



## Santa Ana Housing Element Update – Community Survey Results Summary

### INTRODUCTION

The City of Santa Ana is updating the Housing Element of the General Plan for the eight-year planning period of 2021-2029. The element update will build on the effective goals, policies, and programs of the existing Housing Element (2014-2021), be supplemented by new data, and align with the City's goals and vision.

To make progress on the Housing Element update, the City conducted a Housing Survey to collect valuable feedback from Santa Ana residents and stakeholders on their thoughts for addressing housing needs for all Santa Ana residents. The survey was made available online from August 19, 2021, until September 9, 2021. The survey was provided in English, Spanish, and Vietnamese. Below is a summary of the survey results.



Figure 1: Community Survey Flyers In The Languages Advertised

### SUMMARY OF FEEDBACK

The City received a total of 556 surveys online: 419 in English, 134 in Spanish, and three in Vietnamese. The survey provided questions on different housing topics to support the City's progress on solidifying the 8-year planning period for the 2021-2029 Housing Element.

#### Respondent Demographics

Of the surveys received, 87 percent of respondents were Santa Ana residents, with only 13 percent reporting that they are stakeholders (i.e., nonprofit members, students, local government officials, etc.). The majority of the respondents were long-term residents that have lived in Santa Ana for 10 or more years (73 percent). Respondents selected Santa Ana as their home for a number of reasons; the top three reasons being they grew up in the city (45 percent), proximity to work (33 percent), and its affordability (30 percent). Most respondents reside in the 92701 (28 percent), 92704 (16 percent), 92707 (16 percent), and 92703 (15 percent) zip code areas.

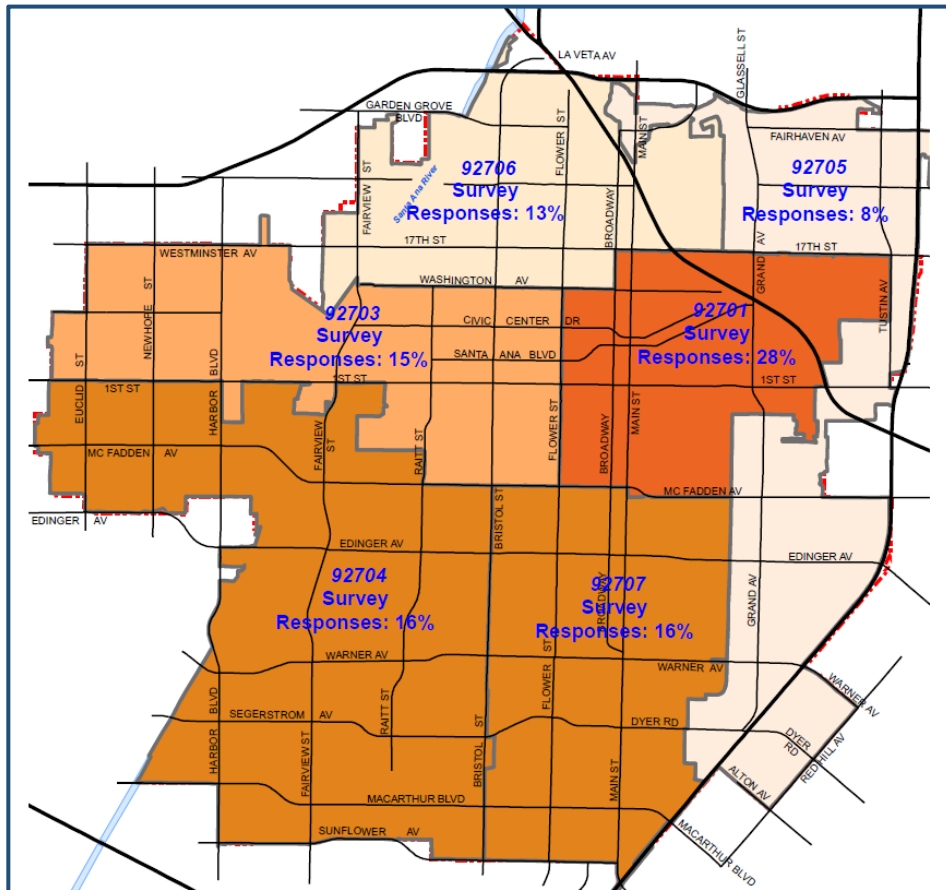


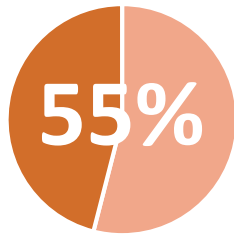
Figure 2: Respondents' Residence By Zip Code

## Existing Housing Conditions

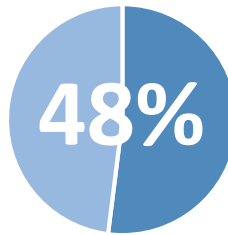
Respondents were asked questions related to existing housing conditions. When asked what housing type they reside in, the most common response was single-family homes (42 percent) and apartments (29 percent), and the most common household reported is a couple living with children (25 percent). When asked about their level of satisfaction with their current housing situation, most responses ranged from somewhat satisfied to dissatisfied; the majority being somewhat satisfied (36 percent). When asked about reasons for their last change in housing or move, the top three reasons were housing needs changing (21 percent), unaffordability (19 percent), and circumstances improving (18 percent). When asked about how much they spend on housing, over half of the respondents (71 percent) said they spend more than one-third of their household income on housing. These respondents are considered cost burdened; the Department of Housing and Urban Development defines this as households spending more than one-third of their income on housing alone.

## Housing Challenges

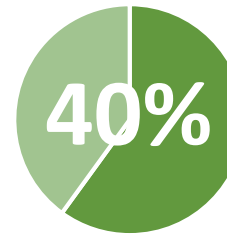
When asked about the main housing challenges in Santa Ana, respondents cite affordability (55 percent) as the predominant challenge Santa Ana faces. This is consistent with the high rate of survey respondents that report spending more than one-third of their income on housing. Other challenges identified were overcrowding (48 percent)—household with multiple families that exceed 2 persons per bedroom—and homelessness (40 percent).



**HOUSING AFFORDABILITY BEING AN ISSUE**



**OVERCROWDING BEING AN ISSUE**



**HOMELESSNESS BEING AN ISSUE**

*Figure 3: Primary Housing Challenges In Santa Ana*

## Homelessness

When asked about the best way to help people who are experiencing homelessness, the most popular method reported among survey respondents was providing homeless shelters with a connection to services and permanent housing (66 percent). Other popular methods identified by respondents include providing affordable housing with on-site support services (56 percent) and increasing the affordable housing supply (43 percent).

## ENVISIONING THE FUTURE OF HOUSING IN SANTA ANA

### City Actions and Support

When asked for prospective housing-related programs and/or activities that the City should concentrate on, the most popular responses were to continue to support local nonprofits/organizations that provide social services for special needs populations (senior, low-income, youth, etc.) (51 percent), expand affordable housing inventory (49 percent), and promote fair housing (41 percent).

When asked for feedback about important issues the City could address to create a safer and more accessible Santa Ana, respondents were able to provide written comment. The most pressing issues respondents provided are homelessness (22 percent), the need for low-income, affordable housing (22 percent), and improving public safety and law enforcement (20 percent). When it came to housing, respondents described the need for accessible affordable housing (21 percent), stabilizing rent prices (14 percent), and support to purchase a home (6 percent). Many responses to this question revolved around the need to invest in the community (6 percent), including youth programs, educational and employment programs, parks and open space, and public safety.

### Future Housing

When asked about future housing opportunities and what type of housing developments respondents want to see in Santa Ana, the following three types were most often selected: single-family homes (53 percent), townhomes (29 percent), and apartments/multifamily housing (29 percent). In addition, the survey sought insight from respondents about where they believe new housing units could be added. Many respondents described observing various vacant and underutilized parcels that could be used for new housing developments. Respondents provided specific areas they see fit for new development, including areas along the corridors of Bristol Street, 17th Street, 1st Street, Main Street, or Fairview Street. In this section of the survey, many respondents stressed the need for accessible and low-income housing, but this conflicted with a good number of responses concerning overcrowding and the city being built out.





### AFFORDABLE HOUSING

#### Barriers

From a selection of options, the survey asked respondents to identify the top three barriers to affordable housing in Santa Ana. Respondents selected renters cannot afford new rental housing (56 percent), homebuyers cannot afford new owner-occupied housing (41 percent), and the cost of development (31 percent) as the top barriers to affordable housing in the city.

#### Rental Housing

When asked about what type of affordable rental housing is most needed in the community, respondents felt that more affordable rental housing for large families (29 percent), the elderly (65+) (20 percent), and people experiencing homelessness (11 percent) were needed to balance the city's existing housing stock.

### CONCLUSION

The feedback provided from the 556 surveys received is a necessary component as the City makes progress on the 2021-2029 Housing Element. Survey respondents provided important insights for different housing topics, such as housing challenges, homelessness, affordable housing, and the future of housing in the City of Santa Ana. Respondents stressed the importance of addressing the issues of homelessness, housing affordability, and the need for community-centered solutions that reflect the housing needs of Santa Ana residents.