

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



CITY MANAGER  
Kristine Ridge  
CITY ATTORNEY  
Sonia R. Carvalho  
CLERK OF THE COUNCIL

**CITY OF SANTA ANA**  
**COMMUNITY DEVELOPMENT AGENCY**  
20 Civic Center Plaza – M25  
Santa Ana, California 92702  
[www.santa-ana.org](http://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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David Penalzoa  
Ward 6  
[dpenalzoa@santa-ana.org](mailto:dpenalzoa@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	\$47,450	\$75,900	\$100,050	Five	\$73,200	\$117,100	\$154,350
Two	\$54,200	\$86,750	\$114,300	Six	\$78,600	\$125,750	\$165,750
Three	\$61,000	\$97,600	\$128,600	Seven	\$84,050	\$134,450	\$177,200
Four	\$67,750	\$108,400	\$142,900	Eight	\$89,450	\$143,100	\$188,650

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](mailto:cshaw@santa-ana.org)