

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
DIVISION OF HOUSING POLICY DEVELOPMENT**

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August 28, 2009

Mr. Jay Trevino, Executive Director  
Planning and Building Agency  
City of Santa Ana  
20 Civic Center Plaza  
Santa Ana, CA 92702

Dear Mr. Trevino:

**RE: Review of the City of Santa Ana's Draft Housing Element**

Thank you for submitting the City of Santa Ana's housing element received for the Department's review on July 2, 2009. The Department is required to review draft housing elements and report the findings to the locality pursuant to Government Code Section 65585(b). The review was facilitated by communications with Ms. Melanie McCann, of your staff, and Mr. Mark Hoffman, the City's consultant. In addition, the Department consulted with the Kennedy Commission, pursuant to Government Code Section 65585(c).

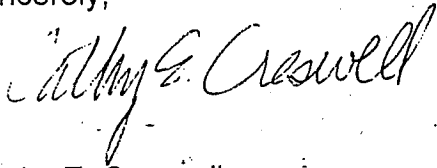
The draft housing element was well organized and presented in a format that was both informative and easy to understand. The element presents a clear vision of the community's housing values and goals. When adopted, the housing element will be an effective, user-friendly tool to implement the community's housing and community development objectives. The draft element addresses the statutory requirements described in the Department's May 29, 2009 review. For example, the element now includes programs to rezone sites and demonstrates adequate sites to accommodate Santa Ana's regional housing need. As a result, the revised draft element will comply with State housing element law (Article 10.6 of the Government Code) when adopted and submitted to the Department, pursuant to Government Code Section 65585(g).

The Department commends Santa Ana's commitment to adopt housing and land-use strategies to address its existing and projected housing need. Programs targeted to encourage and facilitate development of housing for lower-income households in the City's plan areas (Programs 13-21) and the availability of affordable housing incentives (Program 25) are critical to demonstrate compliance with housing element law. The City must monitor and report on the results of these programs and others through the annual progress report, required pursuant to Government Code Section 65400. Should monitoring reveal programs has been unsuccessful in promoting the development of housing affordable to extremely low-, very low- and low-income households, the City should adopt alternative strategies.

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The Department appreciates the effort and cooperation provided by Ms. McCann throughout the course of the review and looks forward to receiving Santa Ana's adopted housing element. If you have any questions, please contact Brett Arriaga, of our staff, at (916) 445-5888.

Sincerely,

A handwritten signature in cursive script that reads "Cathy E. Creswell". The signature is written in black ink and is positioned above the typed name.

Cathy E. Creswell  
Deputy Director