed with Density Bonus: _____
Total number of: _____

SANTA ANA CITY COUNCIL

Valerie Amezcua
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vamezcua@santa-ana.org

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Johnathan Ryan Hernandez
Ward 5
jryanhernandez@santa-ana.org

David Penalzo
Ward 6
dpenalzo@santa-ana.org

Studio Units: _____

1-bedroom units: _____

2-bedroom units: _____

3-bedroom units: _____

4 or more bedroom units: _____

PARKING RATIOS. Please indicate the number of required parking spaces and the number of proposed parking spaces. Please also provide this information on the site plan.

Number of Parking Spaces Required: _____

Number of Proposed Parking Spaces: _____

- The project includes a _____ square foot childcare facility.
 - The project is intended for a Special Needs Population. Please describe: _____
- _____
- _____

In order to qualify the project for a density bonus and/or incentives or concessions, very low- and low income density bonus units must be subject to legally enforceable covenants restricting occupancy, rents, and sales prices for a minimum of thirty years (30). Moderate income for sale units must be in a common interest development, and must be subject to a legally enforceable equity sharing agreement as described in California Government Code Section 65915. The City of Santa Ana will monitor and enforce these covenants for the term of the affordability restriction.

The following are the allowable income limits as adjusted for family size:

Household Size	Very Low	Low	Moderate	Household Size	Very Low	Low	Moderate
One	\$50,250	\$80,400	\$107,350	Five	\$77,500	\$124,000	\$165,600
Two	\$57,400	\$91,850	\$122,700	Six	\$83,250	\$133,200	\$177,900
Three	\$64,600	\$103,350	\$138,000	Seven	\$89,000	\$142,400	\$190,150
Four	\$71,750	\$114,800	\$153,350	Eight	\$94,750	\$151,550	\$202,400

Total number of units to be affordable to:

Very-Low Income Households: _____

Lower Income Households: _____

Moderate Income Households: _____

The following are the allowable rents and sales prices as adjusted for bedroom size in accordance with assumed household size. Assumed household size is determined by California Government Code Section 65915.

Bedroom Size	Rental			Sales*	
	Very Low	Low	Moderate	Low	Moderate
One	\$1,191	\$1,430	\$2,621	\$215,800	\$440,600
Two	\$1,340	\$1,608	\$2,948	\$236,700	\$489,600
Three	\$1,489	\$1,787	\$3,275	\$255,900	\$536,700
Four	\$1,608	\$1,930	\$3,538	\$267,000	\$570,300

*Approximate

V. Development Incentives. Describe below all incentives or concessions the applicant requests pursuant to California Government Code Section 65915. Attach additional pages as necessary to fully describe each incentive or concession.

1. _____

2. _____

3. _____

VI. Financial Analysis. Please attach a financial analysis for the project that includes:

- a. Financial justification for each incentive or concession requested that demonstrates how it will help make the project feasible.
- b. A cost comparison of the project without the requested incentives or concessions and with them.

I hereby certify that the information provided in this application is to the best of my knowledge accurate and complete.

Signature

Date

Name (Please Print)

Please return your completed application and attachments to the following:

Claudia Fernandez-Shaw
Housing Programs Analyst
Ph: (714) 667-2265
Fx: (714) 667-2225
Email: cshaw@santa-ana.org