

CHAPTER X – HOUSING ELEMENT

6. HOUSING ACTION PLAN

This section of the Housing Element presents the County’s Housing Action Plan for the period 2021-2029. The goals, strategies and actions described below are organized according to major issue areas and reflect the findings of the County’s needs assessment and evaluation of the accomplishments since the last Housing Element update. The County will review these strategies and actions continuously throughout the planning period and make adjustments to better accomplish the objectives as necessary (see Issue 6). A summary in matrix form, [Table 6-2](#), is included at the end of this section that provides an overview of the Housing Action Plan to include program specifics identified in Sections 3 and 4 as well as the Appendices.

Goals, Strategies, and Actions (To be updated in final draft)

Issue 1: How will the County accommodate its RHNA allocation for all income levels through 2029?

a. Discussion

An adequate supply of housing at affordable prices is critical to the long-term economic viability of Orange County. Previous surveys of business leaders have shown that the price of housing is the leading barrier to business expansion. A shortage of housing at affordable levels makes it more difficult for businesses, government and universities to recruit new employees, and exacerbates traffic congestion and air quality problems as workers commute longer distances in search of housing.

Through the Regional Housing Needs Assessment process, each jurisdiction is allocated a portion of the region’s housing need through the year 2029. The County of Orange’s allocation according to income category is shown in [Table 6-1](#).

[Table 6-1](#)
Summary of Housing Needs by Income Category –
[2021-2029](#)

Very Low*	Low	Moderate	Above Mod	Total
3,139	1,866	2,040	3,361	10,406
30.2%	17.9%	19.6%	32.3%	100%

Source: SCAG [2021](#)

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State law requires that jurisdictions adopt plans and policies to address their RHNA allocation. The County proposes to address its need through a variety of policies and programs that minimize constraints to the development of new housing and proactively assist in the development of housing for persons with low and moderate incomes. As discussed previously, one of the County's most important, but increasingly limited, resources for housing production is vacant buildable land.

In the discussion of land inventory (Appendix B) it was seen that the unincorporated territory under the jurisdiction of the County has been reduced considerably over the past 30 years due to annexations and incorporations. Seven new cities in South County incorporated during this time and a number of major annexations occurred. Taken together, these jurisdictional changes resulted in a loss of over 60,000 acres of unincorporated territory.

The key implication of these jurisdictional realignments is that a far greater portion of new residential development in Orange County will take place within cities than was the case in the past. Since only one major new planned community remains to be developed in the unincorporated area ([Rancho Mission Viejo](#)), the County will continue to place major emphasis on infill development strategies in the urbanized unincorporated islands. This policy will require close cooperation with adjacent cities and surrounding neighborhoods to ensure that new development is compatible with the existing fabric of these communities. A key strategy of the County is to encourage housing on existing [non-residential](#) sites ([primarily commercial](#)), including underutilized sites along arterial highways, through application of the Housing Opportunities Overlay Zone. See Appendix B for a detailed discussion on this topic.

b. Goals

Goal 1. An adequate supply of housing that varies sufficiently in cost, style, tenure, and neighborhood type to meet the economic and social needs of every existing and future resident of the county; and which provides sufficient housing opportunities to achieve a better jobs-housing balance for employees of businesses located in the unincorporated area.

c. Strategies and Actions

Strategy 1a. Continue to support affordable housing production as one of the County's priorities.

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Action: Maintain and expand affordable housing as a priority for the County.

Action: Facilitate the production of affordable units by offering incentives such as density bonus, expedited permit processing, modifications to development standards, tax-exempt conduit financing, infrastructure financing assistance and direct financial assistance in exchange for a proportional commitment to provide units at affordable prices or rents.

Action: OC Community Resources staff will work cooperatively with other governmental agencies, business groups, universities, environmental organizations, housing advocates and the development community to increase public awareness of the importance of affordable housing to the County’s long-term viability and the programs to facilitate affordable housing.

Action: Aggressively pursue all state and federal housing grant funds for which the County is eligible and as feasible.

Action: The County Planning Department’s “Affordable Housing Project Manager” will continue to assist affordable housing developers through the County’s application review and approval process. The Project Manager will act as liaison between the developer and County staff to ensure that proposed projects are not unnecessarily delayed.

Action: Continue to encourage affordable housing development in the Housing Opportunities Overlay Zone.

Action: Enhance the feasibility of affordable housing development by encouraging consolidation of smaller adjacent parcels through “graduated density zoning” that allows increased density when small parcel are consolidated into a single building site according to the following formula:

Parcel Size	Allowable Base Density*
Less than 0.50 acre	25 units/acre
0.50 acre to 0.99 acre	27.5 units/acre (10% increase)
1.00 acre or more	30 units/acre (20% increase)

*Excluding density bonus

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Strategy 1b. Ensure that new large-scale development includes a sufficient range of housing types and densities in appropriate locations to facilitate the production of housing for all economic segments, including very-low- and extremely-low-income households, consistent with the County’s quantified objectives.

Action: Coordinate the location of major housing developments, particularly affordable housing and multi-family units, with existing and proposed highway and transit routes, major employment centers, shopping facilities and other services. (See Appendix B.)

Action: Encourage the provision of adequate sites at appropriate densities to accommodate affordable housing.

Action: To assist the development of housing for lower-income households on larger sites, the County will facilitate parcel maps and/or lot line adjustments resulting in parcel sizes that facilitate multifamily developments affordable to lower-income households in light of state, federal and local financing programs (i.e., 2 to 10 acres). The County will work with property owners and affordable housing developers to target and market the availability of sites with the best potential for development. In addition, the County will offer the following incentives for the development of affordable housing including but not limited to:

- *expediting the approval process for parcel maps that include affordable housing units,*
- *ministerial (no public hearing) review of lot line adjustments,*
- *deferral of fees for projects affordable to lower-income households, if feasible,*
- *provide technical assistance to acquire funding, and*
- *modification of development standards.*

Action: Establish affordable housing at the extremely-low-income and very-low-income levels as priorities in negotiating any future development agreements, or renegotiating existing development agreements in accordance with the County’s quantified objectives.

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Action: Work with cities and LAFCO to ensure that new planned communities in sphere of influence areas provide adequate sites at appropriate densities for affordable housing.

Over the past several decades the majority of residential development in the unincorporated area has occurred in large planned communities such as Mission Viejo, Laguna Niguel, Rancho Santa Margarita, Aliso Viejo, Foothill Ranch, and Talega. Nearly all of these areas have been incorporated into new cities. The unincorporated area has one remaining large planned community known as [Rancho Mission Viejo](#), encompassing approximately 6,000 acres of developable land located in the southeastern portion of the county. A General Plan amendment, Planned Community Development Plan (zoning) and a development agreement were approved for this project by the Board of Supervisors in 2004. Since that time, the property owner has been working with the County to prepare detailed development and infrastructure plans. The approved zoning and development agreement allows 14,000 dwelling units and also requires the property owner to [comply with the Affordable Housing Implementation Plan, as amended \(2016\), which includes the Private Sector Alternative discussed in Strategies and Actions section.](#)

[Since the grand opening of Planning Area 1 in 2013, Rancho Mission Viejo and neighborhood builders have completed and sold/rented 1,247 housing units in Sendero Planning Area 1, of which 286 are deed-restricted senior housing \(Age Qualified\) units. In addition, 107 senior affordable apartments have been leased. Since the grand opening of Planning Area 2 in 2015 and through the end of 2019, Rancho Mission Viejo and neighborhood builders have obtained building permits for 2,507 market rate units in Esencia Planning Area 2, and occupancy permits \(closings\) for 2,475 market rate units, of which 830 have been deed-restricted senior housing \(Age Qualified\) units. In addition, a 112-unit affordable family apartment project has been leased.](#)

The development timetable for [Rancho Mission Viejo](#) will be determined by the property owner based on financial and market conditions. Tentative subdivision maps and infrastructure plans are moving forward and the property owner has projected a total of [4,165](#) dwelling units constructed before the end of the planning period.

According to the provisions of the Affordable Housing Implementation Agreement (AHIA), the number of affordable housing

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sites provided would be “commensurate with the overall pace of development.” It is the intent of this Agreement that affordable housing projects would be constructed at the same time as adjacent market-rate projects to ensure a seamless residential neighborhood and to avoid any potential NIMBYism from residents of market-rate residential units.

Because Rancho Mission Viejo represents the most significant residential development opportunity in the unincorporated area, the County is committed to the following specific actions to facilitate its development.

Alternative Approaches – Pursuant to the AHIA and its subsequent Addenda No. 1 (2013) and No. 2 (2016), the County of Orange has approved three (3) alternatives for the provision / development of affordable housing on Rancho Mission Viejo (RMV) property: (1) the public sector option, (2) the private sector option, or (3) the possibility that affordable housing will be delivered using both the private sector and public sector options.

CEQA – The County of Orange certified Final Program EIR IP# 15-157 (OC Affordable Housing Implementation Plan—Ranch Plan, 2016) to address the impacts of the AHIA’s affordable housing program over and above the impacts of RMV providing the County of Orange with graded sites; access; and utilities to each affordable development site, as previously addressed by Final EIR #589.

Private Sector Alternative – Due to the loss of access to State redevelopment funds for construction of affordable housing, the County of Orange explored alternative methods of developing affordable housing units. Within Rancho Mission Viejo the private sector option is currently the most viable approach to providing affordable housing, whereby:

- RMV enters a long-term ground lease with an affordable housing builder and restricts the use of the site to low and very low-income households for a period of 55 years.
- RMV records an Irrevocable Offer of Dedication (IOD) which allows the County to obtain a housing site after 15 years, but not later than 55 years.
- RMV provides all required infrastructure (i.e., street access, grading and utility stub-outs) at no cost to the County.

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- RMV receives credit toward the 60-acre requirement multiplied by a factor of two (for example, a five-gross-acre parcel that is developed under this approach would receive a Dedicated Land Credit of ten gross acres).

Current Status – To date, 219 affordable units on 7.8 acres have been developed within the RMV community using the private sector alternative; specifically:

- Sendero Bluffs: 107 DU on a 3.4-acre site in PA1 adjacent to Sendero Marketplace off Ortega Highway
- Esencia Norte: 112 DU on a 4.0-acre site in PA2.1 near the intersection of Cow Camp Road and Esencia Drive

Therefore, because developed acreage is counted double per the private sector alternative, 15.6 acres (i.e., two times 7.8 acres) have been credited thus far, and 44.4 acres remain of RMV’s pledge to provide up to 60-acres of land that may be used for the development of affordable housing. As such, a total of 22.2 gross acres of affordable housing could be developed using the private sector alternative, netting approximately 555 additional affordable units. A 22.2-gross-acre credit would be granted for private sector financing. The affordable housing would be distributed throughout the remaining Planning Areas 3, 4, 5, and 8 slated for development. The “OC Affordable Housing Implementation Plan EIR” anticipated distribution of these 22.2 acres by Planning Area, with 13.2 affordable housing acres identified for potential development within PA3, for a total of approximately 330 dwelling units. On September 13, 2019, the County of Orange Planning Commission approved the Planning Area 3 & 4 Master and Subarea Plans with references to potential affordable housing sites within Subarea Plans 3.3, 3.6, 3.7, 3.8, 3.11, 3.12 and 3.13 (all listed as up to 6-gross acres in size).

- The County has designated the Manager, Land Development as the primary point of contact for the developer to expedite applications and resolve issues that may arise;
- The Director, OC Community Resources/Housing is the primary designated contact for facilitating development of the sites to be dedicated for affordable housing;
- Affordable housing projects shall be approved by right;

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- The County will report annually to SState HCD and the Board of Supervisors regarding progress toward the development of Rancho Mission Viejo and its affordable housing sites.

Strategy 1c. Work with cities, community organizations and neighborhood groups to facilitate infill housing development in conjunction with neighborhood revitalization and annexation of unincorporated islands.

Action: Continue to work with LAFCO to review unincorporated islands and identify priority areas with the highest potential for affordable housing development and annexation.

Strategy 1d. Ensure that the County’s policies, codes, development review procedures and fees do not represent unjustified constraints to the development of new housing.

Action: Continue to support the Development Processing Review Committee in reviewing existing and proposed codes, procedures and fees to ensure that they do not unreasonably hinder housing production. DPRC policy and code amendment recommendations will be implemented within one fiscal year.

Strategy 1e. Continue to pursue policy changes at the state level to remove barriers to the production of affordable housing.

Action: Seek concurrence from the state Department of Housing and Community Development that affordable units built in cities and assisted with County funds (i.e., multi-jurisdictional agreement) should be partially credited toward the County’s housing production for RHNA purposes in proportion to the amount of County funding.

Action: As feasible, work with developers to aggressively pursue tax-exempt bond and low-income tax credit allocations to ensure that Orange County receives its fair share of statewide funding under these programs.

Action: Support changes to the California Environmental Quality Act that would allow streamlined procedures in urbanized unincorporated areas similar to those available in cities.

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Action: Support the removal of barriers to local flexibility in the administration and allocation of federal homeless assistance funding to allow these funds to be used to meet the specific needs of its homeless population.

Action: Work with cities and developers to research incentives for sharing Regional Housing Needs Assessment (RHNA) credits for units constructed within city boundaries through a multi-jurisdictional agreement.

Action: Establish a policy and procedures for County departments to coordinate the planning and development of new projects and programs, changes to existing projects and programs, and applications for funding opportunities, and to evaluate their potential impacts on regional housing needs as part of the Regional Housing Needs Assessment (RHNA) allocation process.

Strategy If. Support and encourage the development of permanent supportive housing including affordable housing opportunities for households with incomes less than 30% of area median income (AMI).

Action: Encourage developers seeking development agreements to include family rental housing as a part of the developments proposed, as appropriate. Seek funding sources for large families.

Action: Continue to support County funding criteria to encourage permanent supportive housing. Action: Enforce Zoning Code ordinance that requires supportive housing to be treated as a residential use.

Action: Solicit assistance from affordable housing developers and advocates in identifying potential constraints to the development of permanent supportive housing, and submit suggested actions to the DPRC for review.

Action: Continue to support the County Housing Authority and its participation in the Section 8 Rental Assistance Program and pursue additional Section 8 rental assistance vouchers when available.

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Action: Continue the goal of producing a portion of units affordable at or below 30% area median income (AMI).

Action: Encourage developers seeking development agreements to include housing units affordable to households with incomes of less than 30% area median income (AMI).

Action: Continue the Tax-Exempt Single-Family Mortgage Revenue Bond Program for first-time homebuyers.

Action: Continue to publish the Affordable Housing Rental List.

Action: Monitor all subsidized projects annually to verify compliance with affordability covenants.

Action: Continue to pursue and provide assistance as described in the Housing Funding Strategy and Continuum of Care program.

Action: Identify additional sites that are now available or easily made available for transitional shelters for persons experiencing homelessness and families.

Action: Continue to implement Zoning Code regulations allowing emergency shelters without a conditional use permit or other discretionary permit in the commercial and industrial portions of the Housing Opportunities Overlay Zone subject to appropriate development standards pursuant to Government Code Sec. 65583.a.4.

Issue 2: How can the County facilitate the rehabilitation and preservation of existing residential neighborhoods, especially affordable units?

a. Discussion

New construction represents a relatively small percentage of the unincorporated area's total housing inventory. The preservation and rehabilitation of the existing housing stock, especially affordable apartments, is essential in order for the County to meet its housing needs. Most of the housing in need of rehabilitation is located in the older unincorporated islands in North County. Of particular concern are assisted rental projects that are eligible to convert to market rate due to the expiration of agreements between the owners and government agencies.

The County participates in a variety of programs that provide assistance and incentives to property owners for carrying out needed repairs. Projects eligible to

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convert to market rate have also been evaluated for opportunities to extend existing commitments to maintain rents at affordable levels.

It is also recognized that mature areas such as northern Orange County require ongoing investment for the general maintenance and periodic replacement of infrastructure such as streets, sidewalks, water and wastewater systems, storm drains, street lights, landscaping and other public facilities in order to maintain the quality of residential neighborhoods. Without this public investment, residents and landlords may be discouraged from making needed repairs to their properties and gradual deterioration may occur. In addition to the County’s General Fund, the federal CDBG program provides financing for infrastructure maintenance and replacement.

Many of the older unincorporated neighborhoods are located in “islands” within city spheres of influence. The Board of Supervisors has established a policy of working cooperatively with the cities and LAFCO to facilitate the annexation of these islands in a timely manner. Where possible, such annexations should be part of a comprehensive program to help revitalize these communities by upgrading substandard housing and other facilities such as streets, storm drains, sidewalks, parks and schools.

b. Goals

- Goal 2a Conserve and improve the condition of the existing housing stock, especially affordable housing.
- Goal 2b Work cooperatively with cities and LAFCO to facilitate the annexation and revitalization of urbanized unincorporated islands.

c. Strategies and Actions

- Strategy 2a. Continue to explore programs designed to rehabilitate deteriorated units and encourage the maintenance and minor repair of structurally sound housing units to prevent their deterioration.

Action: Continue to research available housing funding to finance housing rehabilitation.

- Strategy 2b. Preserve the affordability of federal, state and County-subsidized units threatened with conversion to market rates.

Action: Continue to monitor projects with expiring affordability covenants and take appropriate action to preserve these affordable units whenever possible.

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Action: Continue to assist owners or purchasers of existing Mortgage Revenue Bond (MRB) projects to refund their bonds in exchange for augmented and/or extended affordability controls. Annually contact owners of at-risk units to gauge interest, provide a list of resources available for refund and negotiate terms on a project-by-project basis.

Strategy 2c. Enhance the quality of existing residential neighborhoods by maintaining public facilities and requiring residents and landlords to maintain their properties in good condition.

Action: Continue the County's code enforcement and graffiti removal programs.

Action: Continue to provide ongoing infrastructure maintenance in existing residential neighborhoods through the capital improvement program.

Action: Continue to participate in the CDBG, HOME and related programs.

Action: Identify existing apartment complexes in need of repair and provide financial assistance or other incentives to encourage the owner to make a substantial investment in rehabilitation and ongoing maintenance and guarantee long-term affordability.

Action: Continue to work with LAFCO to review unincorporated islands and identify priority areas with the highest potential for affordable housing development and annexation.

Strategy 2d. Ensure that the conversion of rental units or mobile home parks to ownership or other uses occurs in a responsible manner to protect the rights of both owners and tenants.

Action: Continue to enforce the provisions of the County's condominium and mobile home park conversion ordinance (Orange County Zoning Code Sec. 7-9-[89](#)).

Issue 3: How can the County ensure equal housing opportunities and prevent housing discrimination?

a. Discussion

Equal housing opportunity is a fundamental right of all Americans. Federal and state fair housing laws make discrimination illegal, but enforcement action is sometimes necessary to ensure that existing laws are upheld. Existing federal law also requires new buildings to make reasonable accommodation for persons with disabilities.

b. Goals

Goal 3. **P**romote equal housing opportunities for all persons without discrimination on the basis of race, religion, ethnicity, sex, age, marital status, disability, or household composition.

c. Strategies and Actions

Strategy 3a. Continue to support enforcement of fair housing laws and organizations that provide fair housing information and intervention.

Action: Provide financial assistance from CDBG funds or other sources to fair housing organizations.

Strategy 3b. Facilitate the education of residents about their fair housing rights and of the process to make appropriate referrals for fair housing complaints.

Action: Continue to develop analysis of impediments to fair housing. Provide federal/state/local information regarding discrimination to residents at family briefing sessions, including applicable Fair Housing Information and Discrimination Complaint Forms. Also maintain bilingual staff to assist non-English speaking families and handicap accessible offices.

Action: Continue to work with the fair housing agencies to provide information and regarding housing discrimination and intervention to resolve complaints. Literature is made available at County and fair housing agencies, as well as public libraries.

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Strategy 3c. Encourage the removal of architectural barriers in existing residential units, and ensure that new units comply with accessibility standards.

Action: Continue to enforce building code provisions requiring accessible design.

Action: Continue to implement the reasonable accommodation ordinance.

Strategy 3d. The housing needs of persons with disabilities, including persons with developmental disabilities are typically not addressed by Title 24 Regulations. The housing needs of persons with disabilities, in addition to basic affordability, range from slightly modifying existing units to requiring a varying range of supportive housing facilities. The County will encourage the development of supportive housing for persons with disabilities, including developmental disabilities through the following actions.

Action: The County shall seek State and Federal monies, as funding becomes available, for permanent supportive housing construction and rehabilitation targeted for persons with disabilities, including persons with developmental disabilities.

Action: The County shall provide regulatory incentives, such as expedited permit processing and fee waiver, to projects targeted for persons with disabilities, including persons with developmental disabilities.

Action: The County shall reach out to developers of supportive housing as funding becomes available to encourage development of projects targeted for persons with disabilities, including persons with developmental disabilities.

Action: The County shall work with local resource agencies to implement an outreach program informing families within the county of housing and services available for persons with developmental disabilities.

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Issue 4: How can the County encourage energy conservation in existing and future residential developments?
a. Discussion

State law requires that jurisdictions analyze opportunities for energy conservation in residential development as part of their Housing Element review process. Controlling energy costs is one important component of the larger housing affordability issue.

b. Goals

Goal 4: Reduce residential energy use within the County.

c. Strategies and Actions

Strategy 4a. Encourage the use of energy conservation features in residential construction, remodeling and existing homes.

Action: Continue to require new construction and remodeling projects to meet energy conservation requirements.

Action: Provide information regarding energy efficiency measures in the Orange County Housing Opportunities Manual.

Action: Provide clients with information regarding “CalGreen” – California’s Green Building Code.

Action: Discuss sustainable provisions from the Board adopted Comprehensive Zoning Code with property owners.

Issue 5: How can the County increase the availability of child care facilities to lower-income families?
a. Discussion

Many lower-income families face challenges finding child care. The County can encourage the provision of child care facilities in new affordable housing developments by reducing regulatory barriers to such facilities in the Housing Opportunities Overlay Zone. Qualifying affordable developments are currently allowed by-right (i.e., no conditional use permit) in the Housing Opportunities Overlay Zone. The Housing Opportunities Overlay Zone regulations also allow the provision of a child care facility or family day care home in each development without the requirement for a discretionary permit. Provision of a child care facility or designation of a family day care home is at the discretion of each developer and is not a requirement in the Housing Opportunities Overlay Zone

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regulations. The provision of a child care facility on the premises would make the project eligible for an additional density bonus or incentive which could increase the project's financial feasibility.

The developer of an affordable housing project may elect to include in the development a child care facility that would be set aside exclusively for that use. If a density bonus or incentive is granted as a result of the provision of this facility, the developer must abide by the requirements set forth in density bonus law regarding the operation of the facility for the entire affordability period. The Housing Opportunities Overlay Zone regulations further require that the facility be reserved for use by residents only and that the facility meet all applicable State laws including size, outdoor play areas and number of children. The facility could be operated either by the developer or by a State-licensed provider under contract to the developer.

A housing development that lacks the space in the development for a separate facility can still provide child care through the designation of a family day care home. This type of day care provider is home-based and would also be required to be State-licensed and to meet all applicable State laws regarding family day care regarding size, outdoor play areas and number of children. The designation of a family day care home does not meet the criteria set forth in density bonus law and therefore the development would not be eligible for an additional density bonus or incentive.

b. Goals

Goal 5. To encourage the provision of child care facilities in new affordable housing developments.

c. Strategies and Actions

Strategy 5. Reduce regulatory obstacles for new child care facilities within affordable housing developments.

Action: Both the Zoning Code and Housing Opportunities Manual allow the provision of child care in affordable housing developments utilizing the Housing Opportunities Overlay Zone program. The County's Child Care Coordinator will assist in the development of the criteria and requirements for child care facilities and family day care homes. All conditions and requirements applied to this use will be delineated in the Affordable Housing Agreement entered

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into between the County and developer for each affordable housing development.

Issue 6: How will the County monitor its accomplishments and make periodic adjustments to programs as necessary to reflect changing circumstances over the course of the planning period?

a. Discussion

Circumstances, needs and funding availability will likely change over the 8-year timeframe of this Housing Element. In order to ensure that the County’s efforts result in maximum effectiveness it is important to monitor these changing circumstances and make programmatic adjustments as necessary.

b. Goals

Goal 6. **M**onitor changing circumstances and make adjustments to County programs as necessary to maximize progress toward established goals and objectives.

c. Strategies and Actions

Strategy 6. Monitor changing circumstances on a continuous basis and make adjustments to programs as necessary to maximize progress toward established goals and objectives. Report annually to the Board of Supervisors, HUD and HCD regarding the County’s progress in implementing housing programs.

Action: As circumstances change, the County will make adjustments to program actions to maximize performance toward identified goals and objectives. Each year the County will report its progress in implementing housing programs to the Board of Supervisors, HUD and HCD. If new funding sources become available, new programs may be initiated to take advantage of such funds.

Action Plan Summary

Provides a summary of the Housing Action Plan, including identification of responsible parties, objectives, and implementation schedules. The purpose of this table is to add specifics to the goals, strategies and actions identified above, to include anticipated time frames. Many of these details emanate from the results of analysis presented in Sections [3](#) and [4](#). Additional details related to several programs are also found in Appendices A through C.

**Table 6-2
Action Plan Summary**

Strategy	Action	Responsible Agency	Funding Source	Objectives	Implementation Timeline
1 New Housing Production					
Strategy 1a. Continue to support affordable housing production as one of the County's priorities.	1a.1 Maintain and expand affordable housing as a priority for the County	OC Development Services , OC Community Resources, County Executive Office (CEO)	General Fund	Continued from previous Housing Element.	Ongoing, 2021-2029
	1a.2 Facilitate the production of affordable units by offering incentives such as density bonus, expedited permit processing, modifications to development standards, tax-exempt conduit financing, infrastructure financing assistance and direct financial assistance in exchange for a proportional commitment to provide units at affordable prices or rents.	OC Development Services , OC Community Resources	State and federal grants Redevelopment set-aside Bond financing	Continued from previous Housing Element. See Table VI-3	Ongoing, 2021-2029
	1a.3 Work cooperatively with other governmental agencies, business groups, universities, environmental organizations, housing advocates and the development community to increase public awareness of the importance of affordable housing to the County's long-term viability.	OC Community Resources, OC Development Services (Affordable Housing Project Manager)	General Fund State & federal grants	Continued from previous Housing Element. Increase public awareness of the importance of affordable housing to the County's long-term viability.	Ongoing, 2021-2029
	1a.4 Aggressively pursue all state and federal housing grant funds for which the County is eligible and is feasible.	OC Community Resources	General Fund State and federal grants	Continued from previous Housing Element. Continue to participate in existing programs (e.g., HOME) and submit applications for all new programs for which the County is eligible.	Ongoing, 2021-2029
	1a.5 The County Planning Department's "Affordable Housing Project Manager" will continue to assist affordable housing developers through the County's application review and approval process. The Project Manager will act as liaison between the developer and County staff to ensure that proposed projects are not unnecessarily delayed.	OC Development Services	General Fund	Continued from previous Housing Element. Expedite affordable housing development applications.	Ongoing, 2021-2029
	1a.6 Continue to encourage affordable housing development in the Housing Opportunities Overlay Zone.	OC Development Services	General Fund	Continued from previous Housing Element. Promote affordable housing development.	Ongoing, 2021-2029

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Strategy	Action	Responsible Agency	Funding Source	Objectives	Implementation Timeline
	1a.7 Create incentives for consolidation of small adjacent parcels by allowing “graduated” density increases for larger parcels resulting in base densities up to 30 units/acre excluding density bonus.	OC Development Services	General Fund	Continued from previous Housing Element . Continue to facilitate affordable housing development in the Housing Opportunities Overlay Zone using graduated density increases.	Ongoing, 2021-2029
Strategy 1b. Ensure that new large-scale development includes a sufficient range of housing types and densities in appropriate locations to facilitate the production of housing for all economic segments consistent with the County's quantified objectives.	1b.1 Coordinate the location of major housing developments, particularly affordable housing and multi-family units, with existing and proposed highway and transit routes, major employment centers, shopping facilities and other services. (see Appendix B)	OC Development Services	General Fund Development fees	Continued from previous Housing Element . Explore affordable housing sites at each new major intersection.	Ongoing, 2021-2029
	1b.2 Establish affordable housing at the Very-Low-Income level as a priority in negotiating any future development agreements, or renegotiating existing development agreements.	OC Development Services	General Fund Development fees	Continued from previous Housing Element . That all new or renegotiated developments include the provision of very-low-income housing	Ongoing, 2021-2029
	1b.3 Assist in the development of housing for lower-income households on larger sites, the County will facilitate parcel maps and/or lot line adjustments resulting in parcel sizes that facilitate multifamily developments affordable to lower-income households in light of state, federal and local financing programs (i.e., 2-10 acres). The County will work with property owners and affordable housing developers to target and market the availability of sites with the best potential for development. In addition, the County will offer incentives for the development of affordable housing.	OC Development Services , OC Community Resources	General Fund State and federal grants Redevelopment set-aside	Continued from previous Housing Element . Facilitate development of large parcels for affordable housing.	Ongoing, 2021-2029
Strategy 1c. Work with cities, community organizations and neighborhood groups to facilitate infill housing development in conjunction with neighborhood revitalization and annexation of unincorporated islands.	1c.1 Continue to work with LAFCO to review unincorporated islands and identify priority areas with the highest potential for affordable housing development and annexation. (See Appendix C.)	OC Development Services , OC Community Resources, LAFCO	General Fund State and federal grants Redevelopment set-aside	Continued from previous Housing Element . Develop revitalization and annexation plans for 3 priority areas	Ongoing, 2021-2029

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Strategy	Action	Responsible Agency	Funding Source	Objectives	Implementation <u>Timeline</u>
Strategy 1d. Ensure that the County's policies, codes, development review procedures and fees do not represent unjustified constraints to the development of new housing.	1d.1 Continue to support the Development Processing Review Committee in reviewing existing and proposed codes, procedures and fees to ensure that they do not unreasonably hinder housing production.	OC Development Services	General Fund	Continued from previous Housing Element. Continue to hold DPRC meetings on a monthly basis	Ongoing DPRC meetings; 2021-2029
Strategy 1e. Continue to pursue policy changes at the state level to remove barriers to the production of affordable housing.	1e.1 Seek concurrence from the state Department of Housing and Community Development that affordable units built in cities and assisted with County funds (i.e., multi-jurisdictional agreement) should be partially credited toward the County's housing production for RHNA purposes in proportion to the amount of County funding.	OC Community Resources, OC Development Services	General Fund	Continued from previous Housing Element. Seek concurrence from state HCD that new units assisted with County funds shall be credited to the County in proportion to the level of funding assistance, and if necessary, propose legislative action.	Ongoing, 2021-2029
	1e.2 Support County of Orange policy for departments to coordinate the planning and development of new projects and programs, changes to existing projects and programs, and applications for funding opportunities, and to evaluate their potential impacts on regional housing needs as part of the Regional Housing Needs Assessment (RHNA) allocation process.	OC Community Resources, OC Development Services , CEO Real Estate, OC Health Care Agency	General Fund	New policy that all projects recently annexed or affordable housing developments funded by the County within City limits be considered for RHNA transfers.	Ongoing, 2021-2029
	1e.3 As feasible, work with developers to aggressively pursue tax-exempt bond and low-income tax credit allocations to ensure that Orange County receives its fair share of statewide funding under these programs.	OC Community Resources, CEO	General Fund State & federal grants	Continued from previous Housing Element. Explore a proportionate share of bond and LIHTC allocations for unincorporated Orange County.	Ongoing 2021-2029 , as NOFAs and other funding notifications are issued)
	1e.4 Support changes to the California Environmental Quality Act that would allow streamlined procedures in urbanized unincorporated areas similar to those available in cities.	OC Development Services	General Fund	Continued from previous Housing Element. Add this item to the County's legislative agenda	Ongoing, 2021-2029
	1e.5 Support the removal of barriers to local flexibility in the administration and allocation of federal homeless assistance funding to allow these funds to be used to meet the specific needs of its homeless population.	OC Community Resources, OC Development Services , OC Health Care Agency	General Fund	Continued from previous Housing Element. Facilitate homeless assistance	Ongoing, 2021-2029

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Strategy	Action	Responsible Agency	Funding Source	Objectives	Implementation Timeline
	1e.6 Work with cities and developers to research incentives for sharing Regional Housing Needs Assessment (RHNA) credits for units constructed within city boundaries through a multi-jurisdictional agreement.	OC Development Services	General Fund	Continued from previous Housing Element. Pursue RHNA credit commensurate with the level of funding support.	Ongoing, 2021-2029
	1e.7 Work with developers to research grants and loans funded by the Department of Toxic Substances Control (DTSC) to address environmental investigations and cleanups on properties with environmental constraints.	OC Community Resources , OC Development Services , CEO Real Estate	State grants and loans	New policy to facilitate development of sites with environmental constraints	Ongoing, 2021-2029
Strategy 1f. Support and encourage the development of permanent supportive housing including affordable housing opportunities for households with incomes less than 30% of area median income (AMI).	1f.1 Encourage developers seeking development agreements to include family rental housing as a part of the developments proposed and as appropriate . Seek funding sources for large families.	OC Development Services , OC Community Resources	General Fund	New policy to seek funding sources for large families.	Ongoing, 2021-2029
	1f.2 Continue to support County funding criteria to encourage permanent supportive housing	OC Community Resources	General Fund	Continued from previous Housing Element. Continue to release NOFAs for permanent supportive housing.	Ongoing, 2021-2029
	1f.3 Enforce Zoning Code ordinance that requires supportive housing to be treated as a residential use.	OC Development Services , OC Community Resources	General Fund State & federal grants	Continued from previous Housing Element. Continue to facilitate supportive housing development	Ongoing, 2021-2029
	1f.4 Solicit assistance from affordable housing developers and advocates in identifying potential constraints to the development of permanent supportive housing including current standards for traffic maintenance, parking ratios or other potential development standards, and submit suggested actions to the DPRC for review.	OC Development Services , OC Community Resources	General Fund; state & federal grants	Continued from previous Housing Element. Identify and remove constraints to permanent supportive housing	Ongoing, 2021-2029
	1f.5 Continue to support the County Housing Authority and its participation in the Section 8 Rental Assistance Program and pursue additional Section 8 rental assistance vouchers when available.	OC Housing Authority	HUD, Section 8	Continued from previous Housing Element. Maintain and expand rental assistance to lower-income households	Ongoing, 2021-2029
	1f.6 Continue the goal of developing 2,700 supportive housing units at or below 30% area median income (AMI) by 2025 .	OC Community Resources	State & federal grants; tax credits; bonds, Section 8 (project based)	500 Modified policy to develop 2,700 new extremely-low-income units	Ongoing, 2021-2029

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Strategy	Action	Responsible Agency	Funding Source	Objectives	Implementation Timeline
	1f.7 Encourage developers seeking development agreements to include housing units affordable to households with incomes of less than 30% area median income (AMI).	OC Development Services	State & federal grants; tax credits; bonds	Continued from previous Housing Element. Encourage development of new extremely-low-income units during the planning period	Ongoing, 2021-2029
	1f.8 Continue the Tax-Exempt Single-Family Mortgage Revenue Bond Program for first-time homebuyers.	CEO Public Finance	Bonds	Continued from previous Housing Element. Expand affordable home ownership opportunities	Ongoing, 2021-2029
	1f.9 Continue to publish the Affordable Housing Rental List. Housing Referral Directory	OC Community Resources	Dept. budget	Continued from previous Housing Element. Provide information to lower-income renters	Ongoing, 2021-2029
	1f.10. Monitor all subsidized projects annually to verify compliance with affordability covenants.	OC Community Resources	State and federal grants	Continued from previous Housing Element. Maintain affordability of existing units to the greatest extent possible.	Ongoing, 2021-2029
	1f.11 Continue to pursue and provide assistance as described in the County's Housing Funding Strategy and Continuum of Care program.	OC Community Resources, OC Health Care Agency	Federal, state and local funding	Continued from previous Housing Element. Provide additional housing opportunities for the homeless	Ongoing, 2021-2029
	1f.12 Identify additional sites that are now available or easily made available for shelters for homeless persons and families.	OC, Health Care Agency OC Development Services	General Fund, state and federal grants	Continued from previous Housing Element. Provide additional housing opportunities for the homeless	Ongoing, 2021-2029
	1f.13 Continue to implement Zoning Code regulations to allowing emergency shelters without a conditional use permit or other discretionary permit in the commercial and industrial portions of the Housing Opportunities Overlay Zone subject to appropriate development standards pursuant to Government Code Sec. 65583.a.4.	OC Development Services	General Fund, state and federal grants	Continued from previous Housing Element. Provide additional housing opportunities for the homeless	Ongoing, 2021-2029
Strategy 1g. Complete the identified rezoning actions as identified in Appendix B to meet the County's Regional Housing Needs Assessment (RHNA) allocation at all income levels for the 2021-2029 planning period.	1g.1 Increase the maximum permitted residential density within the Housing Opportunities Overlay to 65 dwelling units per acre (du/ac).	OC Development Services	General Fund	New policy to identify adequate sites to meet the County's 2021-2029 RHNA allocation.	Within 36 months of adoption of the 6th Cycle Housing Element.

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Strategy	Action	Responsible Agency	Funding Source	Objectives	Implementation <u>Timeline</u>
	<p><u>1g.2 Discuss and coordinate with the City of Brea for the residential development of the identified parcels within the Brea Canyon Area (as shown in Appendix B).</u></p>	<p><u>OC Development Services</u></p>	<p><u>General Fund</u></p>	<p><u>New policy to identify adequate sites to meet the County's 2021-2029 RHNA allocation.</u></p>	<p><u>Within 36 months of adoption of the 6th Cycle Housing Element.</u></p>
	<p><u>1g.3 Pursuant to State Housing law, candidate sites identified in this Housing Element to accommodate a portion of the County's low- and very low -income RHNA that were identified in previously adopted Housing Elements must be rezoned to allow residential use by right at specified densities for housing developments in which at least 20 percent of the units are affordable to lower income households. By right shall mean the jurisdiction may not require any of the following discretionary actions, except if the project requires a subdivision:</u></p> <ul style="list-style-type: none"> <u>• A conditional use permit</u> <u>• A planned unit development permit</u> <u>• Other discretionary, local-government review or approval that would constitute a "project"</u> <p><u>The County may impose objective design review standards on projects. The County has identified as part of this Housing Element update vacant and nonvacant sites that were used in previous Housing Elements to meet the current RHNA need. To accommodate the provisions of State law, the County shall place a housing overlay zone over all nonvacant sites included in a prior Housing Element and all vacant sites included in two or more consecutive planning periods that permits by right development for projects that meet the requirements of State housing law. These sites are identified in Appendix B.</u></p>	<p><u>OC Development Services</u></p>	<p><u>General Fund</u></p>	<p><u>New policy to comply with recent State law regarding candidate housing sites used in multiple housing elements.</u></p>	<p><u>Within 36 months of adoption of the 6th Cycle Housing Element.</u></p>

Strategy	Action	Responsible Agency	Funding Source	Objectives	Implementation <u>Timeline</u>
	<p><u>1g.3 Pursuant to State Housing law, candidate sites identified in this Housing Element to accommodate a portion of the County's low- and very low -income RHNA that were identified in previously adopted Housing Elements must be rezoned to allow residential use by right at specified densities for housing developments in which at least 20 percent of the units are affordable to lower income households. By right shall mean the jurisdiction may not require any of the following discretionary actions, except if the project requires a subdivision:</u></p> <ul style="list-style-type: none"> • <u>A conditional use permit</u> • <u>A planned unit development permit</u> • <u>Other discretionary, local-government review or approval that would constitute a "project"</u> <p><u>The County may impose objective design review standards on projects. The County has identified as part of this Housing Element update vacant and nonvacant sites that were used in previous Housing Elements to meet the current RHNA need. To accommodate the provisions of State law, the County shall place a housing overlay zone over all nonvacant sites included in a prior Housing Element and all vacant sites included in two or more consecutive planning periods that permits by right development for projects that meet the requirements of State housing law. These sites are identified in Appendix B.</u></p>	<p><u>OC Development Services</u></p>	<p><u>General Fund</u></p>	<p><u>New policy to comply with recent State law regarding candidate housing sites used in multiple housing elements.</u></p>	<p><u>Within 36 months of adoption of the 6th Cycle Housing Element.</u></p>
<p>2. Rehabilitation and Preservation of Existing Neighborhoods</p>					
<p>Strategy 2a. Continue to support programs designed to rehabilitate deteriorated units and encourage the maintenance and minor repair of structurally sound housing units to prevent their deterioration.</p>	<p><u>2a.1 Continue to use available housing funding to finance housing rehabilitation.</u></p>	<p>OC Community Resources</p>	<p>State & federal grants</p>	<p><u>Continued from previous Housing Element. See Table VI-4, Quantified Objectives</u></p>	<p><u>Ongoing, 2021-2029</u></p>

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Strategy	Action	Responsible Agency	Funding Source	Objectives	Implementation Timeline
Strategy 2a. Continue to support programs designed to rehabilitate deteriorated units and encourage the maintenance and minor repair of structurally sound housing units to prevent their deterioration.	2b.1 Continue to monitor projects with expiring affordability covenants and take appropriate action to preserve these affordable units whenever possible.	OC Community Resources	State & federal grants General Fund	Continued from previous Housing Element. Contact each owner of projects eligible to convert on an annual basis and negotiate terms to preserve affordability	Ongoing, 2021-2029
Strategy 2b. Preserve the affordability of federal, state and County-subsidized units threatened with conversion to market rates.	2b.2 Continue to assist owners or purchasers of existing Mortgage Revenue Bond (MRB) projects to refund their bonds in exchange for augmented and/or extended affordability controls. Contact owners of at-risk units to gauge interest, provide a list of resources available for refund and negotiate terms on a project-by-project basis.	OC Community Resources, CEO Public Finance	State & federal grants	Continued from previous Housing Element. Preserve affordability of at-risk units	Ongoing, 2021-2029
Strategy 2c. Enhance the quality of existing residential neighborhoods by maintaining public facilities and requiring residents and landlords to maintain their properties in good condition.	2c.1 Continue the County's code enforcement and graffiti removal programs.	OC Development Services	State & federal grants General Fund	Continued from previous Housing Element. Continue to fund and operate existing program.	Ongoing, 2021-2029
	2c.2 Continue to provide ongoing infrastructure maintenance in existing residential neighborhoods through the capital improvement program (CIP).	OC Development Services , CEO	State & federal grants General Fund	Continued from previous Housing Element. Provide funding in the CIP for needed infrastructure maintenance	Ongoing, 2021-2029
	2c.3 Continue to participate in the CDBG, HOME and related programs.	OC Community Resources	CDBG, HOME	Continued from previous Housing Element. Submit applications to HUD as needed	Ongoing, 2021-2029
	2c.4 Identify existing apartment complexes in need of repair and provide financial assistance or other incentives to encourage the owner to make a substantial investment in rehabilitation and ongoing maintenance and guarantee long-term affordability.	OC Community Resources	State & federal grants General Fund	Continued from previous Housing Element. See Table VI-4, Quantified Objectives	Ongoing, 2021-2029
	2c.5 Continue to work with LAFCO to review unincorporated islands and identify potential sites for affordable housing development.	OC Development Services , OC Community Resources	General Fund State & federal grants	Modify policy to develop revitalization and annexation plans for 3 priority areas	Ongoing, 2021-2029

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Strategy	Action	Responsible Agency	Funding Source	Objectives	Implementation Timeline
Strategy 2d. Ensure that the conversion of rental units or mobile home parks to ownership or other uses occurs in a responsible manner to protect the rights of both owners and tenants.	2d.1 Continue to enforce the provisions of the County's condominium and mobile home park conversion ordinance (Orange County Code Sec. 7-9-89 and 7-9-92).	OC Development Services	General Fund	Continued from previous Housing Element. Ensure compliance with code	Ongoing, 2021-2029
Strategy 2e: Encourage the development of Accessory Dwelling Units.	2e.1 Prepare pre-approved ADU plans to streamline development of ADUs.	OC Development Services	General Fund	New policy to ensure compliance with code	Ongoing, 2021-2029
3. Equal Housing Opportunity					
Strategy 3a. Continue to support enforcement of fair housing laws and organizations that provide fair housing information and intervention.	3a.1 Provide financial assistance from CDBG funds or other sources to fair housing organizations.	OC Community Resources	State & federal grants	Continued from previous Housing Element. Continue to fund fair housing organizations at existing levels	Ongoing, 2021-2029
Strategy 3b. Facilitate the education of residents about their fair housing rights and of the process to make appropriate referrals for fair housing complaints.	3b.1 Continue to develop analysis of impediments to fair housing. Provide federal/state/local information regarding discrimination to residents at family briefing sessions, including applicable Fair Housing Information and Discrimination Complaint Forms. Also maintain bilingual staff to assist non-English speaking families and handicap accessible offices.	OC Community Resources	State and federal grants	Continued from previous Housing Element. Continue to provide information of fair housing practices	Ongoing, 2021-2029
	3b.2 Continue to work with fair housing agencies to provide information and regarding housing discrimination and intervention to resolve complaints. Literature is made available at County and fair housing agency offices, as well as public libraries.	OC Community Resources	State and federal grants	Continued from previous Housing Element. Continue to provide information of fair housing practices	Ongoing, 2021-2029
Strategy 3c. Promote the removal of architectural barriers in existing residential units, and ensure that new units comply with accessibility standards.	3c.1 Continue to enforce building code provisions requiring accessible design.	OC Development Services	Development fees	Continued from previous Housing Element. Ensure code compliance	Ongoing, 2021-2029
	3c.2 Continue to implement the reasonable accommodation ordinance.	OC Development Services	General Fund	Continued from previous Housing Element. Ensure reasonable accommodation for persons with disabilities.	Ongoing, 2021-2029

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Strategy	Action	Responsible Agency	Funding Source	Objectives	Implementation Timeline
<p>Strategy 3d. The housing needs of persons with disabilities, including persons with developmental disabilities are typically not addressed by Title 24 Regulations. The housing needs of persons with disabilities, in addition to basic affordability, range from slightly modifying existing units to requiring a varying range of supportive housing facilities. The County will encourage the development of supportive housing for persons with disabilities, including developmental disabilities through the following actions.</p>	<p><u>3d.1</u> The County shall seek State and Federal monies, as funding becomes available, for permanent supportive housing construction and rehabilitation targeted for persons with disabilities, including persons with developmental disabilities.</p>	OC Community Resources	Grant funds	<u>Continued from previous Housing Element.</u> Facilitate the provision of additional supportive housing.	<u>Ongoing, 2021-2029</u>
	<p><u>3d.2</u> The County shall provide regulatory incentives, such as expedited permit processing and fee waiver, to projects targeted for persons with disabilities, including persons with developmental disabilities.</p>	OC <u>Development Services</u>	<u>General</u> funds	<u>Continued from previous Housing Element.</u> Facilitate the provision of additional supportive housing.	<u>Ongoing, 2021-2029</u>
	<p><u>3d.3</u> The County shall reach out to developers of supportive housing as funding becomes available to encourage development of projects targeted for persons with disabilities, including persons with developmental disabilities.</p>	OC Community Resources	Grant funds	<u>Continued from previous Housing Element.</u> Facilitate the provision of additional supportive housing.	<u>Ongoing, 2021-2029</u>
	<p><u>3d.4</u> The County shall work with local resource agencies to implement an outreach program informing families within the county of housing and services available for persons with developmental disabilities.</p>	OC <u>Health Care Agency</u>	Grant funds	<u>Continued from previous Housing Element.</u> <u>Strive to assist residents with developmental disabilities in securing appropriate housing accommodations.</u>	<u>Ongoing, 2021-2029</u>
	<p><u>3d.5</u> <u>The County will continue to work diligently to accommodate the approval of group homes, ADA retrofit efforts, ADA compliance and/or other measures through the implementation of Title 24 as well as amend its procedures to provide more flexibility in the development of accommodations for persons with physical and developmental disabilities by eliminating the need for a planning variance.</u></p>	<u>OC Development Services</u>	<u>General Fund</u>	<u>Modify policy to strive to assist residents with developmental disabilities in securing appropriate housing accommodations.</u>	<u>Ongoing, 2021-2029</u>
<p>4. Energy Conservation</p>					
<p>Strategy 4a. Encourage the use of energy conservation features in</p>	<p><u>4a.1</u> Continue to require new construction and remodeling projects to meet energy conservation requirements.</p>	OC <u>Development Services</u>	CDBG Utilities General Fund	<u>Continued from previous Housing Element.</u> Minimize residential energy and water use.	<u>Ongoing, 2021-2029</u>

Strategy	Action	Responsible Agency	Funding Source	Objectives	Implementation Timeline
residential construction, remodeling and existing homes.	4a.2 Provide information regarding energy efficiency measures in the Orange County Housing Opportunities Manual.	OC Planning Development Services	General Fund	Continued from previous Housing Element. Publicize available assistance programs through County website and flyers	Ongoing, 2021-2029
	4a.3 Provide clients with information regarding "CalGreen" – California's Green Building Code.	OC Planning Development Services	General Fund	Continued from previous Housing Element. Provide information through County website and flyers	Ongoing, 2021-2029
	4a.4 Discuss sustainable features from Board approved Comprehensive Zoning Code Update with property owners.	OC Development Services	General Fund	New policy to provide information through County website and flyers	Ongoing, 2021-2029
5. Child Care Facilities					
Strategy 5. Reduce regulatory obstacles for new child care facilities within affordable housing developments	5a.1 Both the Zoning Code and Housing Opportunities Manual allow the provision of child care in affordable housing developments utilizing the Housing Opportunities Overlay Zone program. The County's Child Care Coordinator will be invited to assist in the development of the criteria and requirements for child care facilities and family day care homes. All conditions and requirements applied to this use will be delineated in the Affordable Housing Agreement entered into between the County and developer for each affordable housing development.	OC Development Services	General Fund	Continued from previous Housing Element. Continue to implement the Zoning Code and Housing Opportunities Overlay Zone to reduce regulatory barriers to child care facilities.	Ongoing, 2021-2029
6. Monitoring and Reporting					
Strategy 6a . Monitor changing circumstances on a continuous basis and make adjustments to programs as necessary to maximize progress toward established goals and objectives. Report annually to the Board of Supervisors, HUD and State HCD regarding the County's progress in implementing housing programs.	6a.1 As circumstances change, the County will make adjustments to program actions to maximize performance toward identified goals and objectives. Each year the County will report its progress in implementing housing programs to the Board of Supervisors, HUD and State HCD. If new funding sources become available, new programs may be initiated to take advantage of such funds.	OC Development Services ; OC Community Resources	General Fund	Continued from previous Housing Element. Monitor circumstances and make periodic adjustments as necessary to best accomplish the County's goals and objectives. Submit annual reports to the Board of Supervisors, HUD and State HCD.	Ongoing, 2021-2029. Annual Housing Element implementation and CAPER reports.

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Strategy	Action	Responsible Agency	Funding Source	Objectives	Implementation Timeline
<p><u>Strategy 6b: Create a monitoring program to track ADU development and affordability levels throughout the planning period.</u></p>	<p><u>6b.1 This will allow the County to monitor the development of accessory units at all income levels. Additionally, the County will review their ADU development progress within 2 years of the adoption of the 6th cycle Housing Element to evaluate if production estimates are being achieved. If ADUs are not being permitted as assumed in the Housing Element, the County will take the action within 6 months of completion of the ADU review to ensure that adequate capacity at each income level is maintained to meet the County's RHNA needs. These actions may include identification of adequate sites to meet the County's identified unaccommodated need.</u></p>	<p><u>OC Development Services</u></p>	<p><u>General Fund</u></p>	<p><u>New policy to develop the County of Orange pre-approved ADU plans and release to the public to streamline and facilitate the ADU permitting process and will continue to track ADU development by affordability level and report on annual APRs.</u></p>	<p><u>Within two years of adoption of the 6th Cycle Housing Element.</u></p>
	<p><u>6b.2 Pursuant to Chapter 727, Statutes of 2005 (SB 1087), the County of Orange is required to deliver its adopted Housing Element and any amendments thereto to local water and sewer service providers. This legislation allows for coordination between the County and water and sewer providers when considering approval of new residential projects. Additionally, cooperation with local service providers will support the prioritization of water and sewer services for future residential development, including units affordable to lower-income households. The County will submit the adopted Housing Element to local water and sewer providers for their review and consideration when reviewing new residential projects.</u></p>	<p><u>OC Development Services</u></p>	<p><u>General Fund</u></p>	<p><u>Modify policy to comply with recent State law by making available copies of the adopted 6th Cycle Housing Element to local water and sewer purveyors.</u></p>	<p><u>Within 6 months of adoption of the 6th Cycle Housing Element</u></p>

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Strategy	Action	Responsible Agency	Funding Source	Objectives	Implementation <u>Timeline</u>
7. Safety Element Update and Environmental Justice Policies					
<u>Strategy 7a. Update the County's Safety Element pursuant to the requirements of State law.</u>	<u>7a.1 SB 1035 requires that the County revise the Safety Element to identify new information relating to flood and fire hazards that was not previously available during the previous revision of the Safety Element. The County will revise the current Safety Element and take the document to the Board of Supervisors for adoption within 12 months of adoption of the 6th Cycle Housing Element.</u>	<u>OC Development Services</u>	<u>General Fund</u>	<u>New policy to update the County's Safety Element to meet the requirements of State law.</u>	<u>Within 12 months of adoption of the 6th Cycle Housing Element</u>
<u>Strategy 7b. Incorporate environmental justice policies within the General Plan pursuant to State law.</u>	<u>7b1. SB 1000 (2018) requires that the County incorporate environmental justice policies within the General Plan. The County will amend portions of the General Plan to include environmental justice policies within 12 months of adoption of the 6th Cycle Housing Element.</u>	<u>OC Development Services</u>	<u>General Fund</u>	<u>New policy to review and revise, if necessary, the County's General Plan to include environmental justice policies to meet the requirements of State law.</u>	<u>Within 12 months of adoption of the 6th Cycle Housing Element</u>

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Quantified Objectives

1. *New Construction*

The County's quantified objectives for new construction for each program during the 6th cycle planning period are shown in [Table 6-3](#). It should be noted that achievement of these objectives will be dependent on many factors beyond the County's control, such as funding availability, interest rates and general economic conditions.

Table 6-3
New Construction –
Quantified Objectives Summary 2021-2029

Program	Very-Low	Low	Moderate	Above Moderate	Total
Objective	<u>3,139</u>	<u>1,866</u>	<u>2,040</u>	<u>3,361</u>	<u>10,406</u>

¹ Per the 6th cycle RHNA period

2. *Rehabilitation*

[The County's rehabilitation program was inactive during 2014-2021. OC Community Resources is continuing to work towards the development of a new single-family rehabilitation program for unincorporated Orange County.](#)

3. *Preservation/Assistance*

The County's objectives for preservation and assistance programs are shown in [Table 6-4](#).

Table 6-4
Preservation and Assistance –
Quantified Objectives Summary, 2021-2029

Program	Extremely Low	Very-Low	Low	Moderate	Above Moderate	TOTAL
Continuum of Care (CoC) previously referred to as Shelter Plus Care¹	<u>529</u>	<u>46</u>	0	0	0	<u>575</u>
	<u>8,461</u>					
Housing Choice Vouchers (HCV) Previously referred to as Section 8 Rental Assistance¹		<u>1,715</u>	<u>313</u>	<u>11</u>	0	<u>10,500</u>
TOTALS	<u>8,990</u>	<u>1,761</u>	<u>313</u>	<u>11</u>	0	<u>11,075</u>

¹CountywideSource: OC Community Resources 2021. [Projected number of occupancy units is the average between projected and actual active CoC and HCV Program participants from the previous period \(2013-2021\).](#)