

**DRAFT – JULY 2023**

**COUNTY OF ORANGE  
HOUSING ELEMENT**

**ADOPTED  
MONTH XX, 2023**

**NEW LANGUAGE IS UNDERLINED**

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## Glossary

The following terms are used throughout this document and include common geographical terms as well as general and planning terms:

<u>Term or Abbreviation</u>	<u>Definition</u>
<u>Above moderate-income households</u>	Households with an income that is 120% or more of the Area Median Income (AMI) as established by the U.S. Department of Housing and Urban Development (HUD) and California Department of Housing and Community Development (HCD). For Orange County, this income limit is \$153,351 or more for a four-person household, as calculated by HCD for 2023 (this is more than 120% of the \$127,800 AMI for Orange County).
<u>Accessory Dwelling Unit or "ADU"</u>	A dwelling unit providing complete independent living facilities for one or more persons that is located on a parcel with another primary, single-family dwelling or multifamily use defined by Government Code section 65852.2, as may be amended. Must include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family dwelling's location. An accessory dwelling unit may be within the same structure as the primary unit, in an attached structure, or in a separate structure on the same parcel.
<u>AFFH</u>	<u>Affirmatively Furthering Fair Housing</u> – a legal requirement that federal agencies and federal grantees further the purposes of the federal Fair Housing Act. This term means "taking meaningful actions, in addition to combatting discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics."
<u>Affordable housing unit</u>	A residential dwelling unit which shall be reserved for rent or sale to eligible households based upon housing cost and household income levels at extremely low, very low, low, or moderate income as established by the California Department of Housing and Community Development (HCD) or U.S. Department of Housing and Urban Development (HUD).
<u>AI</u>	<u>Orange County Analysis of Impediments to Fair Housing, 2020</u>
<u>AMI</u>	<u>Area Median Income</u> – the median income for the County of Orange as a whole, unless otherwise limited in the document to Unincorporated Census Designated Places (CDPs) and other Unincorporated areas. The methodology for determining the AMI may be different between governmental entities so the AMI may be reported differently among tables.
<u>Assisted Housing</u>	<u>Generally, refers to multifamily rental housing, but may sometimes include single-family owner-occupied units, whose construction, financing, sales price, or rent have been subsidized by federal, state, or local funding programs benefitting very low-, low-, or moderate-income households.</u>
<u>CDBG</u>	<u>Community Development Block Grants</u> – A grant program administered by the U.S. Department of Housing and Urban Development (HUD) on a formula basis for entitled communities, which allots money to cities and counties for housing rehabilitation and community development, including public facility and economic development.
<u>Census Designated Place or "CDP"</u>	<u>Statistical equivalents of incorporated places representing unincorporated communities that do not have a legally defined boundary that are designated by the U.S. Census Bureau. For purposes of this 6<sup>th</sup> Cycle Housing Element, the Unincorporated CDPs relevant to the County include Coto de Caza, Ladera Ranch, Las Flores, Midway City, Modjeska, North Tustin, Rancho Mission Viejo,</u>

## GLOSSARY

<u>Term or Abbreviation</u>	<u>Definition</u>
	<u>Rossmoor, Silverado, and Williams CDPs. While these CDPs do not make up the entire population of the Unincorporated areas, data from these CDPs was used when data for the entirety of the Unincorporated areas of the County was unavailable. In some instances, census tract data from El Modena, West Anaheim, and Stanton is also included because these locations are not part of any CDPs for Unincorporated Orange County, but adding such data provides a more complete data set.</u>
<u>CHAS</u>	<u>The Comprehensive Housing Affordability Strategy data compiled by the U.S. Department of Housing and Urban Development</u>
<u>Continuum of Care or "CoC"</u>	<u>The County's comprehensive regional strategy intended to address homelessness in Orange County, which covers the 34 incorporated jurisdictions, as well as the Unincorporated areas. The CoC is guided by a Board, with participation from County departments and agencies, local governments, homeless, housing, and supportive service providers, community groups, and many other stakeholders. The CoC serves as a means of regional coordination between the various stakeholders to better address homelessness issues on a community-wide level, advocates for funding and resources, provides funding for efforts to quickly rehouse people experiencing homelessness, promotes access to existing programs for homeless individuals and families, and promotes the implementation of best practices and evidence-based approaches to homeless programming and services.</u>
<u>County of Orange or "County"</u>	<u>Includes only Unincorporated Areas of Orange County. The Goals, Strategies, and Actions in the Housing Action Plan apply only to the County.</u>
<u>Density</u>	<u>The amount of development per acre permitted on a parcel under the applicable zoning (inclusive of any overlay zoning), commonly measured as dwelling units per acre (du/ac). Where the County's Housing Opportunities Overlay permits a higher residential density than would otherwise be allowed, the density specified by the Housing Opportunities Overlay governs.</u>
<u>Density Bonus</u>	<u>The allocation of development rights that allow a parcel to accommodate additional square footage or additional residential units beyond the maximum for which the parcel is zoned, generally in exchange for meeting certain requirements (e.g., specified percentage of affordable housing).</u>
<u>Dwelling Unit or "DU"</u>	<u>One or more rooms designed, occupied, or intended for occupancy as separate living quarters</u>
<u>Emergency Shelter</u>	<u>As defined by Section 50801 of the California Health and Safety Code, as may be amended, housing with minimal supportive services for persons experiencing homelessness that is limited to occupancy of one-hundred eighty consecutive days or less and from which no individual or household may be denied emergency shelter because of an inability to pay. This classification includes facilities that provide temporary shelter, meals, showers, and other related services to persons experiencing homelessness and where on-site supervision is provided whenever the shelter is occupied.</u>
<u>Extremely low-income households</u>	<u>Households with an income that is between 15% and 30% or less of the Area Median Income (AMI) as established by the U.S. Department of Housing and Urban Development (HUD) and California Department of Housing and Community Development (HCD). For Orange County, this income limit is \$43,050 for a four-person household, as calculated by HCD for 2023 (this is 30% of the \$127,800 AMI for Orange County).</u>
<u>Fair Market Rent</u>	<u>The rent, including utility allowances, determined by the U.S. Department of Housing and Urban Development (HUD) for the purpose of administering the Section 8 Housing Assistance Program.</u>

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<u>Term or Abbreviation</u>	<u>Definition</u>
<u>General Plan</u>	<u>A comprehensive, long-term plan mandated by State Planning Law for the development of a city or county and any land outside its jurisdictional boundaries, which, in the local jurisdiction's judgment, bears relation to its planning. General Plans consist of seven required elements: land use, circulation, open space, conservation, housing, safety, and noise. General Plans include a statement of development policies for the jurisdiction and serves as a guiding document for development decisions.</u>
<u>HCD</u>	<u>California Department of Housing and Community Development – The State agency that has principal responsibility for assessing, planning for, and assisting communities to meet the needs of low- and moderate-income households.</u>
<u>Household</u>	<u>Includes all people occupying a single dwelling unit. A household also means all people occupying two dwelling units on the same site if both units are used as group homes owned or operated by the same operator.</u>
<u>Housing Opportunities Overlay or "HOO"</u>	<u>A zoning overlay district within the County that provides for the development of affordable rental housing within commercial and/or industrial districts, and on building sites zoned for high density residential uses, and for the establishment of emergency shelters, multi-service centers and low-barrier navigation centers. Affordable housing projects are authorized within this overlay district regardless of the underlying zoning, so long as all housing units are reserved for households which earn eighty percent or less of the County median income, and seventy percent of the units are reserved for low income-households and thirty percent of the units are reserved for very low-income households.</u>
<u>HUD</u>	<u>U.S. Department of Housing and Urban Development – The Federal department that administers housing and community development programs nationwide.</u>
<u>Jobs-Housing Balance</u>	<u>A ratio that describes the adequacy of the housing supply within a defined area in terms of meeting the needs of persons who work within the same defined area.</u>
<u>Junior Accessory Dwelling Unit or "JADU"</u>	<u>Pursuant to Government Code Section 65852.22, as may be amended, a junior accessory dwelling unit means a unit that is no more than five hundred (500) square feet in size and contained entirely within an existing or proposed single-family dwelling unit. A junior accessory dwelling unit shall include an efficiency kitchen (sink, cooking appliance, food preparation counter, and storage cabinets) and may include separate sanitation facilities, or may share sanitation facilities with the existing structure</u>
<u>Low-income households</u>	<u>Households with an income that is between 51% and 80% of the Area Median Income (AMI) as established by the U.S. Department of Housing and Urban Development (HUD) and California Department of Housing and Community Development (HCD). For the Orange County, this income limit is \$114,800 for a four-person household, as calculated by HCD for 2023 (this is approximately 80% of the \$127,800 AMI for Orange County).</u>
<u>Median Family Income or "MFI"</u>	<u>Median Family Income as calculated for the relevant area by the U.S. Department of Housing and Urban Development (HUD) for each jurisdiction, to determine the Fair Market Rents and income limits for HUD programs. MFI is not necessarily the same as other calculations of median incomes (e.g., a simple census number) due to a series of adjustments that are made by HUD.</u>
<u>Mixed Use</u>	<u>A development that combines both residential and non-residential uses on the same lot.</u>
<u>Moderate-income households</u>	<u>Households with an income that is between 81% and 120% of the Area Median Income (AMI) as established by the U.S. Department of Housing and Urban Development (HUD) and California Department of Housing and Community Development (HCD). For Orange County, this income limit is \$153,350 for a</u>

## GLOSSARY

<u>Term or Abbreviation</u>	<u>Definition</u>
	<u>four-person household, as calculated by HCD for 2023 (this is 120% of the \$127,800 AMI for Orange County).</u>
<u>Multifamily building</u>	<u>A detached building designed and used exclusively as a dwelling by three or more households occupying separate dwelling units.</u>
<u>Multifamily dwelling</u>	<u>Two (2) or more dwelling units within a single building or within two (2) or more buildings on the same site or lot. Types of multifamily dwellings include garden apartments, senior citizen housing developments, apartments, and condominium buildings.</u>
<u>OCTA</u>	<u>Orange County Transportation Authority, the regional transportation authority for planning and operation of transportation and transit within Orange County.</u>
<u>OCHFT</u>	<u>Orange County Housing Finance Trust – a joint powers authority between the County and multiple incorporated cities for the purpose of funding housing that specifically aims to address the needs of the homeless population, and extremely low-, very low-, and low-income households within Orange County.</u>
<u>Ordinance</u>	<u>A law or regulation set forth and adopted by the County’s Board of Supervisors. These are generally codified into the County’s Codified Ordinances after adoption.</u>
<u>Overcrowded Housing Unit</u>	<u>A housing unit which is occupied by more than one person per room, as defined by the U.S Census Bureau.</u>
<u>Overlay</u>	<u>A regulatory tool that creates a special zoning district, placed over an existing base zoning district. The regulations applicable to the overlay can either supplement or override the regulations for the base zoning district, and its boundaries can either share common boundaries with the base zoning district or cut across base zoning district.</u>
<u>Parcel</u>	<u>A lot or tract of land</u>
<u>Planning Area</u>	<u>The area addressed by a General Plan. For the County’s purposes, the Planning Area for this 6th Cycle Housing Element encompasses all of the Unincorporated areas within the County’s jurisdictional limits.</u>
<u>RCOC</u>	<u>Regional Center of Orange County, a nonprofit organization contracted by the State to coordinate lifelong services and support for individuals with developmental disabilities and their families.</u>
<u>Regional</u>	<u>Pertaining to activities at a scale greater than that of a single jurisdiction and affecting a broader geographic area.</u>
<u>Regional Housing Needs Assessment or “RHNA”</u>	<u>A quantification by the local council of governments of existing and projected housing need, by household income group, for all localities within a region.</u>
<u>R/ECAP</u>	<u>Racially or Ethnically Concentrated Areas of Poverty</u>
<u>Residential Zoning</u>	<u>Land designated in the General Plan and Zoning Ordinance as allowing for the development of residential uses, including the residential uses authorized by the Housing Opportunities Overlay zone.</u>
<u>SCAG</u>	<u>Southern California Association of Governments – the regional council of governments responsible for allocating the RHNA quantification to individual jurisdictions within the region.</u>
<u>Single-family Dwelling</u>	<u>A dwelling unit designed for occupancy by one household that is located on a single lot. May either be detached (meaning that the lot does not contain any other dwelling unit except for an accessory dwelling unit or junior accessory dwelling unit where permitted and is not connected to another dwelling unit) or</u>

## GLOSSARY

<u>Term or Abbreviation</u>	<u>Definition</u>
	<u>attached (meaning that it shares a common wall with another single-family dwelling).</u>
<u>Supportive Housing</u>	<u>Housing with no limit on length of stay, that is occupied by the target population for the housing as identified by the provider, and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. Supportive housing may be provided in single-family dwelling, multifamily dwelling units, residential care facilities, or boarding house uses.</u>
<u>Tenure</u>	<u>This refers to the type of occupancy for a given dwelling unit – that is, whether it is owner-occupied or renter-occupied. Dwelling units that are not owner occupied and are either rented for cash rent or occupied without payment of cash rent are classified as renter occupied.</u>
<u>Transitional Housing</u>	<u>As defined by Government Code section 65582, as may be amended, dwelling units with a limited length of stay that are operated under program requirements that require the termination of assistance and recirculation of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six (6) months from the beginning of the assistance. Transitional housing projects may be designated for homeless or recently homeless individuals or families transitioning to permanent housing. Transitional housing may be provided in a variety of residential housing types including single-family and multifamily dwellings.</u>
<u>Unincorporated CDPs</u>	<u>The pre-2020 CDPs that comprise the majority of the Unincorporated areas include Coto de Caza, Ladera Ranch, Las Flores, Midway City, North Tustin, and Rossmoor. While these CDPs do not comprise the entirety of the Unincorporated areas, data from these CDPs was used where data for the entirety of the Unincorporated areas was unavailable. In 2020, three new CDPs were created in the Unincorporated areas: Modjeska, Rancho Mission Viejo, and Silverado. Data from these new CDPs were included when appropriate.</u>
<u>Very low-income households</u>	<u>Households with an income that is between 31% and 50% of the Area Median Income (AMI) as established by the U.S. Department of Housing and Urban Development (HUD) and California Department of Housing and Community Development (HCD). For the Orange County, this income limit is \$71,750 for a four-person household, as calculated by HCD for 2023 (this is 50% of the \$127,800 AMI for Orange County).</u>
<u>Zoning Ordinance or Zoning Code</u>	<u>The Comprehensive Zoning Code of the County of Orange, including zoning district maps and planned community or specific plan development plan maps and texts adopted pursuant to or as an amendment to Orange County Codified Ordinances sections 7-9-25.1, 7-9-47, 7-9-132, and 7-9-133. The Zoning Code is contained in Orange County Codified Ordinances sections 7-9-19 through 7-9-713.</u>

**SECTION 1 – INTRODUCTION****1. INTRODUCTION****Purpose**

The purpose of the Housing Element is to ensure the County establishes policies, procedures, and incentives in its land use planning and development activities that will result in the maintenance and expansion of the housing supply to adequately accommodate households current and future population living and expected to live in the unincorporated County. It institutes policies that will guide County decision-making and establishes an action program to implement housing goals through 2029.

Each jurisdiction within the Southern California Association of Governments (SCAG) region is required to adopt its 2021-2029 Housing Element by October 15, 2021. Although some County housing programs operate within cities, the County’s Housing Element primarily addresses housing issues in the Unincorporated areas. Foremost among these issues is the provision of a mix of housing types to meet the needs of all economic segments of the Unincorporated areas. In response, the Housing Element makes provisions for affordable and accessible housing for special needs groups in the community and is designed to provide guidance in the maintenance of existing affordable housing. These commitments are an expression of the statewide housing goal of “decent housing and a suitable living environment for every California family.”

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**SECTION 1 – INTRODUCTION**

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**Citizen Participation**

*California Government Code* requires that local government make a diligent effort to achieve public participation from all economic segments of the community in the development of the Housing Element. In the preparation of the Housing Element Update, a number of organizations and agencies that provide housing, or housing related services, were contacted. Responses from these groups helped guide the Housing Needs Assessment portion of the Housing Element, as well as the Housing Action Plan.

Citizen involvement was accomplished in a number of different ways. Meetings were held with the County Housing Element Resource Team comprised of recognized leaders from business, housing advocacy, social service providers, non-profit organizations, the Building Industry Association, major landowners and developers, and non-profit builders. The Draft Housing Element was posted on the County’s website to facilitate public access and comments. (<https://ocds.ocpublicworks.com/service-areas/oc-development-services/planning-development/current-projects/all-districts-2>). Community workshops were hosted by OC Development Services, and public hearings were held by the Orange County Planning Commission and Board of Supervisors. Additionally, prior to submitting to the California Department of Housing and Community Development (HCD), the County made the Draft Housing Element available for a 30-day public review and comment period. Following the 30-day public review and comment period, the County utilized a 10-day period to review and incorporate any necessary changes to the document. This proactive outreach effort ensured broad involvement throughout the analytical and policy development phases of the project.

For subsequent draft revisions, the draft revision was made available on the County website and an email with a link to the document was sent to all individuals and organizations that previously requested notices relating to the County’s Housing Element at least seven days prior to submitting the draft revision to HCD.

Appendix C provides additional detail regarding opportunities for public involvement along with a summary of public comments and how those comments have been addressed in the Housing Element.

**Consistency with State Housing and Planning Law**

The Housing Element is one of the seven General Plan elements mandated by the State of California. Sections 65580 to 65590 of the *California Government Code* contain the legislative mandate for the housing element. State law requires that the County’s Housing Element consist of “*an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement and development of housing*” (§65583). In addition, the housing element shall identify adequate sites for housing, including rental housing, factory-built housing,

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**SECTION 1 – INTRODUCTION**

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and mobile homes, and shall make adequate provision for the existing and projected needs of all economic segments of the community.

There is no single approved format for a Housing Element. Instead, State law defines components of issues that must be addressed. A Housing Element should clearly identify and address, at a minimum, each component listed below:

The Housing Element shall contain all of the following.

1. Review of existing Housing Element.
2. An assessment of existing and projected housing and employment trends to assess a locality's housing needs for all income levels.
3. An inventory of resources relevant to meeting housing needs.
4. An inventory of constraints relevant to the meeting of these needs.
5. A statement of the community's goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing.

A program that sets forth an eight-year schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the Housing Element.

### **General Plan Consistency**

The Housing Element is one of nine elements of the Orange County General Plan. The goals, policies, standards, and proposals within this Element relate directly to, and are consistent with all other Elements. The County's Housing Element identifies programs and resources required for the preservation, improvement, and development of housing to meet the existing and projected needs of its population.

The Housing Element is affected by development policies contained in the Land Use Element, which establishes the location, type, intensity, and distribution of land uses throughout the County, and defines the land use build-out potential. In designating the location and density of residential development, the Land Use Element places an upper limit on the number and types of housing units constructed in the unincorporated County. The acreage designated for a range of commercial and office uses creates employment opportunities for various income groups. The presence and potential for jobs affect the current and future demand for housing at various income levels in the County.

The Public Services and Facilities Element, Resources Element, Safety Element, and Noise Element of the General Plan also affect the implementation of the Housing Element. Together, these Elements establish policies for providing essential infrastructure to all housing units, regulate the amount and variety of open space and recreation areas, delineate acceptable noise levels in residential areas, and establish programs to provide for the safety of the residents. In



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**SECTION 1 – INTRODUCTION**

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sum, policies contained in General Plan Elements directly affect the quality of life for all unincorporated County citizens.

The Eight-Year Housing Action Plan contained in Section 5 (Housing Action Plan) includes the County's commitments for implementation actions through October 2029.

## **Housing Element Organization**

The Housing Element is comprised of the following major components:

- The Community Profile and Needs Assessment (Section 2) contains an overview of the county's population, housing, and employment characteristics in the context of regional trends, as well as a discussion of existing and future housing needs, including special needs such as the elderly and large families, and the Unincorporated areas' fair share of regional growth needs.
- Section 3 contains a review of housing constraints and resources, including governmental and market constraints to the maintenance, improvement, and development of housing.
- Section 4 contains a review of Affirmatively Fair Housing and disparities in access to opportunity within incorporated and Unincorporated areas of Orange County.
- The goals, policies, and programs that will guide the County's actions through 2029 are presented in Section 5.
- Appendix A presents a review of the previous Housing Element, including a discussion of the appropriateness of goals and policies, the effectiveness of programs, and the progress in achieving quantified objectives.
- Appendix B presents an analysis and inventory of suitable sites for housing development compared to the jurisdiction's assigned share of the region's housing need. Engagement efforts including community workshops, meetings, online and digital outreach, and public hearings are discussed in Appendix C.
- Appendix D includes the County of Orange's Analysis of Impediments to Fair Housing (AI). The purpose of this document is to affirmatively further fair housing opportunities, and is required for communities that administer federal programs, such as Community Development Block Grant (CDBG), Emergency Solution Grant (ESG), and HOME Investment Partnership (HOME) grants.
- Appendix E contains the County of Orange's Local Homelessness Action Plan., which includes fixed goal and local strategies on addressing and reducing homelessness countywide.

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**SECTION 2 – COMMUNITY PROFILE**

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**2. COMMUNITY PROFILE**

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The County of Orange is located along the Pacific Ocean between Los Angeles County to the north and northwest, San Bernardino County to the northeast, Riverside County to the east, and San Diego County to the southeast. A somewhat rectangular landmass, Orange County stretches approximately 40 miles along the coast and extends inland approximately 20 miles, covering 798 square miles.

The housing needs of the County are determined by demographic characteristics of the population (age, household size, employment, and/or ethnicity), and the characteristics of housing available to that population (e.g., number of units, tenure, size, cost). The regional housing market is seldom static, constantly changing with dynamic social and economic factors. As County demographics and household socioeconomic conditions change, different housing opportunities arise and/or must be created to meet demand. This section explores the characteristics of the existing and projected population and housing stock in order to define the extent of unmet housing needs in unincorporated Orange County. This information helps to provide direction in updating the County's Housing Element goals, policies, and programs.

**Population Trends and Characteristics**

Between 2000 and 2020, Orange County as a whole, grew by over 348,000 people, or approximately 12%. During this same time period, the population of the Unincorporated areas declined by about 23.6% to 128,421 persons (**Table 2-1**) due to incorporations and annexations of approximately 20% of unincorporated land.

## SECTION 2 – COMMUNITY PROFILE

**Table 2-1**  
**Population Trends 2000-2020**

<u>Jurisdiction</u>	<u>2000</u>	<u>2010</u>	<u>2020</u>	<u>Growth 2000 to 2020</u>	
<u>Aliso Viejo</u>	<u>0</u>	<u>47,816</u>	<u>50,351</u>	<u>50,351</u>	<u>5%</u>
<u>Anaheim</u>	<u>328,014</u>	<u>336,265</u>	<u>357,059</u>	<u>29,045</u>	<u>9%</u>
<u>Brea</u>	<u>35,410</u>	<u>39,182</u>	<u>45,498</u>	<u>10,088</u>	<u>28%</u>
<u>Buena Park</u>	<u>77,962</u>	<u>80,520</u>	<u>82,336</u>	<u>4,374</u>	<u>6%</u>
<u>Costa Mesa</u>	<u>108,724</u>	<u>109,960</u>	<u>113,667</u>	<u>4,943</u>	<u>5%</u>
<u>Cypress</u>	<u>46,549</u>	<u>47,802</u>	<u>49,055</u>	<u>2,506</u>	<u>5%</u>
<u>Dana Point</u>	<u>35,110</u>	<u>33,351</u>	<u>33,466</u>	<u>-1,644</u>	<u>-5%</u>
<u>Fountain Valley</u>	<u>54,978</u>	<u>55,313</u>	<u>55,419</u>	<u>441</u>	<u>1%</u>
<u>Fullerton</u>	<u>126,003</u>	<u>135,222</u>	<u>142,070</u>	<u>16,067</u>	<u>13%</u>
<u>Garden Grove</u>	<u>165,196</u>	<u>170,794</u>	<u>173,457</u>	<u>8,261</u>	<u>5%</u>
<u>Huntington Beach</u>	<u>189,627</u>	<u>189,992</u>	<u>198,725</u>	<u>9,098</u>	<u>5%</u>
<u>Irvine</u>	<u>143,072</u>	<u>212,375</u>	<u>277,988</u>	<u>134,916</u>	<u>94%</u>
<u>Laguna Beach</u>	<u>23,727</u>	<u>22,723</u>	<u>22,690</u>	<u>-1,037</u>	<u>-4%</u>
<u>Laguna Hills</u>	<u>29,891</u>	<u>30,270</u>	<u>31,397</u>	<u>1,506</u>	<u>5%</u>
<u>Laguna Niguel</u>	<u>61,891</u>	<u>62,979</u>	<u>64,559</u>	<u>2,668</u>	<u>4%</u>
<u>Laguna Woods</u>	<u>17,794</u>	<u>16,273</u>	<u>16,209</u>	<u>-1,585</u>	<u>-9%</u>
<u>La Habra</u>	<u>58,974</u>	<u>60,223</u>	<u>63,471</u>	<u>4,497</u>	<u>8%</u>
<u>Lake Forest</u>	<u>58,707</u>	<u>77,395</u>	<u>84,556</u>	<u>25,849</u>	<u>44%</u>
<u>La Palma</u>	<u>15,408</u>	<u>15,568</u>	<u>15,607</u>	<u>199</u>	<u>1%</u>
<u>Los Alamitos</u>	<u>11,536</u>	<u>11,449</u>	<u>11,602</u>	<u>66</u>	<u>1%</u>
<u>Mission Viejo</u>	<u>93,102</u>	<u>93,174</u>	<u>95,130</u>	<u>2,028</u>	<u>2%</u>
<u>Newport Beach</u>	<u>70,032</u>	<u>85,186</u>	<u>86,415</u>	<u>16,383</u>	<u>23%</u>
<u>Orange</u>	<u>128,868</u>	<u>136,386</u>	<u>139,504</u>	<u>10,636</u>	<u>8%</u>
<u>Placentia</u>	<u>46,488</u>	<u>50,598</u>	<u>51,569</u>	<u>5,081</u>	<u>11%</u>
<u>Rancho Santa Margarita</u>	<u>47,214</u>	<u>47,853</u>	<u>48,708</u>	<u>1,494</u>	<u>3%</u>
<u>San Clemente</u>	<u>49,936</u>	<u>63,522</u>	<u>64,538</u>	<u>14,602</u>	<u>29%</u>
<u>San Juan Capistrano</u>	<u>33,826</u>	<u>34,593</u>	<u>36,081</u>	<u>2,255</u>	<u>7%</u>
<u>Santa Ana</u>	<u>337,977</u>	<u>324,647</u>	<u>331,304</u>	<u>-6,673</u>	<u>-2%</u>
<u>Seal Beach</u>	<u>24,157</u>	<u>24,168</u>	<u>24,711</u>	<u>554</u>	<u>2%</u>
<u>Stanton</u>	<u>37,403</u>	<u>38,186</u>	<u>39,150</u>	<u>1,747</u>	<u>5%</u>
<u>Tustin</u>	<u>67,504</u>	<u>75,540</u>	<u>80,511</u>	<u>13,007</u>	<u>19%</u>
<u>Villa Park</u>	<u>5,952</u>	<u>5,812</u>	<u>5,821</u>	<u>-131</u>	<u>-2%</u>
<u>Westminster</u>	<u>88,207</u>	<u>89,701</u>	<u>91,931</u>	<u>3,724</u>	<u>4%</u>
<u>Yorba Linda</u>	<u>58,918</u>	<u>64,234</u>	<u>68,426</u>	<u>9,508</u>	<u>16%</u>

## SECTION 2 – COMMUNITY PROFILE

<u>Unincorporated Areas</u>	<u>168,132</u>	<u>121,160</u>	<u>127,510</u>	<u>-40,622</u>	<u>-24%</u>
<u>County Total</u>	<u>2,846,289</u>	<u>3,010,232</u>	<u>3,180,491</u>	<u>334,202</u>	<u>12%</u>
*California State Department of Finance, E-4 Report, 2001-2010, with 2000 & 2010 Census Counts					
**California State Department of Finance, E-5 Report, 2011-2020, with 2010 Benchmark					

Most cities within Orange County generally experienced some growth, though not exponential, between 2000 and 2020. However, within the Unincorporated areas the population shrunk by nearly a quarter because annexations and incorporations physically shrunk the size of the Unincorporated areas over that period, pulling the population of those annexed and incorporated areas into neighboring jurisdictions. The Board of Supervisors Policy Platform includes policy direction to County staff to encourage annexation of unincorporated islands. This created higher population growth in neighboring jurisdictions over the last twenty years.

### ***Age Composition***

The age breakdown of a population is an important factor in evaluating housing needs and projecting the direction of future housing development. According to the 2010 and 2021 American Community Survey (ACS) data shown in Table 2-2, residents in their prime working years (20-64) comprised about 57% of the population of the Unincorporated areas in 2010, shrinking just slightly to comprise about 56.5% of the population of the Unincorporated areas in 2021. About 13.9% of residents were “senior citizens” age 65 and older in 2010, with this number growing to encompass approximately 14.3% of the population in the Unincorporated areas in 2021. This demonstrates an aging population, in line with the trends observed in Orange County as a whole. The median age of persons living in census designated places in Orange County increased between 2010 to 2019, except for the Las Flores Census Designated Place (CDP), which decreased by about 1% (Table 2-3). The median age in most Unincorporated CDPs increased between 2010 and 2020, with the largest increases in median age observed in the Coto de Caza CDP (increasing from 42.2 to 46.2) and North Tustin CDP (increasing from 45.6 to 48.6). The Coto de Caza, North Tustin, Silverado, and Rossmoor CDPs are the Unincorporated areas with the highest median age, with the Ranch Mission Viejo, Las Flores, and Ladera Ranch CDPs having the lowest median age. As a whole, the median age in Orange County increased from 36.2 to 37.8 between 2010 to 2020. During the 2010-to-2021-time frame, residents between 0 and 5 years of age demonstrated the largest amount of growth for CDPs within the Unincorporated areas. Additionally, the percentage of the population falling between the ages of 5 and 49 decreased slightly between 2010 and 2021. This indicates that families residing within the Unincorporated areas have grown over the last decade, with adults over the age of 50 and children under the age of 5 representing growing segments of the population. In line with these population trends, there is growth in demand for housing suitable for larger family units (that is, multi-bedroom units and/or single-family residences) and multi-generational housing.

## SECTION 2 – COMMUNITY PROFILE

**Table 2-2**  
**Age Distribution - Unincorporated Census Designated Places (CDPs)**

Years	Under 5 years	5 to 19 years	20 to 34 years	35 to 49 years	50-64 Years	65 years +
2010	4.8%	24.5%	11.5%	24.5%	21%	13.9%
2015	5.4%	21.4%	14.1%	20.5%	23.1%	15.7%
2021	6.1%	23.2%	13.1%	21.4%	22%	14.3%

Source: American Community Survey, 5-year Estimates, 2010, 2015, 2021  
 Note: Data available for Unincorporated CDPs only, not entire unincorporated area

**Table 2-3**  
**Median Age by Unincorporated Census Designation Places (CDPs)**

Census Designated Place (CDP)	2010	2020
Orange County	36.2	<u>38.3</u>
Coto de Caza CDP	42.2	<u>46.2</u>
Ladera Ranch CDP	32.4	<u>35.2</u>
Las Flores CDP	33.2	<u>32.1</u>
Midway City CDP	37.1	<u>40.3</u>
Modjeska CDP	N/A	<u>38.3</u>
North Tustin CDP	45.6	<u>48.6</u>
Rancho Mission Viejo CDP	N/A	<u>35.2</u>
Rossmoor CDP	45.5	<u>47.5</u>
Silverado CDP	N/A	<u>54.1</u>
Williams Canyon CDP	N/A	<u>37.6</u>

Source: American Community Survey, 5-Year Estimates, 2019.  
 Note: Median age data available for Unincorporated CDPs only, not entire unincorporated area.  
 Note: Modjeska, Rancho Mission Viejo, Silverado, and Williams Canyon became CDPs in 2020.

### ***Racial and Ethnic Composition***

Table 2-4 shows a comparison from 2010 to 2020 of racial and ethnic characteristics for Orange County as a whole, while Table 2-5 shows a comparison from 2010 to 2020 of racial and ethnic characteristics for the Unincorporated areas of Orange County.

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**Table 2-4**  
**Racial and Ethnic Breakdown for Orange County**  
**Comparison 2010 and 2020**

	<u>White</u>	<u>Hispanic or Latino of Any Race</u>	<u>Asian</u>	<u>Two or More Races</u>	<u>Black</u>	<u>Native Hawaiian and Pacific Islander</u>	<u>American Indian/ Alaska Native</u>	<u>Some Other Race</u>	<u>Total Population</u>
<u>2010</u>	<u>1,328,499</u>	<u>1,012,973</u>	<u>532,477</u>	<u>72,117</u>	<u>44,000</u>	<u>8,357</u>	<u>6,216</u>	<u>5,593</u>	<u>3,010,232</u>
<u>2020</u>	<u>1,198,655</u>	<u>1,086,834</u>	<u>699,124</u>	<u>125,242</u>	<u>49,304</u>	<u>7,714</u>	<u>5,298</u>	<u>14,818</u>	<u>3,186,989</u>
<u>Change</u>	<u>-129,844</u>	<u>73,861</u>	<u>166,647</u>	<u>53,125</u>	<u>5,304</u>	<u>-643</u>	<u>-918</u>	<u>9,225</u>	<u>176,757</u>
<u>% Change 2010 to 2020</u>	<u>-9.80%</u>	<u>7.3%</u>	<u>31.30%</u>	<u>74%</u>	<u>12.1%</u>	<u>-7.7%</u>	<u>-14.8%</u>	<u>165%</u>	<u>5.9%</u>

*Source: U.S. Census Bureau, 2010 and 2020 Public Law 94-171 Summary Files. Errata not included.*

**Table 2-5**  
**Racial and Ethnic Breakdown for Unincorporated Orange County**  
**Comparison 2010 and 2020**

	<u>White</u>	<u>Hispanic or Latino of Any Race</u>	<u>Asian</u>	<u>Two or More Races</u>	<u>Black</u>	<u>Native Hawaiian and Pacific Islander</u>	<u>American Indian/ Alaska Native</u>	<u>Some Other Race</u>	<u>Total Population</u>
<u>2010</u>	<u>75,535</u>	<u>25,333</u>	<u>15,034</u>	<u>3,301</u>	<u>1,170</u>	<u>293</u>	<u>279</u>	<u>215</u>	<u>121,160</u>
<u>2020</u>	<u>73,595</u>	<u>29,195</u>	<u>20,936</u>	<u>6,792</u>	<u>1,364</u>	<u>235</u>	<u>200</u>	<u>560</u>	<u>132,877</u>
<u>Change</u>	<u>-1,940</u>	<u>3,862</u>	<u>5,902</u>	<u>3,491</u>	<u>194</u>	<u>-58</u>	<u>-79</u>	<u>345</u>	<u>11,717</u>
<u>% Change 2010 to 2020</u>	<u>-2.6%</u>	<u>15.2%</u>	<u>39.3%</u>	<u>106%</u>	<u>17%</u>	<u>20%</u>	<u>-28.3%</u>	<u>160%</u>	<u>9.7%</u>

*Source: U.S. Census Bureau, 2010 and 2020 Public Law 94-171 Summary Files. Errata not included.*

As **Tables 2-4** and **2-5** demonstrate, since 2010, the County’s housing needs have become more complex as the population has become more diverse. Population data suggests a growing demand for senior housing, along with programs to assist lower-income seniors who wish to “age in place” by adapting their homes to their housing needs. Moreover, population data suggests a more diverse Orange County as a whole, which in turn, likely requires more diverse housing options.

## Employment Trends

Current employment and projected job growth have a significant influence on housing needs during this planning period. **Table 2-6** shows that about 65.6% of working-age persons in the entire County were in the workforce, with a similar number of persons in the workforce in

## SECTION 2 – COMMUNITY PROFILE

Unincorporated CDPs, as reported by 2019 American Community Survey estimates. About 6% of Orange County and Unincorporated CDP residents worked at home, and 34% were not in the labor force (i.e., unemployed, or not seeking work). However, the number of residents working from home may have changed since 2019 due to the 2020 pandemic.

**Table 2-6**  
**Labor Force – Unincorporated CDPs and Orange County**

	<u>Unincorporated CDPs</u>				<u>Orange County</u>			
	<u>2010</u>		<u>2019</u>		<u>2010</u>		<u>2019</u>	
	<u>Persons</u>	<u>%</u>	<u>Persons</u>	<u>%</u>	<u>Persons</u>	<u>%</u>	<u>Persons</u>	<u>%</u>
<u>In labor force</u>	<u>40,140</u>	<u>65.7%</u>	<u>45,172</u>	<u>64.4%</u>	<u>1,559,264</u>	<u>67.3%</u>	<u>1,671,054</u>	<u>65.6%</u>
<u>-Work at home</u>	<u>2,859</u>	<u>4.7%</u>	<u>4,401</u>	<u>6.3%</u>	<u>66,404</u>	<u>2.9%</u>	<u>99,736</u>	<u>6.4%</u>
<u>Not in labor force</u>	<u>20,932</u>	<u>34.3%</u>	<u>24,934</u>	<u>35.6%</u>	<u>756,518</u>	<u>32.7%</u>	<u>877,328</u>	<u>34.4%</u>
<u>-With social security income</u>	<u>6,335</u>	<u>10.4%</u>	<u>7,513</u>	<u>10.7%</u>	<u>227,427</u>	<u>9.8%</u>	<u>278,565</u>	<u>26.8%</u>
<u>Total Population age 16+</u>	<u>61,072</u>	<u>100%</u>	<u>70,106</u>	<u>100%</u>	<u>2,315,782</u>	<u>100%</u>	<u>2,548,382</u>	<u>100%</u>

*Source: American Community Survey, 5 year estimate, 2019*  
*Note: Data available for Unincorporated CDPs only, not entire unincorporated area.*

In 2018, approximately 52.3% of the unincorporated working residents were employed in management and professional occupations (Table 2-7). A significant number of workers (24.6%) were employed in sales and office related occupations. A relatively low proportion of workers (11.5%) were employed in service-related occupations. Blue collar occupations such as machine operators, assemblers, farming, transportation, handlers, and laborers constituted about 11.6% of the workforce. Numbers in Orange County as a whole are similar.

**Table 2-7**  
**Employment by Occupation**

Occupation	Unincorporated Areas		Orange County		SCAG Region	
	Persons	%	Persons	%	Persons	%
Management, professional and related	32,503	52.3%	<u>658,308</u>	<u>41.7%</u>	2,616,827	34.2%
Service	7,146	11.5%	<u>272,860</u>	<u>17.3%</u>	1,500,551	19.6%
Sales and office	15,294	24.6%	<u>373,300</u>	<u>23.7%</u>	1,743,617	22.8%
Construction, extraction, and maintenance	2,560	4.1%	<u>101,631</u>	<u>6.4%</u>	675,894	8.8%
Production, transportation, and material moving	4,623	7.5%	<u>171,980</u>	<u>10.9%</u>	1,118,977	14.6%
Total Employment	62,126	100%	<u>1,578,079</u>	<u>100%</u>	7,655,866	100%

*Source: American Community Survey, 5-Year Estimate, 2018*

## SECTION 2 – COMMUNITY PROFILE

**Table 2-8**  
**Average Annual Salary by Sector**  
**Unincorporated Areas and Orange County – 2009 and 2017**

Occupation	2009		2017	
	Unincorporated Areas In \$ (Thousands)	Orange County In \$ (Thousands)	Unincorporated Areas In \$ (Thousands)	Orange County In \$ (Thousands)
Agriculture	\$32	\$32	\$45	\$48
Construction	\$58	\$58	\$59	\$73
Manufacturing	\$39	\$37	\$73	\$77
Wholesale	\$74	\$71	\$93	\$86
Retail	\$36	\$35	\$34	\$37
Information	\$78	\$75	\$95	\$107
Finance-Insurance-Real Estate	\$77	\$74	\$81	\$105
Profession-Management	\$78	\$76	\$81	\$73
Education-Health	\$47	\$47	\$58	\$54
Leisure-Hospitality	\$21	\$21	\$24	\$26
Public Administration	\$52	\$54	\$40	\$88
Other Services	\$32	\$32	\$31	\$38
Non-Classified	\$48	\$48	N/A	N/A
Average	\$52	\$51	\$57	\$63
Source: California Employment Development Department, 2009, 2017				

**Table 2-8** demonstrates that the average annual salary by sector has increased since 2009 in most sectors in both Unincorporated areas and Orange County as a whole. Between 2009 and 2017, many sectors experienced increases in annual salary of greater than 25% and some up to 43%.

Future housing needs are affected by the number and type of new jobs created during this planning period. **Table 2-9** shows projected job growth by industry for the Santa Ana-Anaheim-Irvine Metropolitan Statistical Area (MSA) (Orange County) for the period 2018-2028. Labor market information used to identify total employment and employment growth trends within the County is generated for geographic units called metropolitan statistical areas, the MSA covers the same geographic areas as the County. Using the data provided by the State Employment Development Department, total employment in Orange County is expected to grow by 7.2% between 2018 and 2028. The overall growth is expected to add 126,300 new jobs and bring the employment of Orange County to over 1,890,000 by 2028.

Generally, residents who are employed in well-paying occupations have less difficulty obtaining adequate housing than residents in low paying occupations. **Table 2-9** illustrates the growth



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trend in low-wage service industries such as health care and social assistance, and accommodation and food services.

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**Table 2-9**  
**Projected Job Growth by Industry – 2018-2028**  
**Santa Ana-Anaheim-Irvine Metropolitan Statistical Area**

Industry Title	Annual Average Employment		Employment Change	
	2018	2028	Jobs	%
Total Employment	1,764,000	1,890,300	126,300	7.2
Self-Employment (A)	109,100	117,300	8,200	7.5
Unpaid Family Workers (B)	–	–	–	–
Private Household Workers (C)	1,700	1,600	(100)	-5.9
Total Farm	2000	1900	(100)	-5.0
Total Nonfarm	1,651,200	1,769,500	118,300	7.2
Mining and Logging	500	400	(100)	-20.0
Construction	106,300	113,000	6,700	6.3
Manufacturing	160,700	156,900	(3,800)	-2.4
Trade, Transportation, and Utilities	261,600	270,800	9,200	3.5
Wholesale Trade	79,800	81,400	1,600	2.0
Retail Trade	152,600	156,000	3,400	2.2
Transportation, Warehousing, and Utilities	29,200	33,400	4,200	14.4
Transportation and Warehousing	26,200	30,200	4,000	15.3
Information	26,700	29,700	3,000	11.2
Financial Activities	118,700	126,100	7,400	6.2
Finance and Insurance	79,300	84,300	5,000	6.3
Real Estate and Rental and Leasing	39,400	41,800	2,400	6.1
Professional and Business Services	317,000	346,500	29,500	9.3
Management of Companies and Enterprises	36,700	38,700	2,000	5.4
Admin/Support and Waste Mgmt & Remediation	151,300	163,600	12,300	8.1
Education Svcs, Health Care, and Social Assistance	224,700	263,600	38,900	17.3
Educational Services (Private)	29,300	33,900	4,600	15.7
Health Care and Social Assistance	195,400	229,700	34,300	17.6
Leisure and Hospitality	222,600	242,200	19,600	8.8
Arts, Entertainment, and Recreation	51,000	56,500	5,500	10.8
Accommodation and Food Services	171,700	185,700	14,000	8.2
Other Svcs (excludes Private Household Workers)	51,400	53,700	2,300	4.5
Government	161,200	166,600	5,400	3.3
Federal Government	11,100	11,200	100	0.9
State and Local Government	150,200	155,400	5,200	3.5
State Government	32,000	33,900	1,900	5.9
Local Government	118,200	121,500	3,300	2.8

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Industry Title	Annual Average Employment		Employment Change	
	2018	2028	Jobs	%
<p>Source: California Employment Development Department, April 2021            Industry detail may not add up to totals due to independent rounding            (A) Self-Employed persons work for profit or fees in their own business, profession, trade, or farm. Only the unincorporated self-employed are included in this category. The estimated and projected employment numbers include all workers who are primarily self-employed and wage and salary workers who hold a secondary job as a self-employed worker.            (B) Unpaid family workers are those persons who work without pay for 15 or more hours per week on a farm or in a business operated by a member of the household to whom they are related by birth or marriage.            (C) Private Household Workers are employed as domestic workers whose primary activities are to maintain the household.            Industry employment is based on the Quarterly Census of Employment and Wages (QCEW) program.</p>				

The employment trends indicate that there continues to be a need for moderate- and lower-income housing to support the housing needs of persons in the service and sales industries, including the educational sector, health care sector, entertainment sector, and transportation sector. The demand for affordable homes and apartments is likely to remain very high, while the supply is likely to remain tight. Many of the jobs projected to be generated in the MSA through the year 2028 are expected to be in the educational, health care, entertainment, and transportation sectors.

**Table 2-10**  
**Average Travel Time to Work (Minutes)**

	<u>Unincorporated Areas</u>	<u>Orange County</u>
<u>2019</u>	<u>29</u>	<u>28</u>
<u>2010</u>	<u>31</u>	<u>25.9</u>
<u>2000</u>	<u>29.8</u>	<u>27.2</u>
<i>Source: SCAG Local Profiles Dataset, 2021</i>		

As shown in Table 2-10, above, the average travel time to work in the Unincorporated areas remained relatively consistent from 2000 to 2019 – decreasing by only an eighth of a minute overall. This is consistent with the average travel time to work throughout Orange County, which increased by an eighth of a minute between 2000 and 2019. While travel time to work remains slightly higher on average in the Unincorporated areas than in Orange County as a whole, the difference is negligible (one minute) and demonstrates that there is a relatively good match between housing and employment opportunities.

### **Household Characteristics and Trends**

To understand current housing concerns and anticipated future needs, housing occupancy characteristics need to be identified. The following is an analysis of household size and income characteristics. As defined within the County’s Zoning Code, “a household includes all people

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occupying a single dwelling unit. A household shall also mean all people occupying two (2) dwelling units on the same site if both units are used as group homes owned or operated by the same operator” (section 7-9-95.1).

### *Household Composition and Size*

As shown by **Table 2-11**, in Unincorporated Orange County, the average annual change in total households between 2010 and 2019, increased by 0.98%, while in Orange County as a whole, the percent change was lower. Most households within Orange County and in Unincorporated CDPs are comprised of family households, with non-family households and householders living alone representing a growing number of the total households between 2010 and 2019. In 2019, 83.4% of households in Unincorporated CDPs and 70% of households in Orange County consisted of families, and about 35.6% in Unincorporated CDPs and 31% in Orange County had school-age children. In comparison, in 2010, family households with school-age children were about higher. All other household types remained about the same between these 9 years. About 21% of Orange County households were a single person living alone, compared to 13.2% in Unincorporated CDPs (Table 2-12)

**Table 2-11**  
**Unincorporated CDPs Household Composition 2010-2019**

<u>Household Type</u>	<u>2010</u>		<u>2019</u>		<u>Average Annual % Change</u>
	<u>Households</u>	<u>% of Total Households</u>	<u>Households</u>	<u>% of Total Households</u>	
<u>Total households</u>	<u>27,376</u>	<u>100%</u>	<u>29,938</u>	<u>100%</u>	<u>0.98%</u>
<u>Family households</u>	<u>22,525</u>	<u>82.3%</u>	<u>24,969</u>	<u>83.4%</u>	<u>1.21%</u>
<u>-with own children under 18</u>	<u>10,733</u>	<u>47.6%</u>	<u>10,644</u>	<u>35.6%</u>	<u>-0.092%</u>
<u>Non-family households</u>	<u>4,851</u>	<u>17.7%</u>	<u>4,969</u>	<u>16.6%</u>	<u>0.27%</u>
<u>-Householder living alone</u>	<u>3,645</u>	<u>13.3%</u>	<u>3,975</u>	<u>13.2%</u>	<u>3.02%</u>
<u>Average household size</u>	<u>3.42</u>	<u>=</u>	<u>3.45</u>	<u>=</u>	<u>=</u>
<i>Source: American Community Survey, 5-Year Estimates, 2019</i>					
<i>Note: Data available for Unincorporated CDPs only, not entire unincorporated area.</i>					

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**Table 2-12**  
**Orange County Household Composition 2010-2019**

Household Type	2010		2019		Average Annual % Change
	Households	% of Total Households	Households	% of Total Households	
Total households	992,781	100%	1,037,492	100%	0.5%
Family households	708,491	71.4%	744,011	71.7%	0.55%
-with own children under 18	335,587	33.8%	320,601	30.9%	-0.49%
Non-family households	284,290	28.6%	293,481	28.3%	0.36%
-Householder living alone	207,849	20.9%	218,835	21.1%	0.59%
Average household size	2.99	–	3.01	–	–

Source: Census 2010, Summary File 1- General Population and Housing Characteristics- Demographic Profile 1, American Community Survey, 5-Year Estimates, 2019

In many respects there are notable differences between renter and owner households. According to the 2019 American Community Survey data, over 18% of Unincorporated renter households consisted of one person living alone, a significantly higher proportion than for owners (12%). Large households of 5 or more were more prevalent among renters (15.86%) than owners (14.5%). **Table 2-13** describes household size distribution by tenure.

**Table 2-13**  
**Household Size by Tenure (Owner vs. Renter)**  
**Unincorporated Orange County**

Household Size	Owners		Renters	
	Households	%	Households	%
1 person households	3,878	12.0%	1708	18.3%
2 person households	11,293	35.0%	2457	26.3%
3 person households	5,734	17.8%	2,055	22.0%
4 person households	6,716	20.8%	1656	17.7%
5 person households	2,985	9.3%	918	9.8%
6 person households	1018	3.2%	355	3.8%
7+ person households	639	2.0%	205	2.2%
Total households	32,263	100%	9,354	100%

Source: American Community Survey, 2014-2018, 5-Year Estimates

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**Tenure**

**Table 2-14** shows tenure (owner vs. renter) for the Unincorporated areas compared to Orange County as a whole. According to the 2018 American Community Survey, 78.4% of housing units in the Unincorporated areas were owner-occupied, compared to 57.4% countywide. Renters in Unincorporated Orange County account for 48.3% of households with 2 to 3 persons according to **Table 2-13**. Thus, it appears that there may be fewer rental units (non-owner occupied) in the Unincorporated areas, which could result in less availability of rentals, and thus, fewer more affordable options in the Unincorporated areas.

**Table 2-14**  
**Household Tenure (Owner vs. Renter)**

Tenure	Unincorporated Areas		Orange County	
	Units	%	Units	%
Owner occupied	33,267	78.4%	592,269	57.4%
Renter occupied	9,166	21.6%	440,104	42.6%
Total occupied units	42,433	100%	1,032,373	100%

Source: American Community Survey 2014-2018, 5-Year Estimates

Households with children may require different or additional design standards and are often larger to accommodate additional persons to avoid overcrowding and displacement. **Table 2-15** display household type and income data for Unincorporated areas, Orange County, and the State. Amongst the three jurisdictions, households categorized as “family” made up the largest percent of households overall. Unincorporated areas and Orange County have a higher percentage of family households than the state. Family households with children represent the same percentage for Orange County as the State and represent larger percentages than non-family households.

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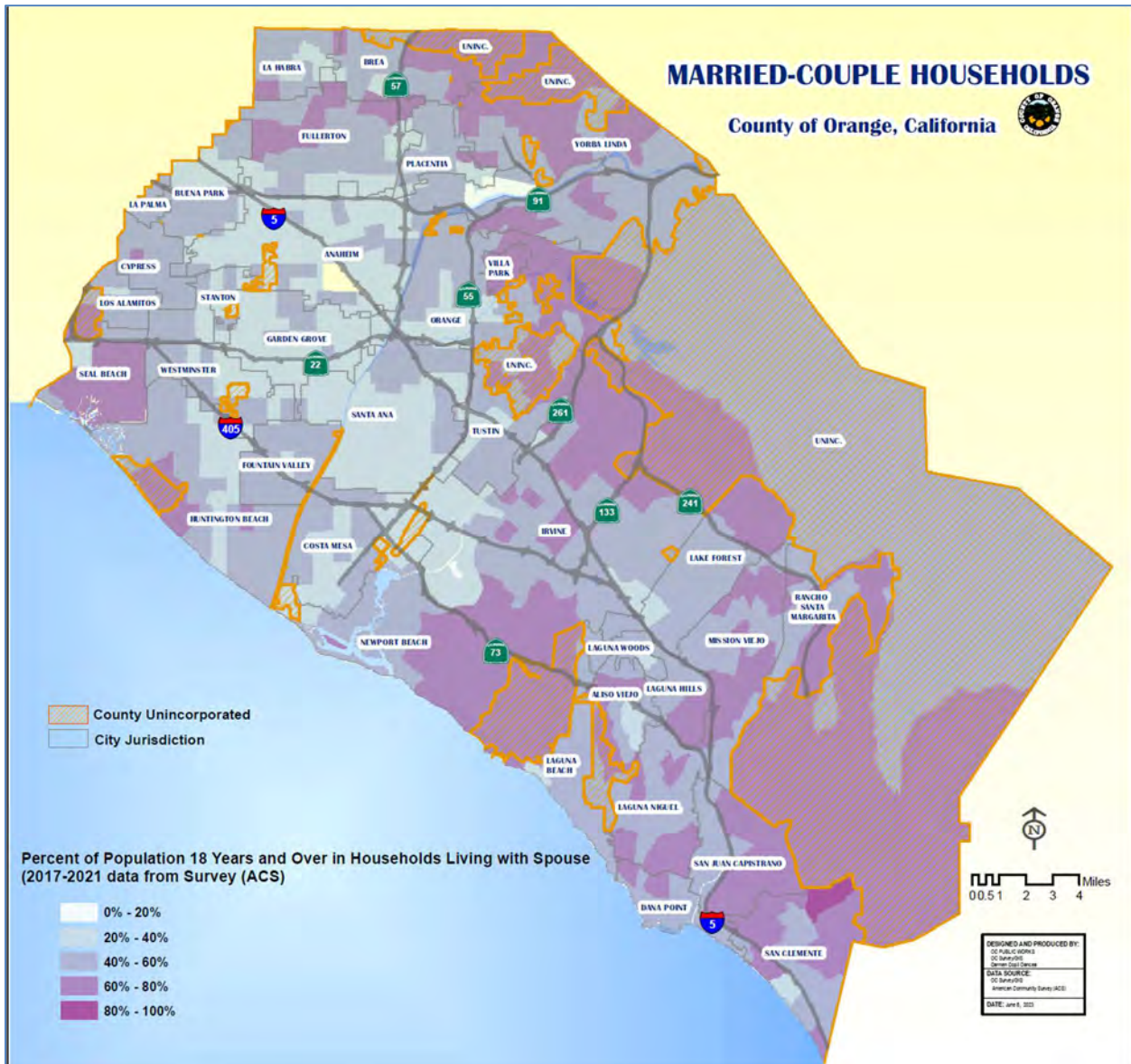
**Table 2-15**  
**Population by Familial Status**

Familial Status	<u>Unincorporated CDPs</u>	Orange County	California
Family Households	<u>83.4%</u>	71.7%	68.7%
Married-Couple Family Households	<u>70.7%</u>	54.9%	49.8%
With Related Children Under 18	<u>35.6%</u>	34.1%	34%
Female Households, No Spouse	<u>9.4%</u>	11.5%	13%
Non-Family Households	<u>16.6%</u>	28.3%	31.3%
Households with One or More People 60 Years+	<u>39.8%</u>	39.9%	39.1%
<b>Total Households</b>	<b><u>29,938</u></b>	<b>1,037,492</b>	<b>13,044,266</b>
Source: American Community Survey, 5-Year Estimates, 2019. Note: Data available for Unincorporated CDPs only, not entire unincorporated area.			

Additionally, Figures 2-1 through 2-4 below show household type and familial status geographically across Orange County. As the maps demonstrate, the coastal, south Orange County and inland/foothills areas have the highest concentrations of married households and married households with children. The central areas of the County have greater percentages of unmarried and/or female only headed households. As Table 2-15 demonstrates, the percentage of family households in Orange County exceeds the State percentage.

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Figure 2-1  
Married-Couple Households

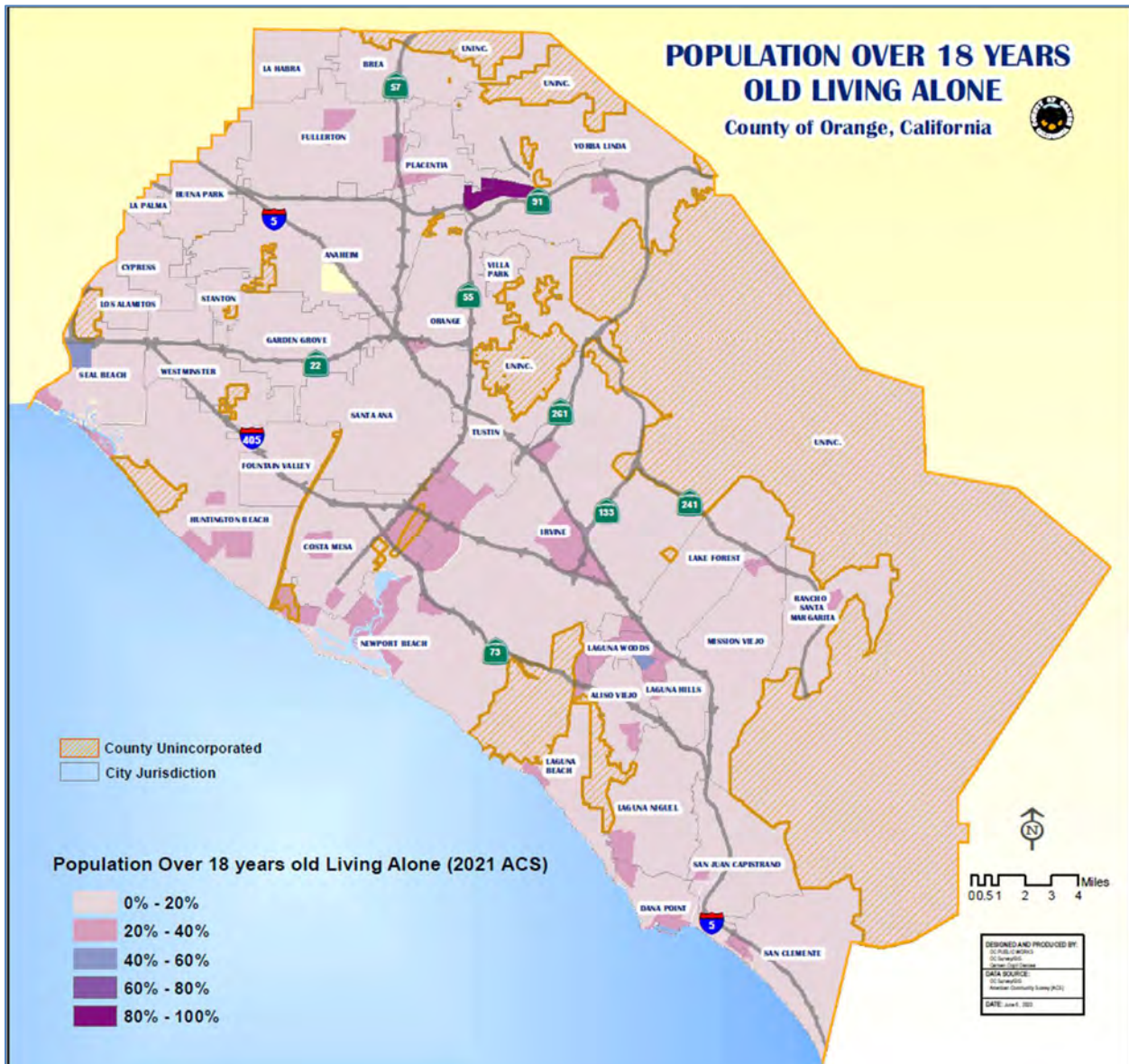


Source: HCD AFFH Data Viewer, 2022



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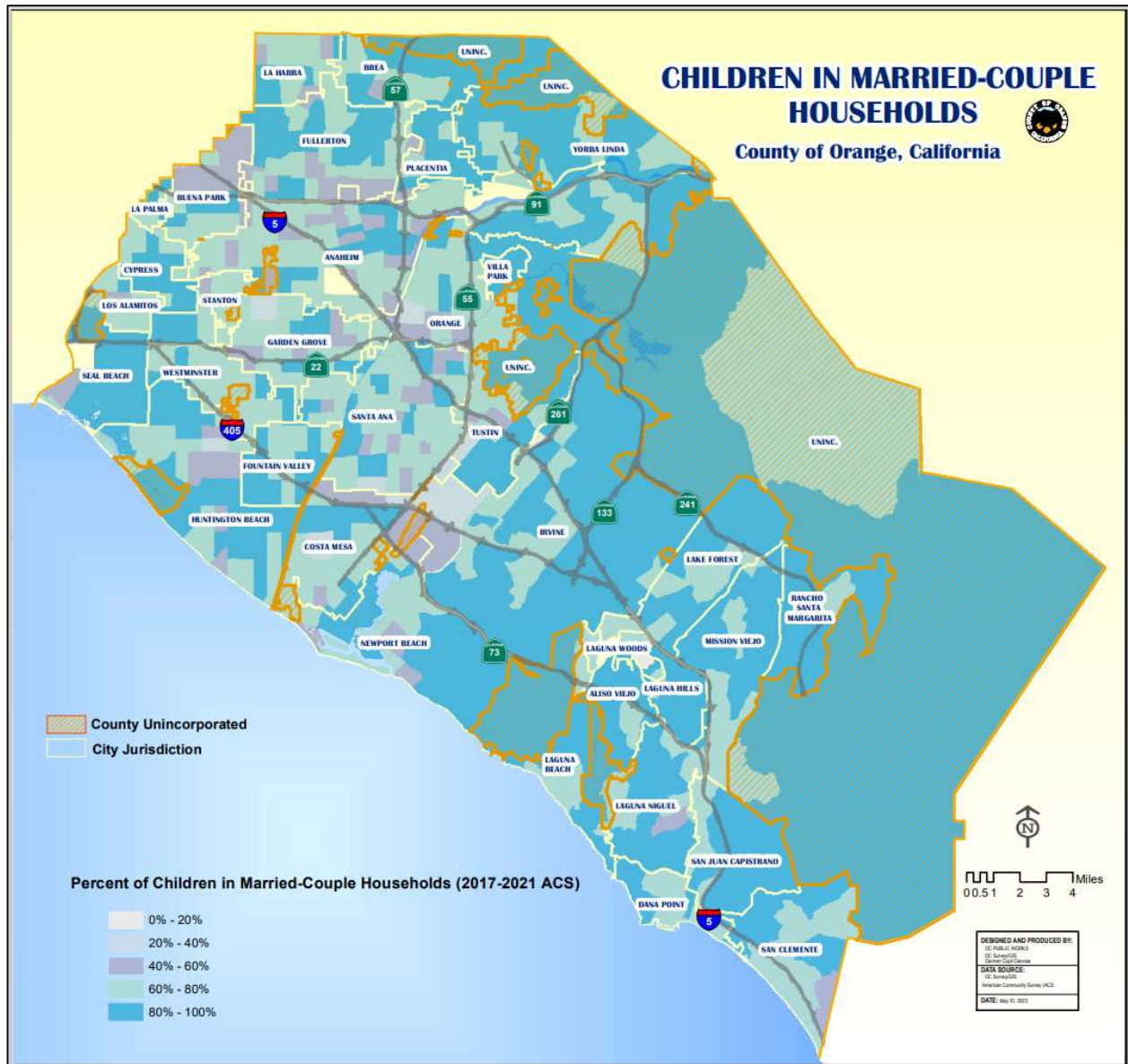
Figure 2-2  
Population Over 18 Years Living Alone



Source: HCD AFFH Data Viewer, 2022

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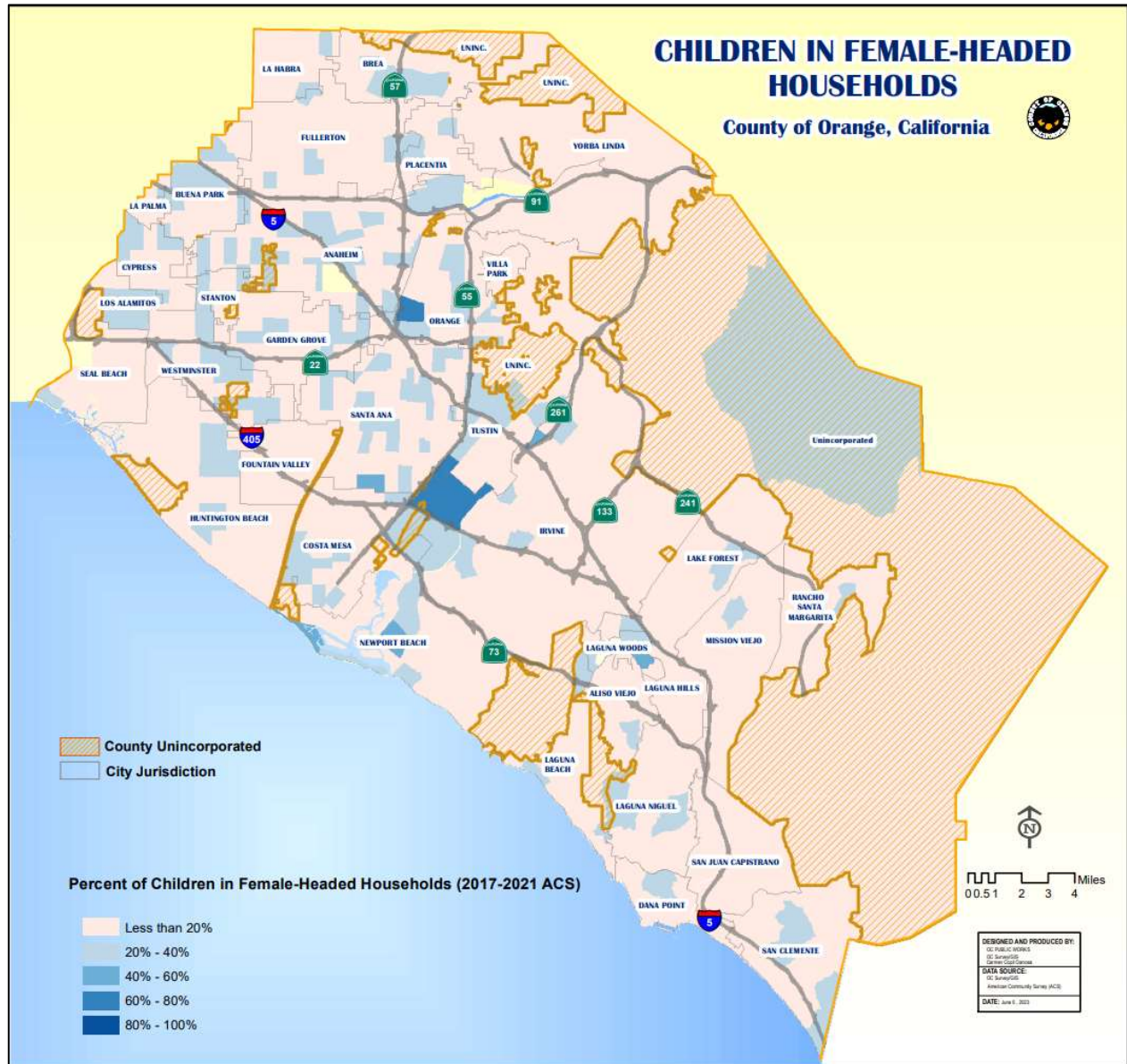
Figure 2-3  
Children in Married-Couple Households



Source: HCD AFFH Data Viewer, 2022.

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Figure 2-4  
Children in Female-Headed Households



Source: HCD AFFH Data Viewer, 2022

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***Household Income***

Household income is a primary factor affecting housing needs in a community. According to the 2020 Census estimates, the median household income in Orange County was \$94,441, approximately 16.7% higher than the statewide median income of \$78,672 (Table 2-16). The table also shows the income differences between different areas of the county. The Coto de Caza and Ladera Ranch Census Designated Places (CDPs), both of which are part of Unincorporated Orange County, had the highest incomes while the Midway City CDP, also a part of Unincorporated Orange County, area was lowest.

**Table 2-16**  
**Median Household Income**

<u>Jurisdiction</u>	<u>Median Household Income</u>	<u>% of County Median Income</u>
California	<u>\$78,672</u>	<u>83.3%</u>
<b>Orange County</b>	<b><u>\$94,441</u></b>	<b><u>100%</u></b>
Coto de Caza CDP	<u>\$200,600</u>	<u>212.4%</u>
Ladera Ranch CDP	<u>\$157,955</u>	<u>167.3%</u>
Las Flores CDP	<u>\$146,250</u>	<u>155%</u>
Midway City CDP	<u>\$41,115</u>	<u>43.5%</u>
North Tustin CDP	<u>\$149,631</u>	<u>158.4%</u>
Rossmoor CDP	<u>\$138,641</u>	<u>146.8%</u>
<u>Modjeska CDP</u>	<u>\$111,563</u>	<u>118.1%</u>
<u>Silverado CDP</u>	<u>\$92,833</u>	<u>98.3%</u>
<u>Rancho Mission Viejo CDP</u>	<u>\$151,094</u>	<u>160%</u>
<u>Williams Canyon CDP</u>	<u>N/A</u>	<u>N/A</u>
<u>El Modena Area (Avg. Median)</u>	<u>\$107,882</u>	<u>114.2%</u>
<u>West Anaheim Area (Avg. Median)</u>	<u>\$66,095</u>	<u>70%</u>
<u>Stanton Area</u>	<u>\$69,508</u>	<u>73.6%</u>
<i>Source: American Community Survey, 5-Year Estimates, 2020</i>		
<i>All CDPs listed are unincorporated areas over which the County has land use authority.</i>		
<i>Note: Data available for Unincorporated CDPs only, not entire unincorporated area.</i>		

As shown in Table 2-16, there are no areas of extremely low-income households in Unincorporated Orange County. The Midway City CDP is an area of Unincorporated Orange County with a median income in the very low-income range. In addition, the El Modena and West Anaheim census tracts have an average median income in the low-income range. The remainder of Unincorporated areas are either moderate or above moderate income.

While there are pockets of high AMI households (above moderate-income households) throughout Orange County, including Unincorporated areas, there are also pockets of very low-

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and low-income households. This indicates that the demand for affordable homes and apartments is likely to remain high, while supply is likely to remain tight. As shown in Table 2-22, in the Unincorporated areas, there are 9 ongoing housing projects in various stages of development which are anticipated to provide more than 705 total housing units. However, the demand for rental units – apartments, condominiums, and single-family homes – is likely to remain strong in the future.

## **Housing Inventory and Market Conditions**

This section summarizes the housing inventory in the unincorporated county and prevailing market conditions.

### ***Age and Condition of Housing Stock***

Age is one measure of housing stock conditions and a factor for determining the need for rehabilitation. Without proper maintenance, housing units deteriorate over time. Thus, units that are older are more likely to need major repairs (e.g., a new roof or plumbing). As a general principle, houses 30 years or older are considered aged and are more likely to require moderate to major repairs. In addition, older houses may not be built to current standards for fire and earthquake safety. According to 2019 American Community Survey data, about 72.9% of owner-occupied units and 53% of rental units in the Unincorporated areas were built before 1990 and are approximately 30 years old or greater (Table 2-17); 41.5% are 60 years or older. This compares to 87% of units in Orange County as a whole, which were built before 1990 and 37.1% which were built before 1960.

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**Table 2-17**  
**Age of Housing Stock**

Year Built	Unincorporated Areas		Orange County	
	Units	%	Units	%
2014 to present	1,612	3.8%	29,369	2.7%
2010-2013	806	1.9%	22,261	2.0%
2000-2009	9,081	21.4%	91,455	8.3%
1990-1999	6,323	14.9%	128,774	11.7%
1980-1989	2,928	6.9%	163,803	14.9%
1970-1979	4,074	9.6%	256,739	23.3%
1960-1969	6,959	16.4%	214,045	19.5%
1950-1959	8,784	20.7%	143,431	13.0%
1940-1949	721	1.7%	23,121	2.1%
1939 and earlier	1,146	2.7%	27,451	2.5%
<b>Total Units</b>	<b>42,433</b>	<b>100%</b>	<b>1,100,449</b>	<b>100%</b>

*Source: American Community Survey, 5-Year Estimates, 2019*

As reported in recent Census estimates, only 0.1% of owner-occupied units and 1.1% of rental units in the Unincorporated areas lacked complete kitchen facilities while 0.2% of owner-occupied units and 1.3% of rental units lacked complete plumbing facilities countywide (Table 2-18). There may also be units that require rehabilitation or replacement despite possessing complete kitchen and plumbing facilities.

**Table 2-18**  
**Kitchen and Plumbing Facilities**

	Unincorporated Areas		Orange County	
	Units	%	Units	%
No Telephone Service Available	424	1.00%	21,459	1.95%
Lacking Plumbing Facilities	144	0.34%	4,292	0.39%
Lacking Complete Kitchen Facilities	424	1.00%	14,196	1.29%

*Source: American Community Survey 2005-2019, SCAG Local Housing Data Pre-Certified Local Housing Data 2020*

To determine the condition of the housing stock, the County conducted a recent assessment of code enforcement complaints within Unincorporated Orange County. Table 2-19 summarizes the results of the assessment.

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**Table 2-19  
Housing Rehabilitation Need –  
Unincorporated Orange County – 2019-2020**

Unincorporated Areas	Number of Property Maintenance Complaints in 2020	Number of Property Maintenance Complaints in 2019
Anaheim Island	72	54
Costa Mesa Islands	2	5
Coto De Caza	1	6
Foothill/Trabuco	1	5
Ladera Ranch	8	2
Las Flores	N/A	1
Midway City	76	30
North Tustin	69	146
Orange Park Acres	23	42
Placentia Islands	3	4
Rancho Mission Viejo	4	2
Rossmoor	18	34
Silverado-Modjeska	16	17
Yorba Linda Islands	1	10
<i>Source: OC Public Works 2020</i>		

Based on the assessment of recent property maintenance complaints in 2019 and 2020, most of the concerns are located in the Anaheim Islands, Midway City, North Tustin, and Orange Park Acres. The complaints vary from the collection of junk and debris, lack of yard maintenance, storage of inoperable vehicles, unpermitted buildings, and animals/insects. Approximately 29 of the 300 total unincorporated properties with maintenance complaints in 2020 are noted as having unpermitted or substandard units; therefore approximately 1% of the total units with identified property maintenance complaints may need to be replaced or rehabilitated.

Overall, the housing stock in the Unincorporated areas is in good condition, despite the fact that the vast majority of homes are 20 or more years old. Only a small minority of the housing stock requires replacement or serious rehabilitation, indicating that housing maintenance or repair is not a major concern or contributing factor for housing needs within the Unincorporated areas.

### ***Housing Stock Profile***

**Table 2-20** summarizes the distribution of housing by type in the unincorporated portions of Orange County as of 2020. Throughout the Unincorporated areas of Orange County, single-family detached (SFD) units characterize the most abundant housing type (75.2%); larger

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multifamily projects of five or more units represent 10.3% of the stock; and single-family attached units, such as condominiums, represent 11% of the total housing.

Looking at the change from 2000 to 2020, **Table 2-20** shows the housing stock of the Unincorporated areas has decreased by about 30.62% due to annexations and incorporations. The County of Orange lost 168 unincorporated acres due to annexations since 2014. The unincorporated areas have shrunk significantly since 2014, with a 9.5% decrease in acreage from 176,553 acres to 176,385 acres.

**Table 2-20  
Housing by Type**

Structure Type	2000		2020		Growth	
	Units	%	Units	%	Units	%
<b>Unincorporated Areas</b>						
Single-family detached	38,725	63%	31,909	75.2%	-6,816	-17.6%
Single-family attached	9,438	15%	4,674	11%	-4,764	-50.48%
Multifamily 2-4 units	2,530	4%	862	2%	-1,668	-65.9%
Multifamily 5+ units	9,925	16%	4,356	10.3%	-5,569	-56.1%
Mobile homes	543	1%	632	1.5%	89	16.4%
Total Units	61,161	100%	42,433	100%	-18,728	-30.62%
<b>Orange County</b>						
Single-family detached	489,657	51%	556,760	50.1%	-67,103	-13.7%
Single-family attached	124,702	13%	132,709	12%	8,007	6.4%
Multifamily 2-4 units	88,804	9%	94,718	8.5%	5,914	6.6%
Multifamily 5+ units	233,871	24%	293,712	26.4%	59,841	25.6%
Mobile homes	32,450	3%	33,522	3%	1,072	3.3%
Total Units	969,484	100%	1,111,421	100%	141,937	14.6%
Source: California Department of Finance, Table E-5, 2020						

Single-family detached houses continue to represent the largest proportion of the existing housing stock within the Unincorporated areas, which is consistent with the housing stock trends in Orange County as a whole.

Despite the loss of acreage and associated housing units to incorporations and annexations, single-family attached homes, and multifamily developments of five or more units represent the second and third largest proportions of the existing housing stock, respectively. These trends are on par with the trends within Orange County as a whole; however, the Unincorporated areas have a smaller overall number and percentage of multifamily developments than the larger County. Where Orange County's overall housing stock in 2020 was comprised of approximately 26.4% multifamily developments with five or more units, the Unincorporated areas' total



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housing stock was comprised of 10.3% multifamily developments with five or more units. This indicates that there is a demand for multifamily developments that is likely to remain and to potentially grow, in addition to the continued demand for single-family housing. While the demand is high, the existing stock of both single-family housing and multifamily housing remains tight.

**Residential Construction Trends**

The majority of residential construction within the Unincorporated areas is occurring within the Ranch Plan Planned Community, which includes a mix of residential housing types. At full build out, the Ranch Plan Planned Community is approved to have 14,000 dwelling units, including both single-family attached and detached residences, as well as multifamily developments of various sizes. Since 2019, Planning Area 3.1 of the Ranch Plan Planned Community has been fully permitted and will ultimately accommodate 775 residential dwelling uses as well as 120,000 square feet of Senior Living Facility uses. Planning Areas 3 and 4 are still being permitted, but at ultimate build out will include an additional 7,500 dwelling uses. This planned development represents the largest residential construction that is planned within the Unincorporated areas, concentrated towards the southern end of the Unincorporated areas. Planning Area 3.2a was issued certificates of occupancy in January 2023 and includes 145 deed-restricted senior housing (Age Qualified) and 134 market-rate, for sale units. Planning Area 3.2b has been approved with six neighborhood builders for a total of 514 units.

Beyond the Ranch Plan Planned Community, there are smaller residential developments planned in other portions of the Unincorporated areas. Together, these smaller planned developments total approximately 145 dwelling units, with 95 of those units being part of a planned, dedicated senior-living facility. Tables B-3 and B-4 in Appendix B show the affordable housing developments that have occurred within the Housing Opportunities Overlay Zone. Below, Table 2-21 shows the residential developments in the Unincorporated areas that have been completed since 2015. In addition, Table 2-22 shows the pending housing developments for the Unincorporated areas, including a breakdown by the types of units permitted.

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**Table 2-21**  
**Completed Housing Units**  
**Unincorporated Orange County (2015 – Current)**

	<u>Single-Family</u>	<u>2-4 units</u>	<u>5+ Units</u>	<u>ADUs</u>	<u>Total</u>
<u>2015</u>	<u>164</u>	<u>0</u>	<u>270</u>	<u>2</u>	<u>436</u>
<u>2016</u>	<u>494</u>	<u>0</u>	<u>37</u>	<u>7</u>	<u>538</u>
<u>2017</u>	<u>710</u>	<u>0</u>	<u>56</u>	<u>14</u>	<u>780</u>
<u>2018</u>	<u>470</u>	<u>6</u>	<u>339</u>	<u>5</u>	<u>820</u>
<u>2019</u>	<u>347</u>	<u>2</u>	<u>0</u>	<u>8</u>	<u>357</u>
<u>2020</u>	<u>105</u>	<u>108</u>	<u>0</u>	<u>11</u>	<u>224</u>
<u>2021</u>	<u>100</u>	<u>3</u>	<u>0</u>	<u>34</u>	<u>137</u>
<u>2022</u>	<u>232</u>	<u>15</u>	<u>83</u>	<u>38</u>	<u>368</u>
<u>2023</u>	<u>109</u>	<u>0</u>	<u>0</u>	<u>10</u>	<u>119</u>

*Source: OC Development Services, May 2023*

**Table 2-22**  
**Pending Housing Developments - Unincorporated Orange County**

<u>Development Name</u>	<u>Number Units</u>	<u>Type of Units</u>	<u>Price Range</u>	<u>Status</u>
<u>Ranch Hills Estates</u>	<u>37</u>	<u>Condo</u>	<u>Above Moderate</u>	<u>A</u>
<u>Legacy at Coto</u>	<u>100</u>	<u>Multifamily/Apartments</u>	<u>Above Moderate</u>	<u>P</u>
<u>Esperanza Village</u>	<u>44</u>	<u>Condo</u>	<u>Above Moderate</u>	<u>P</u>
<u>Oak Grove</u>	<u>13</u>	<u>Single-Family Development</u>	<u>Above Moderate</u>	<u>P</u>
<u>Saddlecrest</u>	<u>65</u>	<u>Single-Family Development</u>	<u>Above Moderate</u>	<u>UC</u>
<u>Cielo Vista</u>	<u>80</u>	<u>Single-Family Development</u>	<u>Above Moderate</u>	<u>UC</u>
<u>Esperanza Hills Specific Plan</u>	<u>340</u>	<u>Single-Family Development</u>	<u>Above Moderate</u>	<u>A</u>
<u>Wass Condo</u>	<u>10</u>	<u>Condo</u>	<u>Above Moderate</u>	<u>A</u>
<u>Cowan Heights Estates</u>	<u>16</u>	<u>Single-Family Development</u>	<u>Above Moderate</u>	<u>UC</u>

*Status: P=Pending Entitlements/Approval C = Complete, UC = Under Construction, A = Approved (Tentative or Final Map)*  
*Source: OC Development Services, May 2023*

As a whole, the pending housing developments within the Unincorporated areas, along with the affordable housing developments within the Housing Opportunities Overlay Zone show a trend towards the development of additional housing within the limited area available for such development in the Unincorporated area. However, as the pending housing developments included in **Table 2-22** demonstrate, the majority of pending housing developments are generally geared towards above moderate-income households. On average, since 2015, 420 units per year were constructed within the Unincorporated areas, with a total of 3,779 units constructed since

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2015. 785 of the units constructed since 2015 (approximately 21% of the total units) are housing units within large multifamily complexes containing structures with five or more units, while 134 of the units constructed since 2015 (approximately 4% of the total units) are 2-to-4-unit developments, and 2,731 units are single-family units (approximately 72% of the total units). The remaining 3 % of the units developed since 2015 (129 units) consist of accessory dwelling units or junior accessory dwelling units located on existing residential properties.

Of the currently pending residential developments, totaling 705 units, 27 % (or 191 units) are in condominium or multifamily unit developments with ten or more total units each. The remaining 73 % of the currently pending housing developments are single-family units. This trend in pending developments is consistent with the residential development that has occurred over the past decade within the Unincorporated areas. As indicated by **Table 2-16**, the Midway City and Las Flores CDPs that are within the Unincorporated County, likely need additional low and/or very low-income housing. Additionally, as indicated by **Tables 2-21 and 2-22**, there is likely to remain a need for additional multifamily developments and for additional low- and very low-income housing within the Unincorporated areas, while supply is likely to remain tight if existing trends continue.

### ***Vacancy Rates and Trends***

Vacancy trends in housing are analyzed using a “vacancy rate” which establishes the relationship between housing supply and demand. The vacancy rate is an indicator of the general availability of housing. It also reflects how well available units meet the current housing market demand. A low vacancy rate suggests that households may have difficulty finding housing within their price range; a high vacancy rate may indicate either an imbalance between household characteristics and the type of available units, an oversupply of housing, or special situations such as in areas where there are vacation homes.

The availability of vacant housing units provides households with choices on different unit types to accommodate changing needs (e.g., single persons, newly married couples, and elderly households typically need smaller units than households with school age children). A low vacancy rate may contribute to higher market rents and prices and may limit the choices of households in finding adequate housing. It may also be related to overcrowding, as discussed later.

**Table 2-23** provides 2019 American Community Survey occupancy and tenure characteristics for the Unincorporated areas compared to Orange County as a whole. Owner occupied housing units in Unincorporated areas represented 77.5% of all occupied housing units, whereas those in Orange County as a whole represented a lower 57.4% indicating a higher rate of rental units outside of the Unincorporated areas. The data indicated a 11.8% rental vacancy rate in the Unincorporated areas and a 26.3% rental vacancy rate in Orange County as a whole. These

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figures indicate a strong real estate market with relatively low vacancy – at the lowest in Unincorporated areas (3.8%) as compared to Orange County as a whole (5.7%).

**Table 2-23  
Housing Vacancy**

	Unincorporated Areas		Orange County	
	Units	%	Units	%
Total housing units	42,433	100%	1,100,449	100%
Occupied units	40,804	96.2%	1,037,492	94.3%
-Owner occupied	31,623	77.5%	595,272	57.4%
-Renter occupied	9,181	22.5%	442,220	42.6%
Vacant units	1,629	3.8%	62,957	5.7%
-For rent	192	11.8%	16,547	26.3%
-For sale	456	28.0%	6,124	9.7%
-Rented or sold, not occupied	401	24.6%	9,492	15.1%
-For seasonal or occasional use	363	22.3%	18,865	30%
-All other vacancies	218	13.4%	11,929	19%

*Source: American Community Survey, 5-Year Estimates, 2019; SCAG Pre-Certified Local Housing Data 2020*

According to the American Community Survey’s 2019 data and SCAG Local Housing Data for 2020, there were approximately 1,629 total units considered vacant in the 2019-2020 timeframe, with approximately 22.3% of those units reserved for seasonal or occasional use, and an additional 24.6% of the total vacant units being rented or sold but unoccupied. The information in Table 2-23 indicates that there is a high demand for rental units, but low vacancy. Similarly, there is a high demand for sale units, but low vacancy, though the vacancy rate applicable to for sale units is higher than rental units (28% as compared to 11.8%). The combined effect of these vacancy rates indicates that there is a demand for rental units and a slightly lower demand for units available for purchase, but insufficient supply to meet either of those demands, potentially contributing to issues with affordability for available housing.

### Housing Units At-Risk of Conversion

Housing units that are at-risk of conversion are those multifamily, rental housing complexes that receive government assistance under any of the federal, state, and/or local housing assistance, including any combination of rental assistance, mortgage insurance, interest reductions and/or direct loan programs, and which are eligible to convert to market rate units within 10 years of the beginning of the housing element planning period. In other words, at-risk units are only those that receive some kind of governmental assistance and do not include those which are considered affordable, but which receive no governmental assistance. There is a risk that such units will be

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converted to market-rate (less or not affordable) units when a rent subsidy contract expires or is terminated, or when restrictions on the units associated with governmental assistance programs expire. Within Unincorporated Orange County, there are no units anticipated to be at-risk during the planning period. Whenever units receiving governmental assistance near the end of their contracts to receive governmental assistance, OC Community Resources attempts to negotiate either a new contract or an extension of the existing contract to ensure that the units remain available and are not converted to market rate housing. OC Community Resources will continue to do so throughout the planning period as part of the County’s efforts to address regional housing need.

***Housing Units Demolished or Converted in the Coastal Zone***

State law requires that coastal jurisdictions monitor and report the number of low-and moderate-income (“L/M”) housing units within the Coastal Zone that are constructed or lost due to demolition or conversion to non-residential uses since 1982.

The amount of unincorporated territory within the Coastal Zone has decreased considerably since 1982 due to the incorporation of Dana Point and Laguna Niguel as well as annexations to the Cities of Laguna Beach, Newport Beach, and Huntington Beach. The only major unincorporated area with residential development in the Coastal Zone is Emerald Bay. Bolsa Chica, Laguna Coast Wilderness Park, Aliso-Wood Canyon Regional Park, and Banning Ranch are the other major unincorporated coastal areas. **Table 2-24** shows the number of Low/Moderate income housing units constructed, demolished, converted, and replaced within the Coastal Zone since 1982.

- A total of 33 units were demolished or converted between 1982 and 1988, but the income category of these units was not recorded.
- Between 1989 and 2000, 15 units were demolished and replaced, including several in Emerald Bay which were demolished as a result of fire damage during the devastating fires that occurred in October 1993. The income category for these 15 units was not recorded. No units were converted from residential to non-residential use during this time.
- From 2001 through 2012, 262 units were demolished, including 221 units in a mobile home park.
- From 2012 to 2020, 23 units were demolished. The income category of these units is unknown.

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**Table 2-24**  
**Low- and Moderate- Income Units Constructed, Converted,**  
**Demolished, and Replaced in the Coastal Zone – 1982-2020**

Time Period	Units Constructed	Units Demolished	Units Converted	Units Replaced
1982-1988	1278 <sup>b</sup>	29 <sup>a</sup>	4 <sup>a</sup>	N/A
1989-2000	0	15 <sup>a</sup>	0	15 <sup>a</sup>
2001-2012	77 <sup>a</sup>	262 <sup>a</sup>	0	N/A
2012-2020	27	23	0	N/A
Total	1382 <sup>a</sup>	329 <sup>a</sup>	4 <sup>a</sup>	15 <sup>a</sup>

Notes:  
a. Numbers reflect total units, not just Low/Moderate units. Specific income category not available  
b. Numbers reflect only Low/Moderate units.  
Source: Orange County, OC Public Works, OC Development Services, 2020

Housing stock within the Coastal Zone has remained limited since 1982 and has become more so as coastal areas have been incorporated or annexed to cities. However, the construction of 1,382 housing units, 1,278 of which fall within the Low/Moderate category, has increased the total housing stock within the Coastal Zone since 1982 notwithstanding the approximately 329 demolished units and 4 converted units. In total, since 1982, 1,068 units have been constructed in the Coastal Zone – less the units that have been demolished and converted since 1982.

## Housing Cost

### *Housing Affordability Criteria*

State law establishes five income categories for purposes of housing programs based on the AMI: extremely low (30% or less of AMI), very low (31-50% of AMI), low (51-80% of AMI), moderate (81-120% of AMI) and above moderate (over 120% of AMI). Housing affordability is based on the relationship between household income and housing expenses. According to the U.S. Department of Housing and Urban Development (HUD) and the California Department of Housing and Community Development<sup>1</sup> (HCD), housing is considered “affordable” if the monthly payment is no more than 30% of a household’s gross income. In some areas (such as Orange County), these income limits may be increased to adjust for high housing costs.

**Table 2-25** shows 2020 affordable rent levels and estimated affordable purchase prices for housing in Orange County<sup>2</sup> by income category. Based on state-adopted standards, the maximum affordable monthly rental housing costs for four-person extremely low-income households is \$961, while the maximum affordable housing costs for four-person very low-income households

<sup>1</sup> HCD memo of 2/25/2013 (<http://www.hcd.ca.gov/hpd/hrc/rep/state/inc2k13.pdf>)

<sup>2</sup> Affordable rent and purchase prices are based on county median income.

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is \$1,601. The maximum affordable housing cost for four-person low-income households is \$2,561, while the maximum for four-person moderate-income households is \$3,090.

**Table 2-25**  
**Income Categories and Affordable Housing Costs**  
**Orange County**

2020 County Median Income = \$103,000*	Income Limits	Affordable Rent	Affordable Price (est.)
Extremely Low (<30%)	\$38,450	\$961	\$125,800
Very Low (31-50%)	\$64,050	\$1,601	\$245,000
Low (51-80%)	\$102,450	\$2,561	\$424,000
Moderate (81-120%)	\$123,600	\$3,090	\$522,700
<p><i>Note: * As determined by California Department of Housing and Community Development</i></p> <p><i>Assumptions:</i></p> <ul style="list-style-type: none"> <li>- Based on a family of 4</li> <li>- 30% of gross income for rent or Principal/Interest/Taxes/Insurance</li> <li>- 2020 HCD income limits; 30% gross household income as affordable housing cost; 15% of monthly affordable cost for taxes and insurance; 10% down payment; and 4.5% interest rate for a 30-year fixed-rate mortgage loan. Utilities based on Orange County Utility Allowance.</li> </ul> <p><i>Source: Orange County Housing Authority 2020 Utility Allowance Schedule and California Department of Housing and Community Development, 2020 income limits, and Kimley Horn and Associates Assumptions</i></p>			

Maximum purchase prices are more difficult to determine due to variations in mortgage interest rates and qualifying procedures, down payments, special tax assessments, homeowner association fees, property insurance rates, etc. With this caveat, the maximum home purchase prices by income category shown in **Table 2-25** have been estimated. For-Sale Housing Existing housing resale price statistics for calendar years 2000 to 2020, [as determined by SCAG](#), are shown in **Table 2-26**.

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**Table 2-26**  
**Median Home Sales Price – Unincorporated Areas and Orange County**

Year	Unincorporated Areas		Orange County	
	Price (\$)	% Change	Price (\$)	% Change
2000	519,500	=	289,193	=
2001	582,100	12.1%	322,386	11.5%
2002	594,100	2.1%	375,777	16.6%
2003	659,100	10.9%	441,861	17.6%
2004	881,600	33.8%	563,303	27.5%
2005	946,000	7.3%	645,292	14.6%
2006	1,085,500	14.7%	689,422	6.8%
2007	1,012,800	-6.7%	681,015	-1.2%
2008	664,702	-34.4%	506,117	-25.7%
2009	620,673	-6.6%	415,000	-18.0%
2010	564,303	-9.1%	433,000	4.3%
2011	507,400	-10.0%	439,000	1.4%
2012	519,300	2.3%	422,000	-3.9%
2013	730,000	13.2%	535,000	21.9%
2014	795,000	8.9%	582,000	8.8%
2015	811,500	2.1%	609,000	4.6%
2016	839,750	3.5%	645,000	5.9%
2017	879,000	4.7%	685,000	6.2%
2018	924,000	5.1%	725,000	5.8%
2019	959,500	3.8%	740,000	2.1%
2020	1,000,750	4.3%	771,750	4.3%

Source: SCAG Local Profiles Dataset, 2021

The table shows that the median price for resale homes in the Unincorporated areas in 2020 was \$1,000,750 while the median price countywide was \$771,750. Based on the estimated affordable purchase prices shown in **Table 2-26** those units below the median sale price could be affordable to lower- or moderate-income households. These data illustrate the fact that public subsidies are generally required to reduce sales prices to a level that is affordable to very low-income buyers. Absent public subsidies or other programs to reduce the sales price of homes, the average sales price throughout Orange County exceeds what is generally affordable to extremely low-, very low-, and low-income households. To assist low-income home buyers, get into their first home, the County's Mortgage Assistance Program provides silent (deferred payment) down payment loans. (See Section 5 Housing Action Plan)



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Based on a comparison of the affordable rent and purchase amounts for each income category in Table 2-26 with the median price of homes and gross rent as shown in Table 2-27, since 2015, home prices throughout Orange County, including the Unincorporated areas, have increased at a faster rate than household income. The number of households that can comfortably afford the median priced home has declined since 2015, particularly when it comes to extremely low- and very low-income households. Programs to assist lower income households (extremely low-, very low-, low-, moderate-income) first-time buyers could help narrow the affordability gap.

### ***Rental Housing***

According to the American Community Survey data for Orange County as a whole, monthly median gross rent in Orange County reached a countywide total of \$1,854 and \$2,261 in Unincorporated areas in 2019. As Tables 2-27 and 2-28 show, the median gross rent has increased for all unit sizes, except 4-bedroom units in Unincorporated CDPs, between 2015 and 2019 for Orange County and Unincorporated CDPs. In Orange County as a whole, studio apartments experienced the most rent increase with an approximate 30 % increase since 2015, while 3-bedroom units in the Unincorporated CDPs experienced the greatest rent increase since 2015. In Orange County as a whole, units with at least 5 bedrooms had the lowest percent increase at 13.1 % and in the Unincorporated CDPs, 4-bedroom units saw a 7.1 % reduction in price. Overall, the median gross rent increased by 19.8 % between 2015 and 2019 in Orange County as a whole and increased to a greater degree, 25.3 %, in Unincorporated Orange County. Real estate professionals expect rents to continue rising in the near future as growing demand exceeds the pace of new apartment construction.

**Table 2-27**  
**Median Gross Rent by Bedrooms in Orange County (2015-2019)**

Unit-Based Size	2015	2016	2017	2018	2019	% Change 2015-2019
Studio	\$1,115	\$1,164	\$1,256	\$1,358	\$1,457	30.7%
1 Bedroom	\$1,255	\$1,307	\$1,384	\$1,479	\$1,574	25.4%
2 Bedrooms	\$1,572	\$1,627	\$1,711	\$1,794	\$1,869	18.9%
3 Bedrooms	\$2,054	\$2,130	\$2,185	\$2,277	\$2,372	15.5%
4 Bedrooms	\$2,391	\$2,441	\$2,535	\$2,617	\$2,741	14.6%
5 or More Bedrooms	\$2,472	\$2,639	\$2,624	\$2,655	\$2,796	13.1%
<b>Median Gross Rent</b>	<b>\$1,548</b>	<b>\$1,608</b>	<b>\$1,693</b>	<b>\$1,777</b>	<b>\$1,854</b>	<b>19.8%</b>

*Source: American Community Survey, 5-Year Estimates, 2019.*

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**Table 2-28**  
**Median Gross Rent by Bedrooms in Unincorporated CDPs (2015-2019)**

<u>Unit-Based Size</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>% Change 2015-2019</u>
<u>Studio</u>	<u>\$1,108</u>	<u>\$1,074</u>	<u>\$1,615</u>	<u>\$1,288</u>	<u>\$1,331</u>	<u>20.1%</u>
<u>1 Bedroom</u>	<u>\$1,348</u>	<u>\$1,632</u>	<u>\$1,892</u>	<u>\$1,773</u>	<u>\$1,838</u>	<u>36.4%</u>
<u>2 Bedrooms</u>	<u>\$1,787</u>	<u>\$1,753</u>	<u>\$1,745</u>	<u>\$1,863</u>	<u>\$2,311</u>	<u>29.3%</u>
<u>3 Bedrooms</u>	<u>\$2,285</u>	<u>\$2,600</u>	<u>\$2,458</u>	<u>\$2,471</u>	<u>\$3,150</u>	<u>37.9%</u>
<u>4 Bedrooms</u>	<u>\$2,983</u>	<u>\$2,900</u>	<u>\$3,080</u>	<u>\$2,790</u>	<u>\$2,771</u>	<u>-7.1%</u>
<u>5 or More Bedrooms</u>	<u>\$2,571</u>	<u>\$3,030</u>	<u>\$3,061</u>	<u>\$3,464</u>	<u>\$3,342</u>	<u>30.0%</u>
<b><u>Median Gross Rent</u></b>	<b><u>\$1,805</u></b>	<b><u>\$1,956</u></b>	<b><u>\$2,037</u></b>	<b><u>\$2,208</u></b>	<b><u>\$2,261</u></b>	<b><u>25.3%</u></b>
<i>Source: American Community Survey, 5-Year Estimates, 2019. Note: Data available for Unincorporated CDPs only, not entire unincorporated area.</i>						

When market rents are compared to the amounts lower-income households can afford to pay (as shown in Table 2-25), it is clear that very-low- and extremely low-income households have a difficult time finding housing without overpaying. The gap between market rent for an average apartment and affordable rent at the very low-income level is about \$400 per month, while the gap at the extremely low-income level is \$881 per month. However, at the low-income and moderate-income levels, households have a much better chance of finding affordable rentals. The affordable payment for a 4-person low-income household falls between \$1,205 and \$1,926. Since 2015, average rental costs have increased at a faster rate than household income. The number of households that can comfortably afford the median gross rent throughout the County has declined since 2015 as shown by the percent change median gross rent increase of 19.8% in Orange County as a whole and 25.3% in Unincorporated CDPs between 2015 and 2019 as compared to the highest affordable rent based on income for a low-income household being \$2,561. Programs to assist extremely low- and very low-income renters could help narrow the affordability gap. See Strategy 1f, previous Housing Action Plan. The County also administers many funding programs to assist with the affordability gap including:

- HOME Funds used for tenant-based rental assistance and/or property acquisition; Community Development Block Grants which provide homebuyer assistance.
- Mortgage Credit Certificate Program, which provides first-time homebuyers with a tax credit of up to 15% of the mortgage interest paid for the year based on a percentage of the interest paid on their mortgage.
- Down Payment Assistance Loans for first-time homebuyers, which may be used in conjunction with the Mortgage Credit Certificate Program.
- Section 8 Housing Choice Voucher Program, which provides monthly housing assistance payments to assist extremely low- and very low-income families.

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elderly, and disabled persons with their rent payments that typically represents the difference between 30% of the recipient’s adjusted monthly income and the federally approved Fair Market Rents, locally established Payment Standards, or the owner’s Gross Rent, whichever is less.

- Housing Opportunities for Persons with AIDS funds which can be used for either project-based or tenant-based rental assistance, or short-term rent, mortgage, and utility payments, and other items.
- CalHome funds which can be used to assist with down payments, mortgage financing, homebuyer counseling, and technical assistance.
- California Emergency Solutions and Housing funds which can be used to provide housing stabilization services, including rental assistance.
- Housing for a Healthy California funding which can be used to provide rental subsidies and rental assistance for existing and new supportive housing opportunities for those who are chronically homeless or homeless.
- Permanent Local Housing Allocation funds, which can be used to provide rental assistance to individuals who would otherwise be at risk of homelessness or to provide down payment assistance.
- Transitional Housing Program funding, which can be used to help young adults aged 18 to 25 years of age in securing and maintaining housing.
- Funding through the California Housing Finance Agency to provide below-market interest rate mortgages to first-time homebuyers through approved private lenders.
- Funding through the California Housing Finance Agency to finance the construction or substantial rehabilitation of projects containing 20 or more housing units, with 20% of the units set aside for low-income tenants at affordable rents for at least 15 years to however long the mortgage is outstanding on the building.
- The Orange County Mortgage Assistance Program provides silent (deferred payment) down payment assistance loans to assist low-income first-time homebuyers whose annual income is 80% or less of the Area Median Income for eligible families in the Unincorporated areas and in participating cities.

Through these funding programs, and other programs which are specifically aimed at increasing the supply of affordable housing (both rental and for sale), the County aims to narrow the affordability gap for both residents in the Unincorporated areas and in surrounding incorporated cities.

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### Housing Needs

The following analysis of current housing conditions in Unincorporated Orange County presents housing needs and concerns relative to various segments of the population. This analysis relies in part on the County’s Consolidated Plan ([for Fiscal Years 2020-2024, adopted by the Board of Supervisors on June 23, 2020](#)), which addresses the needs of the lower-income segment of the community and strategies to address those needs.

Several factors will influence the need for new housing in Orange County in coming years. The three major needs categories considered in this element include:

- Existing housing needs resulting from the overcrowding, overpayment, or substandard housing conditions.
- Housing needs of “special needs groups” such as the elderly, large families, people experiencing homelessness, and disabled.
- Housing needs resulting from population growth.

Demographic and market conditions analysis indicates that the number of households at the extreme ends of the income spectrum will continue to grow (“polarization of income” phenomenon), while the traditional middle income segments’ participation in the housing market will decline both in size and activity.

In terms of specific housing needs, home ownership and first-time homebuyer programs are important for moderate- to above moderate-income population in achieving home ownership. Lower-income groups will need the most assistance in meeting the increasingly higher cost burdens associated with owning a home, but for the most part these groups will be unable to purchase homes in the County. The needs of lower income groups, therefore, are usually met by the rental market.

In sum, since Orange County has a large population of affluent homeowners, greater attention needs to be placed on the affordability gap in the resale of smaller and lower priced homes to lower-income and first-time homebuyers. Attention will need to be placed in creating more opportunities for larger families in the rental market as well.

### **Overcrowding and Overpayment**

Overcrowding and overpayment and are indicators of barriers to housing and may additionally indicate imbalances in the existing housing demand and available stock. Both may help identify existing housing conditions that need to be addressed as well as households with housing cost burdens or unmet housing needs.

Housing is generally the single greatest expense for California families, and for households that are strained by housing costs, they may compensate by occupying smaller or insufficiently sized dwellings. Where there is more than one person occupying a room (excluding bathrooms and

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kitchens), a unit is considered overcrowded and health and safety concerns increase, and stress on the condition of existing housing stock and infrastructure increases as well.

### Overcrowding

Overcrowding is often closely related to household income and the cost of housing. The U.S. Census Bureau considers a household to be overcrowded when there is more than one person per room, excluding bathrooms and kitchens, with severe overcrowding when there are more than 1.5 occupants per room. **Table 2-29** summarizes recent Census estimates of overcrowding for the Unincorporated areas as compared to the entire county.

**Table 2-29**  
**Overcrowding**

	2009		2015		2019	
	<u>Unincorporated Areas</u>	<u>Orange County</u>	<u>Unincorporated CDPs Only*</u>	<u>Orange County</u>	<u>Unincorporated Areas</u>	<u>Orange County</u>
<u>Owner-Occupied Households</u>	<u>32,473</u>	<u>598,752</u>	<u>29,699</u>	<u>582,151</u>	32,263	595,272
<b>1.0+ /Room Owner</b>	<u>548</u> <u>1.7%</u>	<u>18,515</u> <u>3.1%</u>	<u>546</u> <u>1.8%</u>	<u>16,678</u> <u>2.9%</u>	725 2.2%	15,700 2.6%
<b>1.5+ /Room Owner</b>	<u>157</u> <u>0.5%</u>	<u>6,423</u> <u>1.1%</u>	<u>265</u> <u>0.9%</u>	<u>5,679</u> <u>1.0%</u>	207 0.6%	6,186 1.0%
<u>Renter-Occupied Households</u>	<u>7,322</u>	<u>375,249</u>	<u>10,852</u>	<u>427,202</u>	9,354	442,220
<b>1.0+ /Room Renter</b>	<u>422</u> <u>5.8%</u>	<u>38,259</u> <u>10.2%</u>	<u>943</u> <u>8.7%</u>	<u>43,665</u> <u>10.2%</u>	948 10.1%	43,328 9.8%
<b>1.5+ /Room Renter</b>	<u>344</u> <u>4.7%</u>	<u>24,594</u> <u>6.6%</u>	<u>563</u> <u>5.2%</u>	<u>25,572</u> <u>6.0%</u>	257 2.7%	26,468 6.0%

Source: American Community Survey, 5-Year Estimates, 2009, 2015, 2019 and SCAG Pre-Certified Local Housing Data, 2021  
Note: \* Data available for Unincorporated CDPs only, not entire unincorporated area.

Overcrowding was much more prevalent among renters than for owner-occupied units in both the Unincorporated areas and Orange County as a whole. Between 2009 and 2019, between 2.7% and 5.2% of renter households within the Unincorporated areas experienced overcrowding, a lower rate than experienced elsewhere in Orange County (between 6 and 6.6%). However, owner-occupied households experienced between 0.5% and 0.9% overcrowding during the same period in the Unincorporated areas. This indicates a demand for more rental housing within the Unincorporated areas and within Orange County as a whole, while supply remains tight. Notably, however, the overcrowding within the Unincorporated areas is less severe than Orange County as a whole. Programs removing barriers to the construction of more rental housing, such as existing policies streamlining the permit process for accessory dwelling units or duplexes, may assist in increasing the supply of rental housing to address overcrowding. Additionally,

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rental assistance programs may be able to reduce the barriers to extremely low- and very low-income households renting a unit with sufficient rooms. Existing funding sources incentivize both new and existing landlords to sign new renters that benefit from housing assistance and provide further assistance to renters to help defer move-in costs.

### Overpayment

According to State housing policy, overpaying occurs when housing costs exceed 30% of gross household income. **Table 2-30** displays recent estimates of households in Unincorporated CDPs that are overpaying for housing. According to SCAG, and as shown in **Table 2-31**, over 50% of all renter households in the Unincorporated areas were overpaying for housing. **Table 2-32** displays mortgage-holding households (owners) in the Unincorporated areas overpaying for housing. Although homeowners enjoy income and property tax deductions and other benefits that help to compensate for high housing costs, lower-income homeowners may need to defer maintenance or repairs due to limited funds, which can lead to deterioration. For lower-income renters, severe cost burden can require families to double up resulting in overcrowding and related problems.

**Table 2-30**  
**Household Cost Burden – Unincorporated CDPs and Orange County**

Income	Orange County		Unincorporated CDPs	
	Household Cost Burden		Household Cost Burden	
	>30%	>50%	>30%	>50%
Household Income less-than or = 30% MFI	<u>135,715</u>	<u>114,560</u>	<u>1,960</u>	<u>1,685</u>
Household Income >30% to less-than or = 50% MFI	<u>101,280</u>	<u>48,175</u>	<u>1,590</u>	<u>1,125</u>
Household Income >50% to less-than or = 80% MFI	<u>97,005</u>	<u>22,425</u>	<u>2,350</u>	<u>1,030</u>
Household Income >80% to less-than or = 100% MFI	<u>33,515</u>	<u>4,100</u>	<u>1,160</u>	<u>210</u>
Household Income >100% MFI	<u>40,440</u>	<u>3,670</u>	<u>2,600</u>	<u>400</u>
Total Households	<u>407,955</u>	<u>192,930</u>	<u>9,660</u>	<u>4,454</u>

Source: HUD CHAS, 2019  
Note: MFI refers to the HUD Area Median Family Income – this is the median family income calculated by HUD for each jurisdiction, to determine Fair Market Rents (FMRs) and income limits for HUD programs. MFI will not necessarily be the same as other calculations of median incomes (such as a simple Census number), due to a series of adjustments that are made.  
Note: MFI in Orange County in 2019 was \$97,900 as determined by HUD  
Note: Data available for Unincorporated CDPs only, not entire unincorporated area.

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**Table 2-31**  
**Renter Overpayment by Income Category**  
**Unincorporated Orange County**

% of Income Paid for Housing	Renters	
	Households	%
All households	9,354	100.0%
Less than 10%	265	2.83%
10-14.9%	776	8.30%
15-19.9%	686	7.33%
20-24.9%	1,035	11.06%
25-29.9%	1,023	10.94%
30-34.9%	1,029	11.0%
35-35.9%	695	7.43%
40-49.9%	853	9.12%
50% or more	2,328	24.89%
Not computed	664	7.10%
Households overpaying	4,905	52.40%
<i>Source: SCAG Pre-Certified Local Housing Data – August 2020</i>		

**Table 2-32**  
**Homeowner Overpayment by Income –**  
**Unincorporated Orange County**

% of Income Paid for Housing	Number of Households by Annual Income				
	Less than \$20,000	\$20,000 to \$34,999	\$35,000 to \$49,999	\$50,000 to \$74,999	\$75,000 or more
Over 30%	499	635	714	1,834	5,485
20-29%	0	21	64	209	6,904
Under 20%	0	0	15	194	8,192
<i>Source: SCAG Pre-Certified Local Housing Data – August 2020</i>					

As the above tables demonstrate, 1,960 households in Unincorporated Orange County areas making less than 30% of the AMI are having to pay more than 30% of their income to household costs. This means that extremely and very-low-income households are disproportionately impacted by overpayment in Unincorporated areas. In addition, 52.44% of renters in Unincorporated areas pay than 30% or more of their income for rental costs. These numbers demonstrate that more than 50% of renters are overpaying, which again, disproportionately

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impacts lower income households. According to SCAG data, 5,485 homeowners, or 22% of all homeowners covered in **Table 2-32**, making \$75,000 or more are still paying more than 30% of their income towards housing costs. Approximately 7% of all households in Unincorporated areas making less than \$50,000 per year are paying over 30% of their incomes to housing costs.

According to the most recent *Orange County Analysis Of Impediments To Fair Housing Choice, April 2020* (Orange County AI), “[t]here are 194,569 households in Orange County experiencing housing cost burden, with monthly housing costs exceeding 30 % of monthly income. 104,196 of these households are families. However, Orange County has only 429 Project-Based Section 8 units and 33 Other Multifamily units with more than one bedroom capable of housing these families. Housing Choice Vouchers are the most utilized form of publicly supported housing for families, with 2,286 multi-bedroom units accessed. Large family households are also disproportionately affected by housing problems as compared with non-family households. Some focus groups have communicated that regulations and cost issues can make Orange County too expensive for families. The high percentage of 0-1- bedroom units in publicly supported housing and the low percentage of households with children in publicly supported housing support this observation.”

**Table 2-33****Publicly Supported Housing Units by Program Category, Orange County**

<u>Housing Units</u>	<u>Number</u>	<u>% of Households Experiencing Cost Burden</u>
<u>Total Households Experiencing Housing Cost Burden</u>	<u>194,569</u>	<u>-</u>
<u>Publicly Supported Housing Units</u>		
- <u>Public Housing</u>	<u>N/A</u>	<u>N/A</u>
- <u>Project-based Section 8</u>	<u>429</u>	<u>0.22%</u>
- <u>Other Multifamily</u>	<u>33</u>	<u>0.02%</u>
- <u>HCV Program</u>	<u>2,286</u>	<u>1.2%</u>
- <u>LITHC</u>	<u>2,110</u>	<u>1.1%</u>
<u>Source: HUD Inventory Management System (IMS)/PIH Information Center (PIC).</u>		



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**Table 2-34**  
**Publicly Supported Housing Demographics, Orange County**

<u>Housing Type</u>	<u>White</u>		<u>Black</u>		<u>Hispanic</u>		<u>Asian or Pacific Islander</u>	
	<u>#</u>	<u>%</u>	<u>#</u>	<u>%</u>	<u>#</u>	<u>%</u>	<u>#</u>	<u>%</u>
<u>Project-Based Section 8</u>	<u>164</u>	<u>40.80%</u>	<u>9</u>	<u>2.24%</u>	<u>88</u>	<u>21.89%</u>	<u>138</u>	<u>34.33%</u>
<u>Other Multifamily</u>	<u>22</u>	<u>95.65%</u>	<u>0</u>	<u>0.00%</u>	<u>1</u>	<u>4.35%</u>	<u>0</u>	<u>0.00%</u>
<u>HCV Program</u>	<u>808</u>	<u>35.96%</u>	<u>156</u>	<u>6.94%</u>	<u>412</u>	<u>18.34%</u>	<u>866</u>	<u>38.54%</u>
<u>LIHTC</u>	<u>1,352</u>	<u>25.12%</u>	<u>254</u>	<u>4.72%</u>	<u>1,621</u>	<u>30.11%</u>	<u>991</u>	<u>18.41%</u>
<u>Total Households</u>	<u>140,530</u>	<u>67.71%</u>	<u>2,907</u>	<u>1.40%</u>	<u>30,185</u>	<u>14.54%</u>	<u>29,767</u>	<u>14.34%</u>
<u>0-30% of AMI</u>	<u>14,094</u>	<u>61.62%</u>	<u>259</u>	<u>1.13%</u>	<u>4,388</u>	<u>19.18%</u>	<u>3,541</u>	<u>15.48%</u>
<u>0-50% of AMI</u>	<u>23,293</u>	<u>50.78%</u>	<u>503</u>	<u>1.10%</u>	<u>9,148</u>	<u>19.94%</u>	<u>6,728</u>	<u>14.67%</u>
<u>0-80% of AMI</u>	<u>43,952</u>	<u>56.98%</u>	<u>926</u>	<u>1.20%</u>	<u>14,322</u>	<u>18.57%</u>	<u>11,131</u>	<u>14.43%</u>

*Source: Orange County Analysis Of Impediments To Fair Housing Choice, April 2020*

Tables 2-33 and 2-34, above, show the total numbers and percentages of different kinds of affordable housing supported by funding that the County facilitates. The numbers vary between the two tables, because of the slightly different information they track, and because they were compiled by different sources in different years. However, taken together, they show that the largest percentage of publicly supported housing is supported by the Housing Choice Voucher (HCV) program, followed by the Low-Income Housing Tax Credit (LIHTC) program, with Section 8 project-based vouchers and other forms of multifamily public housing support falling significantly behind in terms of the total number of housing units each of those funding programs support. The data also indicates that the largest amount of support provided by public housing programs goes to White households, followed by Hispanic and Asian or Pacific Islander households.

As shown in Table 2-34, in Project-Based Section 8 developments, the majority racial/ethnic group in Orange County as a whole is either White or Asian/Pacific Islander. Housing Choice Voucher households are the most evenly distributed across racial/ethnic groups. According to the Orange County AI, Asian American or Pacific Islanders make up a majority of HCV units in Westminster, Fountain Valley, and Garden Grove, and a majority in Santa Ana. They also make up a plurality in Orange County, followed closely by White residents.

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### County Programs to Encourage Development of Affordable Housing

Several County programs encourage and assist in the development of affordable housing and relieve overpayment. Those programs are described in brief below and are incorporated into the Housing Action Plan in Section 5.

#### *Housing Opportunities Overlay Zone (see Program 2):*

The goal of the Housing Opportunities Overlay Zone is to facilitate the development of affordable housing units on underutilized non-residentially zoned land in the Unincorporated areas by allowing for residential uses on commercial and industrial zoned sites. The Board of Supervisors adopted the Housing Opportunities Overlay Zone regulations on January 10, 2006. To provide guidelines for the development of Housing Opportunity sites, the Planning Commission approved the Housing Opportunities Manual on June 21, 2006.

The Housing Opportunities Overlay Zone allows affordable housing development by-right (i.e., without a Use Permit) in the following commercial and industrial districts:

- C1 – Local Business.
- C2 – General Business.
- CC – Community Commercial
- CH – Commercial Highway.
- CN – Commercial Neighborhood.
- M1 – Light Industrial.

The Housing Opportunities Overlay Zone’s affordability requirements include the following criteria:

- Rental projects.
- 100% of the units must be affordable to low- and very low-income households (70% low-income and 30% very low-income) for at least 55 years.
- For sites located within a commercial or industrial zoning district, the site development standards for the R3 "Apartment" District shall apply except that the base density shall be 70 dwelling units per acre (net development area) and maximum building height shall be sixty-five (65) feet.

If necessary to make the project economically feasible, the County offers the following incentives:

- Density bonus.
- Setback reduction.

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- Increased maximum lot coverage.
- Increased building height.

Although not considered an incentive, the County also offers alternative (reduced) parking requirements for residential development within the Housing Opportunities Overlay Zone.

On December 9, 2008, the Board of Supervisors adopted a Zoning Code amendment extending the Housing Opportunities Overlay Zone regulations to multifamily districts:

- R2 – Multifamily Dwelling.
- R3 – Apartment.
- R4 – Suburban Multifamily
- RP – Residential Professional.

On July 28, 2020, the Board of Supervisors adopted a Zoning Code amendment to increase the base density from 25 to 43.5 dwelling units per acre (du/ac).

On September 27, 2022, the Board of Supervisors, in compliance with State law requiring that any necessary rezoning to accommodate RHNA be completed by October 15, 2022, adopted a Zoning Code amendment to increase the base density in the Housing Opportunities Overlay Zone from 43.5 to 70 du/ac, excluding any applicable density bonus units.

Since the adoption of the Housing Opportunities Overlay Zone, eight projects (within the Housing Opportunities Overlay Zone) with a total of 306 affordable units have been approved, which demonstrates the effectiveness of the regulations in facilitating the production of housing for lower-income families (see Table A-3). The average density of these projects has been over 37.68 units per acre as compared to the initial base density of 25 units per acre. Appendix B contains a detailed discussion of the additional development capacity of parcels in the Housing Opportunities Overlay Zone.

### **Density Bonus (see Program 4):**

Beyond local requirements, California law allows for a 35% increase in the density of a residential development when a housing developer agrees to construct any of the following: a minimum of 20% of the total units of a housing development for lower income households or 10% of the total units for very low-income households. A senior housing development is also eligible for a 20% density bonus if it includes at least 35 dwelling units, and the applicant seeks a density bonus.

The County must also provide at least one of the following:

- A reduction in site development standards or a modification of zoning code requirements or architectural design requirements that exceed the minimum building standards approved by the California Building Standards Commission.

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- Approval of mixed-use zoning in conjunction with the housing project if commercial, office, industrial, or other land uses will reduce the cost of the housing development and if the commercial, office, industrial, or other land uses are compatible with the housing project.
- Other regulatory incentives or concessions proposed by the developer or the city, county, or city and county that result in identifiable cost reductions.

Table 2-35, below, shows a summary of the affordable projects that have been developed within Orange County between 2006 and 2022 at various densities ranging from 12 to 63.4 dwelling units per acre. A significant portion of these projects have been successfully developed at densities of 20 to 25 units per acre, which demonstrates that the existing allowable densities are not an issue and that affordable developments may also benefit from density bonuses as a means of providing additional affordable units.

### **Funding Resources to Encourage Development of Affordable Housing (see Program 10):**

The County has a variety of funding resources available to address affordable housing and overpayment. Each funding resource is described in detail in the Housing Action Plan, but the potential programs are listed here as relevant to overpayment and affordability: HOME Funds, Community Development Block Grant Program, Section 108 Program, Mortgage Credit Certificate Program, Section 8 Housing Assistance Program, Affordable Housing and Sustainable Communities Program, CALHOME, Golden State Acquisition Fund, Local Housing Trust Fund, Multifamily Housing Program, National Housing Trust Fund, Permanent Local Housing Allocation, Predevelopment Loan Program, Supportive Housing Multifamily Housing Program, California Housing Finance Agency, Low-Income Housing Tax Credit, Orange County Housing Trust, Orange County Housing Finance Trust, and the County’s Mortgage Assistance Program. Table 2-35, below, is a list of the affordable projects that have received funding from the County and been developed within Orange County between 2006 and 2022.

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**Table 2-35**  
**Affordable Projects That Received Funding from County of Orange**  
**Built or Acquired 2006 – 2022**

<u>Project/ Location</u>	<u>Year Built or Acquired</u>	<u>Total Units</u>	<u>General Plan</u>	<u>Zoning</u>	<u>Allowable Density (du/ac)</u>	<u>Project Density (du/ac)</u>	<u>Affordability/ Assistance Level</u>	<u>Funding</u>
<a href="#">Laguna Canyon/Irvine</a>	<a href="#">2006</a>	<a href="#">120</a>	<a href="#">Unknown</a>	<a href="#">Med. Density Residential</a>	<a href="#">Unknown</a>	<a href="#">20.98</a>	<a href="#">30 and 50%</a>	<a href="#">2002 NOFA</a>
<a href="#">Ability First Apartments/Irvine</a>	<a href="#">2008</a>	<a href="#">24</a>	<a href="#">Med. Density Residential</a>	<a href="#">Med. Density Residential</a>	<a href="#">Unknown</a>	<a href="#">12</a>	<a href="#">30% AMI</a>	<a href="#">2001 NOFA</a>
<a href="#">Dorado Senior Apartments/ Buena Park</a>	<a href="#">2007</a>	<a href="#">150</a>	<a href="#">Unknown</a>	<a href="#">Commercial</a>	<a href="#">Unknown</a>	<a href="#">62</a>	<a href="#">30.50 and 60% AMI</a>	<a href="#">2006 NOFA</a>
<a href="#">Stratford Place and Windsor Court</a>	<a href="#">2005</a>	<a href="#">86</a>	<a href="#">Unknown</a>	<a href="#">Unknown</a>	<a href="#">Unknown</a>	<a href="#">28.01</a>	<a href="#">30.50 and 60% AMI</a>	<a href="#">ATT 5.21.02 RFP</a>
<a href="#">Northwood Apartments/Irvine</a>	<a href="#">2006</a>	<a href="#">96</a>	<a href="#">Medium High Density Residential</a>	<a href="#">Medium-High Density Residential</a>	<a href="#">Unknown</a>	<a href="#">20.96</a>	<a href="#">30 &amp; 50% AMI</a>	<a href="#">2002-B NOFA</a>
<a href="#">Montecito Vista Apartments/ Irvine</a>	<a href="#">2006</a>	<a href="#">162</a>	<a href="#">Unknown</a>	<a href="#">Research and Industrial</a>	<a href="#">Unknown</a>	<a href="#">22.98</a>	<a href="#">30.50 and 60% AMI</a>	<a href="#">2005 NOFA</a>
<a href="#">Cornerstone Apartment Homes/ Anaheim</a>	<a href="#">2007</a>	<a href="#">49</a>	<a href="#">Suburban Residential</a>	<a href="#">CN – Commercial Neighborhood and Housing Opportunities Overlay Zone</a>	<a href="#">25</a>	<a href="#">33.8</a>	<a href="#">30.50 and 60% AMI</a>	<a href="#">2005 NOFA</a>
<a href="#">Granite Court</a>	<a href="#">2008</a>	<a href="#">71</a>	<a href="#">Unknown</a>	<a href="#">Unknown</a>	<a href="#">Unknown</a>	<a href="#">Unknown</a>	<a href="#">30.50 and 60% AMI</a>	<a href="#">2004 NOFA &amp; Apartment Development Revenue Bonds, Issue A of 2007</a>
<a href="#">Woodbury NE Apartments</a>	<a href="#">2008</a>	<a href="#">150</a>	<a href="#">Unknown</a>	<a href="#">Unknown</a>	<a href="#">Unknown</a>	<a href="#">Unknown</a>	<a href="#">30.40 and 50% AMI</a>	<a href="#">2005 NOFA</a>
<a href="#">Birch Hills Apartment Homes</a>	<a href="#">2012</a>	<a href="#">114</a>	<a href="#">Unknown</a>	<a href="#">Unknown</a>	<a href="#">Unknown</a>	<a href="#">Unknown</a>	<a href="#">30.45 and 50% AMI</a>	<a href="#">2010 NOFA</a>
<a href="#">Buena Vista Apartments</a>	<a href="#">2011</a>	<a href="#">17</a>	<a href="#">Suburban Residential</a>	<a href="#">C2 General Business District</a>	<a href="#">25</a>	<a href="#">33.8</a>	<a href="#">30, 40 and 60% AMI</a>	<a href="#">2010 NOFA</a>
<a href="#">Stonegate I Apartments</a>	<a href="#">2009</a>	<a href="#">38</a>	<a href="#">Suburban Residential</a>	<a href="#">C1 Local Business District</a>	<a href="#">25</a>	<a href="#">33.8</a>	<a href="#">30, 40, 50 and 60% AMI</a>	<a href="#">2008-B NOFA</a>
<a href="#">Stonegate II Apartments</a>	<a href="#">2009</a>	<a href="#">26</a>	<a href="#">Suburban Residential</a>	<a href="#">C1 Local Business District</a>	<a href="#">25</a>	<a href="#">33.8</a>	<a href="#">30, 40, 50 and 60% AMI</a>	<a href="#">2008-B NOFA</a>
<a href="#">San Clemente Senior Apartments</a>	<a href="#">2012</a>	<a href="#">76</a>	<a href="#">Unknown</a>	<a href="#">Unknown</a>	<a href="#">Unknown</a>	<a href="#">Unknown</a>	<a href="#">30 &amp; 50% AMI</a>	<a href="#">2010 NOFA</a>
<a href="#">Doria Apartment Homes Phase I</a>	<a href="#">2011</a>	<a href="#">60</a>	<a href="#">Unknown</a>	<a href="#">Unknown</a>	<a href="#">Unknown</a>	<a href="#">Unknown</a>	<a href="#">30, 45 and 60% AMI</a>	<a href="#">2008-B NOFA</a>
<a href="#">Avenida Villas</a>	<a href="#">2011</a>	<a href="#">29</a>	<a href="#">Suburban Residential</a>	<a href="#">R3 Apartment District</a>	<a href="#">43</a>	<a href="#">35.4</a>	<a href="#">30% AMI</a>	<a href="#">2010 NOFA</a>
<a href="#">Diamond Aisle Apartments</a>	<a href="#">2009</a>	<a href="#">25</a>	<a href="#">Unknown</a>	<a href="#">Unknown</a>	<a href="#">Unknown</a>	<a href="#">Unknown</a>	<a href="#">30% AMI</a>	<a href="#">2006 NOFA</a>
<a href="#">Bonterra Apartment Homes</a>	<a href="#">2010</a>	<a href="#">94</a>	<a href="#">Suburban Residential</a>	<a href="#">Planned Community</a>	<a href="#">Unknown</a>	<a href="#">21</a>	<a href="#">30, 35, 50 and 60% AMI</a>	<a href="#">2005 NOFA</a>
<a href="#">Cerritos Family Apartments</a>	<a href="#">2012</a>	<a href="#">60</a>	<a href="#">Suburban Residential</a>	<a href="#">R2 Multifamily Dwelling District</a>	<a href="#">43</a>	<a href="#">30</a>	<a href="#">50% and 80% AMI</a>	<a href="#">2010 NOFA</a>
<a href="#">Potter's Lane</a>	<a href="#">2017</a>	<a href="#">16</a>	<a href="#">Community</a>	<a href="#">C2 General Business</a>	<a href="#">25</a>	<a href="#">39</a>	<a href="#">30% AMI</a>	<a href="#">2014 NOFA</a>
<a href="#">Heroes' Landing</a>	<a href="#">2020</a>	<a href="#">76</a>	<a href="#">Commercial</a>	<a href="#">Unknown</a>	<a href="#">Unknown</a>	<a href="#">Unknown</a>	<a href="#">30% AMI</a>	<a href="#">SNHP, 2014 NOFA</a>
<a href="#">Casa Querencia</a>	<a href="#">2021</a>	<a href="#">57</a>	<a href="#">Unknown</a>	<a href="#">Unknown</a>	<a href="#">Unknown</a>	<a href="#">Unknown</a>	<a href="#">30% and 60% AMI</a>	<a href="#">SNHP, 2014 NOFA</a>
<a href="#">Placentia Veterans Village</a>	<a href="#">2020</a>	<a href="#">50</a>	<a href="#">Unknown</a>	<a href="#">Unknown</a>	<a href="#">Unknown</a>	<a href="#">Unknown</a>	<a href="#">30% AMI</a>	<a href="#">2014 NOFA-PBV 2016 NOFA</a>
<a href="#">Salerno at Cypress Village</a>	<a href="#">2020</a>	<a href="#">80</a>	<a href="#">Unknown</a>	<a href="#">Unknown</a>	<a href="#">Unknown</a>	<a href="#">Unknown</a>	<a href="#">30% AMI</a>	<a href="#">2014 NOFA-PBV 2016 NOFA</a>
<a href="#">Buena Esperanza</a>	<a href="#">2021</a>	<a href="#">70</a>	<a href="#">Unknown</a>	<a href="#">Unknown</a>	<a href="#">Unknown</a>	<a href="#">Unknown</a>	<a href="#">30% AMI</a>	<a href="#">2014 NOFA-PBV 2016 NOFA SNHP</a>
<a href="#">Della Rosa</a>	<a href="#">2020</a>	<a href="#">50</a>	<a href="#">Unknown</a>	<a href="#">Unknown</a>	<a href="#">Unknown</a>	<a href="#">Unknown</a>	<a href="#">30 and 50% AMI</a>	<a href="#">2016 NOFA</a>
<a href="#">Santa Ana Arts Collective</a>	<a href="#">2020</a>	<a href="#">58</a>	<a href="#">Unknown</a>	<a href="#">Unknown</a>	<a href="#">Unknown</a>	<a href="#">Unknown</a>	<a href="#">30, 35, 40, and 60% AMI</a>	<a href="#">SNHP, 2020 NOFA</a>
<a href="#">Westminster Crossing</a>	<a href="#">2021</a>	<a href="#">65</a>	<a href="#">Unknown</a>	<a href="#">Unknown</a>	<a href="#">Unknown</a>	<a href="#">Unknown</a>	<a href="#">20 and 70% AMI</a>	<a href="#">SNHP, 2016 &amp; 2020 NOFA</a>

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Project/ Location	Year Built or Acquired	Total Units	General Plan	Zoning	Allowable Density (du/ac)	Project Density (du/ac)	Affordability/ Assistance Level	Funding
<a href="#">Altrudy Senior Apartments</a>	<a href="#">2021</a>	<a href="#">48</a>	<a href="#">Unknown</a>	<a href="#">Unknown</a>	<a href="#">Unknown</a>	<a href="#">Unknown</a>	<a href="#">30% AMI</a>	<a href="#">SNHP, NPLH &amp; 2016 NOFA</a>
<a href="#">FX Residences</a>	<a href="#">2022</a>	<a href="#">17</a>	<a href="#">Unknown</a>	<a href="#">Unknown</a>	<a href="#">Unknown</a>	<a href="#">Unknown</a>	<a href="#">30% AMI</a>	<a href="#">SNHP, NPLH &amp; 2016 NOFA</a>
<a href="#">Legacy Square</a>	<a href="#">2023</a>	<a href="#">93</a>	<a href="#">Unknown</a>	<a href="#">Unknown</a>	<a href="#">Unknown</a>	<a href="#">Unknown</a>	<a href="#">30% AMI</a>	<a href="#">SNHP, NPLH &amp; 2016 NOFA</a>
<a href="#">Fountain Valley Housing</a>	<a href="#">2022</a>	<a href="#">50</a>	<a href="#">Unknown</a>	<a href="#">Unknown</a>	<a href="#">Unknown</a>	<a href="#">Unknown</a>	<a href="#">30% AMI</a>	<a href="#">2016 NOFA</a>
<a href="#">Casa Paloma</a>	<a href="#">2022</a>	<a href="#">71</a>	<a href="#">Unknown</a>	<a href="#">General Business</a>	<a href="#">28</a>	<a href="#">63.4</a>	<a href="#">30 and 50% AMI</a>	<a href="#">2016 NOFA</a>
<a href="#">The Groves</a>	<a href="#">2022</a>	<a href="#">75</a>	<a href="#">Community Commercial</a>	<a href="#">Unknown</a>	<a href="#">Unknown</a>	<a href="#">Unknown</a>	<a href="#">30% AMI</a>	<a href="#">2016 NOFA</a>
<a href="#">The Crossroads at Washington</a>	<a href="#">2023</a>	<a href="#">86</a>	<a href="#">Unknown</a>	<a href="#">Unknown</a>	<a href="#">Unknown</a>	<a href="#">Unknown</a>	<a href="#">30% AMI</a>	<a href="#">2016 NOFA</a>
<a href="#">Villa St. Joseph</a>	<a href="#">2023</a>	<a href="#">50</a>	<a href="#">Unknown</a>	<a href="#">Unknown</a>	<a href="#">Unknown</a>	<a href="#">Unknown</a>	<a href="#">20% AMI</a>	<a href="#">NPLH &amp; 2020 NOFA</a>
<a href="#">Airport Inn</a>	<a href="#">2021</a>	<a href="#">58</a>	<a href="#">Unknown</a>	<a href="#">Unknown</a>	<a href="#">Unknown</a>	<a href="#">Unknown</a>	<a href="#">30% AMI</a>	<a href="#">2016 &amp; 2020 NOFA</a>
<a href="#">Mountain View</a>	<a href="#">2023</a>	<a href="#">71</a>	<a href="#">Unknown</a>	<a href="#">Unknown</a>	<a href="#">Unknown</a>	<a href="#">Unknown</a>	<a href="#">30% AMI</a>	<a href="#">2020 NOFA</a>
<a href="#">WISEPlace Supportive Housing</a>	<a href="#">2024</a>	<a href="#">52</a>	<a href="#">Unknown</a>	<a href="#">Unknown</a>	<a href="#">Unknown</a>	<a href="#">Unknown</a>	<a href="#">30% AMI</a>	<a href="#">2020 NOFA</a>
<a href="#">Cartwright Family Apartments</a>	<a href="#">2023</a>	<a href="#">60</a>	<a href="#">Unknown</a>	<a href="#">Unknown</a>	<a href="#">Unknown</a>	<a href="#">Unknown</a>	<a href="#">30%-80% AMI</a>	<a href="#">2020 NOFA</a>
<a href="#">Lincoln Avenue Apartments</a>	<a href="#">2023</a>	<a href="#">55</a>	<a href="#">Unknown</a>	<a href="#">Unknown</a>	<a href="#">Unknown</a>	<a href="#">Unknown</a>	<a href="#">30, 50, 60, and 70% AMI</a>	<a href="#">SNHP</a>
<a href="#">Santa Angelina Senior Community</a>	<a href="#">2023</a>	<a href="#">65</a>	<a href="#">Unknown</a>	<a href="#">Unknown</a>	<a href="#">Unknown</a>	<a href="#">Unknown</a>	<a href="#">25 and 60% AMI</a>	<a href="#">2020 NOFA</a>
<a href="#">Orchard View Gardens</a>	<a href="#">2023</a>	<a href="#">66</a>	<a href="#">Unknown</a>	<a href="#">Unknown</a>	<a href="#">Unknown</a>	<a href="#">Unknown</a>	<a href="#">30%-60% AMI</a>	<a href="#">SNHP &amp; 2020 NOFA</a>
<a href="#">Center of Hope/The Salvation Army</a>	<a href="#">2022</a>	<a href="#">72</a>	<a href="#">Unknown</a>	<a href="#">Unknown</a>	<a href="#">Unknown</a>	<a href="#">Unknown</a>	<a href="#">25 and 30% AMI</a>	<a href="#">SNHP, NPLH &amp; 2020 NOFA</a>
<a href="#">Westview House</a>	<a href="#">2023</a>	<a href="#">85</a>	<a href="#">Unknown</a>	<a href="#">Unknown</a>	<a href="#">Unknown</a>	<a href="#">Unknown</a>	<a href="#">30 and 60% AMI</a>	<a href="#">SNHP, NPLH &amp; 2020 NOFA</a>
<a href="#">Huntington Beach Senior Housing</a>	<a href="#">2023</a>	<a href="#">43</a>	<a href="#">Unknown</a>	<a href="#">Unknown</a>	<a href="#">Unknown</a>	<a href="#">Unknown</a>	<a href="#">30 and 50% AMI</a>	<a href="#">SNHP, NPLH &amp; 2020 NOFA</a>
<a href="#">Paseo Adelanto</a>	<a href="#">2023</a>	<a href="#">50</a>	<a href="#">Unknown</a>	<a href="#">Unknown</a>	<a href="#">Unknown</a>	<a href="#">Unknown</a>	<a href="#">30 and 50% AMI</a>	<a href="#">2020 NOFA</a>
<a href="#">Valencia Gardens Orange Corporate Yard</a>	<a href="#">2023</a>	<a href="#">62</a>	<a href="#">Unknown</a>	<a href="#">Unknown</a>	<a href="#">Unknown</a>	<a href="#">Unknown</a>	<a href="#">30 and 60% AMI</a>	<a href="#">2020 NOFA</a>
<a href="#">The Meadows</a>	<a href="#">2021</a>	<a href="#">65</a>	<a href="#">Unknown</a>	<a href="#">Unknown</a>	<a href="#">Unknown</a>	<a href="#">Unknown</a>	<a href="#">30, 50 and 60% AMI</a>	<a href="#">2020 NOFA</a>
<a href="#">North Harbor Village</a>	<a href="#">2022</a>	<a href="#">91</a>	<a href="#">Unknown</a>	<a href="#">Unknown</a>	<a href="#">Unknown</a>	<a href="#">Unknown</a>	<a href="#">30% AMI</a>	<a href="#">2020 NOFA</a>
<a href="#">Homekey Property #1: Stanton Inn</a>	<a href="#">2020</a>	<a href="#">72</a>	<a href="#">Unknown</a>	<a href="#">Unknown</a>	<a href="#">Unknown</a>	<a href="#">Unknown</a>	<a href="#">30% AMI</a>	<a href="#">2020 NOFA</a>
<a href="#">Homekey Property #2: Tahiti Motel</a>	<a href="#">2020</a>	<a href="#">60</a>	<a href="#">Unknown</a>	<a href="#">Unknown</a>	<a href="#">Unknown</a>	<a href="#">Unknown</a>	<a href="#">30% AMI</a>	<a href="#">2020 NOFA</a>
<a href="#">Homekey Property #3: Riviera Motel</a>	<a href="#">2020</a>	<a href="#">21</a>	<a href="#">Unknown</a>	<a href="#">Unknown</a>	<a href="#">Unknown</a>	<a href="#">Unknown</a>	<a href="#">30, 50 and 60% AMI</a>	<a href="#">2020 NOFA</a>
<a href="#">Homekey Property #4: HB Oasis</a>	<a href="#">2020</a>	<a href="#">64</a>	<a href="#">Unknown</a>	<a href="#">Unknown</a>	<a href="#">Unknown</a>	<a href="#">Unknown</a>	<a href="#">30% AMI</a>	<a href="#">2020 NOFA</a>
<a href="#">Homekey Property #5: Motel 6</a>	<a href="#">2020</a>	<a href="#">88</a>	<a href="#">Unknown</a>	<a href="#">Unknown</a>	<a href="#">Unknown</a>	<a href="#">Unknown</a>	<a href="#">30% AMI</a>	<a href="#">2020 NOFA</a>
<a href="#">Miraflores</a>	<a href="#">2022</a>	<a href="#">86</a>	<a href="#">Unknown</a>	<a href="#">Unknown</a>	<a href="#">Unknown</a>	<a href="#">Unknown</a>	<a href="#">30, 50 and 60% AMI</a>	<a href="#">MHSA from OCHFT</a>

Source: OC Community Resources/Housing, June 16, 2023

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**Accessory Dwelling Units (ADUs)(see Program 6)**

In response to state-mandated requirements and local needs, the County permits a property owner in any district, including planned community and specific plan areas, where a single-family unit exists on a parcel zoned for such purposes, to apply to establish an accessory dwelling unit (ADU) along with junior accessory dwelling unit (if owner occupied) by-right.

The definition of ADUs and JADUs are provided below:

“Accessory dwelling unit” (ADU) is defined as a dwelling unit providing complete independent living facilities for one (1) or more persons that is located on a parcel with another primary, single-family dwelling as defined by Government Code Section 65852.2, as may be amended. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family dwelling’s location. An ADU may be within the same structure as the primary unit, in an attached structure, or in a separate structure on the same parcel. This use is distinguished from a duplex.

“Junior Accessory Dwelling Unit” (JADU) is defined as a unit that is no more than five hundred (500) square feet in size and contained entirely within an existing or proposed single-family dwelling unit, pursuant to California Government Code Section 65852.22, as may be amended. A JADU shall include an efficiency kitchen (sink, cooking appliances, food preparation counter, and storage cabinets) and may include separate, or may share sanitation facilities with the existing structure.

Accessory dwelling units are also permitted on existing multifamily residential projects. State regulations also changed to allow property owners to convert existing garages and structures into ADUs and the County allows this change. Each ADU is required to have a separate address.

Accessory dwelling units serve to augment resources for senior housing, or other low- and moderate-income segments of the population. The development standards are reasonable to ensure neighborhood compatibility, and with the proposed amendment, will not present an unreasonable constraint to development.

In July 2020, the County’s Comprehensive Zoning Code was updated in accordance with the October 2019 passage of California Assembly Bill AB 68 (AB 68), Assembly Bill 881 (AB 881), Assembly Bill 587 (AB 587), Assembly Bill 671 (AB 671), and Senate Bill 13 (SB 13). The provisions encourage the development of ADUs by making the process less restrictive for homeowners.

As of April 13, 2023, the County of Orange has issued a total of 221 ADU permits (ADU and JADUs included) in Unincorporated County. **Table 2-36** below includes a breakdown of permits issued by the County.

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**Table 2-36**  
**Issued ADU/JADU Permits 2020-2023**

<u>Unincorporated Areas</u>	<u>Year</u>			
	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>
<u>Anaheim</u>	<u>9</u>	<u>18</u>	<u>22</u>	<u>1</u>
<u>Coto de Caza</u>	<u>0</u>	<u>1</u>	<u>0</u>	<u>0</u>
<u>Garden Grove</u>	<u>2</u>	<u>0</u>	<u>0</u>	<u>1</u>
<u>Ladera Ranch</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>0</u>
<u>Midway City</u>	<u>15</u>	<u>8</u>	<u>6</u>	<u>6</u>
<u>North Tustin</u>	<u>7</u>	<u>3</u>	<u>7</u>	<u>3</u>
<u>Orange</u>	<u>4</u>	<u>4</u>	<u>4</u>	<u>4</u>
<u>Rossmoor</u>	<u>2</u>	<u>7</u>	<u>2</u>	<u>2</u>
<u>Santa Ana</u>	<u>9</u>	<u>16</u>	<u>18</u>	<u>5</u>
<u>Silverado</u>	<u>0</u>	<u>1</u>	<u>0</u>	<u>0</u>
<u>Trabuco Canyon</u>	<u>0</u>	<u>1</u>	<u>0</u>	<u>0</u>
<u>Year Total</u>	<u>49</u>	<u>60</u>	<u>60</u>	<u>22</u>
<u>Total All Years</u>	<u>191</u>			
<i>Source: OC Development Services, April 2023</i>				

State mandates, the Comprehensive Zoning Code update, pre-approved ADUs plans, and permitting demonstrate an upward trend for ADU development within the County. The continued development of ADUs and JADUs offers another opportunity to address the need for additional very low-, low-, and moderate-income rental housing.

### Other Housing Choices:

#### Mobile Homes/Manufactured Housing

There is often an economy of scale in manufacturing homes in a plant rather than on site, thereby reducing cost. State law precludes local governments from prohibiting the installation of mobile or manufactured homes on permanent foundations on single-family lots. It also declares a mobile home park to be a permitted land use on any land planned and zoned for residential use and prohibits requiring the average density in a new mobile home park to be less than permitted by the Zoning Code.

In accordance with zoning regulations, the County has determined that like single-family homes, mobile homes and manufactured housing are principally permitted in all residential zones. The number of mobile home or manufactured dwelling units permitted, as well as minimum setback requirements, is the same as the maximum number of dwelling units and setback requirements



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permitted by the applicable district regulations. Off-street parking is consistent with the regulations found above, except as follows: Two (2) parking spaces for each mobile home dwelling unit; and one (1) parking space for each four (4) mobile home units to allow for additional guest parking.

As well, there are additional screening and landscaping requirements, and supplemental design criteria for mobile or manufactured home developments. The approving authority may grant exceptions if special circumstances are warranted, or if the requirements become excessive when applied to a specific development.

### **Boarding Houses**

Boarding Houses are allowed by-right (6 or fewer residents) in multifamily residential districts or subject to a Use Permit (more than 6 residents) in the R-3 (apartment) district.

### **Single Room Occupancy (SRO)**

In addition, the County Zoning Code permits the construction of Single Room Occupancy (SRO) facilities in any district where hotels are permitted, subject to approval of a Use Permit. These regulations facilitate the development or conversion of facilities to serve those in need of emergency shelter by expanding the geographic area where suitable facilities may be built and requiring only those conditions that are reasonably necessary to foster sound planning and neighborhood compatibility. The conditions and development standards that are applied to these facilities are no stricter than those for conventional hotel or motel developments.

One SRO-type facility has been built in the Unincorporated areas in recent years – Jackson Aisle in Midway City. This project was facilitated through a density bonus and the modification of development standards including a reduction in the minimum land area per unit (from 1,000 to 342 square feet), reduction in setbacks, and reduced off-street parking. All of the units in this project are affordable at the extremely low-income level.

## **Future Growth Needs**

### **Overview of the Regional Housing Needs Assessment**

The Regional Housing Needs Assessment (RHNA) is a key tool for local governments to plan for anticipated growth. The RHNA quantifies the anticipated need for housing within each jurisdiction for each planning period. The current planning period is from 2021 to 2029. Communities then determine how they will address this need through the process of updating the Housing Elements of their General Plans.

Table 2-37 provides population projections through 2040 for Unincorporated Orange County, as calculated by the Southern California Association of Governments 2016-2040 Regional Growth

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Forecast. Despite the population of Unincorporated Orange County shrinking by nearly one-quarter, the population of the Unincorporated areas is forecasted to grow by 49.2 %. In comparison, the population of Orange County as a whole is forecasted to grow by only 12.7 %. Population growth is one factor that informs the need for housing in the Unincorporated areas.

**Table 2-37  
Population Growth Forecast (2012-2040)**

Jurisdiction	2012	2020	2035	2040	% Change 2012-2040	Average Annual Growth Rate
Unincorporated Areas	121,160	128,421 <u>+6%</u>	177,900 <u>+38.5%</u>	180,100 <u>+1.2%</u>	48.6%	<u>1.7%</u>
County Total	3,010,232	3,180,491 <u>+5.6%</u>	3,499,000 <u>+10%</u>	3,535,000 <u>+1%</u>	17.4%	<u>0.6%</u>

*Source: SCAG 2016-2040 RTP/SCS Final Regional Growth Forecast by Jurisdiction Report*

The current RHNA Allocation Plan was adopted by the Southern California Association of Governments (SCAG) in March 2021. The future need for housing is determined primarily by the forecasted growth in households in a community. Each new household, created by a child moving out of a parent's home, by a family moving to a community for employment, and so forth, creates the need for a housing unit. The housing need for new households is then adjusted to maintain a desirable level of vacancy to promote housing choice and mobility.

SCAG must take into consideration the following factors:

- Market demand for housing.
- Employment opportunities.
- Availability of suitable sites and public facilities.
- Commuting patterns.
- Type and tenure of housing.
- Loss of units in assisted housing developments.
- Over-concentration of lower income households.
- Geological and topographical constraints.

An adjustment is also made to account for units expected to be lost due to demolition, natural disaster, or conversion to non-housing uses. The sum of these factors – household growth, vacancy need, and replacement need – determines the construction need for a community. Total housing need is then distributed among four income categories on the basis of the County's income distribution, with adjustments to avoid an over-concentration of lower-income households in any community.

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**2021-2029 Growth Needs**

The total housing growth need for Unincorporated Orange County during the 2021-2029 planning period is 10,406 units. This total is distributed by income category as shown in **Table 2-38**. Of the 3,139 extremely low- and very low-income unit growth need, half (1,570 units) are estimated to be needed for extremely low-income households during the planning period, as provided by state law.

**Table 2-38**  
**Regional Housing Growth Needs – Unincorporated Orange County**

Extremely Low	Very Low	Low	Moderate	Above Mod	Total
1,570 units	1,569 units	1,866 units	2,040 units	3,361 units	10,406 units
15.1%	15.1%	17.9%	19.6%	32.3%	100%

Source: SCAG 2021

A discussion of the County’s capacity to accommodate this growth need is provided in Appendix B, Land Inventory.

**Special Housing Needs**

State Housing Law requires that the special needs of certain disadvantaged groups be addressed. These households typically experience difficulty in securing decent, affordable housing, and are not well guarded under market conditions. Many of these groups also fall under the category of extremely low-income households. The needs of the elderly, handicapped, large families, female heads of household, people experiencing homelessness, and farm workers are addressed below:

***Extremely Low-Income Households***

The HUD Comprehensive Housing Affordability Strategy (CHAS) provides data only on a countywide basis and does not disaggregate it to the jurisdictional level, but data was available for the Unincorporated CDPs (this does not represent all of the Unincorporated areas). **Tables 2-39 and 2-40** below include data characterizing affordability and cost burden and housing problems aside from cost burden for all income groups within Orange County.

Of the extremely low-income households living in Orange County, 122,605 have at least one of the four housing problems (80.4%). The housing problems identified by CHAS include the following:

- Units with physical defects (lacking a complete kitchen or plumbing facilities).
- Overcrowded conditions (housing units with more than one person per bedroom).
- Housing cost burdens exceeding 30% of gross income (including utilities).

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Severe housing problems include units with physical defects and overcrowded conditions, as well as more than 1.5 person per bedroom and a cost burden greater than 50%.

**Table 2-39**  
**Housing Problems for all Households by Tenure – Unincorporated CDPs**

<u>Income by Housing Problem</u>	<u>Household Has at Least 1 of 4 Housing Problems</u>	<u>Household Has None of the 4 Housing Problems or Cost Burden Not Available</u>
<b>Owners</b>		
<u>Less-than or = 30%</u>	<u>850</u>	<u>530</u>
<u>&gt;30% to less-than or = 50% MFI</u>	<u>890</u>	<u>500</u>
<u>&gt;50% to less-than or = 80% MFI</u>	<u>1,625</u>	<u>905</u>
<u>&gt;80% to less-than or = 100% MFI</u>	<u>1,020</u>	<u>715</u>
<u>&gt;100% MFI</u>	<u>2,585</u>	<u>14,200</u>
<b>Total</b>	<b>6,960</b>	<b>16,855</b>
<b>Renters</b>		
<u>Less-than or = 30%</u>	<u>1,375</u>	<u>415</u>
<u>&gt;30% to less-than or = 50% MFI</u>	<u>755</u>	<u>20</u>
<u>&gt;50% to less-than or = 80% MFI</u>	<u>835</u>	<u>360</u>
<u>&gt;80% to less-than or = 100% MFI</u>	<u>290</u>	<u>324</u>
<u>&gt;100% MFI</u>	<u>185</u>	<u>1,570</u>
<b>Total</b>	<b>3,430</b>	<b>2,695</b>
<i>Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) 2015-2019.</i>		
<i>Note: Data available for Unincorporated CDPs only, not entire unincorporated area.</i>		

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**Table 2-40**  
**Housing Problems for all Households by Tenure – Orange County**

Income by Housing Problem	Household Has at Least 1 of 4 Housing Problems	Household Has None of the 4 Housing Problems or Cost Burden Not Available
<b>Owners</b>		
Less-than or = 30%	43,745	16,500
>30% to less-than or = 50% MFI	35,095	24,770
>50% to less-than or = 80% MFI	50,045	48,165
>80% to less-than or = 100% MFI	25,385	40,345
>100% MFI	41,810	269,410
<b>Total</b>	<b>196,080</b>	<b>399,190</b>
<b>Renters</b>		
Less-than or = 30%	95,460	18,910
>30% to less-than or = 50% MFI	74,070	6,800
>50% to less-than or = 80% MFI	64,900	32,070
>80% to less-than or = 100% MFI	16,745	28,610
>100% MFI	12,280	92,375
<b>Total</b>	<b>263,450</b>	<b>178,770</b>
Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) 2015-2019.		

Tables 2-39 and 2-40 demonstrate that 12% of homeowners in the Unincorporated CDPs and 22% in Orange County as a whole earning less than 30% of MFI have at least one housing problem. For renters, the issues are more severe, with 40% of renters in Unincorporated CDPs and 36% in Orange County as a whole earning less than 30% MFI having at least one housing problem. Based on this data, renters could use housing assistance in the Unincorporated CDPs.

### ***Projected Needs***

To calculate projected housing needs, the County assumes 50% of its very low-income regional housing need are extremely low-income households.

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**Table 2- 41**  
**Progress Towards Meeting New Housing Need**  
**Unincorporated Orange County 2021-2029**

	Extremely Low Income	Very Low	Low*	Moderate*	Above Moderate	Total
Total RHNA 2021-2029	1,570	1,569	1,866	2,040	3,361	10,406
Total Completed Units 10/16/2021 - 12/31/2022	-	21	48	0	325	394
Remaining Units Needed 2021-2029	1,570	1,548	1,818	2,040	3,036	10,012

Source: SCAG RHNA and the County of Orange/OC Development Services, 2023

Available resources to address extremely, very low, and low-income household include, The Orange County Housing Authority (OCHA) continues to participate in the Section 8 Housing Choice Voucher Program. OCHA also administers the Veterans Affairs Supportive Housing Program (VASH), the Non-Elderly Disabled (NED), the Mainstream Program, the Family Unification Program (FUP) and the Shelter Plus Care/Continuum of Care (CoC) Program. More than 12,000 households (over 25,000 people) receive housing assistance each month through OCHA's rental assistance programs. See Sections 4 and 5 for further details on these programs.

The Housing Action Plan addresses the needs of extremely low-income households. However, it must be recognized that the development of new housing for the lowest income groups typically requires large public subsidies, and the level of need is greater than can be met due to funding limitations, especially during these times of declining public revenues.

### ***Elderly Persons***

The large demographic group known as “Baby Boomers” born between 1946 and 1964 have played a dominant role in society throughout their lives. The oldest of the Boomers turned 75 in 2021 and the youngest of this group will turn 60 in 2024. The growing wave of elderly retirees will have a huge impact on government, health care and the housing market.

The special housing needs of seniors are an important concern in Orange County. This is especially so since many retired persons are likely to be on fixed low incomes and at greater risk of housing overpayment. In addition, the elderly have special needs related to housing construction and location. Seniors often require ramps, handrails, lower cupboards, and counters to allow greater access and mobility. In terms of location, because of limited mobility the elderly also typically need access to public facilities (e.g., medical and shopping) and public transit facilities.

Senior citizens also may need special security devices for their homes to allow greater self-protection. In many instances, the elderly prefer to stay in their own dwellings rather than relocate to a retirement community, and may require assistance with home repairs and manual

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house/yard work. In general, every effort should be made to maintain the dignity, self-respect, and quality of life of senior residents in the County.

Finding reliable transportation to medical appointments, senior centers, meal sites, and shopping remains a serious problem for seniors. Many seniors lack private transportation due to physical or financial limitations.

According to recent American Community Survey estimates, there were 27.4% of owner households and 16.3% of renter households in Unincorporated Orange County where the householder was 65 or older (**Table 2-42**). Many elderly persons are dependent on fixed incomes and/or have a disability. Elderly homeowners may be physically unable to maintain their homes or cope with living alone. The housing needs of this group can be addressed through smaller units, accessory dwelling units on lots with existing homes, shared living arrangements, congregate housing, and housing assistance programs (see also Section 3 – Constraints for more information on how the County’s land use regulations help to facilitate these types of housing options for seniors).

**Table 2-42**  
**Elderly Households by Tenure (Owner vs. Renter) -**  
**Unincorporated Orange County**

Householder Age	Owners		Renters	
	Households	%	Households	%
Under 65 years	23,431	72.6%	7,825	83.7%
65 to 74 years	5,332	16.5%	839	9.0%
75 to 84 years	2,372	7.4%	498	5.3%
85 and over	1,128	3.5%	192	2.1%
<b>Total 65+ Households</b>	<b>8,832</b>	<b>27.4%</b>	<b>1,529</b>	<b>16.3%</b>
Total unincorporated households	32,263	100.0%	9,354	100.0%

Source: SCAG Local Housing Data Pre-Certified Local Housing Data 2020

### Housing for the Elderly

Senior housing projects are a permitted use by right within any residential zoning district. The Zoning Code also provides a density bonus for the construction of senior housing projects. The Zoning Ordinance is not considered to be a constraint to the development of senior housing because the regulations are the same as for other residential uses in the same districts.

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***Large Families***

Household size is an indicator of the need for large units. Large households are defined as those with five or more members. Among both owners and renters, just under half of all Unincorporated area households have only one or two members. About 16% of renter households and about 15% of owner households had five or more members (**Table 2-43**). This data, together with overcrowding statistics, indicates that although a large proportion of households are small, there is a significant need for large rental units with four or more bedrooms.

**Table 2-43**  
**Household Size by Tenure (Owner vs. Renter)**  
**Unincorporated Orange County**

Household Size	Owners		Renters	
	Households	%	Households	%
1 person	3,878	12.0%	1,708	18.3%
2 persons	11,293	35.0%	2,457	26.3%
3 persons	5,734	17.8%	2,055	22%
4 persons	6,716	20.8%	1,656	17.7%
5 persons	2,985	9.3%	918	9.8%
6 persons	1,018	3.2%	355	3.8%
7+ persons	639	2%	205	2.2%
Total households	32,263	100%	9,354	100%

*Source: American Community Survey, 2014-2018, 5-Year Estimates*

***Single-Parent Households***

Single parent households face different challenges due to the greater need for daycare services, health care services, and other services. An issue observed for female-headed households with no spouse present is a lower average income due to income inequalities present in workplaces.

As seen in **Table 2-44** below, for Orange County as a whole, single parents represent 16.8% of family households (owners and renters), according to 2019 ACS 5-Year Estimates. There are 119,719 single-mother households and 55,032 single-father households in Orange County (11.5% and 5.3%, respectively). In the Unincorporated CDPs, single parents represent 12.7% of family householders. There are 2,824 single-mother households and 966 single-father households (9.4% and 3.2%, respectively).



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**Female-Headed Households**

The U.S. Census Bureau estimates that about 9% of owner households and 15% of renter households in Orange County as a whole, and approximately 7% of owner households and 18% of renter households in the Unincorporated CDPs were headed by a female (Table 2-44). In both Orange County as a whole and in the Unincorporated CDPs, female headed households are more common than male-headed households for both homeowners and renters. This data suggests that while female-households occur at a lower rate than married couple family households and non-family households, female-headed households occur at a higher rate than male headed households, and that within the Unincorporated CDPs specifically, female-headed households represent a higher proportion of renters than in Orange County as a whole, indicating that some of the rental demand within the Unincorporated areas is driven by female-headed households.

**Table 2-44**  
**Household Type by Tenure (Owner vs. Renter) Unincorporated CDPs and Orange County**

Family Household Type	<u>Unincorporated CDPs</u>				Orange County			
	<u>Owners</u>		<u>Renters</u>		Owners		Renters	
	<u>Households</u>	<u>%</u>	<u>Households</u>	<u>%</u>	Households	%	Households	%
Married couple family	<u>18,217</u>	<u>76.49%</u>	<u>2,962</u>	<u>48.38%</u>	385,611	64.8%	183,649	41.5
Male householder, no spouse present, family	<u>588</u>	<u>2.47%</u>	<u>378</u>	<u>6.17%</u>	23,491	3.9%	31,541	7.1%
<b>Female householder, no spouse present, family</b>	<u>1,698</u>	<u>7.13%</u>	<u>1,126</u>	<u>18.39%</u>	51,654	8.7%	68,065	15.4%
Non-family households	<u>3,313</u>	<u>13.91%</u>	<u>1,656</u>	<u>27.05%</u>	134,516	22.6%	158,965	35.9%
Total households	<u>23,816</u>	<u>100.00%</u>	<u>6,122</u>	<u>100.00%</u>	595,272	100%	442,220	100%
Source: American Community Survey 5-Year Estimates, 2019								
Note: Data available for Unincorporated CDPs only, not entire unincorporated area.								

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***Students***

The need for student housing is another significant factor affecting housing demand. Student housing often only produces a temporary housing need based on the duration of the educational institution enrolled in. The impact on housing demand is often increased in areas surrounding universities and colleges. According to 2019 American Community Survey 5-Year Estimates, there are approximately 231,636 students in Orange County enrolled in undergraduate programs and 48,691 enrolled in graduate or professional programs. Together, this makes up just under 33% of the population over 3 years of age enrolled in school. There are no local universities within Unincorporated Orange County; however, some of the unincorporated units may be utilized as student housing for local universities within neighboring jurisdictions. Students may seek shared housing situations to decrease expenses and can be assisted through roommate referral services offered on and off campus. College graduates provide a specialized pool of skilled labor that is vital to the economy; however, a lack of affordable housing may lead to their departure post-graduation.

***Persons with Disabilities***

Access and affordability are the two major housing needs of disabled persons. Physically disabled persons often require specially designed dwellings to permit access within the unit, as well as to and from a site. *California Administrative Code* Title 24 sets forth access and adaptability requirements for the physically handicapped (disabled). These regulations apply to all buildings such as motels, employee housing, factory-built housing, and privately funded, newly constructed apartment houses containing five or more dwelling units. The regulations also require that rampways, larger door widths, restroom modifications, etc. be designed to enable free access by the handicapped. Such standards, however, are not mandatory for new single-family residential construction.

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**Table 2-45**  
**Persons with Disabilities by Age and Type**  
**Orange County**

Disability by Age	Persons	%
Age 5 to 17 – total persons	703,641	
Hearing difficulty	3,884	0.6%
Vision difficulty	3,363	0.5%
Cognitive difficulty	14,903	2.9%
Ambulatory difficulty	2,811	0.5%
Self-care difficulty	5,770	1.1%
Age 18 to 64 – total persons	1,998,667	
Hearing difficulty	22,495	1.1%
Vision difficulty	20,555	1.0%
Cognitive difficulty	48,383	2.4%
Ambulatory difficulty	46,589	2.3%
Self-care difficulty	20,493	1.0%
Independent living difficulty	41,021	2.1%
Age 65 and over – total persons	448,781	
Hearing difficulty	53,881	12.0%
Vision difficulty	22,610	5.0%
Cognitive difficulty	37,661	8.4%
Ambulatory difficulty	83,960	18.7%
Self-care difficulty	38,172	8.5%
Independent living difficulty	64,465	14.4%
<i>Source: American Community Survey 5-Year Estimates 2019</i>		

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**Table 2-46**  
**Persons with Disabilities by Age and Type**  
**Unincorporated CDPs**

<u>Disability by Age</u>	<u>Persons with a Disability</u>	<u>%</u>
<b><u>Age 5-17 – Total Persons</u></b>	<b><u>20,123</u></b>	
<u>Hearing difficulty</u>	<u>113</u>	<u>0.56%</u>
<u>Vision difficulty</u>	<u>54</u>	<u>0.27%</u>
<u>Cognitive difficulty</u>	<u>649</u>	<u>3.23%</u>
<u>Ambulatory difficulty</u>	<u>41</u>	<u>0.20%</u>
<u>Self-care difficulty</u>	<u>101</u>	<u>0.50%</u>
<b><u>Age 18 to 64 – Total Persons</u></b>	<b><u>53,448</u></b>	
<u>Hearing difficulty</u>	<u>656</u>	<u>1.23%</u>
<u>Vision difficulty</u>	<u>642</u>	<u>1.20%</u>
<u>Cognitive difficulty</u>	<u>1,171</u>	<u>2.19%</u>
<u>Ambulatory difficulty</u>	<u>1,242</u>	<u>2.32%</u>
<u>Self-care difficulty</u>	<u>427</u>	<u>0.80%</u>
<u>Independent living difficulty</u>	<u>944</u>	<u>1.77%</u>
<b><u>Age 65 and over – Total Persons</u></b>	<b><u>13,228</u></b>	
<u>Hearing difficulty</u>	<u>1,439</u>	<u>10.88%</u>
<u>Vision difficulty</u>	<u>632</u>	<u>4.78%</u>
<u>Cognitive difficulty</u>	<u>1,042</u>	<u>7.88%</u>
<u>Ambulatory difficulty</u>	<u>1,942</u>	<u>14.68%</u>
<u>Self-care difficulty</u>	<u>819</u>	<u>6.19%</u>
<u>Independent living difficulty</u>	<u>1,869</u>	<u>14.13%</u>
<i>Source: American Community Survey 5-Year Estimates 2019</i>		
<i>Note: Data available for Unincorporated CDPs only, not entire unincorporated area.</i>		

Disabled persons have special needs regarding location. There is typically a desire to be located near public facilities, and near public transportation facilities that provide service to those who rely on them.

**Table 2-45** shows disability data for all of Orange County and Table 2-46 shows disability data for Unincorporated CDPs. The data shows that in the under 65 age groups disabilities are relatively rare – typically approximately 2% or less of the population for all of Orange County and are similar in Unincorporated CDPs, with the exception of cognitive difficulties for the age group 5-17 in Unincorporated CDPs. However, among seniors the incidence of disabilities increases significantly. Nearly 18.7% of persons in this age group reported an ambulatory difficulty in all of Orange County and nearly 15%, in Unincorporated areas while more than 14%

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had an independent living difficulty in all of Orange County and in Unincorporated CDPs. Members of this age group are frequently on fixed incomes or rely on public assistance.

***Developmentally Disabled***

As defined by federal law, “developmental disability” means a severe, chronic disability of an individual that:

- Is attributable to a mental or physical impairment or combination of mental and physical impairments.
- Is manifested before the individual attains age 22.
- Is likely to continue indefinitely.
- Results in substantial functional limitations in three or more of the following areas of major life activity: a) self-care; b) receptive and expressive language; c) learning; d) mobility; e) self-direction; f) capacity for independent living; or g) economic self-sufficiency.
- Reflects the individual’s need for a combination and sequence of special, interdisciplinary, or generic services, individualized supports, or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

The U.S. Census Bureau does not record developmental disabilities. According to the U.S. Administration on Intellectual Developmental Disabilities, an accepted estimate of the percentage of the population that can be defined as having a developmental-disability is 1.5 percent. Many persons with intellectual and development disabilities can live and work independently within a conventional housing environment. Individuals with more severe disabilities require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because intellectual and developmental disabilities exist before adulthood, the first issue in supportive housing for the individuals with intellectual and developmental disabilities is the transition from the person’s living situation as a child to an appropriate level of independence as an adult.

The State of California Department of Developmental Services (DDS) provided community-based services to approximately 331,999 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities, for fiscal year 2017 to 2018. The Regional Center of Orange County (RCOC) is one of 21 regional centers in the State of California that serves as a point of entry to services for people with developmental disabilities. The RCOC is a private, non-profit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families. The goal of the RCOC is to help

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Orange County residents with developmental disabilities and their families obtain local services and support to help them live safely and with dignity in the community.

Any resident of Orange County who has a developmental disability that originated before 18 years of age is eligible for services. Services are offered to people with developmental disabilities based on Individual Program Plans (IPP) and may include: adult day programs; advocacy; assessment/consultation; behavior management programs; diagnosis and evaluation; independent living services; infant development programs; information and referrals; mobility training; prenatal diagnosis; residential care; respite care; physical and occupational therapy; transportation; consumer, family vendor training; and vocational training. The RCOC also coordinates the State-mandated Early Start program, which provides services for children under age three who have or are at substantial risk of having a developmental disability. According to the RCOC Facts and Statistics data, the RCOC currently serves over 22,000 individuals in Orange County with developmental disabilities and their families.

Based in Orange County, the Dayle McIntosh Center for the Disabled, also referred to as DMC, is a non-profit organization that provides services to people with disabilities and facilitates equal access and inclusion within the community. The mission of the DMC (<http://www.daylemc.org>) is to advance the empowerment, equality, integration, and full participation of people with disabilities in the community. The DMC is a non-residential program, but instead promotes the full integration of persons with disabilities into the community, regardless of the disability, and aims to meet the standards and indicators established for operation of independent living centers in the federal Rehabilitation Act of 1973, as amended. The DMC is a peer-based organization meaning that most of the staff is composed of individuals who have disabilities themselves and have met the challenge of becoming self-sufficient. Its staff and board are composed of over 50% of people with disabilities. Its two offices, located in Anaheim and Laguna Hills, serve over 500,000 people with disabilities in Orange County and surrounding areas. The County housing programs and regulations facilitate the provision of special needs housing such as emergency shelters and transitional housing, permanent supportive housing, assisted living and group homes to serve the needs of persons with developmental disabilities.

### ***Homelessness***

Throughout the country, homelessness is a serious problem. Factors contributing to homelessness include: the general shortage of housing affordable to extremely low- to moderate-income households; increases in the number of persons whose incomes fall below the poverty level; reductions in public subsidies and benefits; de-institutionalization of the mentally ill; criminal justice system reforms at the federal and state level; and most recently the impacts of the COVID-19 pandemic.

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***Profiles of the Homeless Population in Orange County***

The Orange County Health Care Agency (HCA) serves as the administrative entity for the Orange County Continuum of Care. As such, HCA undertakes a bi-annual “Point-in-Time” (PIT) count of the unsheltered homeless population in Orange County and an annual count of the sheltered population as part of its application for homeless assistance grant funds to U.S. Department of Housing and Urban Development (HUD) and State of California grant funds. The most recent PIT survey for which results are available was conducted in January 2019<sup>3</sup>. That survey estimated that there were approximately 6,860 persons experiencing homelessness in Orange County at the time of the survey<sup>4</sup>. Of those, the survey estimated that 42% of persons experiencing homelessness were sheltered and 58% were unsheltered. The 2019 PIT survey results indicated an increase in the homeless population compared to the findings of the 2017 PIT Count. However, it is important to note that the 2019 PIT Count incorporated a change in methodology that allowed the unsheltered count to take place over two days to ensure the county was canvassed effectively and collected unique identifying data points to de-duplicate records. Additionally, the 2019 PIT Count incorporated the use of ESRI Survey123 mapping technology, a smartphone application that mapped the locations and city of origin where individuals experiencing homelessness were surveyed and which helped to facilitate survey data collection. The ESRI Survey123 application incorporated questions that collected demographic, subpopulation, and homelessness-related data as required by HUD.

By the very nature of homelessness, it is difficult to determine the location of homeless persons over an extended period of time. However, the incorporation of new technologies allowed for the 2019 PIT survey to enumerate persons experiencing unsheltered homelessness by jurisdiction, where traditionally this had only been captured for individual those in emergency shelters and transitional housing. The County released the results of the 2019 PIT Count broken down by household type, subpopulations, and jurisdictions. Using data from the 2019 PIT County, the County has estimated there were approximately 43 individuals experiencing homelessness in the Unincorporated areas, located in shelter programs and on the streets and in places not meant for human habitation. This represents less than one percent of the homeless population as counted during the 2019 PIT. Although this method probably understates the number of persons experiencing homelessness in the Unincorporated areas, since some service providers did not provide exact addresses to safeguard and protect the privacy of their clients, it is a methodology that has been used in previous County Housing Elements certified by HCD. This estimate of 53 persons is used for purposes of 2017 Senate Bill 2 (SB 2) analysis. Regardless of what methodology is used for estimating the location of the persons experiencing homelessness, this is a regional issue and the County will continue to address it from a regional perspective.

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<sup>3</sup> OC Health Care Agency received a waiver from HUD to forgo the 2021 unsheltered count due to the COVID-19 pandemic in an effort to safeguard the health of those most vulnerable and limit the spread of COVID-19 illness.

<sup>4</sup> 2019 Orange County Homeless Census & Survey, for OC Partnership by Focus Strategies

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***County Efforts to Address Homelessness***

Senate Bill 2 (SB2) of 2007 requires that jurisdictions quantify the need for emergency shelter and determine whether existing facilities are adequate to serve the need of the homeless population. Under SB2, an emergency shelter is defined as “housing with minimal supportive services for persons experiencing homelessness that is limited to occupancy of six months or less by a person experiencing homelessness. On September 28, 2022, Governor Gavin Newsom approved California Assembly Bill 2339 (AB 2339), which amends the provisions of Government Code 65583 concerning emergency shelters. AB 2339 expanded the definition of emergency shelter to include “other interim interventions, including, but not limited to, a navigation center, bridge housing, and respite or recuperative care.” The new requirements of AB 2339 apply to housing elements due to be revised pursuant to Section 65588 on or after January 1, 2021, thus, this Housing Element must comply with the new provisions. Under the revisions to Government Code section 65583(a)(4)(A), the County must identify “one or more zoning designations that allow residential uses, including mixed uses, where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit and that are suitable for residential uses.” The County must identify zoning designations that have sufficient sites to meet the need for emergency shelter for the Unincorporated areas, which as identified above in the PIT survey, would need to accommodate 43 homeless persons.

Under Government Code Section 65583(a)(4)(F), as amended by AB 2339, “[a] local government can demonstrate, to the satisfaction of the department, the existence of one or more emergency shelters either within its jurisdiction or pursuant to a multijurisdictional agreement that can accommodate that jurisdiction’s need and the needs of the other jurisdictions that are a part of the agreement for emergency shelter identified in paragraph (7) may comply with the zoning requirements of subparagraph (A) by identifying a zoning designation where new emergency shelters are allowed with a conditional use permit.”

The County of Orange can accommodate the needs of homeless in the Unincorporated areas through the existence of the multijurisdictional shelters of Bridges at Kramer Place and the Yale Navigation Center. Moreover, the County’s existing Zoning Code complies with the requirements of AB 2339, Government Code Section 65583(a)(4)(A), through compliance with subparagraph (a)(4)(F), by allowing emergency shelters and residential uses in industrial and commercial zones subject to a site development permit and objective site development standards. OCCO § 7-9-44, et seq.

The County’s Zoning Code allows emergency shelters by-right in the Housing Opportunities Overlay Zone, made up of commercial and industrial zoning districts that allow residential uses. Transitional housing and permanent supportive housing are permitted as residential uses subject to the same standards as apply to other residential uses of the same type in the same zoning district in compliance with Government Code section 65583.



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Since 1998, the County of Orange (County) has had a comprehensive, coordinated, and regional strategy to address homelessness. This strategy has included the Orange County Continuum of Care (CoC) that includes participation of all 34 cities in Orange County, County Departments, the County’s homeless housing and service providers, and other community groups, including non-profits, local governmental agencies, faith-based organizations, the homeless and formerly homeless, interested business leaders, schools and other stakeholders to identify the gaps and unmet needs of the persons experiencing homelessness in Orange County.

In May 2016, the County established the Office of Care Coordination located in the County Executive Office. The Office of Care Coordination engages across Orange County, working with cities and community-based organizations to strengthen regional capacity and multi-city, multi-sector investments to prevent and address homelessness, coordinate public and private resources to meet the needs of the homeless population in Orange County and promote integration of services throughout the community that improve the countywide response to homelessness.

In October 2016, the Office of Care Coordination produced an Assessment of Homeless Services in Orange County. The assessment outlines eight key findings, 26 recommendations in five focused areas and next steps for Orange County to improve the existing homeless service system and promote successful outcomes for people experiencing homelessness. For the following two years, the Office of Care Coordination made significant progress in the implementation of the recommendations and started to focus on understanding the intersectionality between homelessness and the various components of the System of Care.

In April 2018, the Office of Care Coordination presented an update on the Assessment of Homeless Services in Orange County and Building the County’s System of Care that is integrated and regional to meet the unique needs of the people experiencing homelessness in our community. The County’s System of Care focused on expanding capacity and developing new services and programming that better met the needs of people at risk of homelessness and experiencing homelessness. This included the implementation of the Restaurant Meals program, the Whole Person Care pilot program to expand housing navigation, disability benefit assistance through SOAR, and much more.

Additionally, the Assessment of Homeless Services provided the framework and infrastructure that the County has continued to build upon to ensure that all components of the System of Care are available and well-coordinated. The five components of the System of Care are Behavioral Health, Healthcare, Community Corrections, Housing, and Benefits and Support Services, which involves several County Departments in the ongoing response to homelessness.

The Office of Care Coordination staffs and facilitates the Commission to End Homelessness established in 2018. The Commission works in collaboration with the County government, 34 city governments, business sector, philanthropic organizations, community organizations, faith-based organizations, health care, public safety, and other interested stakeholders to promote an effective response to homelessness within Orange County. The Director of Care Coordination

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works with commission members to focus on regional policy and implementation strategies, affordable housing development, data and gaps analysis, best practice research, social policy, and systemic change.

In October 2022, the Commission to End Homelessness presented the Homeless Service System Pillars Report to the Board of Supervisors. The Homeless Service System Pillars Report resulted from an analysis of the Homeless Service System through a four-pillar framework: Prevention, Outreach and Supportive Services, Shelter, and Housing. The Homeless Service System Pillars Report yielded a definition, set of goals, best practices and guiding principles for each pillar and will help ensure that best practices, guiding principles and commitments are incorporated into both the Office of Care Coordination and County department’s programming to align and establish consistent service delivery across the County.

The Office of Care Coordination also serves as the Collaborative Applicant and Administrative Entity of the Orange County CoC. The Orange County CoC has a 19-member Board that supports the local planning to organize and deliver housing and services to meet the specific needs of people who are homeless as they move to stable housing and maximize self-sufficiency. It includes action steps to end homelessness and prevent a return to homelessness. has a number of committees aimed at coordinating and collaborating on specific functions and programs associated with the Continuum of Care Program. The committees contribute to the ongoing planning, coordination, and collaboration of homeless services and programs to address the needs of individuals and families experiencing homelessness and preventing homelessness.

- The **Policies, Procedures and Standards Committee**<sup>5</sup> was created to continuously review and advise the CoC Board on items related to the governing and committee structures, operational guidelines, decision-making protocols, appointment processes and other matters related to policies, procedures and standards related to the conduct and operation of the Orange County CoC and the CoC Board. This includes designating and assigning tasks to workgroups and ad hoc groups to improve project performance, assessments, and policies.
- The **CES Steering Committee**<sup>6</sup> was created to continuously review and advise the CoC Board and Policies, Procedures and Standards (PPS) Committee on items related to the policies, procedures, and operation of the CES in Orange County. The CES Committee will support the CoC Board with policy development,

<sup>5</sup> Policies, Procedures and Standards Committee Governance Charter - <https://ceo.ocgov.com/sites/ceo/files/2023-02/Policies%20Procedures%20and%20Standards%20Charter.pdf>

<sup>6</sup> Coordinated Entry System Steering Committee Governance Charter - <https://ceo.ocgov.com/sites/ceo/files/2023-02/Coordinated%20Entry%20System%20Steering%20Committee%20Charter.pdf>

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supporting strategic implementation of the CES and evaluating the efficiency and effectiveness of CES.

- The **Housing Opportunities Committee**<sup>7</sup> is to identify, coordinate and evaluate housing opportunities for people experiencing homelessness in the Orange County CoC. The Housing Opportunities Committee fulfills this goal by coordinating information and resources amongst regional housing providers, identifying gaps in affordable and permanent supportive housing, and supporting the creation of more housing opportunities in coordination with affordable housing developers, homeless service providers, cities, and Public Housing Authorities. The mission of the Housing Opportunities Committee is to provide more housing opportunities for people experiencing homelessness in Orange County.
- The **Orange County Service Provider Forum**<sup>8</sup> was created to convene the CoC General Membership semiannually, recruit additional members for the Orange County CoC and promote information and resource sharing for service providers and community partners working on the frontlines of the homeless response system.
- The **Transitional Aged Youth Collaborative Committee**<sup>9</sup> was created to coordinate services, enhance collaboration, and recommend best practices for TAY experiencing homelessness in Orange County. This includes recommending policies, procedures and sharing input on improving the quality and types of services provided to the Orange County CoC Board.
- The **Veterans Committee**<sup>10</sup> was created to ensuring that the CoC is actively working to prevent, reduce, and end homelessness for veterans, and measuring progress on these efforts. The Veterans Committee aligns with the intent of ensuring that the CoC is actively working to prevent, reduce, and end homelessness for veterans, and measuring progress on these efforts. The Veterans Committee will provide leadership on the issue of veteran homelessness and

<sup>7</sup> Housing Opportunities Committee Governance Charter - <https://ceo.ocgov.com/sites/ceo/files/2023-02/Housing%20Opportunities%20Charter.pdf>

<sup>8</sup> Service Provider Forum Governance Charter - <https://ceo.ocgov.com/sites/ceo/files/2023-02/Service%20Provider%20Forum%20Governance%20Charter.pdf>

<sup>9</sup> Transitional Aged Youth Collaborative Committee - <https://ceo.ocgov.com/sites/ceo/files/2023-02/TAY%20Collaborative%20Charter.pdf>

<sup>10</sup> Veterans Committee Governance Charter - <https://ceo.ocgov.com/sites/ceo/files/2023-02/Veterans%20Committee%20Governance%20Charter.pdf>

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coordinate efforts to better serve veterans and their families in becoming permanently housed and achieving housing stability.

The County serves as the Coordinated Entry System (CES<sup>11</sup>) Lead for the Orange County CoC and is responsible for the implementation of a CES that address the needs of persons experiencing homelessness in Orange County, including adult only households, families with minor children, veterans, and Transitional Aged Youth. The primary goal of CES is to facilitate a participant-centered process that streamlines access to the most appropriate services and housing interventions for individuals experiencing homelessness or at risk of experiencing homelessness in Orange County. The CES aims to meet individualized preferences and needs with the goal of supporting participants return to stable housing. Persons experiencing homelessness and at risk of experiencing homelessness gain access to housing and supportive services more seamlessly through regionally coordinated access. The County has widely adopted the utilization of the CES to prioritize emergency shelter, interim housing, permanent housing, and supportive services.

Homeless needs and priorities continue to be identified through the Orange County CoC system. All CoC committees are public and inclusive of the participation of all stakeholders including homeless and formerly homeless individuals. In addition, the CoC consults with and engages homeless individuals to participate in the Point-in-Time Count and Survey of the homeless and the various committees and subcommittees of the CoC to address the emergency shelter and transitional housing needs of homeless persons. Most recently, the Orange County CoC established a Lived Experience Advisory Committee to ensure that the voices and perspectives of individuals with current and/or past lived experience of homelessness are heard and considered in the decision-making process of the CoC Board and provide a way to share recommendations and feedback on the CoC's programs and services. The CoC aims to build a diverse and inclusive Committees and as such is currently actively recruiting members for the various Committee.

The Homeless System of Care is established to create and provide services to those experiencing homelessness by working collaboratively with a variety of supportive services that can address the current needs and barriers with a goal of self-sufficiency and a permanent home. The system also aims to prevent recurring episodes of homelessness by ensuring individuals are connected to wrap around services and community services. In Orange County, a variety of private, federal, state, and county-funded programs offer job training courses, childcare, work appropriate clothing, food donations and/or meals, among other services. Many of these services are aimed to follow clients. The County of Orange continues to work on addressing and reducing homelessness countywide. Part of the implementation of programs established to serve the population is setting goals and meeting milestones to track progress. As such, the County of

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<sup>11</sup> Coordinated Entry System - <https://ceo.ocgov.com/care-coordination/homeless-services/coordinated-entry-system>

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Orange in partnership with the Orange County CoC have developed a Local Homelessness Action Plan<sup>12</sup>, which includes:

- Landscape Analysis of Needs
- Demographics, and Funding
- Analysis of People Being Served by the Homeless Service System
- Outcome Goals and Strategies to meet Outcome Goals
  - Reducing the number of persons experiencing homelessness.
  - Reducing the number of persons experiencing homelessness on a daily basis.
  - Reducing the number of persons who became newly homeless.
  - Increasing the number of people exiting homelessness into permanent housing.
  - Reducing the length of time persons remain homeless. Reducing the number of persons who return to homelessness within two years after exiting homelessness to permanent housing.
  - Increasing successful placements from street outreach.
- Funding Plans and Priorities that support the outcome goals and address needs and gaps within the homeless response system

### **Emergency Shelters, Transitional Housing, and Supportive Housing**

Emergency shelters are facilities that provide a safe alternative to the streets either in a shelter facility, or through the use of motel vouchers. Emergency shelter stays are short-term, usually for six months or less. Transitional housing is longer-term emergency housing, typically six months up to two years with the goal of participants transitioning to permanent housing upon program exit. Transitional housing requires that the resident participate in a structured program to work toward the established goals so that they can move on to permanent housing. Participants are often provided with an array of supportive services to assist them in meeting goals. Supportive Housing is longer term permanent housing that provides supportive services to ensure housing stability for participants.

It should be recognized that most of the homeless population (as well as the services needed by these individuals) are found in the urbanized core of the county, most of which is within incorporated cities. This pattern continues as unincorporated land is annexed or incorporated into

<sup>12</sup> Local Homeless Action Plan as submitted in HHAP Round 4 application - [https://besh.ca.gov/calich/documents/hhap\\_round4/counties/orange.pdf](https://besh.ca.gov/calich/documents/hhap_round4/counties/orange.pdf)

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new cities. Therefore, it is appropriate that most of the facilities for this population are also located in the cities. As with other categories of housing assistance, OC Community Resources takes a broad perspective that includes more than just the Unincorporated areas, and many housing programs and affordable housing developments located in cities have been assisted by the County in recent years (see **Table A-2** in Appendix A).

SB 2 (2007) strengthened the planning requirements for emergency shelters and transitional/supportive housing. The bill requires jurisdictions to evaluate their needs for shelters compared to available facilities to address the need. Jurisdictions must also designate at least one location where a year-round shelter can be accommodated. It is estimated that the need for emergency shelter beds in the Unincorporated areas is for approximately 53 persons (see discussion in Section 2 – Community Profile and Needs). In order to encourage and facilitate the establishment of additional facilities, the Zoning Code amendment to allow shelters by-right in the commercial and industrial portions of the Housing Opportunities Overlay Zone was adopted by the Board of Supervisors in 2013.

There are approximately 153 acres of commercial and industrial zones eligible for by-right emergency shelter development under the Housing Opportunities Overlay Zone. According to the OC Housing Opportunities Manual, an emergency shelter or multi-service center shall comply with the site development standards of the base district. In the event of a conflict between the base district regulations and these standards, the provisions of section 7-9-44 shall control. The following lists standards and requirements for emergency shelters:

- A Management and Operations Plan shall be submitted for review and approval prior to operation of the emergency shelter or multi-service center.
- The Management and Operations Plan shall be in compliance with the provisions of the Orange County Housing Opportunities Manual.
- No facility shall be permitted less than 300 feet from another emergency shelter or multi-service center, measured from the nearest property lines.
- Emergency shelters may have a maximum of fifty (50) beds. Larger emergency shelters, up to a maximum of 150 beds, may be permitted subject to approval of a Use Permit per section 7-9-125.
- Off-street parking shall be provided at a rate of one (1) space per four (4) beds, plus one (1) space for each staff person (paid or volunteer) on duty.
- Bike racks shall be provided on site for use by staff and clients.
- An emergency shelter or multi-service center shall be open 24 hours a day unless an exemption is granted.
- Maximum consecutive length of stay shall be 180 days.

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**Low Barrier Navigation Centers**

California Assembly Bill 101 (AB 101) states that “The Legislature finds and declares that Low Barrier Navigation Center developments are essential tools for alleviating the homelessness crisis in this state and are a matter of statewide concern-.” Low Barrier Navigation Centers are defined as a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. Low Barrier Navigation Centers are required as a use by-right in areas zoned for mixed uses and nonresidential zones permitting multifamily uses if it meets specified requirements. On September 27, 2022, the Orange County Zoning Code was amended to comply with State regulations on Low Barrier Navigation Centers (AB 101) to ensure Low Barrier Navigation Centers are allowed by-right in all zones that permit mixed-uses and non-residential uses. The existing Bridges at Kraemer Place and Yale Navigation Center both meet the criteria of Low Barrier Navigation Centers, as described above.

***Inventory of Homeless Facilities***

The facility and service need of families and individuals experiencing homelessness generally include emergency shelter, transitional housing, permanent supportive housing, and supportive services such as job training and counseling, behavioral and general health services.

Emergency shelters often provide accommodation for a few days up to six months. Transitional housing provides shelter for an extended period of time (as long as 24 months) and generally includes integration with other social services and counseling programs that assist people in increasing their income and securing long-term housing. Permanent supportive housing is rental housing for low-income or people experiencing homelessness in addition to a long-term disabling condition such as severe mental illness, substance abuse disorder, or HIV/AIDS with accompanying supportive services that also further self-sufficiency and housing stability. In Orange County, permanent supportive housing is prioritized for individuals who are experiencing chronic homelessness, which is defined as being homeless for a year or longer continuously, or on three separate occasions totaling 12 months, and having a long-term disabling condition.

The landscape of homeless services has changed significantly in Orange County since 2016, as the County and City jurisdictions have made significant investments in the development of emergency shelter, affordable housing, and permanent supportive housing programs to address the needs of individuals and families experiencing homelessness. As of January 2021, a network of nonprofit organizations and local governments operates 59 emergency shelter programs (including those operating in response to COVID-19), 42 transitional housing programs, and 31 permanent supportive housing programs within Orange County. Specifically, the County, individual jurisdictions, and numerous agencies oversee a total of 2,857 beds in emergency

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shelters (**Table 2-47**), 899 beds in transitional housing shelters (**Table 2-48**) and 2,602 beds in permanent supportive housing settings (**Table 2-49**). Currently, 646 permanent supportive housing and affordable housing units are under development.

Unlike cities, the County plays a regional role in providing services to persons and families experiencing homelessness. The County-contracted facilities, such Bridges at Kraemer Place and the Yale Navigation Center that provides emergency shelter for adults experiencing homelessness, is located outside of the County’s jurisdictional boundary but serves individuals from throughout the County, including the Unincorporated areas. In addition, the Orange County Office of Care Coordination coordinates the grant application process through which local homeless service providers receive over \$23 million in federal funding annually for the Continuum of Care Program. The Orange County Office of Care Coordination also serves as the administrative entity for the Orange County Continuum of Care for State funding to address homelessness.



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**Table 2-47  
Emergency Shelter Resources**

Organization Name	Project Name	Inventory Type	Target Pop.	Beds HH w/ Children	Beds HH w/o Children	Beds HH w/ only Children
1736 Family Crisis Center	SSVF EHA	C	NA	0	0	0
American Family Housing	Stanton Inn	C	NA	0	70	0
American Family Housing	Tahiti Motel Operations	U	NA	0	58	0
American Family Housing	Washington House	C	NA	0	16	0
Build Futures	Emergency Housing for Youth	C	NA	0	0	0
Casa Teresa	Emergency Maternity Shelter	C	NA	6	11	0
Casa Youth Shelter	Basic Center Group	C	NA	0	0	12
City Net	Santa Ana Armory	C	NA	0	0	0
CoC FEMA	CoC-Funded FEMA COVID-19	C	NA	0	0	0
Colette's Children's Home	Placentia Hope Emergency Shelter	C	NA	12	0	0
Family Assistance Ministries	Family House	C	NA	32	0	0
Family Assistance Ministries	Gilchrist House – Families	C	NA	9	0	0
Family Assistance Ministries	Project Room Key	C	NA	0	0	0
Friendship Shelter	Alternate Sleeping Location	C	NA	0	30	0
Friendship Shelter	Alternative Sleeping Location Drop-Offs	C	NA	0	0	0
Friendship Shelter	Bridge Housing Program	C	NA	0	28	0
Friendship Shelter	Safe Spaces	C	NA	0	2	0
Grandma's House of Hope	Bridge Re-Entry	C	NA	0	12	0
Grandma's House of Hope	Emergency Shelter CESH	C	NA	0	13	0
Grandma's House of Hope	Women's Emergency Shelter	C	NA	0	25	0
Human Options	Family Healing Center	C	DV	16	0	0
Human Options	Human Options Emergency Shelter	C	DV	29	0	0
Illumination Foundation	Fullerton Navigation Center	U	NA	0	90	0
Illumination Foundation	Gilbert House	C	NA	15	0	0
Illumination Foundation	La Mesa Emergency Shelter	C	NA	12	90	0
Illumination Foundation	Murphy House	C	NA	28	0	0
Illumination Foundation	Recuperative Care Program - Broadway	U	NA	0	62	0
Illumination Foundation	Recuperative Care Program - MIDWAY	C	NA	0	30	0
Illumination Foundation	Temporary Isolation Shelter - Orange/Anaheim	C	NA	0	0	0
Illumination Foundation	The Link	C	NA	40	160	0
Illumination Foundation	Therault House	C	NA	36	0	0
Interval House	Emergency Shelter	C	DV	68	3	0
Jamboree	Anaheim House	C	NA	0	6	0
Laura's House	Laura's Domestic Violence Emergency	C	DV	18	2	0
Mercy House	Bridges at Kramer Place	C	NA	0	142	0
Mercy House	Buena Park Emergency Shelter	C	NA	0	103	0
Mercy House	Costa Mesa Bridge Shelter	C	NA	0	29	0
Mercy House	Family Care Center	C	NA	36	0	0

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Organization Name	Project Name	Inventory Type	Target Pop.	Beds HH w/ Children	Beds HH w/o Children	Beds HH w/ only Children	
Mercy House	FEMA - Costa Mesa	C	NA	0	0	0	
Mercy House	FEMA - Santa Ana	C	NA	0	0	0	
Mercy House	Huntington Beach Navigation Center	C	NA	0	124	0	
Orange County Rescue Mission	ES Village of Hope	C	NA	33	33	0	
Orange County Rescue Mission	Tustin Temporary Emergency Shelter	C	NA	9	48	0	
PATH	Placentia Navigation Center	C	NA	0	100	0	
PATH	Yale Navigation Center	U	NA	0	425	0	
Pathways of Hope	New Vista Emergency	C	NA	44	0	0	
Pathways of Hope	Via Esperanza	C	NA	45	0	0	
Precious Life Shelter	Emergency Shelter	C	NA	0	6	0	
Radiant Health Centers	Short Term Supportive Housing	C	HIV	0	0	0	
Salvation Army	Anaheim Emergency Shelter	C	NA	0	325	0	
Salvation Army	Salvation Army - FEMA Project	C	NA	0	28	0	
The Eli Home	The Eli Home CARP Residential Recovery Shelter Program	C	DV	18	0	0	
The Midnight Mission	Courtyard in OC	C	NA	0	238	0	
US Veterans Initiatives	SSVF EHA	C	NA	0	0	0	
Volunteers of America	SSVF EHA	C	NA	0	0	0	
Waymakers	Huntington Beach Youth Shelter	C	NA	0	0	4	
WISEPlace	Safe Place	C	NA	0	30	0	
Women's Transitional Living Center	45 Day Emergency Shelter	C	DV	37	0	0	
Women's Transitional Living Center	Safety Net	C	DV	3	3	0	
<i>Inventory Type Codes:</i> C = Current Inventory N = New Inventory U – Under Development		<i>Target Population A Codes:</i> SM=Single Males (18 yrs & older); SF=Single Females (18 yrs & older); SMF=Single Males and Females (18 yrs+ w/no children); FC= Families with Children YM= only unaccompanied Young Males (<18 years); YF= unaccompanied Young Females (<18 years); YMF= unaccompanied Young Females & Females (<18 years); M= mixed populations			<i>Target Population B Codes:</i> DV=Domestic Violence victims only VET=Veterans only AIDS=Only persons with HIV/AIDS		

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**Table 2-48  
Transitional Housing Resources**

Organization Name	Project Name	Inventory Type	Target Pop.	Beds HH w/ Children	Beds HH w/o Children	Beds HH w/ only Children	Year-Round Beds
Build Futures	Emergency Housing for Youth	C	NA	0	0	0	0
Casa Teresa	Casa Teresa Parenting Program	C	NA	0	14	0	14
Casa Teresa	Casa Teresa Transformation I Program	C	NA	4	0	0	4
Casa Teresa	Casa Teresa Transformation II Program	C	NA	5	0	0	5
Colette's Children's Home	CCH Ariel Place/Anaheim	C	NA	9	0	0	9
Colette's Children's Home	CCH Cypress Street #2/Placentia	C	NA	8	2	0	10
Colette's Children's Home	Colette's Children's Home #1	C	NA	12	2	0	14
Colette's Children's Home	Colette's Children's Home #2	C	NA	12	1	0	13
Colette's Children's Home	Colette's Children's Home #3	C	NA	9	0	0	9
Colette's Children's Home	Cypress/Placentia III	C	NA	9	0	0	9
Colette's Children's Home	Dairyview	C	NA	12	2	0	14
Families Forward	I-Transitional Housing - Irvine	C	NA	4	0	0	4
Families Forward	I-Transitional Housing- Lake Forest	C	NA	12	0	0	12
Family Assistance Ministries	Gilchrist House - Individuals	C	NA	0	8	0	8
Grandma's House of Hope	GHH Men's Recovery Residence	C	NA	0	13	0	13
Grandma's House of Hope	GHH Men's Transitional Short Term Housing	C	NA	0	6	0	6
Grandma's House of Hope	Healing House	C	NA	0	12	0	12
Grandma's House of Hope	Men's Bridge	C	NA	0	10	0	10
Grandma's House of Hope	VOCA XH	C	NA	0	11	0	11
Grandma's House of Hope	Women's Bridge	C	NA	0	20	0	20
HIS House	CHESS - TAY	C	NA	0	14	0	14
HIS House	HIS House Transitional	C	NA	48	0	0	48
Human Options	Second Step	C	DV	48	0	0	48
Laura's House	Laura's Domestic Violence Transitional Housing Program	C	DV	7	0	0	8
Mary's Shelter	Transitional Living for Homeless Youth	C	NA	0		30	30
OC Gateway to Housing	Transitional Housing Program - Tustin	C	NA	28	0	0	28
OC Gateway to Housing	Transitional Housing Program- Santa Ana	C	NA	8	0	0	8
One Step Ministry	Our House	C	NA	9	0	0	9
Orange County Rescue Mission	Hope Family Housing-Buena Park	C	NA	65	0	0	65
Orange County Rescue Mission	House of Hope	C	NA	45	0	0	45
Orange County Rescue Mission	TH Village of Hope	C	NA	98	98	0	196
Orange County Rescue Mission	Tustin Veteran's Outpost	C	NA	16	10	0	26
Precious Life Shelter	Transitional Program	C	NA	25	0	0	25
Salvation Army	Transitional Housing - Buena Park	C	NA	6	0	0	6
Salvation Army	Transitional Housing - Tustin	C	NA	9	0	0	9
South County Outreach	SCO Transitional Housing - Laguna Niguel	C	NA	3	0	0	3
South County Outreach	SCO Transitional Housing - Lake Forest	C	NA	21	0	0	21

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Organization Name	Project Name	Inventory Type	Target Pop.	Beds HH w/ Children	Beds HH w/o Children	Beds HH w/ only Children	Year-Round Beds
South County Outreach	SCO Transitional Housing - Mission Viejo	C	NA	6	0	0	6
Thomas House	2nd Step	C	NA	12	0	0	12
Thomas House	Thomas House Homeless Family Shelter #10	C	NA	64	0	0	64
WISEPlace	Positive Steps House	C	NA	0	5	0	5
WISEPlace	Steps to Independence	C	NA	0	19	0	19
Women's Transitional Living Center	Transitional Housing	C	DV	7	0	0	7
Inventory Type Codes: C = Current Inventory N = New Inventory U – Under Development	Target Population A Codes: SM=Single Males (18 yrs & older); SF=Single Females (18 yrs & older); SMF= Single Males and Females (18 yrs+ w/no children); FC= Families with Children YM= only unaccompanied Young Males (<18 years); YF= unaccompanied Young Females (<18 years); YMF= unaccompanied Young Females & Females (<18 years); M= mixed populations			Target Population B Codes: DV=Domestic Violence victims only VET=Veterans only AIDS=Only persons with HIV/AIDS			

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**Table 2-49**  
**Permanent Supportive Housing Resources**

Organization Name	Project Name	Inventory Type	Target Pop.	Beds HH w/ Children	Beds HH w/o Children	Beds HH w/ only Children	Year-Round Beds	PIT Count	Total Beds
American Family Housing	Permanent Housing 2	C	NA	31	7	0	38	39	38
American Family Housing	Permanent Housing Collaborative	C	NA	36	8	0	44	40	44
Anaheim Supportive Housing	Tyrol Plaza	C	NA	0	12	0	12	12	12
Friendship Shelter	Henderson House Permanent Supportive Housing	C	NA	0	35	0	35	34	35
Illumination Foundation	SHP Stanton Multi-Service Center	C	NA	8	22	0	30	34	30
Illumination Foundation	Street 2 Home	C	NA	49	96	0	145	142	145
Jamboree	Diamond Apartments	C	NA	27	15	0	42	33	42
Jamboree	Doria Apartment Homes	C	NA	6	18	0	24	23	24
Jamboree	Heroes Landing	C	NA	15	70	0	85	86	85
Mercy House	AFH PSH Collaboration II	C	NA	0	7	0	7	7	7
Mercy House	CCH PSH Collaboration II	C	NA	0	1	0	1	1	1
Mercy House	CCH PSH Collaborative	C	NA	0	1	0	1	1	1
Mercy House	CoC Leasing	C	NA	9	13	0	22	26	22
Mercy House	FAM PSH Collaboration II	C	NA	0	12	0	12	12	12
Mercy House	FSI PSH Collaboration	C	NA	0	39	0	39	38	39
Mercy House	FSI PSH Collaboration II	C	NA	0	17	0	17	17	17
Mercy House	MCY PSH Collaboration II	C	NA	12	16	0	28	27	28
Mercy House	MCY PSH Collaborative	C	NA	12	106	0	118	140	118
Mercy House	Mills End and PSH Leasing Consolidation	C	NA	2	19	0	21	23	21
Mercy House	POH PSH Collaboration II	C	NA	0	20	0	20	20	20
Mercy House	The Aqua	C	NA	0	56	0	56	2	56
Orange County Housing Authority	#1 Consolidated Shelter Plus Care TRA	C	NA	153	123	0	276	329	276
Orange County Housing Authority	#2 Consolidated CoC TRA	C	NA	69	54	0	123	120	123
Orange County Housing Authority	#3 Consolidated CoC TRA	C	NA	99	84	0	183	179	183
Orange County Housing Authority	#4 Consolidated CoC TRA	C	NA	91	61	0	152	132	152
Orange County Housing Authority	Jackson Aisle	C	NA	0	29	0	29	27	29
Orange County Housing Authority	Placentia Veterans Village	C	NA	12	45	0	57	47	57
Orange County Housing Authority	Potter's Lane PB VASH	C	NA	0	8	0	8	9	8
Orange County Housing Authority	Salerno VASH	U	NA	20	11	0	31	0	31

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Organization Name	Project Name	Inventory Type	Target Pop.	Beds HH w/ Children	Beds HH w/o Children	Beds HH w/ only Children	Year-Round Beds	PIT Count	Total Beds	
Orange County Housing Authority	VASH	C	NA	574	397	0	971	949	971	
Orange County Housing Authority	VASH Project-Based Vouchers - Newport Veteran's Housing	C	NA	0	6	0	6	6	6	
<i>Inventory Type Codes:</i> C = Current Inventory N = New Inventory U – Under Development		<i>Target Population A Codes:</i> SM=Single Males (18 yrs & older); SF=Single Females (18 yrs & older); SMF= Single Males and Females (18 yrs+ w/no children); FC= Families with Children YM= only unaccompanied Young Males (<18 years); YF= unaccompanied Young Females (<18 years); YMF= unaccompanied Young Females & Females (<18 years); M= mixed populations					<i>Target Population B Codes:</i> DV=Domestic Violence victims only VET=Veterans only AIDS=Only persons with HIV/AIDS			

The County typically funds one seasonal emergency shelter which has historically been located in a State National Guard armory in the Central Service Planning Area. This shelter has provided up to 200 emergency shelter beds each night during the winter months. Along with beds, these shelters provide shower facilities and meals to individuals and families experiencing homelessness.

Additionally, the County funds the operations of two year-round emergency shelter programs for individuals experiencing homelessness, Bridges at Kraemer Place, and the Yale Navigation Center. Bridges at Kraemer Place provides 200 beds of emergency shelter in the North Service Planning Area and the Yale Navigation Center provides 425 beds of emergency shelter in the Central Service Planning Area. Both programs have a large emphasis on housing-focused case management and supporting participants in accessing needed resources and supportive services to assist them in securing appropriate housing options. The County is committed to supporting cities that operate their own emergency shelters and promoting coordination to increase access to shelter beds amongst the unsheltered population. There is one year-round program located in the Unincorporated areas of the County. American Family Housing leases space to the Illumination Foundation for the provision of 18 transitional housing units in Midway City.

### ***Farm Workers***

As defined in the County of Orange Zoning Code, a farm worker is an employee engaged in agriculture, which includes farming in all its branches, including preparation for market and delivery to storage or to market or to carriers for transportation to market. Historically Orange County's economy was linked to agriculture. While there are still active farming areas on the Irvine Ranch, Rancho Mission Viejo, and in some cities, shifts in the local economy to production and service-oriented sectors have significantly curtailed agricultural production within the county. Today, Orange County is a mostly developed urban/suburban area, with a strong local economy. Although the county is increasingly capturing major employers in Southern California, this growth is not tied to an agricultural base.

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Recent U.S. Census Bureau estimates reported about 169 persons employed in agricultural occupations in Unincorporated Orange County. This represents about 0.17% of all occupations in Unincorporated Orange County (**Table 2-50**).

**Table 2-50**  
**Agricultural Employment –**  
**Unincorporated Orange County, Orange County, and SCAG Region**

Employment By Occupation	Unincorporated Orange County	% of Unincorporated Orange County	<u>Orange County</u>	SCAG Region Total
Total Jobs: Farming, Fishing, and Forestry Occupations	109	0.17%	<u>5,823</u>	57,741
Full-Time, Year-Round Jobs: Farming, Fishing, and Forestry Occupations	60	0.14%	<u>3,246</u>	31,521
Total Jobs in Agriculture, Forestry, Fishing, and Hunting Industry	179	0.28%	<u>7,744</u>	73,778
Full-Time, Year-Round Jobs in Agriculture, Forestry, Fishing, and Hunting Industry	N/A	N/A	<u>5,256</u>	44,979

*Source: SCAG Local Housing Pre-Certified Local Housing Data 2020, American Community Survey, 5-Year Estimates, 2018*

The U.S. Department of Agriculture, National Agriculture Statistics provides data on hired farm labor across the United States. The data is compiled at both a State and County level. Within Orange County, a total of 99 farms reportedly hired 1,772 workers in 2017. Permanent workers, those who work 150 days or more per year, represent the largest category of workers with 1,106 workers (62%). A total of 666 workers (38%) are considered seasonal and work less than 150 days per year. Orange County reported 340 migrant workers (19%) with full time hired labor in 2017. In addition, the County reported 176 unpaid workers.

While there is still significant agricultural production on the Irvine Ranch and Rancho Mission Viejo, farmland has steadily decreased in recent decades and thus, the need for farm worker housing is not as great as it once was.

Consistent with California Health and Safety Code Sections 17021.5 and 17021.6, the County's Zoning Code provides that agricultural employee housing is permitted by-right, without a Use Permit (UP), in single-family zones for six or fewer persons and in agricultural zones with no more than 12 units or 36 beds. The Orange County Zoning Code currently permits farm worker housing in the A1 (General Agricultural) District with the approval of a Site Development Permit (SDP).



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**Analysis of Special Housing Needs and Housing Element Resources for Special Needs Groups**

As the tables in the Special Housing Needs section above demonstrate, the Unincorporated areas of the County appear to be in need of extremely low, very low, and low-income housing. In addition, the data reveals that the Unincorporated County requires housing to address the special needs of the senior population over 65. In addition, a greater stock of housing that is larger than 4 bedroom, or more multifamily housing units, would alleviate some of the overcrowding and pricing concerns that are evident in some areas of the Unincorporated County. Due to the low populations of disabled persons under 65 and farmworkers, housing to address these special needs populations are lower priority.

Appendix A provides accomplishments relating to improving the housing needs of these special needs groups. The County continues to work with the community and housing developers to find solutions to create accessible new housing options and better understand the unique needs of community members. As such, the County has included the programs in the Housing Action Plan to provide for accessible housing.

## SECTION 3 – CONSTRAINTS

### 3. CONSTRAINTS

#### Governmental Constraints

##### *Land Use Plans and Regulations*

##### General Plan

Each city and county in California must prepare a comprehensive, long-term General Plan to guide its future. The Land Use Element of the General Plan establishes the basic land uses and density of development within the various areas of the County. Under state law, the General Plan elements must be internally consistent, and the County's zoning must be consistent with the General Plan. Thus, the land use plan must provide suitable locations and densities to implement the policies of the Housing Element. The Orange County General Plan Land Use Element provides for four residential land use designations, as shown in **Table 3-1**.

**Table 3-1  
Residential Land Use Categories –  
Orange County General Plan Land Use Element**

Designation	Maximum Density <sup>1</sup>	Description
Rural Residential (1A)	.025 – 0.5 du/ac	Limited residential use compatible with the natural character of the terrain.
Suburban (1B)	0.5 – 18 du/ac	Wide range of housing types, from estates on large lots to attached dwelling units (townhomes, condominiums, and clustered arrangements)
Urban Residential (1C)	18.0 and above du/ac	Applied to areas where intensive residential development is compatible with surrounding urban development. Characterized by intensive residential uses such as apartments, condominiums, townhomes, and clustered residential units.
Urban Activity Center (6)	18+ <sup>2</sup>	Identifies locations intended for high-intensity mixed-use development. Intended to facilitate a more efficient use of transportation systems, conserve energy resources, and develop residential densities that enhance the ability to provide affordable housing.
<p><i>Source: Orange County General Plan.</i>  <sup>1</sup>Density expressed in dwelling units per net acre.  <sup>2</sup>Special development regulations apply to ensure that the ultimate development pattern is consistent with the intent of the category.</p>		

The Land Use Element of the Orange County General Plan designates approximately 72,382.63 gross acres (41%) of the Unincorporated County's total land inventory (excluding Cleveland National Forest) for residential uses, providing for a range of residential types and densities throughout the Unincorporated County.

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**SECTION 3 – CONSTRAINTS**

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The maximum gross residential density in the Suburban Residential (1B) land use category is 18 dwelling units per acre, excluding any allowable density bonus. Gross density typically includes street rights-of-way, utility easements, local parks, and other community infrastructure. Net densities, including allowable density bonus, are based on net parcel size and therefore may be significantly higher. Maximum densities within the Urban Residential (1C) and Urban Activity Center (6) land use categories are regulated by the applicable zoning, as well as by infrastructure and environmental constraints. The County’s approach to accommodating affordable housing has not solely been dependent on achieving high densities, but also on maintenance of a higher-than-average number of multifamily units as a proportion of total units, and upon successful leverage of state and federal subsidies for affordable housing. Residential developers have generally proposed projects that do not meet the maximum allowable density due to the economics of development. Development standards do not inhibit proposed projects from reaching the maximum density.

Pursuant to California Assembly Bill (AB 2348) (2004), the “default density” for most Orange County jurisdictions, including the Unincorporated County, is 30 dwelling units per acre<sup>13</sup>. The default density refers to the density at which lower-income housing development is presumed to be feasible, although state law allows jurisdictions to propose alternative densities that are sufficient to facilitate affordable housing based on local experience and circumstances.

The Orange County General Plan is not considered to be a constraint to the goals and policies of the Housing Element as the County’s zoning is consistent with the General Plan and adequate sites with appropriate densities have been identified to permit the construction of the County’s fair share of new housing units for the 2021-2029 planning period. Under the Housing Opportunities Overlay Regulations (section 7-9-44) adopted in 2020, affordable housing developments are permitted by-right at a density up to 43.5 units per acre, excluding density bonus.

To meet the requirement that the County complete any necessary rezoning to meet its RHNA by October 15, 2022, on September 27, 2022, the Board of Supervisors adopted an amendment to the Housing Opportunities Overlay Zone regulations to increase the base density to 70 units per acre, excluding any applicable density bonus.

Since the January 10, 2006 adoption of the Housing Opportunities Overlay Zone, eight (8) projects have been built (within the Housing Opportunities Overlay Zone) which demonstrates the effectiveness of the regulations in facilitating the production of housing for lower-income families. Those projects, with densities between 30 and 63.4 units per acre, include affordable units at the 30%, 50% and 60% AMI level and demonstrate that lower-income housing is feasible under current regulations (see further discussion in Appendix B, Land Inventory).

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<sup>13</sup> Memo of June 9, 2005 from California Department of Housing and Community Development on AB 2348 of 2004.

## SECTION 3 – CONSTRAINTS

### Zoning Ordinance

Zoning regulations serve as a key General Plan implementation tool. The County’s Zoning Code accommodates a diversity of residential housing types. As addressed in Section 2, the County has made efforts to remove as many constraints as possible from the Zoning regulations; however, existing regulations can pose a barrier to the existence of affordable housing. It allows for innovation in design standards within parameters designated on Land Use Element, Table III-1 provided the overall density and dwelling unit capacity is not exceeded. The Orange County Zoning Code provides for 17 residential zoning districts, as listed below:

- A1 “General Agricultural” District
- AR “Agricultural Residential” District
- E1 “Estates” District
- RHE “Residential Hillside Estates” District
- E4 “Small Estates” District
- H “Housing Opportunities” Overlay District
- MX “Mixed-Use” Overlay District
- RE “Residential Estates” District
- R1 “Single-Family Residence” District
- RS “Residential, Single-Family” District”
- R2D “Two-Family Residence” District
- R2 “Multifamily Dwelling” District
- R3 “Apartment” District
- R4 “Suburban Multifamily Residential” District
- RP “Residential-Professional” District
- PC “Planned Community” District
- PD “Planned Development” Combining District

Of the 17 residential use zoning districts (including A1 General Agricultural), multifamily projects of four units or less are permitted by-right in the R2, R3 and R4 zones, as well as in Planned Community Districts. In addition, duplexes are allowed by-right in the R2D district. Single-family dwellings are allowed in all residential zones in the County. Allowable densities in these zones range from 0.4 units/acre in the A1 zone up to 43 units/acre in the R2 and R3 zones. The height limit is 35 feet in all zones except R3, which allows up to 65 feet. Please see **Table 3-2** for a summary of the applicable development standards in these zoning districts.

Notwithstanding the number of zoning districts identified, however, the overwhelming majority

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**SECTION 3 – CONSTRAINTS**

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of development approved within the Unincorporated County was accomplished under the PC “Planned Community” District.

*Planned Community District:* One particularly effective component of the County’s zoning regulations is the Planned Community (PC) designation. In general, each planned community is subject to the standard provisions of the Zoning Code. The purpose of this district is to provide the authority, regulations and procedures whereby large land areas can be planned, zoned, developed, and administered as individual, integrated communities. It is intended that each planned community will be developed to take maximum advantage of its location, environment, and physical features. Several of these planned communities are also the subject of development agreements, which identify the levels of development allowed and important public facilities that will accompany development.

**Rancho Mission Viejo Planned Community:** The most recently approved Planned Community is Rancho Mission Viejo (RMV), approved by the Board of Supervisors on November 8, 2004. Rancho Mission Viejo is located in southeastern Orange County east of San Juan Capistrano and north of San Clemente. Rancho Mission Viejo includes the development of 5,768 acres of the 22,683-acre Planned Community with a maximum of 14,000 dwelling units, 6,000 of which are forecasted to be age restricted, and 5.2 million sq. ft. of employment floor area. The remainder of Rancho Mission Viejo, 16,915 acres, is planned to remain as protected, permanent open space. Build-out of the planned community is expected in approximately 20 years.

As is the case with nearly all planned communities approved in Orange County, Rancho Mission Viejo is subject to a Development Agreement between the County and the landowner. The Ranch Plan Development Agreement requires that the developer offer for dedication an aggregate of 60 gross acres of land to the County, which would be graded and improved for the County’s development of low-income rental housing. In July 2006 the County and property owner entered into an Affordable Housing Implementation Agreement (AHIA), or as may be supplemented, that delineates the process for transferring the property to the County for development. Development assumptions for Rancho Mission Viejo are discussed in greater detail in Appendix B – Land Inventory.

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 PA1, 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 PA2 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 PA2, 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. [Planning Area 3.2a was issued certificates of occupancy in January 2023 and includes 145 deed-restricted senior housing \(Age](#)

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**SECTION 3 – CONSTRAINTS**

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Qualified) and 134 market-rate, for sale units. Planning Area 3.2b has been approved with six neighborhood builders for a total of 514 units.

*Residential Professional District and Mixed-Use Overlay District:* Another particularly effective component of the County’s zoning regulations is mixed-use development, which is permitted in the RP and MX districts. In contrast to single-use zones, mixed-use combines residential with retail, office, commercial and/or entertainment developments. Mixed-use not only allows residents to live, work, and shop within walking distance, it strengthens the economy with an employee and retail base for local businesses. Mixed-use is especially beneficial for communities lacking vacant residential sites, creating the opportunity for new housing through infill development and decreasing housing costs through shared amenities and parking.

The County’s RP “Residential-Professional” district provides for the development and maintenance of moderate-intensity residential, and office uses to produce an integrated mixed-use neighborhood of superior quality. The zone is principally designed to mix single family or mobile home dwelling units with professional and administrative offices.

The County’s MX “Mixed Use” Overlay District provides the opportunity to develop high density housing in commercial areas. These regulations are intended to facilitate the vertical and horizontal mixing of retail, office, and residential uses and development of mixed-use buildings accommodating both residential and employment activities. In both infill contexts and in larger projects, these regulations shall facilitate the inclusion of cultural, civic, education, and urban recreational uses and support transit-oriented development and alternative modes of transportation.

A summary of the development standards for the 17 zoning districts permitting residential development is provided in **Table 3-2**. These development standards are reasonably necessary to protect the public health, safety and welfare and maintain the quality of life, and are not considered to be constraints to the development of housing. For additional details, development standards for each zoning district are available on the County’s website, per Government Code 65940.1(a)(1)(B).

## SECTION 3 – CONSTRAINTS

**Table 3-2  
Summary of Residential Zoning Regulations  
County of Orange (Unincorporated Areas)**

Zoning Districts	Site Coverage	Min. Land Area per Unit/ Max. Density	Height Limit	From Ultimate Street R/W Line			From Property Line Not Abutting Street		On Panhandle Building Site from Any Property Line
				Front	Side	Rear	Side	Rear	
A1 "General Agricultural" District	NA	4 acres/ 1 du/ac	35 ft.	20	5	25	5	25 <sup>4</sup>	10
AR "Agricultural Residential" District	35	7,200 sq.ft./ 6.1 du/ac	35 ft.	20	5	25	5	25 <sup>4</sup>	10
E1 "Estates" District	35	1 acre/ 1.0 du/ac	35 ft.	45	20	50	20	50 <sup>4</sup>	10
RHE "Residential Hillside Estates" District	35	10,000 sq.ft./ 4.4 du/ac	35 ft.	10	8	25	8	25 <sup>4</sup>	10
E4 "Small Estates" District	35	10,000 sq.ft./ 4.4 du/ac	35 ft.	30	note <sup>1</sup>	25	note <sup>1</sup>	25 <sup>4</sup>	10
H "Housing Opportunities" Overlay District <sup>5</sup>	NA	Up to 70 du/ac	65 ft.	20	note <sup>2</sup>	25	note <sup>2</sup>	25 <sup>4</sup>	10
MX "Mixed-Use" Overlay District <sup>5</sup>	NA	Up to 33 du/ac	note <sup>5</sup>	note <sup>5</sup>	note <sup>5</sup>	note <sup>5</sup>	note <sup>5</sup>	note <sup>5</sup>	note <sup>5</sup>
RE "Residential Estates" District	35	20,000 sq.ft./ 2.2 du/ac	35 ft.	40	note <sup>1</sup>	25	note <sup>1</sup>	25 <sup>4</sup>	15
R1 "Single-Family Residence" District	NA	7,200 sq.ft./ 6.1 du/ac	35 ft.	20	5	25	5	25 <sup>4</sup>	10
RS "Residential, Single-Family District"	35	7,000 sq.ft./ 6.2 du/ac	35 ft.	10	10	10	note <sup>3</sup>	0	10
R2D "Two-Family Residence" District	60	3,600 sq.ft./ 12.1 du/ac	35 ft.	20	5	25	5	25 <sup>4</sup>	10
R2 "Multifamily Dwelling" District	NA	1,000 sq.ft./ 43.5 du/ac	35 ft.	20	5	25	5	25 <sup>4</sup>	10
R3 "Apartment" District	NA	1,000 sq.ft./ 43.5 du/ac	65 ft.	20	note <sup>2</sup>	25	note <sup>2</sup>	25 <sup>4</sup>	10
R4 "Suburban Multifamily Residential" District	NA	3,000 sq.ft./ 14.5 du/ac	35 ft.	20	5	25	5	25 <sup>4</sup>	10
RP "Residential-Professional"	NA	3,000 sq.ft./ 14.5 du/ac	35 ft.	20	5	25	5	25 <sup>4</sup>	10
PC "Planned Community" District	For each proposed Planned Community, a specific PC Program Text shall be adopted by ordinance that specifies land use regulations and procedures applicable to all areas within the boundaries of the planned community.								
PD "Planned Development" Combining District	In any district where the district symbol is followed by, as a part of such symbol, the letters "(PD)," planned development projects shall be permitted subject to the use regulations, development standards, and other provisions. Projects located within this district that are not a planned development, or not part of a planned development, shall comply with the regulations of the base district and are not subject to the provisions of this section.								
<p>Notes:</p> <p><sup>1</sup>Ten (10) percent average ultimate net width of building site-Maximum twenty (20) feet.</p> <p><sup>2</sup>Five (5) feet; add one (1) foot for each additional story over two (2).</p> <p><sup>3</sup>Ten (10) feet on one side only or ten (10) feet total of two (2) sides combined.</p> <p><sup>4</sup>In computing the depth of a rear set back from any building where such setbacks open on an alley, private street, public park or public beach, one-half of the width of such alley, street, park or beach may be deemed to be a portion of the rear setback, except that under this provision, no rear setback shall be less than 50 feet.</p> <p><sup>5</sup>H "Housing Opportunities" Overlay District and MX "Mixed-Use" Overlay District: Sites shall comply with the base district site development standards.</p> <p>Source: County of Orange Zoning Code, 2020</p>									

## SECTION 3 – CONSTRAINTS

***Off-Street Parking Requirements***

Parking is a necessary aspect of any development and can constrain the development of affordable housing. For every parking space that is required, there is less land available for development. Excessive parking requirements can thus drive up the cost of development. Parking requirements in the County, however, are similar to other jurisdictions and are not considered to be so stringent as to be a constraint to housing development. In addition, the County has adopted less-restrictive parking requirements applicable to affordable and senior citizen housing to facilitate their development. Furthermore, the Zoning Code provides additional opportunities for all developments to request alternatives to off-street parking regulations (section 7-9-70.9). Residential parking requirements for the County are displayed in **Table 3-3**.

The County's Zoning Code assigns parking standards with the intent to promote efficient land use. It is intended that these regulations will result in properly designed parking facilities of sufficient capacity to minimize traffic congestion, enhance public safety, generally provide for the parking of motor vehicles at locations other than on the streets, and for safe passage of pedestrians to and from parked vehicles.

**Table 3-3  
Residential Parking Requirements  
County of Orange (Unincorporated Areas)**

Type of Residential Development	Required Off-Street Parking Spaces	Comments
Attached / Detached Single-Family Dwellings	<p>(a) Two (2) covered parking spaces required for each dwelling.</p> <p>(b) In addition to parking required in (a) above, additional parking spaces shall be provided as follows:</p> <p>(1) Those dwellings having less than an eighteen (18)-foot setback from the right-of-way (driveway), whichever is closest to the garage or carport, shall provide one (1) additional off-street parking space within two hundred (200) feet of the dwelling subject to location requirements in (f) "Location of residential parking spaces," below.</p> <p>(2) Those dwelling units located within a planned development shall provide an additional one-half (0.5) guest parking space per unit subject to (f) "Location of residential parking spaces," below.</p> <p>(3) Those dwellings with more than four (4) bedrooms shall provide an additional one-half (0.5) off-street parking space on the same parcel for each additional bedroom. In addition to the two (2) required covered spaces. If one additional space is required, it shall be covered. If more than one additional space is required, at least fifty percent (50%) of the additional spaces shall be covered and may be tandem spaces.</p> <p>(c) Those dwellings on streets that do not allow on-street parking shall provide one (1) additional off-street parking space within two hundred (200) feet of the unit subject to "Location of residential parking spaces," below.</p>	<p>For purposes of this section, a room such as a den, study or sewing room shall be considered a bedroom.</p> <p>One-half (0.5) and greater parking spaces shall be rounded up, less than one-half (0.5) shall be rounded down.</p> <p>All parking spaces are subject to location requirements in below.</p>



SECTION 3 – CONSTRAINTS

Type of Residential Development	Required Off-Street Parking Spaces				Comments
Multifamily Dwellings	(a) Zero to one-bedroom dwelling units: One and one-half (1.5) off-street parking spaces for each dwelling unit. Except as otherwise provided in d. below, one (1) space shall be covered for each dwelling unit. (b) Two-bedroom dwelling units: Two (2) off-street parking spaces for each dwelling unit. Except as otherwise provided in d. below, one (1) of the spaces shall be covered for each dwelling unit. (c) Three or more bedroom dwelling units: Two and one-half (2.5) off-street parking spaces for each dwelling unit, plus one-half (0.5) off-street parking space for each bedroom in excess of three (3). Except as otherwise provided in d. below, two (2) spaces shall be covered for each dwelling unit. (d) Notwithstanding the provisions of this subsection, the requirement that off-street parking spaces be covered is not applicable for multifamily projects of five (5) or more dwelling units. (e) Guest parking: In addition to the above, two-tenths (0.2) guest parking spaces per dwelling unit shall be provided.				For purposes of this section, a room such as a den, study or sewing room shall be considered a bedroom.  One-half (0.5) and greater parking spaces shall be rounded up, less than one-half (0.5) shall be rounded down.  All parking spaces are subject to location requirements below.
Affordable housing For projects where 100% of the units, excluding the Manager's Unit, are affordable to households earning 80% or less of the Average Median Income (AMI) established by the California Department of Housing and Community Development (HCD) for the County of Orange	Minimum required parking spaces				
	Unit Size (Square Feet)	Assigned	+	Unassigned	
	700 or less	1.0		-	
	701—800	1.0	+	0.17	
	801—900	1.0	+	0.34	
	901—1000	1.0	+	0.50	
	1001—1100	1.0	+	0.67	
	1101—1200	1.0	+	0.84	
	1201—1300	1.0	+	1.00	
	1301—1400	1.0	+	1.18	
	1401—1500	1.0	+	1.34	
Over 1500	1.0	+	1.50		
Senior housing (Also known as Senior Citizen Housing Development as defined by Civil Code 51.3 and 51.12, as may be amended.)	(a) Zero to one-bedroom dwelling units: One (1) off-street parking space (b) Two-bedroom to three-bedroom dwelling units: Two (2) off-street parking spaces (c) Four or more bedroom dwelling units: Two and one-half (2.5) off-street parking spaces for each dwelling unit (d) The number of required parking spaces shall be rounded up to the next whole number. (e) If there is any conflict between the senior housing parking requirements set forth in these zoning regulations and the senior housing parking requirements set forth in the State Density Bonus Law, the State Density Bonus Law parking requirements shall be used.				
Accessory dwelling units	One (1) additional parking space per accessory dwelling unit per the standards set forth in <a href="#">section 7-9-90</a> is required, except in the instances listed below. These spaces may be provided as tandem parking on an existing driveway. No additional parking space is required for an accessory dwelling unit in any of the following instances: (a) The accessory dwelling unit is located within one-half (0.5) mile of public transit. (b) The accessory dwelling unit is located within an architecturally and historically significant historic district. (c) The accessory dwelling unit is contained within the existing primary residence, an addition to the existing primary residence, newly built residence, or an existing accessory structure. (d) When on-street parking permits are required but not offered to the occupant of the accessory dwelling unit. (e) When there is a car share vehicle located within one block of the accessory dwelling unit. (f) If the accessory dwelling unit has no bedrooms (i.e. studio units).				

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Type of Residential Development	Required Off-Street Parking Spaces	Comments
Location of residential parking spaces: <ol style="list-style-type: none"> <li>1) Required spaces including guest or unassigned spaces shall be off-street and located within two hundred (200) feet walking distance along a pedestrian path (i.e., sidewalk, crosswalk, etc.) of the dwelling unit they serve.</li> <li>2) For "wrap-around" multifamily, multi-story residential developments, where the units surround an interior parking structure, the required spaces including guest or unassigned spaces shall be off-street and located within two hundred (200) feet of the elevator servicing the units.</li> <li>3) Assigned spaces shall be designated as to the dwelling unit to which they are assigned on all plot plans submitted for permits.</li> </ol>		
<i>Source: County of Orange Zoning Code, 2020</i>		

### ***Special Needs Housing Constraints***

Persons with special needs include those in residential care facilities, persons with disabilities, the elderly, farm workers, persons experiencing homelessness needing emergency shelter or transitional living arrangements, and single room occupancy units. In accordance with state law, the County does not require residential care facilities, community care facilities, alcoholism or drug abuse recovery treatment facilities, and congregate living health facilities, serving six or fewer residents to obtain any permits; such uses are not treated any differently from any other residential use of property. (See Health & Safety Code §§ 1267.16 [congregate living health facilities], 1566.3 [community care and residential facilities], 1568.0831 [residential care facilities for persons with chronic life-threatening illness], 11834.23 [alcoholism or drug abuse recovery treatment facilities]). There are no constraints on housing for persons with disabilities for facilities serving six or fewer persons. State law allows, and the County requires, residential care facilities, community care facilities, alcoholism or drug abuse recovery treatment facilities, and congregate living health facilities, serving seven or more residents to obtain a Use Permit.

### ***Housing for Persons with Disabilities***

Both the Federal Fair Housing Amendment Act (FHAA) and the California Fair Employment and Housing Act require governments to make reasonable accommodations (that is, modifications or exceptions) in their zoning code and other land use regulations to afford disabled persons an equal opportunity to housing. State law also requires jurisdictions to analyze potential and actual constraints to the development, maintenance, and improvement of housing for persons with disabilities.

### ***Reasonable Accommodation***

Reasonable accommodation in the land use and zoning context means providing individuals with disabilities, or developers of housing for people with disabilities, flexibility in the application of land use and zoning and building regulations, policies, and procedures, or waiving certain requirements, when it is necessary to eliminate barriers to housing opportunities. For example, it may be reasonable to accommodate requests from persons with disabilities to waive a setback requirement or other standard of the Zoning Code to ensure that homes are accessible for the

## SECTION 3 – CONSTRAINTS

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mobility impaired. Whether a particular modification is reasonable depends on the circumstances.

To ensure maximum housing flexibility for persons with disabilities, the Orange County Zoning Code makes available reasonable accommodation for persons with disabilities based on the following factors:

- Whether the housing, which is the subject of the request for reasonable accommodation, will be used by an individual with disabilities protected under the law.
- Whether the requested accommodation is necessary to make housing available to an individual with disabilities protected under the law.
- Whether the requested accommodation would impose an undue financial or administrative burden on the County.
- Whether the requested accommodation would require a fundamental alteration in the nature of the County's land use and zoning or building program.

The Director, OC Development Services, is the reviewing authority of reasonable accommodation requests. The Director must notify the applicant within 30 days of an approved/denied request and make a written decision on the request within 60 days of the determination date (section 7-9-129). An appeal from the decision of the Director is allowed and would be heard by the Planning Commission. The County did not deny any requests for reasonable accommodation in the last (5<sup>th</sup> Cycle) planning period.

The County's Codified Ordinances contains the following provisions regarding housing for persons with disabilities:

- **Reasonable accommodation.** In addition to compliance with state and federal accessibility standards, including Title 24 and ADA requirements, Orange County has established reasonable accommodation procedures (sections 7-1-2 and 7-9-122).
- **Concentration limitations.** County codes do not establish maximum concentration requirements for residential facilities. Sober Living Homes are not permitted to be within 1,000 feet of one another (section 7-9-95.6) or with other Alcoholism or Drug Abuse Recovery/Treatment facilities (section 7-9-32.2/Table 7-9-32.2). No permits have been denied due to maximum concentration requirements.
- **Parking standards.** Parking standards are based on use (e.g., single or multifamily, community care facilities), not on the type of occupant. The Zoning Code establishes standards for the number of handicapped parking stalls, including location and dimensions (section 7-9-70).

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In addition, the County’s building codes require that new residential construction comply with the federal accessibility standards contained in the California Building Code (2022 Edition), California Residential Code (2022 Edition), California Green Building Standards Code (2022 Edition), 2022 California Energy Code and the International Building Code (2021 Edition). In addition, any residential units constructed directly by the County, as well as public accommodations, are subject to provision of the Americans with Disabilities Act (ADA). ADA provisions include requirements for a minimum percentage of units in new developments to be fully accessible to the physically disabled. Provisions of fully accessible units may also increase the overall project development costs. Enforcement of ADA requirements is not at the discretion of the County but is mandated under federal law under certain conditions.

Because site development standards contained in the Zoning Code are consistent with building code accessibility requirements, the Zoning Code does not place regulatory constraints on housing for persons with disabilities.

Compliance with building codes and the ADA may increase the cost of housing production and can also impact the viability of rehabilitation of older properties required to be brought up to current code standards. However, these regulations provide minimum standards that must be complied with in order to ensure the development of safe and accessible housing.

### ***Definition of Family***

The County does not have a definition of family in the Zoning Code. The County does define a single housekeeping unit, not in terms of familial relationships, but instead, to distinguish a for profit enterprise or business, such as a group home or integral facility, from a residential use (section 7-9-135.1). The County’s Zoning Code permits group accommodation for unrelated persons by defining “household” broadly as “all people occupying a single dwelling unit. A household shall also mean all people occupying two (2) dwelling units on the same site if both units are used as group homes owned or operated by the same owner.” ‘Household’ includes the occupants of community care facilities serving six (6) or fewer persons which are permitted or licensed by the State.” (section 7-9-95.1). This definition does not place a constraint on group homes for disabled persons.

The County’s Zoning Code provisions for housing for persons with disabilities are discussed below:

- **Community Care Facilities** – Community care facilities are licensed by the California Department of Social Services. These facilities provide non-medical, residential care, and supervision to children or adults in need of a supportive living environment. The services provided may include assistance in dressing and bathing, supervision of client activities; monitoring of food intake; or oversight of the client’s property. Pursuant to Health and Safety Code Section 1502, as may be amended, community care facilities include the following: residential facility

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providing 24-hour care; adult day program; therapeutic day services facility; foster family agency; foster family care home; small family home; social rehabilitation facility community treatment facility; full-service adoption agency; and/or noncustodial adoption agency.

In accordance with state law, small community care facilities that serve six (6) or fewer persons are permitted by-right in all residential districts. Community care facilities that serve 7 to 12 persons are permitted within any residential zone subject to approval of a Use Permit.

- **Congregate Living Health Facility** – Congregate living health facilities are licensed by the State of California pursuant to Section 1250 of the Health and Safety Code, as may be amended, to provide inpatient care; including the following basic services: medical supervision, 24-hour skilled nursing and supportive care, dependent or catastrophically and several disabled. A congregate living health facility serving more than twelve (12) persons may be permitted in any district zoned for either multifamily residential or hotels subject to the approval of a Use Permit by Planning Commission pursuant to section 7-9-125. During the previous planning period, 2013-2021, the County issued two Use Permits to congregate living facilities in the Unincorporated areas. No permit applications were denied.
- **Group Homes** - Group Homes are defined as facilities that are “being used as a supportive living environment for persons who are considered handicapped under State or Federal law. A group home operated by a single operator or service provider (whether licensed or unlicensed) constitutes a single facility, whether the facility occupies one (1) or more dwelling units. Group homes under the County’s Zoning Code do not include the following: (1) community care facilities; (2) any group home that operates as a single housekeeping unit.” (section 7-9-95.1). These types of residences for up to six (6) residents are allowed in any district, planned community, or specific plan area zoned for residential uses, including single-family residentially zoned districts, subject to a ministerial Group Home Permit. Given the ministerial nature of the permit, the permit is not a constraint on serving those with special needs. Group homes, as defined by the County’s Zoning Code, operate for profit, and provide a supportive living environment for persons who are considered handicapped under state or federal law. Group home regulations do not apply to residential uses that constitute single housekeeping units. In single housekeeping units, the occupants of a dwelling unit have established ties and familiarity with each other, jointly use common areas, interact with each other, share meals, household activities, and expenses and responsibilities; membership in the single housekeeping unit is fairly stable as opposed to transient, members have some control over who becomes a member of

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the household, and the residential activities of the household are conducted on a nonprofit basis.

The County has issued two Group Home Permits since 2020, when the ministerial permit program was first initiated. No permit applications have been denied. Group Homes with seven (7) or more residents are allowed in any district, planned community, or specific plan area zoned for multifamily uses subject to issuance of a Use Permit by the Planning Commission per section 7-9-125. No Use Permits for Group Homes with seven (7) or more residents have been denied. Use Permits for Group Homes with seven (7) or more residents are to assure that the use and scope are compatible with the residential neighborhood, as impacts associated with larger Group Homes have resulted in Code Enforcement complaints from neighbors. The Use Permit allows the County to incorporate conditions, including a requirement that the corporate Group Home draft and maintain a good neighbor policy. These conditions are intended to decrease impacts of larger Group Homes on residential neighborhoods.

- **Sober Living Homes** – Sober living homes are a type of group home operated as a cooperative living environment providing an alcohol and drug-free home for persons recovering from alcoholism and/or drug abuse, which are not required to be licensed by the State. The County of Orange made specified findings related to Sober Living Homes when it adopted an ordinance in 2019. At that time, the Board of Supervisors made findings that in addition to the presence of 158 alcohol and drug treatment recovery beds and 21 licensed facilities and/or certified alcohol and drug treatment programs in the Unincorporated areas, there were at least 10 unlicensed sober living homes for which the County had received Code Enforcement Complaints. The Board of Supervisors found that this concentration of licensed and unlicensed treatment beds in the unincorporated areas negatively impacted disabled persons by placing them in communities concentrated with treatment centers, thus, not providing persons with disabilities with an opportunity to “live in normal residential surroundings,” but rather places persons with disabilities into living environments bearing more in common with the types of institutional/campus/dormitory living that the California Fair Employment and Housing Act (FEHA) and FHAA were designed to provide relief from and which no reasonable person could contend provides a life in a normal residential surrounding. Like other Group Homes, sober living homes for six (6) or fewer residents are allowed in residential districts, subject to a ministerial Group Home Permit. Also, similarly to other Group Homes, sober living homes of seven (7) or more residents shall be permitted in any zoning district zoned for multifamily residential uses subject to the issuance of a Use Permit by the Planning Commission per section 7-9-125 and compliance with

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certain conditions. No Group Home permit or Use Permit applications have been denied.

- **Reasonable Accommodations** – The County has a robust reasonable accommodations procedure that allows permitting requirements for Group Homes and Sober Living Homes to be waived or modified for eligible disabled persons pursuant to section 7-9-129 – Reasonable Accommodations.

Although certain types of housing for persons with disabilities require ministerial or Use Permits for larger homes which could serve as barriers to housing for persons with disabilities, the County’s robust Reasonable Accommodation procedures, the fact that no permits have been denied, and no facilities have been closed by Code Enforcement action, demonstrates that rather than a barrier, the County has provided safe neighborhood environments for persons with disabilities. In addition, group homes decrease affordability for the areas they are in because corporate entities can and do outbid regular homebuyers and then can and do charge exorbitant rents per person. This causes a decrease in the affordable options available to all families in Orange County. Moreover, as of March 2023, there are 354 licensed facilities, accounting for 2,159 beds in Orange County as a whole. Based on State data, there are 16 of these licensed facilities in Unincorporated areas. More facilities have come online in Orange County as a whole and in Unincorporated areas since the 2019 adoption of the Group Home and Sober Living Home ordinance.

### *On-/Off-Site Improvements*

The on- and off-site improvements required for residential projects are determined by the location and type of the proposed project. For example, construction of a single-family home typically undergoes a ministerial permit process, and any site improvement requirements are determined prior to building permit issuance. These site improvements must be provided by the developer in accordance with the applicable sections of the General Plan, Zoning Code, and/or Specific Plan (if applicable). Typical on-site improvements for single-family homes include:

- Grading improvements in compliance with the County’s Grading Code
- Drainage improvements in compliance with the County’s Master Plan of Drainage
- Stormwater improvements in compliance with the County’s Water Quality Ordinance
- Connections for wet and dry utilities in compliance with the County’s adopted building codes
- Planting, irrigation, and landscape-related improvements shall comply with the County’s Landscape Irrigation Code
- Off-site improvements (e.g., roads and schools) are generally addressed through the collection of impact fees

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A residential development that includes one or more lots is considered a subdivision and requires approval of a discretionary permit. Multifamily housing developments also require discretionary approvals unless they are exempt under State law. If a multifamily housing development is proposed as a condominium project, the approval process also requires the submittal of a subdivision map. For these multi-unit projects, the County requires the construction of reasonable on- and off-site improvements pursuant to the Subdivision Map Act. Improvements must also comply with the applicable sections of the General Plan, Zoning Code, and/or Specific Plan (if applicable). At a minimum, on- and off-site improvements required of the developer typically include those improvements listed above along with the following:

- Grading and improvement of public and private streets and alleys, including surfacing, curbs, gutters, cross gutters, sidewalks, ornamental street lighting, and safety devices
- Sufficient storm drainage and flood control facilities to carry storm runoff, both tributary to and originating within the subdivision
- Sanitary sewage system serving each lot or unit of the subdivision
- Water supply system providing an adequate supply of potable water to each lot and fire hydrants within the subdivision
- Fire hydrants and connections
- Survey monuments
- Public utility distribution facilities, including gas, electric, and telephone necessary to serve each lot in the subdivision

The County may also require the dedication of parcels of land intended for public use, including:

- Streets, highways, alleys, easements, rights-of-way, and land intended for public use
- Vehicular access rights from any parcel to highways or streets
- Private utility easements required by the various utilities
- Easements for natural and improved drainage facilities
- Area dedicated or reserved for parks, recreational facilities, fire stations, libraries, or other public uses as deemed necessary

Dedicated streets, highways, alleys, easements, rights-of-way, etc. must be designed, developed, and improved according to County standards. Roadway classifications are based on the existing and projected traffic need. These roadway classifications are described in the County's Transportation Element and include Commuter (2 lanes), Secondary (4 lanes), Primary (4 lanes, divided), Major (6 lanes, divided), and Principal (8 lanes, divided). Depending on the classification, right-of-way requirements can range from 40 feet to 142 feet with varying curb-to-



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curb requirements. Private streets as part of developments are considered by the County on a project-by-project basis and must obtain approval of the Orange County Fire Authority (OCFA).

While site improvements may add to the cost of developing residential units, they are required for the health, safety, welfare, and quality of life for residents. Standards for on- and off-site improvements are identified in the General Plan, Zoning Code, and the County of Orange Standard Plans and do not unduly constrain housing development in the Unincorporated areas.

### ***Building Codes***

Orange County has adopted the California Building Code (CBC) (2022 Edition), California Residential Code (2022 Edition), California Green Building Standards Code (2022 Edition), 2022 California Energy Code and the 2021 edition of the International Building Code (IBC), which establish construction standards for all residential buildings. These building codes are used as a collective set of rules to guide new construction, adaptive reuse, and renovation. The County's building codes are based on regulations necessary to protect the public health, safety, and welfare. These minimum standards cannot be revised to be less stringent without sacrificing basic safety considerations and amenities.

The County's building codes are updated, as necessary, and reflect conditions unique to Orange County. They contain minimum building requirements for building/fire protection, structural and seismic safety and installation of devices/fixtures that reduce energy consumption. State law prohibits the imposition of building standards that are not necessitated by local geographic, climatic, or topographic conditions and requires that local governments making changes or modifications in building standards must report such changes to the Department of Housing and Community Development and file an expressed finding that the changes are needed.

Together, building and zoning codes help to preserve the housing stock by requiring owners to maintain their properties in sound condition. As part of the County's effort to preserve existing housing, the County has adopted the strategy of taking a "hands-on" educational approach to code enforcement by working closely with owners to explain and apply these codes that address building violations and substandard housing conditions. Neighborhood Preservation staff (also known as Code Enforcement) now leads a multi-agency effort that often entails coordination with Orange County Fire Authority, County Building Inspection, OC Community Resources, Orange County Health Care Agency, Orange County District Attorney, County Counsel, and other agencies to provide owners with guidance in making needed corrections and repairs, in order to maintain their properties in a safe and maintained condition.

Compliance with building codes may increase the cost of housing production and also impact the viability of rehabilitation and preservation of older properties required to be brought up to current code standards. However, these regulations provide minimum standards that ensure the development of safe and accessible housing **and do not serve as constraints, but instead as enhancements for residents.**

## Development Processing Procedures

### *Residential Permit Processing*

Builders and developers frequently cite the cost of holding land during the evaluation and review process as a significant factor in the cost of housing. Undoubtedly, the evaluation and review process required by County procedures contribute to the cost of housing. State law has established maximum time limits for projects approvals and County policies provide from the minimum processing time necessary to comply with legal requirements and review procedures.

Processing times vary depending on the magnitude and complexity of the development proposal. Factors that can affect the length of development review include the completeness of the development application and the responsiveness of development to staff comments and requests for information. Approval times are sustainably lengthened for projects that are not exempt from the California Environmental Quality Act (CEQA), require rezoning or general plan amendments, or encounter community opposition.

The following table summarizes the types of housing permitted in each zone. Timeframes for housing permits is described below.

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**Table 3-4**  
**Housing Types Permitted in Residential Zoning Districts**

Residential Use	Zoning District										
	AR	E1	RHE	E4	RE	R1	RS	R2D	R2	R3	R4
Accessory Dwelling Unit	P	P	P	P	P	P	P	-	P	P	P
Alcoholism or Drug Abuse Recovery/Treatment Facilities Large	-	-	-	-	-	-	-	UP 1,2	UP 1,2	UP 1,2	UP 1,2
Alcoholism or Drug Abuse Recovery/Treatment Facilities Small	P	P	P	P	P	P	P	P2	P2	P2	P2
Community Care Facilities- Large (7-12 people)	UP	UP	UP	UP	UP	UP	UP	UP1	UP1	UP1	UP1
Community Care Facilities- Small (1-6 people)	P	P	P	P	P	P	P	P	P	P	P
Congregate Living Health Facility Large (7-12 people)	UP	UP	UP	UP	UP	UP	UP	UP1	UP1	UP1	UP1
Congregate Living Health Facility Small (1-6 people)	P	P	P	P	P	P	P	P	P	P	P
Duplex	-	-	-	-	-	-	-	P	P	P	P
Farmer Dwelling Unit	P6	P6	-	-	-	-	-	-	-	-	-
Farmer Housing Complex	P6	P6	-	-	-	-	-	-	-	-	-
Group Home Large	-	-	-	-	-	-	-	UP 1,2,3	UP 1,2,3	UP 1,2,3	UP 1,2,3
Group Home Small	P	P	P	P	P	P	P	P 2,3	P 2,3	P 2,3	P 2,3
In-home Child Care Large	P	P	P	P	P	P	P	P	P	P	P
In-home Child Care Small	P	P	P	P	P	P	P	P	P	P	P
Mobile home Developments	-	-	-	-	-	-	-	-	UP	UP	UP
<b>Multifamily Dwelling</b>											
2-4 Units	-	-	-	-	-	-	-	UP4	P	P	P
5 or More Units	-	-	-	-	-	-	-	UP4	SDP	SDP	SDP
Condo	-	-	-	-	-	-	-	UP4	UP5	UP5	UP5
<b>Other Housing</b>											
Planned Development	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP
Senior Citizen Housing Development	-	-	-	-	-	-	-	-	SDP/UP5	SDP/UP5	SDP/UP5
Single-Family OR Mobile home	P	P	P	P	P	P	P	P	P	P	P
Sober Living Home Large	-	-	-	-	-	-	-	UP	UP	UP	UP

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<u>Sober Living Home Small</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P/UP</u>	<u>P/UP</u>	<u>P/UP</u>	<u>P/UP</u>
<u>Supportive Housing</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Transitional Housing</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<p><u>P</u> Permitted By-Right  <u>SDP</u> Site Development Permit  <u>UP</u> Use Permit  <u>-</u> Not Permitted</p> <p><u>A1</u> "General Agricultural" District  <u>AR</u> "Agricultural Residential" District  <u>E1</u> "Estates" District  <u>RHE</u> "Residential Hillside Estates" District  <u>E4</u> "Small Estates" District  <u>H</u> "Housing Opportunities" Overlay District5  <u>MX</u> "Mixed-Use" Overlay District5  <u>RE</u> "Residential Estates" District  <u>R1</u> "Single-Family Residence" District  <u>RS</u> "Residential, Single-Family District"  <u>R2D</u> "Two-Family Residence" District  <u>R2</u> "Multifamily Dwelling" District  <u>R3</u> "Apartment" District  <u>R4</u> "Suburban Multifamily Residential" District</p> <p><u>Notes:</u>  <u>1. Facilities serving seven (7) or more persons, and senior living facilities, shall be subject to the approval of a Use Permit to the Planning Commission.</u>  <u>2. There shall be one thousand (1,000) feet of separation (as measured from property lines) between any two (2) Alcoholism or Drug Abuse Recovery/Treatment facilities of seven (7) or over that require a UP, or between any two (2) Sober Living Homes, or between any Alcoholism or Drug Abuse Recovery/Treatment facility and Sober Living Home, as defined.</u>  <u>3. Group Homes, including Sober Living Homes, shall obtain a ministerial "Group Home Permit."</u>  <u>4. Multifamily projects of no more than two (2) units as a residential condominium, stock cooperative, and community apartment projects are permitted subject to a Use Permit.</u>  <u>5. Multifamily projects of four (4) or fewer dwelling units are permitted. Multifamily projects of five (5) or more dwelling units are permitted subject to a Site Development Permit. Residential condominium, stock cooperative, and community apartment projects are permitted subject to a Use Permit.</u>  <u>6. Farmworker housing shall be allowed only on land with an ongoing agricultural use.</u>  Source: County of Orange Zoning Code, 2020</p>											

Table 3-5 identifies the typical processing time most common in the permitting process for ministerial and discretionary permits. It should be noted that each project does not necessarily have to complete each step in the process (i.e., multiple-family projects less than 5 units may be permitted by-right dependent on the residential zone). Also, certain review and approval procedures may run concurrently. For example, the County allows concurrent processing of permit application for building permits requiring discretionary permit review.

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**Table 3-5**  
**Typical Project Processing Times Frames by Housing Project Type**

	<u>Housing Type Project</u>		
	<u>Single-Family and Second Unit (ADU/JADU)</u>	<u>Single Family Subdivision</u>	<u>Multifamily</u>
<u>Typical Processing Procedures</u>	<ul style="list-style-type: none"> <li>▪ <u>Zoning Plan Check</u></li> <li>▪ <u>Building Plan Check</u></li> </ul>	<ul style="list-style-type: none"> <li>▪ <u>Tentative Map</u></li> <li>▪ <u>Review Final Map</u></li> <li>▪ <u>Zoning and Building Plan Check</u></li> </ul>	<ul style="list-style-type: none"> <li>▪ <u>Site Development Permit</u></li> <li>▪ <u>Use Permit</u></li> <li>▪ <u>Zoning and Building Plan Check</u></li> <li>▪ <u>Environmental Review</u></li> </ul>
<u>Reviewing Body</u>	<ul style="list-style-type: none"> <li>▪ <u>Ministerial Review by County Staff</u></li> </ul>	<ul style="list-style-type: none"> <li>▪ <u>Planning Commission</u></li> <li>▪ <u>Board of Supervisors</u></li> </ul>	<ul style="list-style-type: none"> <li>▪ <u>Could vary by development, but could include Discretionary Review by Director, Planning Commission, or Board of Supervisors</u></li> </ul>
<u>Estimated Total Processing Time</u>	<u>3 to 6 Months</u>	<u>6 to 9 Months</u>	<u>12 to 24 months</u>
<u>Source: OC Development Services, 2023</u>			

### ***Permit Processing Timeframes – Discretionary Permits***

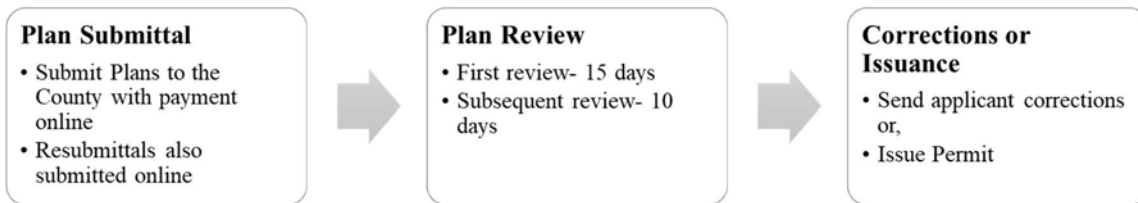
Single-family and multifamily residential projects requiring discretionary actions, such as Use Permits and/or zone changes, necessitate a higher level of review, resulting in a longer processing timeline. Orange County’s development approval process is designed to accommodate, not hinder, appropriate development. Approval of discretionary permits for residential uses can typically be processed within 120 days after submission to the County. Recently, the following residential developments were granted entitlements (approval of discretionary permits) in the timeframes indicated (not including building permit processing):

- Casa Paloma (affordable housing): 2 months
- Potter’s Lane (affordable housing): 4 months
- The Retreat (luxury senior housing): 9.5 months
- Madison Court (detached condominiums): 16 months

### ***Permit Processing Timeframes - Compliance with Permit Streamlining Act Ministerial Building Permits***

Projects that do not require a Site Development Permit or a Use Permit, are permitted by-right and can obtain building permits directly. The process to obtain residential building permits is outlined in **Figure 3-1, Residential Building Permit Process.**

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**Figure 3-1 Residential Building Permit Process**

**Single-family home.** Construction of a single-family home on a legal building site does not require discretionary approval but requires only grading and/or building permit issuance. The County’s permitting process policy identifies a timeframe of 15 business days for first plan check and 10 business days for second plan check and includes concurrent planning and zoning review for compliance with local and State building codes prior to permit issuance.

**Single-family residential subdivision.** In the Unincorporated areas, residential subdivisions may contain as many as 150 units, or more. The number of units in the subdivision will greatly affect the number of days from submittal of application(s) to issuance of permits. The information below is based upon the average number of days from application submittal to permit issuance for all residential subdivisions regardless of number of units.

Based on data from building permits issued in the years 2020-2021 for new single-family residential subdivisions, it takes an average of 250 days from submittal of building permit application (plan check initiation) to permit issuance. This process includes an average of 4-5 plan check reviews, an average of 48 total business days in plan check with the County, and the remainder of the time frame with the applicant. New single-family developments within a planned community have also taken an average of 250 days from submittal of building permit application (plan check initiation) to permit issuance but had an average of 2-3 plan check reviews and an average of 19 total business days in plan check with the County. The target turnaround time for developments located within a planned community is 7 business days for the first plan check, 5 business days for the second plan check, and 3 business days for all subsequent rechecks.

Larger subdivision projects are typically more complex and may be referred to the Planning Commission and/or the Board of Supervisors for approval.

**Multifamily residential development.** Much like residential subdivisions, multifamily projects may contain as many as 100 units, or more. The number of units in the multifamily project will greatly affect the number of days from submittal of application(s) to issuance of permits. The information below is based upon the average number of days from application submittal to permit issuance for all multifamily projects regardless of number of units.

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In the case of multifamily development, the process begins with the submittal of a discretionary Site Development Permit which is subject to administrative approval and typically does not require a public hearing. However, large developments are typically more complex and may be referred to the Planning Commission and /or Board of Supervisors for approval.

Based on data from permits issued between 2016-2021 for new multifamily developments, it takes an average of 280 days from submittal of building permit application (plan check initiation) to permit issuance. This process includes an average of 4-5 plan check reviews, an average of 50 total business days in plan check with the County, and the remainder of the time frame with the applicant. The target turnaround time for multifamily developments is 15 business days for first plan check and 10 business days for subsequent rechecks and includes concurrent planning and zoning review for compliance with local and State building codes prior to permit issuance.

Between 2020-2021, new multifamily developments located within a planned community had an average of 290 days from submittal of building permit application (plan check initiation) to permit issuance. This process includes an average of 5-6 plan check reviews and an average of 29 total business days in plan check with the County. The target turnaround time for developments located within a planned community is 7 business days for the first plan check, 5 business days for the second plan check, and 3 business days for all subsequent rechecks.

#### ***Length of Time between Application Approval and Building Permit Issuance***

The length of time between receiving approval for a housing development and submittal of an application for building permits is influenced by several factors, none of which are directly impacted by the County. Factors that may impact the timing of building permit issuance include completion of construction drawings and detailed site and landscape design; securing construction and permanent financing; real estate transaction schedules, and retention of a building contractor and subcontractors. The County uses in-house and contracted staff for building plans check which allows for working closely with applicants through the review process and close monitoring of projects, which results in expedited review of projects.

#### ***Compliance with Permit Streamlining Act***

From the date an application is submitted, the County internally tracks the amount of time that the application materials have been pending, which reviews are completed, and whether there is additional information needed from the applicant. The County's computer system tracks permit streamlining deadlines. The time the County takes between finding an application complete and issuance of relevant permits complies with the Permit Streamlining Act. Specifically, the County conducts pre-application screenings with applicants to ensure that, once submitted, the County can quickly inform the applicant whether the application is complete within 30-days of its submission. (Gov. Code, section 65943.) The County also maintains detailed lists of information required for each type of permitting application in order to inform potential applicants of what is

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required for a complete permitting application. (Gov. Code section 65940.) If additional information is required, County staff notifies the applicant within 30 days of the submission of the additional information required through the plan check process. The County timely reviews each new or additional submission within 30 days of when it is received. (Gov. Code section 65943.) For discretionary projects that trigger the Permit Streamlining Act, the discretionary approval is generally issued simultaneously with the approval of the appropriate environmental documentation, consistent with the requirements of state law. (See Gov. Code sections 65950-65957.)

**Programs to Address Development Processing Procedures Constraint**

In addition, to address this issue, minimize the impact of the County’s review process on the cost of housing, and to facilitate the timely and efficient processing of residential development, the County has enhanced both its in-person and web-based services and has created a permitting process that is 100% paperless.

The County established the County Services Center (CSC) which is a “One Stop Shop” resource for developers, property owners and builders. In the CSC, customers can obtain assistance, information, and step-by-step guides regarding the development process and regulations. This facility also serves as a centrally coordinated location to submit permit applications, plans, and fees. The CSC also offers Express Permits which are simple permits that can be approved within 1-2 business days.

Additionally, OC Public Works has enhanced its electronic resources to deliver processing services and provide information to residential developers more effectively. The OC Development Services website provides continuous access to filing instructions and applications as well as information regarding permit fees and deposits. The County currently offers an online permitting portal – myOCeServices (<https://myoceservices.ocgov.com>) for all permit types, including building permits, planning applications, encroachment permits, subdivision applications, and improvement plans. Plans are submitted electronically, and applicants have the ability to check the status of their applications/permits as they are being reviewed. Applicants can request inspections and view results online as well as obtain final inspection results and Certificates of Occupancy. Issuance of building permits is completed electronically, and the approved plans are immediately available for the applicant via the myOCeServices portal.

To further facilitate an efficient and timely review process, the County allows concurrent processing of permit applications. Applicants may concurrently submit an application for building permits as their proposed project undergoes discretionary permit review and approval. Applicants must complete a form and submit an affidavit that are both readily available on the County’s website. This is regular practice for housing development projects.



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***Environmental Review***

Environmental review is required for all development projects under the California Environmental Quality Act (CEQA), and for projects that receive federal funds under the National Environmental Policy Act (NEPA). An Environmental Impact Report (EIR) is required by CEQA of all developments that have the potential of creating significant impacts that cannot be mitigated. All of the planned communities which make up the southern and eastern portions of Unincorporated Orange County required the preparation of EIRs. The only significant areas left to develop are future phases of the “Ranch Plan Planned Community” on Rancho Mission Viejo properties. Most infill residential projects in the Unincorporated County are either Categorically Exempt or require only an Initial Study and Negative Declaration (or Mitigated Negative Declaration). The Negative Declaration process typically takes 3-4 months to prepare, plus the mandated public review period.

The environmental review process can provide useful information for the County about impacts on local environments and needed mitigation measures, as well as useful construction and market information for builders, buyers, lenders, and others. In contrast, the process may be viewed by some parties as an expensive, complex, and time-consuming burden. However, because environmental review is required by state law (CEQA) and federal law (NEPA), it does not pose a significant constraint to housing development.

***Development Fees and Improvement Requirements***

Development fees include the County’s cost of processing applications and permits, as well as costs associated with the provision of public facilities required to serve new residents (often referred to as “impact fees”).

***Application and Permit Processing Fees***

The County has adopted a hybrid fee system which includes a variety of fee types. The majority of building permit fees for both residential and commercial uses are calculated using the valuation-based system. Flat fees are charged for safety-related and simple ministerial permits, and actual costs are recovered for discretionary and grading permits. Based on the 2020-2023 fee schedule, there are approximately 6% valuation-based fees, 63% flat fees, and 11% cost-based fees. The County conducts an audit of processing costs periodically to ensure that fees do not exceed actual costs. The latest fee update occurred in July 2020. Initial fee deposits as of July 2020 are shown in **Table 3-6. These fees are re-evaluated and re-adopted by the Board periodically as needed to adjust to economic conditions.**

Many processing fees are a result of state or federal mandates, such as plan check and inspection to ensure public health and safety of grading, flood control facilities, roads, bridges, and construction of buildings. Other costs are associated with state and federal requirements for protection of the environment such as Water Quality Management Plans under the Clean Water

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Act and National Pollutant Discharge Elimination System (NPDES), or Habitat Conservation Plans under the state’s Natural Communities Conservation Program.

The County has adopted several cost-saving measures to reduce permit processing fees, including the following:

- A simplified “by-right” approval process for qualifying multifamily projects in the Housing Opportunities Overlay Zone.
- Pre-filing meetings to assist developers in preparing application packages with no charge for the first three hours of staff time for these meetings.
- Planning and permit fee schedule reviewed on an annual basis.
- Annual review of park in-lieu fees to reflect current market values.
- Waiver of park fees for affordable housing projects.

**Table 3-6  
FY 2021-22 Planning and Development Fees**

Fee Category	Deposit Amount*
<b>Planning and Application Fees</b>	
Tentative Parcel Map	\$5,000
Final Parcel Map	\$3,000
Tentative Tract Map	\$8,000
Final Tract Map	\$3,000
Use Permit	\$5,000-8,000
Variance	\$5,000-8,000
Area Plan	\$8,000
Site Development Plan	\$4,000-8,000
Zone Change	\$10,000
General Plan Amendment	\$10,000
Specific Plan Amendment	\$10,000
<b>Environmental</b>	
Environmental Impact Review	\$10,000 + 10%
Negative Declaration	\$5,000 + 10%
<i>Source: County of Orange, July 2020</i>	
<i>* Items with deposits are based on actual processing costs which may exceed initial deposit amount</i>	

### ***Public Facility (Impact) Fees and Improvement Requirements***

After the passage of Proposition 13 in 1978 (Article 13A of the California Constitution) and its limitation on local governments’ property tax revenues, cities and counties have faced increasing difficulty in providing public services and facilities to serve their residents. One of the main consequences of Proposition 13 has been the shift in funding of new infrastructure from general tax revenues to development impact fees and improvement requirements on land developers. The County requires developers to provide on-site and off-site improvements necessary to serve their

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projects, including water, sewer and other utility extensions, street construction, and traffic control device installation that are reasonably related to the project. Dedication of land or in-lieu fees may also be required of a project for rights-of-way, transit facilities, recreational facilities, and school sites, consistent with the Subdivision Map Act. Many of these fees are under the control of other agencies such as school districts, water and wastewater districts, the Transportation Corridor Agencies and Orange County Transportation Authority, and the County has no authority over their amount or collection process. Impact fees that are controlled by the County of Orange are as follows:

- Library.
- Streets and highways.
- Drainage facilities.
- Local parks.

Development fees are passed on to renters and homebuyers in the cost of housing, and thus affect housing affordability. Fees associated with the extension and installation of utilities can be particularly demanding. Most agencies involved in the County’s development review process obtain a majority of the revenue for their operations through development fees, and this trend is likely to continue in the future. These fees also help ensure quality development and the provision of adequate public services. For high priority affordable housing projects in the past the County has used redevelopment housing set-aside funds to help pay application fees and other costs associated with the development review process. **Table 3-7** shows development impact fees applied to new housing developments.

**Table 3-7**  
**Development Impact Fees – 2021**

Fee Category	Fee Amount (per unit)
Parks	\$3,290 – 20,800/unit
Roads	\$919 – 24,655/unit
Toll Roads (Transportation Corridor Agencies)	\$2,513 – 6,056/unit
Schools	\$1.68 – 4.08/sq. ft.
<i>Source: County of Orange, September 2021</i>	

The July 2020 fee update resulted in an increase in the overall cost of planning and permitting services. The fees listed in **Table 3-7** can be found on the County’s website.

In order to reduce the effects of fees on lower-income housing, the Board of Supervisors provided assistance to affordable projects in 2009 by adopting an ordinance to waive park fees for qualifying density bonus projects. Although development fees represent a significant component of housing costs, the County does what it can to minimize fees.

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In order to estimate the effect of development fees on the total cost of housing, **Table 3-8** shows the fees that were paid by a recent affordable project in the Unincorporated areas. This project is located within the Housing Opportunities Overlay Zone and was completed in 2016. As noted in the table, impact fees represented 1.54% of total project cost, and permit processing fees were just 1% of total cost. This analysis demonstrates that the combined cost of permit processing and impact fees represent about 2.14% of the total cost of a typical project in the Unincorporated areas.

**Table 3-8**  
**Representative Multifamily Development Cost Example**

Item	Total Project Cost	Cost per Unit <sup>1</sup>	% of Total
Land & off-site improvements	\$624,750	\$39,047	9.0%
Construction	\$4,337,849	\$271,116	62.3%
Architecture & survey	\$415,954	\$25,997	6.0%
Construction interest & legal	\$219,631	\$13,727	3.2%
Other soft costs (reserves, TCAC, marketing, etc.)	\$700,369	\$43,773	10.1%
Park fees	\$58,163	\$3,635	0.8%
School fees	\$16,368	\$1,023	0.2%
Road fees	Not required	Not Required	Not required
Sanitation District fees	\$32,810	\$2,051	0.5%
Permit processing	\$143,580	\$8,974	2.1%
Developer profit	\$416,000	\$26,000	6.0%
Total Costs	\$6,858,284	\$435,343	100%

<sup>1</sup>Based on 16 units in Midway City

***Senate Bill 35 (Streamlining Affordable Housing Approval)***

California Senate Bill 35 (SB 35), codified as Government Code Section 65913.41, was signed on September 29, 2017, and became effective January 1, 2018. SB 35 will automatically sunset on January 1, 2026 (Section 65913.4(m)). The intent of SB 35 is to expedite and facilitate construction of affordable housing. SB 35 applies to cities and counties that have not made sufficient progress toward meeting their affordable housing goals for above moderate- and lower-income levels as mandated by the State. In an effort to meet affordable housing goals, SB 35 requires cities and counties to streamline the review and approval of certain qualifying affordable housing projects through a ministerial process.

As of 2018, when a jurisdiction has made insufficient progress toward meeting their above moderate-income and lower-income RHNA goals, and/or have not submitted the latest Housing Element Annual Progress Report (APR), it is subject to the streamlined ministerial approval process (SB 35 (Chapter 366, Statutes of 2017) streamlining) for proposed developments with at least 50% affordability. All projects, which propose at least 50% affordable units are eligible for ministerial approval under SB 35 as determined by the SB 35 Statewide Determination Summary. To be eligible for SB 35 approval, sites must meet a long list of criteria, including:

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- A multifamily housing development (at least two residential units) in an urbanized area.
- Located where 75% of the perimeter of the site is developed.
- Zoned or designated by the general plan for residential or mixed use residential.
- In a location where the locality’s share of regional housing needs has not been satisfied by building permits previously issued.
- One that includes affordable housing in accordance with SB 35 requirements.
- Consistent with the local government’s objective zoning and design review standards; and
- Willing to pay construction workers the state-determined “prevailing wage.”

A project does not qualify for SB 35 streamline processing if located within:

- A coastal zone, conservation lands, or habitat for protected species.
- Prime farmland or farmland of statewide importance.
- Wetlands or lands under conservation easement.
- A very high fire hazard severity zone.
- Hazardous waste site.
- Earthquake fault zone.
- Flood plain or floodway.
- A site with existing multifamily housing that has been occupied by tenants in the last ten years or is subject to rent control.
- A site with existing affordable housing.

According to State HCD’s SB 35 Statewide Determination Summary (based on APR data received as of June 25, 2019), the County of Orange has not made sufficient progress towards its lower income RHNA and is therefore subject to SB 35. The County is subject to streamlined ministerial approval review for proposed housing developments with at least 50% affordability.

### **Non-Governmental Constraints**

#### *Environmental Constraints*

Environmental constraints include physical features such as steep slopes, fault zones, floodplains, sensitive biological habitat, and agricultural lands. In many cases, development of these areas is constrained by state and federal laws (e.g., FEMA floodplain regulations, the Clean Water Act, the Endangered Species Act, and the state Fish and Game Code and Alquist-Priolo

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Act). OC Public Works and other County agencies have the responsibility to enforce County policies and ordinances regulating development on flood plains, areas of potential seismic hazard, areas of excessive slope, conservation areas, areas with inappropriate conditions for septic tanks, and other environmental issues. Large portions of the remaining Unincorporated County have one or more of these constraints. These problems usually reduce the density allowed and bring into play mitigation measures and other necessary requirements, which add to the total cost of the project. OC Public Works has developed an environmental database with an extensive mapping system that is used in conjunction with the General Plan to facilitate a timely identification of environmental hazards and resources.

The County's land use plans have been designed to protect sensitive areas from development to the extent feasible, and to protect public safety by avoiding development in hazardous areas. Significant areas of sensitive habitat in the central, coastal, and southern portions of the County have been set-aside as permanent open space through adopted Multi-Species Habitat Conservation Plans. While these policies and plans constrain residential development to some extent, they are necessary to support other public policies.

Five major environmental conditions constrain development in Orange County: noise, floods, wildland fires, geologic/seismic hazards, and natural and cultural resources.

- **Noise:** The major sources of significant noise in Orange County are aircraft and highway vehicles. While both can usually be mitigated to acceptable levels indoors, aircraft noise cannot be mitigated outdoors because of its overhead source. State law and County policy prohibit residential development and similar noise sensitive uses in high-noise (+65 decibel Community Noise Equivalent Level – CNEL) areas near John Wayne Airport. Noise in non-residential developments must be attenuated to protect users in those areas. Near major streets and highways, noise must also be attenuated. Thus, high-noise conditions may preclude certain uses in some areas and may increase development costs.
- **Flood Hazards:** Portions of Orange County are located in floodplain areas of varying degrees of risk, subject to “100-” and “500-year” floods. In many cases, development can occur in these areas through proper site planning, although mitigation costs may be high. There are, however, some areas where development in a floodplain is difficult and expensive to protect a project from extreme flood hazard.
- **Fire Hazards:** Large areas of Unincorporated Orange County are located within a high to very high fire hazard areas as defined by the California Department of Forestry and Fire Protection (CAL FIRE). CAL FIRE map areas of Very High or High Fire Severity Zone (FHSZ) within Local Responsibility Areas (LRAs) and State Responsibility Areas (SRAs). Development within FHSZ requires careful consideration of elements which may increase the risk of wildfires, such as

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vegetation, topography, and ember movement. Development in these areas is required to comply with the following construction requirements such as, but not limited to:

- Fire sprinklers in all buildings
- Ignition resistant construction materials
- Class A roofing materials and assemblies
- Defensible space
- Two-lane street widths

These requirements would increase development costs and would have an impact on the number of new housing units constructed within the FHSZ.

- **Geologic/Seismic Hazards:** Like the entire Southern California region, Orange County is located within an area of high seismic activity. Potential slope and seismic hazards constrain development in certain parts of the County. While both conditions seldom preclude development, they may ultimately increase the cost of construction.
- **Natural and Cultural Resources:** The presence of natural or cultural resources on vacant land may influence its future use. For example, critical habitat areas or archaeological sites may require preservation or sensitive planning. Such conditions may preclude development or increase the cost of construction.

No environmental constraints have been identified on any 6th Cycle Housing Element candidate housing site.

### *Infrastructure Constraints*

Many rapidly growing areas – especially southern portions of the County – have found it difficult to expand infrastructure fast enough to keep up with new development. Development places demands on all public services. It is the County’s policy that the infrastructure for water, sewer, drainage, and roads be in place before urban development is permitted. One method for controlling the pace of growth is by limiting capital investment in these facilities. Simply, if the capacity is not available, the development cannot occur. In some cases where capacity is inadequate, private developers may be required to construct the backbone infrastructure or incremental upgrades to existing facilities to serve large developments. Because facilities require huge front-end capital expenditures, some form of municipal financing may be needed.

The network of man-made and publicly owned facilities, such as roads, streets, water, drainage, and sewer facilities form the internal framework, or infrastructure, of communities. The timing and pattern of installing these facilities (capital improvements) will play a part in the implementation of the County’s General Plan by impacting the distribution of land uses.

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Although capital facilities are built to accommodate present and anticipated needs, some (most notably water and sewer facilities, and roads) play a major role in determining the location, intensity, and timing of future developments.

OC Public Works provides services on a regional basis, to Unincorporated areas, and to other County agencies and departments. Chief among its regional services is providing flood protection countywide. OC Public Works operates and maintains the Orange County Flood Control District, a system of 350 miles of flood control channels, dams and other infrastructure that is continually built and expanded upon.

In lieu of considering individual projects or only those projects to be undertaken in a single year OC Public Works prepares and revises an annual Business Plan. The Business Plan projects annual expenditures for acquisition, construction, rehabilitation, and replacement of public facilities, such as flood control, unincorporated roadway improvements, streetlights, traffic signals, agricultural commissioner and weights and measures programs, as well as the countywide system of harbors, beaches, and parks. Future growth in Orange County requires the delivery of adequate services to all residents in the Unincorporated County.

While infrastructure imbalances have been reduced in recent years through development phasing, the use of developer agreements and other mechanisms, infrastructure shortfalls do exist and may impede the fulfillment of housing objectives. A brief summary of the principal infrastructure systems serving the County follows:

- **Water:** Approximately 50% of Orange County’s water supply is imported into Southern California via the facilities of the Metropolitan Water District (MWD) of Southern California. MWD supplies are delivered by two principal facilities: (1) the Colorado River Aqueduct; and (2) the State Water Project. The rest of Orange County’s water supply comes from underground aquifers, several small groundwater basins, and recycled wastewater<sup>14</sup>. The groundwater supply is replenished by direct rainfall and other surface water that infiltrates into the ground, imported water purchased from MWD and recycled water.

The County of Orange has fourteen water districts and seventeen cities providing potable water to its residents and businesses. All these agencies purchase water through the Municipal Water District of Orange County (MWDOC) except for the cities of Anaheim, Fullerton, and Santa Ana which purchase directly from MWD. The County itself is not a provider of water. Rather Unincorporated areas are served by a variety of public and private providers.

Water supply has always been a critical issue for Southern California, with local sources of water providing less than half of the area’s water needs. In addition to

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<sup>14</sup> Source: <https://www.mwdoc.com/wp-content/uploads/2017/05/Water-Supply.pdf>



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some other resources (such as petroleum or mineral extraction), the County lacks enough water resources to meet its own needs. The direct implication of this deficiency is that the County has become more dependent on imported resources and, as a consequence, is increasingly vulnerable to actions and policies which it cannot directly influence much the same way that local jurisdictions are unable to influence the pricing and availability of imported oil supply allocations.

To lessen the constraints of insufficient local capacity to meet the County's water demand, the majority of the necessary large-scale improvements within Orange County are projects to improve existing storage reservoirs or build additional storage facilities in south Orange County. The local water conveyance system will be implemented in conjunction with development phasing to meet the delivery demands in Orange County. Since 2008, the Groundwater Replenishment System Project, developed by the Orange County Water District (OCWD) and the Orange County Sanitation District (OCS), has added 72,000 acre-feet to the groundwater basin every year. With increased water carrying capacity, this and other local and state/regional enhancements should lessen water-related constraints to new construction of housing in the Orange County market.

- **Sewer:** The collection, treatment, and disposal of wastewater in Orange County are undertaken by special districts and local governments. The County is not a provider of sewer service. The OCS collects and treats wastewater for the northern and central areas of Orange County. There are seven districts that presently serve numerous cities plus Unincorporated areas within the Districts' boundaries. The Districts' facilities collect the sewage from local cities, sanitary districts, County water districts, and sewer maintenance districts. Wastewater is then transported through the Districts' trunk sewers to the two major treatment facilities located in Fountain Valley. In the South County, sanitation services are provided by the South Orange County Wastewater Authority (SOCWA). SOCWA has ten member agencies and owns or operates four treatment facilities. The authority for sewer services in Unincorporated areas not served by sanitary or water districts rests with the Orange County Board of Supervisors. The funding for sewer services is provided by property taxes, augmentation funds, user fees, or investment income from reserves.

With these complex, coordinated infrastructure systems, the ability of the various special sewer districts to expand treatment capacities in an incremental fashion, as well as to construct new facilities where needed, has facilitated its rapid growth.

Most wastewater management agencies have long-range plans to address needed plant expansion/upgrading, based on anticipated population growth within their service areas. As a result of these, and comprehensive water supply studies such

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as the County Water Plan, the County’s wastewater/sewage infrastructure should not serve as a direct constraint to the production of housing to meet the anticipated demand from population growth.

- **Flood Control:** Orange County’s flood control effort is divided among three major areas: Tri-County system (San Bernardino, Riverside and Orange Counties), regional system, and local drainage program. With respect to the regional system, the Orange County Flood Control District (OCFCD) is empowered to construct and maintain flood control works to prevent or minimize loss of life and property caused by flooding, and for water conservation. In the County’s local drainage program, the storm drains are normally smaller facilities that collect drainage from local streets. In new developments, local drainage facilities are constructed by developers in accordance with master plans of drainage. In many older parts of Orange County, however, local systems were not built due to lack of major systems to accept their discharge. Limited funding from the County’s General Fund or the Road Fund is used to implement local storm drains.
- **OC Public Works – Flood Programs** is responsible for implementing the Flood Control District’s funded activities program, which includes the design, construction, operation, and maintenance of regional flood control facilities. Flood Control District revenue is obtained mainly from property taxes. The amount of Flood Control District revenue derived from property taxes is based on the average percentage received during the three years prior to the passage of Proposition 13, plus a proportionate share of the subsequent tax base growth. A main charge of the OC Public Works Flood Programs is providing flood protection countywide. The Santa Ana River Project is the largest and most expensive such project. During 1999, for example, construction was completed on the Seven Oaks Dam and channel improvements throughout Orange County. These improvements now provide protection from flooding up to the 100-year magnitude for most of Orange County residents and businesses.

While not a direct constraint, the continued monitoring and implementation of the 1987 Clean Water Act will help guide new development, steering it away from areas that may be susceptible to flood damage. The County’s available flood control infrastructure, along with continued flood plain management and successive implementation of the Flood Control District’s master plan, should minimize any undue constraints to the production of affordable and/or market rate housing in the County.

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***Land Costs***

Land represents one of the most significant components of the cost of new housing. Land values fluctuate with market conditions and the recent downturn in the housing market has affected land values negatively. Changes in land prices reflect the cyclical nature of the residential real estate market, and home prices and land values have experienced an increase in 2020 compared to previous years.

Land costs can also pose a significant constraint to the development of affordable and moderate-income housing and represents a significant cost component in residential development. Land costs may vary depending on whether the site is vacant or has an existing use that must be removed. Similarly, site constraints such as environmental issues (e.g., soil stability, seismic hazards, flooding) can also be factored into the cost of land. A July 2021 Zillow search for lots returned a number of properties ranging from \$20 million for 35.96 acres east of Brea, \$10,500,000 for 6,534 square feet in Emerald Bay, to \$75,999 for 0.81 acres in Silverado Canyon. The average cost of land in Unincorporated Orange County is \$20.89 per square foot. The holding cost of land during construction also adds to the price of housing. Holding costs vary depending on interest rates for acquisition and development loans. Interest rates are beyond the control of local jurisdictions. Reducing processing times for building permits in most jurisdictions can lessen land holding costs. However, the County's processing times are already among the most efficient in Orange County, and to reduce them further may compromise the County's ability to protect public health and safety.

Other factors affecting the costs of land include overall availability of developable lots within a given sub-region; environmental site conditions and constraints; public service and infrastructure availability; aesthetic considerations such as views, terrain, and vegetation; the proximity to urban areas; parcel size; and existing housing inventory. As a result of the proliferation of short-term rentals in the community, the County adopted short-term rental regulations to track and monitor these units as part of its Comprehensive Zoning Code Update adopted in July 2020. Since its inception [through June 30, 2023, 76](#) short-term rental permits have been approved; subsequently, the short-term rental regulations have a minimal impact on the cost and supply of housing.

Most importantly, land availability and permitted development density determine land prices. As land becomes scarcer, the price of land increases. And in related fashion, land prices have a positive correlation with the number of units permitted on each lot – that is, the more units permitted under General Plan land use guidelines, the higher the value of that land. In addition, more remote areas generally have less expensive (and larger tracts) of land, while smaller, more expensive parcels are typically located closer to urbanized areas. The County cannot control land prices, as they are set in the marketplace and are governed by such factors as speculation, demand, supply, and location.

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***Construction Costs***

Construction costs vary widely according to the type of development, with multifamily housing generally less expensive to construct than single-family homes on a square-foot and per unit basis. However, there is variation within each construction type, depending on unit size and the quantity and quality of amenities provided. One indicator of construction costs is Building Valuation Data compiled by the International Code Council (ICC). The ICC was established in 1994 with the goal of developing a single set of national model construction codes, known as the International Codes or I-Codes. The ICC updates the estimated cost of construction at six-month intervals and provides estimates for the average cost of labor and materials for typical Type VA protected wood frame housing, which is commonly used in the construction of newer apartment buildings with no exposed wood visible. Estimates are based on “good-quality” construction, providing for materials and fixtures well above the minimum required by state and local building codes.

In August 2020, the ICC estimated the average per square foot cost for good-quality housing was approximately \$118.57 for multifamily housing, \$131.24 for single-family homes, and \$148.44 for residential care/assisted living facilities. Construction costs for custom homes and units with extra amenities are higher. Construction costs are dependent upon materials used and building height, as well as regulations set by the County’s adopted Zoning Code, Building Code, and Fire Code. For example, according to the ICC, constructing an accessory dwelling unit (ADU) or converting a garage space for residential use using a Type VB unprotected wood framed housing, which often has exposed wood so there is no fire resistance, would cost about \$123.68 per square foot. Although construction costs are a significant portion of the overall development cost, they are consistent throughout the region and, when considering land costs, are not considered a major constraint to housing production in Orange County.

A reduction in the construction costs can be brought about in several ways. One such method is a reduction in amenities and quality of building materials in new homes (still above the minimum acceptability for health, safety, and adequate performance), which may result in lower sales prices. State Housing Law provides that local building departments can authorize the use of materials and construction methods if the proposed design is found to be satisfactory and the materials or methods are at least equivalent to that prescribed by the applicable building codes.

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**SECTION 3 – CONSTRAINTS**

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***Cost and Availability of Financing***

The availability of financing affects a person’s ability to purchase or improve a home. The availability of financing in a community depends on a number of factors, including the type of lending institutions active in a community, lending practices, rates and fees charged, laws and regulations governing financial institutions, and equal access to such loans. Under the Home Mortgage Disclosure Act (HMDA), lending institutions are required to disclose information on the disposition of loan applications and the income, gender, and race of loan applicants. Lending activity is reviewed to determine if home financing is made available to all residents of a community. Data related to the disposition of loan applications submitted per the 2019 HMDA report from the Consumer Finance Protection Bureau for home purchase, home improvement, and refinancing in the Anaheim-Santa Ana-Irvine Metropolitan Statistical Area (MSA)/Metropolitan Division (MD) is contained below in **Table 3-9**.

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**Table 3-9**  
**Disposition of Loan Applications by Race/Ethnicity**  
**Anaheim-Santa Ana-Irvine MSA/MD**

Applications by Race/Ethnicity	% Approved	% Denied	% Other	Total (Count)
<b>LESS THAN 50% OF MSA/MD MEDIAN</b>				
American Indian and Alaska Native	26.2%	52.3%	23.1%	65
Asian	33.9%	42.5%	26.7%	1,382
Black or African American	41.6%	33.7%	25.8%	89
Native Hawaiian or other Pacific Islander	25.0%	44.2%	30.8%	52
White	45.6%	31.2%	26.1%	5,240
Hispanic or Latino	37.9%	38.2%	26.8%	1,566
<b>50-79% OF MSA/MD MEDIAN</b>				
American Indian and Alaska Native	38.1%	34.0%	29.9%	97
Asian	53.3%	25.3%	29.4%	3,153
Black or African American	43.4%	19.1%	41.4%	152
Native Hawaiian or other Pacific Islander	49.4%	39.8%	16.9%	83
White	54.5%	23.3%	27.6%	8,677
Hispanic or Latino	47.6%	27.7%	29.3%	3,245
<b>80-99% OF MSA/MD MEDIAN</b>				
American Indian and Alaska Native	51.4%	25.7%	31.4%	35
Asian	59.5%	19.2%	29.3%	1,495
Black or African American	52.9%	22.1%	30.9%	68
Native Hawaiian or other Pacific Islander	43.5%	13.0%	43.5%	23
White	61.9%	17.2%	26.1%	3,873
Hispanic or Latino	54.0%	21.4%	29.1%	1,347
<b>100-119% OF MSA/MD MEDIAN</b>				
American Indian and Alaska Native	48.9%	22.7%	29.5%	88
Asian	62.3%	15.6%	28.8%	4,820
Black or African American	55.6%	20.1%	28.6%	234
Native Hawaiian or other Pacific Islander	49.4%	27.6%	31.0%	87
White	66.2%	13.8%	25.1%	12,607
Hispanic or Latino	60.8%	16.4%	26.8%	3,398
<b>120% OR MORE OF MSA/MD MEDIAN</b>				
American Indian and Alaska Native	59.2%	13.0%	32.0%	169
Asian	62.8%	12.9%	29.0%	17,800
Black or African American	57.7%	17.3%	27.2%	624
Native Hawaiian or other Pacific Islander	64.2%	11.4%	26.8%	254
White	68.3%	11.3%	24.9%	49,811
Hispanic or Latino	64.6%	13.3%	26.7%	6,095
<i>Source: Consumer Financial Protection Bureau, Disposition of loan applications, by Ethnicity/Race of applicant, 2019.</i>				

**SECTION 3 – CONSTRAINTS**

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Lending practices are another economic factor that may influence access to housing opportunities. **Table 3-9** displays the disposition of loan applications for the Anaheim-Santa Ana-Irvine MSA/MD, per the 2019 Home Mortgage Disclosure Act (HMDA) report. Key findings, as shown in the table, include:

- Very low-income applicants (less than 50% of the MSA/MD median income) are more likely to have a loan application denied. The highest rates of denial were amongst those who identify as American Indian/Alaska Native (52.3%) and Native Hawaiian or Other Pacific Islander (44.2%).
- Above moderate-income applicants (at least 120% of the MSA/MD median income) experienced the highest rates of loan approvals. Within this income category, those who identify as White had the lowest percentage of denied applications (11.3%), while those who identify as Black or African American had the highest percentage of denials (17.3%).
- Across all income categories, applicants who identified as White had the highest rates of loan approvals.
- Overall, applicants who identified as White made the majority of all loan applications, followed by applicants who identified as Asian, then Hispanic, or Latino.

According to the data, above moderate income applicants (earning 120% or more of the MSA/MD median income) had the highest rates of loans approved. Of that income category, applicants who reported white had the highest percentage of approval and the number of applications. Very low-income applicants in the less than 50% of the MSA/MD median income categories showed higher percentages of denied loans than loans originated. According to the data, applicants who reported white were, on average, more likely to be approved for a loan than another race or ethnicity.

## SECTION 4 – AFFIRMATIVELY FURTHERING FAIR HOUSING

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### 4. AFFIRMATIVELY FURTHERING FAIR HOUSING

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California Assembly Bill 686 (AB 686) established new requirements for all California jurisdictions to ensure that local laws, programs, and activities affirmatively further fair housing. All Housing Elements due on or after January 1, 2021, must contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Further Fair Housing Final Rule of April 23, 2020. The Bill added an assessment of fair housing to the Housing Element which includes the following components:

- A summary of fair housing issues and assessment of the jurisdiction’s fair housing enforcement and outreach capacity.
- An analysis of segregation patterns and disparities in access to opportunities.
- An assessment of contributing factors.
- An identification of fair housing goals and actions.

Fair housing is a condition in which individuals of similar income levels in the same housing market have like ranges of choice available to them regardless of race, color, ancestry, national origin, age, religion, sex, disability, marital status, familial status, source of income, sexual orientation, or any other arbitrary factor. Under State law, affirmatively further fair housing means “taking meaningful actions, in addition to combatting discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. These characteristics can include, but are not limited to race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability. State law also prohibits discrimination in the development process or in real property transactions, and it is the County’s policy to uphold the law in this regard.

On June 23, 2020, the Board of Supervisors approved the FY 2020-24 County of Orange Analysis of Impediments to Fair Housing (Orange County AI). The purpose of this document is to affirmatively further fair housing opportunities, and is required for communities that administer federal programs, such as Community Development Block Grant (CDBG), Emergency Solution Grant (ESG), and HOME Investment Partnership (HOME) grants.

The Lawyers’ Committee for Civil Rights Under Law (Lawyers’ Committee), in consultation with Orange County jurisdictions and with input from a wide range of stakeholders through a community participation process, prepared the Orange County AI. Stakeholders included tenants, landlords, homeowners, fair housing organizations, civil rights and advocacy organizations, legal and social services providers, housing developers, and industry groups. The Lawyers’ Committee met with stakeholders throughout the County, organized community meetings, and help focus group meetings with nonprofit organizations and government officials.

As included in the Orange County AI, the federal Fair Housing Act (FHA) and the California Fair Employment and Housing Act (FEHA), including FEHA Regulations, protects residents



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**SECTION 4 – AFFIRMATIVELY FURTHERING FAIR HOUSING**

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from discrimination on the basis of race, color, religion, national origin, sex/gender, handicap/disability, familial status, marital status, ancestry, source of income, sexual orientation, and arbitrary discrimination.

The Orange County AI is a thorough examination of structural barriers to fair housing choice and access to opportunity for members of historically marginalized groups protected from discrimination by the FHA. The Orange County AI also outlines fair housing priorities and goals to overcome fair housing issues. In addition, the Orange County AI lays out meaningful strategies that can be implemented to achieve progress towards the County’s obligation to affirmatively further fair housing.

In summary, the Orange County AI recognizes that “[w]thin both Orange County and the broader Region, most racial or ethnic minority groups experience higher rates of housing problems, including but not limited to severe housing cost burden, with monthly housing costs exceeding 50% of monthly income, than do non-Hispanic White households. In Orange County, Hispanic households are most likely to experience severe housing cost burden; in the Region, it is Black households.” In the Orange County AI context, Orange County includes all areas and cities, not just unincorporated.

As required by federal regulations, the Orange County AI draws from various federal, state, and local sources to conduct an analysis of fair housing issues such as patterns of integration and segregation of members of protected classes, racially or ethnically concentrated areas of poverty regionally, disparities in access to opportunity for protected classes, and disproportionate housing needs.

The Orange County AI discusses two main impediments to fair housing: (1) public sector impediments which include housing discrimination, reasonable modifications and accommodations, and zoning regulations, and (2) private sector impediments, which include advertising, hate crimes, and real estate and lending practices. The analysis also examines publicly supported housing in each city as well as fair housing issues for persons with disabilities. Private and public fair housing enforcement, outreach capacity, and resources are evaluated as well. The Orange County AI identifies contributing factors to fair housing issues and steps to be taken by each jurisdiction to overcome these barriers.

The Orange County AI is part of the basis of the County’s Affirmatively Furthering Fair Housing analysis in this Housing Element. As a part of the Housing Element, the County considers protected class (such as race, ethnicity, income, etc.) and opportunity indicators as key factors in fair housing. Federal, state, and local data provide regional context, background information and supportive data which helps the County to understand fair housing issues and to identify key fair housing factors for Orange County. The sections below use available data to identify key trends and local contributing factors to fair housing.

This Section incorporates elements of the Orange County AI as they are applicable to specific sections herein. The complete Orange County AI is attached as Appendix D.

## SECTION 4 – AFFIRMATIVELY FURTHERING FAIR HOUSING

### Fair Housing Outreach and Enforcement Capacity

The County has committed to complying with the following laws related to fair housing:

- **Title VI of the Federal Civil Rights Act of 1964:** provides that no person shall be excluded from participation, denied program benefits, or subject to discrimination based on race, color, and/or national origin under any program or activity receiving Federal financial assistance.
- **Title VIII of the Civil Rights Act of 1968 (The Federal Fair Housing Act):** prohibits discrimination in housing on the basis of race, color, religion, sex, age, and/or national origin. This law also requires actions which affirmatively promote fair housing.
- **Section 109 of Title 1 of the Housing and Community Development Act of 1974:** provides that no person shall be excluded from participation (including employment), denied program benefits, or subject to discrimination on the basis of race, color, national origin, or sex under any program or activity funded in whole or in part under Title I of the Act.
- **Unruh Civil Rights Act:** protects residents from discrimination by all business establishments in California, including housing and accommodations.
- **Ralph Civil Rights Act (California Civil Code Section 51.7):** forbids acts of violence or threats of violence on the basis of race, color, religion, ancestry, national origin, age, disability, sex, sexual orientation, political affiliation, or position in a labor dispute.
- **Bane Civil Rights Act (California Civil Code Section 52.1):** protects residents from interference by force or threat of force with an individual’s constitutional or statutory rights, including a right to equal access to housing.
- **California Civil Code Section 1940.3:** prohibits landlords from questioning potential residents about their immigration or citizenship status.
- **Government Code Sections 11135, 65008, and 65580-65589.8:** prohibit discrimination in programs funded by the State and in any land use decisions. Recent additions related to housing for special needs groups include Housing for persons with disabilities (SB 520); Housing for homeless persons, including emergency shelters, transitional housing, and supportive housing (SB 2); Housing for extremely low-income households, including single-room occupancy units (California Assembly Bill 2634, AB 2634); Housing for persons with developmental disabilities (California Senate Bill 812, SB 812).

## SECTION 4 – AFFIRMATIVELY FURTHERING FAIR HOUSING

### Outreach

In terms of outreach related to Fair Housing, the Unincorporated areas are served by the Fair Housing Council of Orange County (FHCOC), a private non-profit fair housing group, which is under contract to the County to administer a wide variety of fair housing services to residents of Unincorporated Orange County. FHCOC provides fair housing outreach services which include:

- Serving as a fair housing resource, including implementation of an affirmative fair housing marketing plan, testing, and complaint verification.
- Responding to citizen complaints regarding violation of fair housing laws.
- Providing tenant-landlord counseling.
- Promoting community awareness of tenant-landlord rights and responsibilities.
- Reporting quarterly to the County on complaint processing.
- Providing fair housing education to residents, County staff, community organizations, agencies, and service providers.
- Increasing awareness of affordable housing in high opportunity areas.
- Inhibiting displacement of low- and moderate-income residents, seniors, and people with disabilities.
- Increasing community integration for persons with disabilities.
- Ensuring equal access to housing for persons in protected classes, who are disproportionately likely to be lower-income and likely to experience homelessness.
- Expanding access to opportunities for protected classes.

On behalf of the County of Orange for the Unincorporated areas, the FHCOC investigates housing discrimination complaints, assists complainants with referrals to government enforcement agencies and assists in, or becomes a party to, litigation aimed at halting illegal discriminatory housing practices.” Since 1965, the FHCOC has worked to eliminate housing discrimination and guarantee the rights of all people to freely choose the housing for which they qualify in the area they desire.

FHCOC provides programs such as fair housing enforcement and education, landlord/tenant counseling, and mediation and homebuyer HUD counseling for the County of Orange. For fiscal year (FY) 2020-21, the County of Orange allocated \$52,000 in CBDG funds to the FHCOC to perform the following outreach and enforcement for residents of the Unincorporated areas:

- Fair Housing Enforcement including the investigation of housing related discrimination complaints, assisting complainants with referrals to government

## SECTION 4 – AFFIRMATIVELY FURTHERING FAIR HOUSING

enforcement agencies, and assisting with and/or becoming a party to, litigation aimed at halting illegal discriminatory housing practices.

- Fair Housing Training to residents, County staff, community organizations, agencies, and service providers.
- HUD Counseling to provide information on a wide range of topics including, but not limited to, rental assistance programs, mortgage default/foreclosure prevention, and the home buying process.
- Landlord/Tenant Counseling that provides counseling regarding housing rights, obligations and laws, and answers questions about the rights and obligations of landlords or tenants.

Fair housing services are offered by FHCOC via phone, email, or in-person at the FHCOC office in Santa Ana, CA. FHCOC provides language services to people whose primary language is not English as well as reasonable accommodation services to person with disabilities to ensure that fair housing assistance is accessible to all.

In addition, FHCOC held 32 training sessions for rental property owners/managers and presented 16 fair housing seminars and 70 general fair housing workshops to members of the public.

During 2021-2022, the FHCOC regionally conducted or participated in 67 virtual and 21 in-person education and/or outreach activities, reaching a culturally and ethnically diverse audience, in which they made participants aware of fair housing laws and counseling services (including services to help households improve their readiness for a home purchase). Because of the COVID-19 pandemic-driven need to engage with participants virtually, 52 of the virtual activities were not specific to residents of the Urban County jurisdiction, but they were all available to those residents.

Regionally, about 2,400 people were contacted or served by these activities during 2021-2022. Through its various regional outreach efforts FHCOC distributed over 19,800 information pieces on fair housing, its services, and other housing-related topics, in either English, Spanish or Vietnamese. A significant number of these items were distributed electronically, with the rest mainly distributed via mail or bulk delivery. Additionally, throughout Orange County FHCOC held 12 virtual training sessions for rental property owners/managers. FHCOC presented 2 virtual fair housing seminars for housing providers in cooperation with the Apartment Association of Orange County (AAOC). Nineteen general fair housing workshops intended for participation by both/either housing consumers and providers throughout Orange County were provided. Due to the virtual nature of these workshops none were specific to residents of the Unincorporated areas, but they were largely available to those residents.

During 2021-2022, FHCOC continued efforts to promote housing affordability within Orange County. It provided services and outreach to organizations involved in the creation and preservation of affordable housing. These groups included the Kennedy Commission, Mental

## SECTION 4 – AFFIRMATIVELY FURTHERING FAIR HOUSING

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Health Association of Orange County, Radiant Health (formerly Aids Services Foundation), Affordable Housing Clearinghouse, Jamboree Housing Corporation, Mercy House, South County Outreach, Families Forward, Orange County Congregations Community Organizations, and Orange County Community Housing Corporation.

The FHCOC produces and provides written fair housing related materials in English, Spanish and Vietnamese to the persons in Orange County. FHCOC also undertakes specific virtual outreach efforts to immigrant populations in low-income neighborhoods. On a regional basis, an estimated 870 limited English proficiency (LEP) households were served during the 12-month program period in 2021-2022, through a combination of telephonic contact and virtual education and outreach activities. FHCOC also continued to implement activities under HUD Fair Housing Initiatives Program grants, for both education and outreach and fair housing enforcement. These program efforts specifically targeted fair housing services to persons with disabilities, minority groups and immigrant communities, especially immigrants with limited English proficiency. Program efforts included a fair housing testing program that sought to involve members of immigrant populations with limited English proficiency, both for purposes of enforcing fair housing laws as testers and as a vehicle to increase outreach to these populations.

Through its status as a HUD-approved Housing Counseling agency, FHCOC also assists individuals, including those with limited English proficiency (LEP), with various housing related problems. During 2021-2022, this included being available to counsel and assist those who had received loans with documents, all prepared in English, which had terms that were different from what they believed or were informed they were obtaining, or of which they had less than a full understanding. Many of the other counseling activities under its HUD-approved Housing Counseling also assisted individuals with LEP.

### **Fair Housing Enforcement**

During the 2015-2019 reporting period, County-wide, the FHCOC staff received 363 allegations of housing discrimination countywide and opened 179 cases where the allegations seemed sufficiently meritorious to warrant further investigation and/or action. In the Unincorporated areas, this included the successful resolution of the following complaints:

1. Protected Class Disability - Mental  
Requesting Assistance for approval of reasonable accommodation to approve emotional support animal. The request was granted with no other issues pending and the case was closed.
2. Protected Class Race – White
3. Protected Class Race – White
4. Protected Class Race - White

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These four complaints were filed with HUD. The complainants received a notice to terminate tenancy. This case was then forwarded to DFEH and mediated with a small monetary settlement for each complainant. All notices to terminate tenancy were rescinded and cases were closed.

During 2021-2022, on a regional basis, FHCOC staff performed 176 intakes regarding fair housing issues, which resulted in receipt of 128 allegations of housing discrimination and the opening of 61 case files, where the allegations seemed sufficiently meritorious to warrant further investigation and/or action. FHCOC also counseled or informed another 67 clients regarding fair housing law and/or rights. Thirty intakes and 25 allegations arose from Orange County, resulting in the opening of 11 cases involving housing in Orange County (not unincorporated specifically). On a regional basis, FHCOC also conducted 116 paired telephonic, systemic tests for discriminatory rental housing practices. An additional 8 paired systemic tests of real estate agents and 6 paired systemic pre-application tests of lenders were conducted telephonically. While all such systemic testing would normally be conducted in person, COVID-19 pandemic restrictions necessitated they be conducted via telephone only. Seventeen systemic rental tests involved locations in the Urban County jurisdiction. Furthermore, 20 paired telephonic or relay supported test were conducted regionally to assess discrimination of possible discrimination against housing seekers who are deaf or hard of hearing. FHCOC also conducted 5 assessments of compliance with accessibility requirements for persons with disabilities at covered multifamily properties built within the last two years.

On a regional basis, during 2021-2022, activities provided by FHCOC included assisting 3,168 unduplicated households addressing 9,875 issues, disputes and/or inquires.

During 2021-2022, on a regional basis, 15 inquiries regarding reasonable accommodations and modifications were received by FHCOC that resulted in casework beyond basic counseling. Overall, 10 of the 15 clients requested and received a reasonable accommodation, with 4 still pending and one where the client did not pursue the matter. Of those that are pending, any that are effectively and improperly denied will likely be referred as an administrative complaint filed with the Fair Housing and Equal Opportunity (FHEO) Office of the U.S. Department of Housing and Urban Development. Another 104 households were counseled on issues involving reasonable accommodation of a disability-related need at their housing.

Orange County rentals listed on Craigslist are also monitored by FHCOC for discriminatory content. Any discriminatory advertisements were flagged as prohibited and FHCOC responded to these ads through Craigslist's reply mechanism to inform the poster of possible discriminatory content. In most instances it was not possible to identify the property address and the identity of the individual making the posting. When possible FHCOC also brought these ads to the attention of Craigslist to hasten their removal, although the Craigslist reporting mechanism is no longer simple. When investigation was found to be feasible, the ad was referred to FHCOC's investigators for possible enforcement action. Other on-line rental advertising sites (e.g., OC

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Register, LA Times, Westside Rentals, Zillow, etc.) were sporadically monitored; however, the lack of an efficient text search function on these sites made monitoring them less practical. Without exception, among the ‘apt / housing’ Craigslist rental listings, the identified problematic postings indicated restrictions about children under the age of 18 or improper preference for seniors or ‘older adults’ for housing opportunities that did not appear to qualify as housing for older persons (age 55 and over). Overt racial or national origin discrimination in postings was not observed.

Advertising in the ‘rooms / shared’ area of Craigslist was observed to have a higher incidence of stated preferences that violated fair housing law. However due to the practical aspects of resource limitations and case law considerations of shared housing situations, most were not acted upon. With the change in California law effective January 1, 2020, that expanded ‘source of income’ protections to individuals who use forms of housing rent assistance, such as the Housing Choice Voucher (often called ‘Section 8’), FHCOC had previously identified numerous Craigslist postings that contained discriminatory language regarding the use of housing rental assistance. In the 2021-2022 program year, FHCOC did not find any Craigslist postings for Orange County rentals that discriminated against users of a Housing Choice Voucher, even though this continued to be an issue in other parts of Southern California.

FHCOC’s website currently has an on-line housing discrimination complaint-reporting tool that generates an email to FHCOC. It is also used for other, non-discrimination, housing-related issues. The County of Orange has a link to the FHCOC website where residents can access this information.

### **Analysis of Federal, State, and Local Data and Local Knowledge**

As a part of the Housing Element, the County considers protected class (such as race, ethnicity, income, etc.) and opportunity indicators as key factors that influence fair housing. Federal, state, and local data provide regional context, background information and supportive data which helps the County to understand fair housing issues and to identify key fair housing factors for Orange County. The section below uses available data to identify key trends and local contributing factors to fair housing.

#### ***Integration and Segregation Patterns and Trends Related to People With Protected Characteristics and Lower Incomes***

The dissimilarity index is the most commonly used measure of segregation between two groups, reflecting their relative distributions across neighborhoods (as defined by census tracts). The index represents the percentage of the minority group that would have to move to new neighborhoods to achieve perfect integration of that group. An index score can range in value

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from 0%, indicating complete integration, to 100%, indicating complete segregation. An index number above 60 is considered to show high similarity and a segregated community.

It is important to note that segregation is a complex topic, difficult to generalize, and is influenced by many factors. Individual choices can be a cause of segregation, with some residents choosing to live among people of their own race or ethnic group. For instance, recent immigrants often depend on nearby relatives, friends, and ethnic institutions to help them adjust to a new country. Alternatively, when White residents leave neighborhoods that become more diverse, those neighborhoods can become segregated. Other factors, including housing market dynamics, availability of lending to different ethnic groups, availability of affordable housing, and discrimination can also cause residential segregation.

**Figure 4-1** shows the dissimilarity between each of the identified race and ethnic groups and in Santa Ana-Anaheim-Irvine, CA Metropolitan Division's population. The higher scores indicate that the two groups tend to live in different tracts. The White population within Orange County makes up most of the County's population with approximately 61% identifying as White alone (non-Hispanic or Latino) according to 2019 American Community Survey (ACS) 5-Year estimates.

Those who identify as Hispanic, and White were the most likely to live in different tracts. In 1990, White-Hispanic dissimilarity was 42.3 and increased to 54.1 in 2010 both considered a moderate level of segregation. While those who identify as Black and Asian were less likely to live in different tracts. In 1990 White-Asian dissimilarity was 40.3 which was considered a moderate level of segregation while in 2010 the dissimilarity decreased by 7.5 and is considered to be fairly low.

Similarly, to the Santa Ana-Anaheim-Irvine, CA Metropolitan Statistical Area, the San Diego-Carlsbad-San Marcos, CA Metropolitan Statistical Area the population who identified as Hispanic and White were the most likely to live in different tracts. In 1990 White-Hispanic dissimilarity was 41.8 and increased to 49.6 in 2010 both considered a moderate level of segregation. The San Diego-Carlsbad-San Marcos, CA Metropolitan Statistical Area's population who identified as Black and Hispanic were less likely to live in different tracts. In 1990 Black-Hispanic dissimilarity was 49.6 and decreased to 36.7 in 2010 both considered a moderate level of segregation.

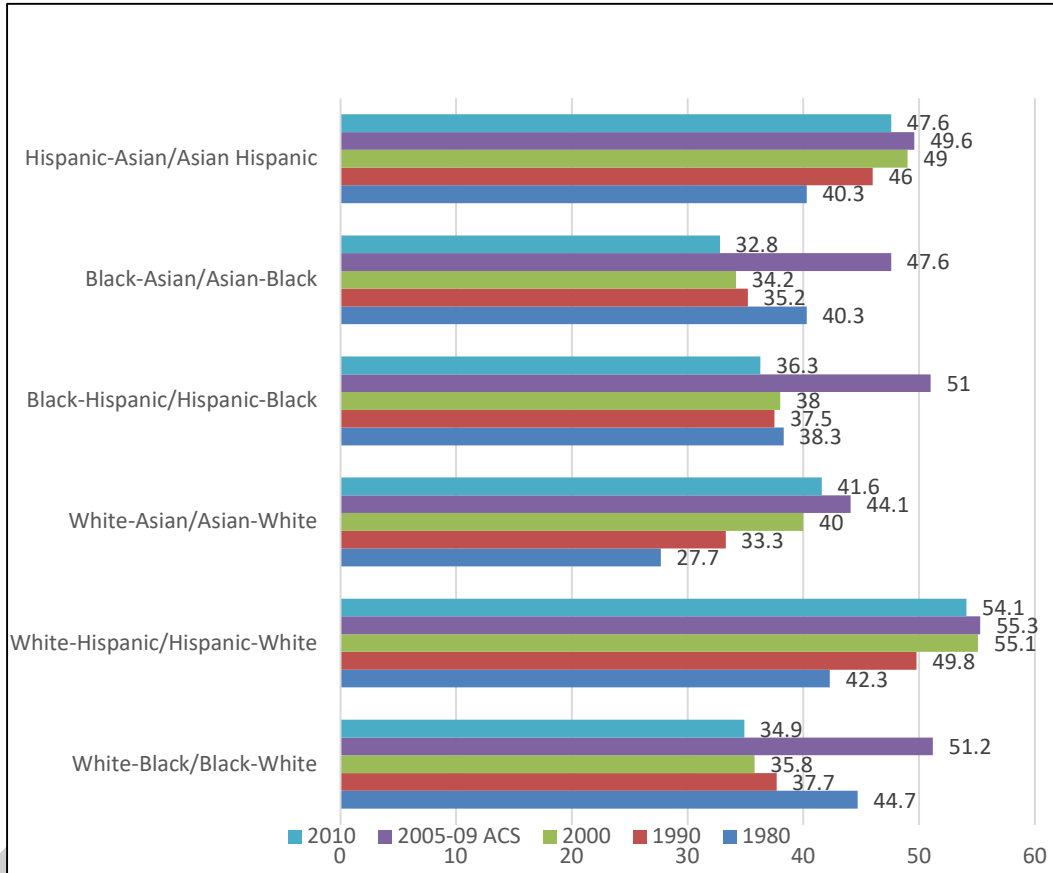
The California Department of Housing and Community Development (HCD) considers dissimilarity index scores above 30 as moderate segregation and scores above 60 high segregations. In 2020, as shown by Figure 4-1, there were no areas of segregation in the Metropolitan area. While the County has no racial or ethnic populations with a dissimilarity index above 60, all populations aside from those identifying as two or more races have a score above 30. This means almost all groups experience moderate segregation from the White population. While segregation may be a result of ethnic enclaves or persons of similar cultures living nearby, there is often increased likelihood that segregated areas have fewer access to



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essential resources. As part of the County’s efforts to further fair housing, the County will consider increased targeted outreach to the County’s minority residents.

**Figure 4-1  
Dissimilarity Index with White Population in  
Anaheim - Santa Ana- Irvine, CA Metropolitan Division**



Source: Brown University, *Spatial Structures in the Social Sciences*

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**Table 4-1**  
**Dissimilarity Index Values by Race and Ethnicity for Orange County**

<u>Racial/Ethnic Dissimilarity Index</u>	<u>1990 Trend</u>	<u>2000 Trend</u>	<u>2010 Trend</u>	<u>Current (2020)</u>
<u>Non-White/White</u>	<u>30.38</u>	<u>34.71</u>	<u>33.58</u>	<u>44.71</u>
<u>Black/White</u>	<u>32.60</u>	<u>33.63</u>	<u>32.27</u>	<u>46.98</u>
<u>Hispanic/White</u>	<u>36.13</u>	<u>41.08</u>	<u>38.18</u>	<u>52.82</u>
<u>Asian or Pacific Islander/White</u>	<u>32.58</u>	<u>34.31</u>	<u>34.82</u>	<u>43.19</u>
<i>Source: Orange County Analysis Of Impediments To Fair Housing Choice, April 2020</i>				

As shown in **Table 4-1** above, overall, Orange County experiences moderate levels of segregation, with significant variances in some individual jurisdictions. The current (2020) Non-White/White value is 44.71, Black/White 46.98, Hispanic/White 52.82, and Asian or Pacific Islander/White 43.19. These values have all increased since 2010, though values had remained consistent from 2000 and 2010. Jurisdictional values tend to indicate low levels of segregation in comparison to Orange County as a whole, but this is due to the spatial distribution of populations across different jurisdictions rather than within different jurisdictions. Areas in central Orange County have the highest Dissimilarity Index values for their populations. Cities of Orange, Santa Ana, and Tustin are particularly affected.

In addition to the Dissimilarity Index, social scientists also use the Isolation and Exposure Indices to measure segregation.

**Table 4-2**  
**Isolation Index Values by Race and Ethnicity, Orange County**

<u>Isolation Index</u>	<u>Current (2020)</u>
<u>White/White</u>	<u>55.16</u>
<u>Black/Black</u>	<u>3.32</u>
<u>Hispanic/Hispanic</u>	<u>52.81</u>
<u>Asian/Asian</u>	<u>31.84</u>
<i>Source: Orange County Analysis Of Impediments To Fair Housing Choice, April 2020</i>	

These indices, when taken together, capture the neighborhood isolation values for different populations vary widely across the county and individual jurisdictions. Values for White residents are generally higher than for other residents, likely due to the larger number of White residents overall. In Orange County, White residents have an Isolation Index value of 55.16, Black residents 3.32, Hispanic residents 52.81, and Asian residents 31.84. Values for the county are sometimes higher than values in individual jurisdictions for White, Hispanic, and Asian residents, again likely due to higher segregation across jurisdictions rather than within them. Isolation values have generally decreased for White residents over time, increased for Hispanic

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and Asian residents, and remained low for Black residents. Hispanic residents have experienced the highest Isolation Index value change over the last few decades. This is partly due to the increasing size of the population in the county.

Contributing factors to segregation include:

- Community opposition
  - Displacement of residents due to economic pressures
  - Lack of community revitalization strategies
  - Lack of private investment in specific neighborhoods
  - Lack of public investment in specific, neighborhoods, including services and amenities
  - Lack of local or regional cooperation
  - Land use and zoning laws
  - Lending discrimination
  - Location and type of affordable housing
  - Loss of affordable housing
  - Occupancy codes and restrictions
  - Private discrimination
  - Source of income discrimination
- Lack of public investment in specific, neighborhoods, including services and amenities<sup>15</sup>

### **Racially or Ethnically Concentrated Areas of Poverty (R/ECAP)**

To assist communities in identifying racially/ethnically concentrated areas of poverty (R/ECAPs), HUD has developed a census tract-based definition of R/ECAPs. The definition involves a racial/ethnic concentration threshold and a poverty test. The racial/ethnic concentration threshold is straightforward: R/ECAPs must have a non-white population of 50% or more. Regarding the poverty threshold, Affirmatively Furthering Fair Housing Data and Mapping Tool (AFFH-T) Data Documentation (June, 2020) defines neighborhoods of extreme poverty as census tracts with 40% or more of individuals living at or below the poverty line.

<sup>15</sup> [Orange County Analysis Of Impediments To Fair Housing Choice, April 2020](#)

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Because overall poverty levels are substantially lower in many parts of the country, HUD supplements this with an alternate criterion. Thus, a neighborhood can be a R/ECAP if it has a poverty rate that exceeds 40% or is three or more times the average tract poverty rate for the metropolitan/micropolitan area, whichever threshold is lower.

Location of residence can have a substantial effect on mental and physical health, education opportunities, and economic opportunities. Urban areas that are more residentially segregated by race and income tend to have lower levels of upward economic mobility than other areas. Research has found that racial inequality is thus amplified by residential segregation. However, these areas may also provide different opportunities, such as ethnic enclaves providing proximity to centers of cultural significance, or business, social networks, and communities to help immigrants preserve cultural identity and establish themselves in new places. Overall, it is important to study and identify these areas to understand patterns of segregation and poverty in the County.

In 1990, one R/ECAP was present in Orange County, along E. La Palma Ave in Yorba Linda. This R/ECAP had a low population, with 82 total residents. 47.56% of the population was Hispanic, 8.54% was Asian, and the remainder were White. By 2000, the R/ECAP present in Orange County had shifted slightly to the West, in the area between E. Orangethorpe Ave and E. Frontera St. This R/ECAP remained sparsely populated, with 302 residents, 19.21% of which were White, 0.99% were Native American, 4.64% Asian or Pacific Islander, and 75.17% Hispanic. The original R/ECAP had a larger Hispanic population than before, and a shrinking White population. Another R/ECAP appeared in the northernmost portion of the University of California, Irvine campus, likely due to the presence of students. The R/ECAP had 2,672 residents, which were 34.73% White, 1.57% Black, 0.41% Native American, 53.41% Asian or Pacific Islander, and 7.49% Hispanic.<sup>16</sup>

By 2010, the R/ECAP in Santa Ana was no longer present. The high level of fluctuation in this R/ECAP indicates that the area hovers around the 40% poverty threshold to qualify as a R/ECAP. The second R/ECAP, which appeared on the University of California, Irvine campus is again likely caused by the presence of diverse students, though increasing poverty is also likely a factor. All the areas with R/ECAPs in the maps above once again were present in the most current map of R/ECAPs, suggesting that these will be continued areas for concern in the future.

**Figure 4-2** below displays the R/ECAP analysis of the Orange County area. The figure shows there are five pockets of racially or ethnically concentrated areas of poverty in the northern and central areas of Orange County; however, none are located within Unincorporated Orange County. There are also R/ECAPs in neighboring communities to the north and to the west. The County is committed to increasing housing mobility throughout Orange County and the region.

<sup>16</sup> [Orange County Analysis Of Impediments To Fair Housing Choice, April 2020](#)

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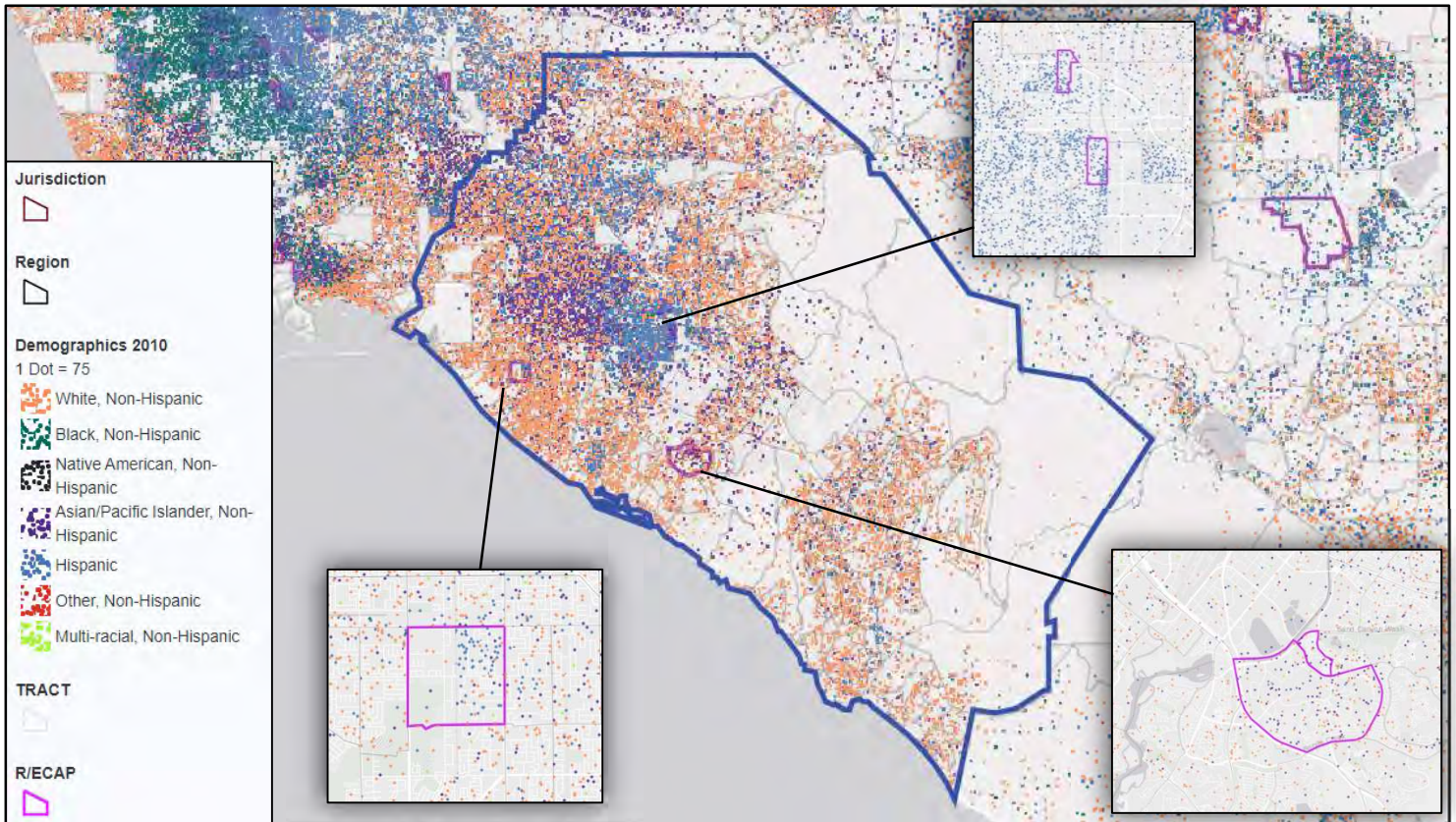
This Housing Element outlines housing opportunities, affordable housing, and fair housing strategies to increase opportunities to all households.

In comparison to Orange County’s 5 R/ECAP areas, San Diego County has 18 R/ECAP areas with the majority located in the south-west region. Additionally, Los Angeles County has 134 R/ECAP areas with the majority located in the south-west portion of the County.

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## SECTION 4 – AFFIRMATIVELY FURTHERING FAIR HOUSING

Figure 4-2  
R/ECAP Areas in Orange County



Source: HUD Affirmatively Furthering Fair Housing Data and Mapping Tool, Data Versions: AFFHT0006, July 10, 2014

While the following may be contributing Factors to R/ECAPs, there are no such areas in the Unincorporated areas of Orange County, thus, addressing these areas is not a priority for the County:

- Community opposition
- Deteriorated and abandoned properties
- Displacement of residents due to economic pressures
- Lack of community revitalization strategies
- Lack of local or regional cooperation
- Lack of private investments in specific neighborhoods
- Lack of public investments in specific neighborhoods, including services or amenities
- Land use and zoning laws

## SECTION 4 – AFFIRMATIVELY FURTHERING FAIR HOUSING

- [Location and type of affordable housing](#)
- [Loss of affordable housing](#)
- [Occupancy codes and restrictions](#)
- [Private discrimination](#)
- [Source of income discrimination](#)<sup>17</sup>

### Disparities in Access to Opportunity

#### *Regional Opportunity Index (ROI)*

The UC Davis Center for Regional Change and Rabobank partnered to develop the Regional Opportunity Index (ROI) intended to help communities understand local social and economic opportunities. The goal of the ROI is to help target resources and policies toward people and places with the greatest need to foster thriving communities. The ROI incorporates both “people” and “place” components, integrating economic, infrastructure, environmental, and social indicators into a comprehensive assessment of the factors driving opportunity.

The ROI: People (**Figure 4-3**) is a relative measure of people's assets in education, the economy, housing, mobility/transportation, health/environment, and civic life as follows:

- **Educational Opportunity:** Assesses people’s relative success in gaining educational assets, in the form of a higher education, elementary school achievement, and regular elementary school attendance.
- **Economic Opportunity:** Measures the relative economic well-being of the people in a community, in the form of employment and income level.
- **Housing Opportunity:** Measures the relative residential stability of a community, in the form of homeownership and housing costs.
- **Mobility/Transportation Opportunity:** Contains indicators that assess a community’s relative opportunities for overcoming rural isolation.
- **Health/Environmental Opportunity:** Measures the relative health outcomes of the people within a community, in the form of infant and teen health and general health.
- **Civic Life Opportunity:** A relative social and political engagement of an area, in the form of households that speak English and voter turnout.

<sup>17</sup> [Orange County Analysis Of Impediments To Fair Housing Choice, April 2020](#)

## SECTION 4 – AFFIRMATIVELY FURTHERING FAIR HOUSING

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The ROI: Place (**Figure 4-4**) is a relative measure of an area's assets in education, the economy, housing, mobility/transportation, health/environment, and civic life as follows:

- **Education Opportunity:** Assesses a census tract's relative ability to provide educational opportunity, in the form of high-quality schools that meet the basic educational and social needs of the population.
- **Economic Opportunity:** Measures the relative economic climate of a community, in the form of access to employment and business climate.
- **Housing Opportunity:** Measures relative availability of housing in a community, in the form of housing sufficiency and housing affordability.
- **Health/Environment Opportunity:** A relative measure of how well communities meet the health needs of their constituents, in the form of access to health care and other health-related environments.
- **Civic Life Opportunity:** Measures the relative social and political stability of an area, in the form of neighborhood stability (living in same residence for one year) and U.S. citizenship.

As the figures show, the majority of Orange County is classified as high opportunity zones with pockets of low opportunity in the north central area. This indicates generally high levels of relative opportunities that people can achieve as well as high levels of relative opportunities that the County provides. **Table 4-3** below identifies the County's overall opportunity indicators compared to the State. The data shows the following key findings:

- The County has higher rates of college educated adults, high school graduates, and University of California (UC)/California State University (CSU) eligible students.
- Orange County residents experience higher employment rates and minimum basic income rates than the State. The County has a higher job availability rate and higher job quality.
- Orange County has a higher homeownership rate, but the cost housing affordability rate is lower than the State.
- Commute times are higher in Orange County, but County residents have higher access to vehicles.
- Overall health and environmental opportunities are comparable to the State. However, Orange County has higher access to prenatal care and health care availability.
- Orange County has comparable voting rates as the State, but Orange County residents have lower English-speaking rates and lower citizenship rates.



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**Table 4-3**  
**Local and State Regional Opportunity Indicators (ROI) for Place and People**

ROI Indicator		Orange County	California
Education	People		
	College Educated Adults	44%	38%
	Math Proficiency	77%	70%
	English Proficiency	72%	65%
	Elementary Truancy	16%	24%
	Place		
	High School Graduation Rate	92%	83%
	UC/CSU Eligibility	48%	41%
	Teacher Experience	54%	36%
	High School Discipline Rate	4%	6%
Economic	People		
	Employment Rate	92%	89%
	Minimum Basic Income	70%	64%
	Place		
	Job Availability	859.93	701.75
	Job Quality	42%	40%
	Job Growth	2%	3%
Bank Accessibility	0.27	0.24	
Housing	People		
	Home Ownership	58%	55%
	Housing Cost Burden	52%	52%
	Place		
	Housing Advocacy	89%	91%
Housing Affordability	0.16	0.19	
Mobility	People		
	Vehicle Availability	90%	86%
	Commute Time	61%	60%
	Internet Access	4.70	4
Health and Environment	People		
	Infant Health	95%	95%
	Birth to Teens	5%	7%
	Years of Life Lost	23.37	29.84
	Place		
	Air Quality	10.44	10.01
	Prenatal Care	90%	83%
	Access to Supermarket	53%	53%
Health Care Availability	2.28	1.76	
Civic Life	People		
	Voting Rates	31%	31%
	English Speakers	87%	88%
	Place		
	US Citizenship	81%	83%
Neighborhood Stability	85%	85%	

Source: UC Davis Center for Regional Change and Rabobank, 2014.

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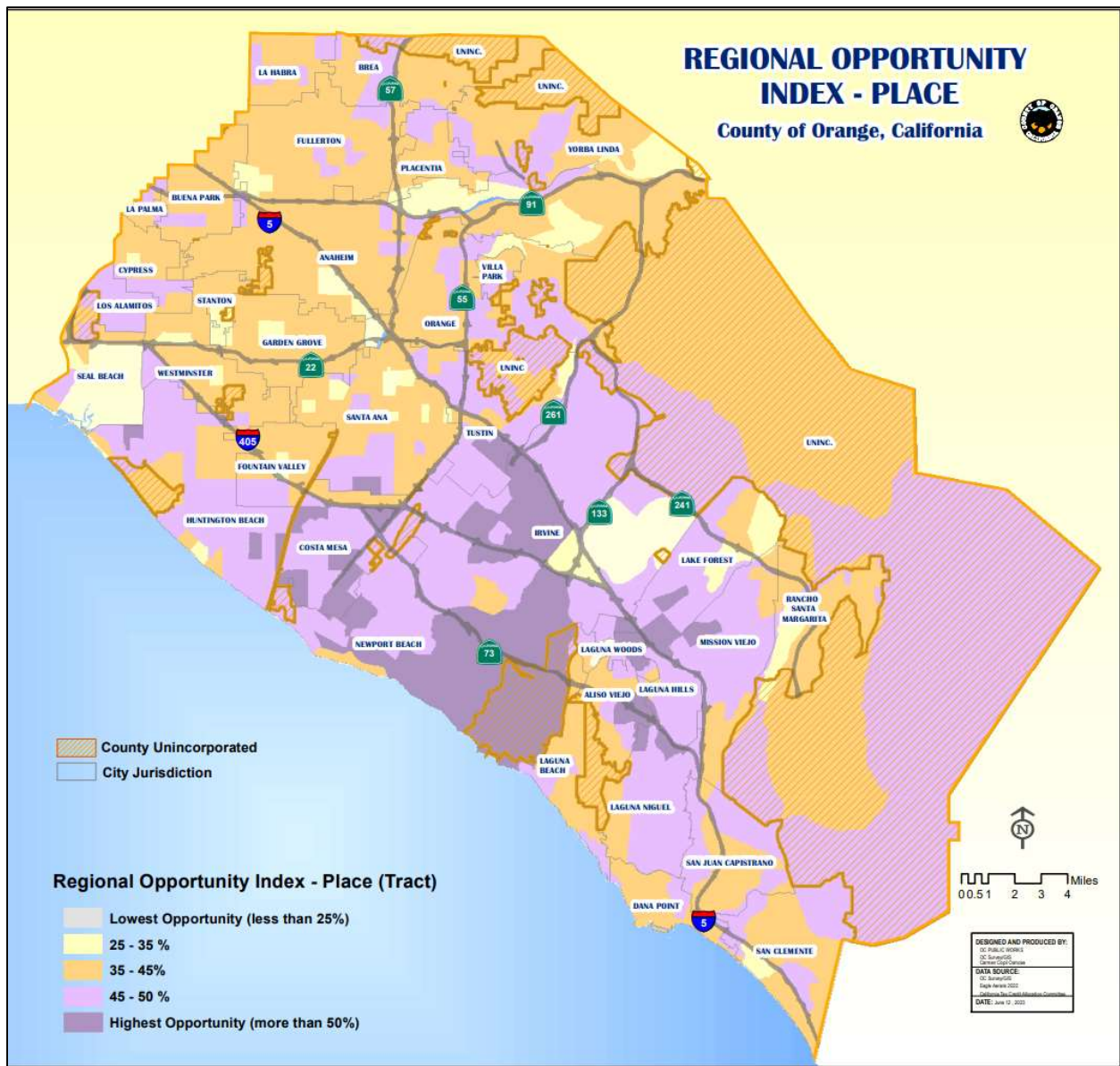
Figure 4-3  
Regional Opportunity Index: People, 2014



Source: UC Davis Center for Regional Change and Rabobank, 2014

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Figure 4-4  
Regional Opportunity Index: Place, 2014



Source: UC Davis Center for Regional Change and Rabobank, 2014

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**SECTION 4 – AFFIRMATIVELY FURTHERING FAIR HOUSING**

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***Opportunity Area Maps***

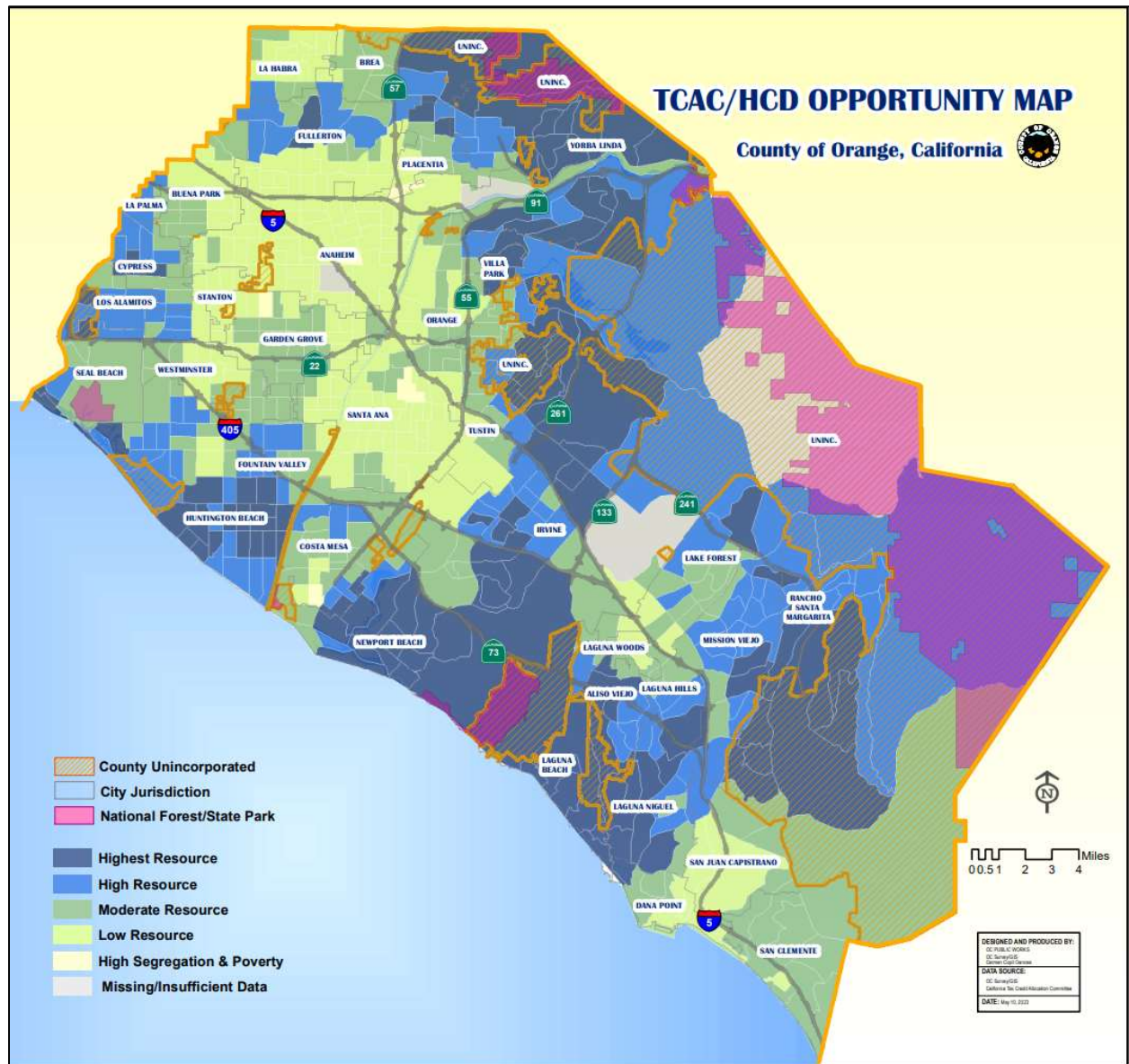
HCD together with the California Tax Credit Allocation Committee (TCAC) established the California Fair Housing Task Force (Task Force) to provide research, evidence-based policy recommendations, and other strategic recommendations to HCD and other related state agencies/departments to further the fair housing goals (as defined by HCD). The Task Force developed the TCAC/HCD opportunity Area Maps to understand how public and private resources are spatially distributed. The Task Force defines opportunities as pathways to better lives, including health, education, and employment. Overall, opportunity maps are intended to display which areas, according to research, offer low-income children and adults the best chance at economic advancement, high educational attainment, and good physical and mental health.

According to the Task Force’s methodology, the tool allocates 20% of the tracts in each region with the highest relative index scores to the “Highest Resource” designation and the next 20% to the “High Resource” designation. Each region then ends up with 40% of its total tracts as “Highest” or “High” resource. These two categories are intended to help State decision-makers identify tracts within each region that the research suggests low-income families are most likely to thrive, and where they typically do not have the option to live—but might, if given the choice.

As shown in **Figure 4-5** below, Orange County has large pockets of low resource and high segregation and poverty areas surrounded by moderate to high resource communities. The Cities of Anaheim, Santa Ana, Westminster, Lake Forest, and San Juan Capistrano have concentrations of low resources areas. The high segregation and poverty areas are mostly found in the north-central region of the County. The County is committed to exploring programs and methods of increasing housing access and opportunity to both existing residents, future residents, and households in nearby areas.

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Figure 4-5  
TCAC/HCD Opportunity Map



Source: California Tax Credit Allocation Committee and Department of Housing and Community Development, 2021.

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***Education Opportunity***

The TCAC/HCD Opportunity Area Maps include education data, as illustrated in **Figure 4-6**. This data represents opportunity levels based on the following four factors:

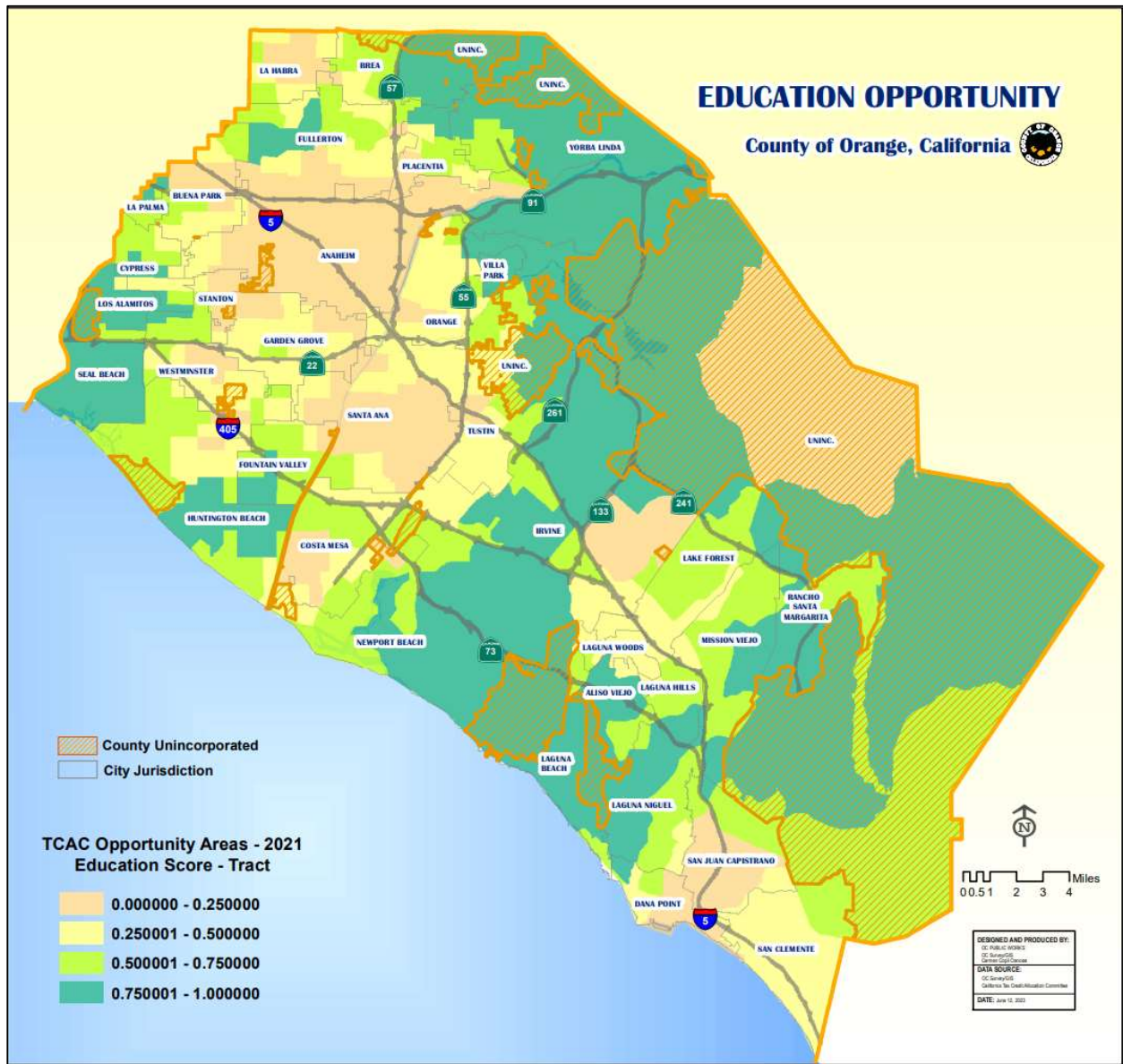
- **Math proficiency** – Percentage of 4th graders who meet or exceed math proficiency standards.
- **Reading proficiency** – Percentage of 4th graders who meet or exceed literacy standards.
- **High school graduation rates** – Percentage of high school cohort that graduated on time.
- **Student poverty rate** – Percentage of students not receiving free or reduced-price lunch.

As **Figure 4-6** shows, Orange County is categorized as having high positive education outcomes in the coastal, southern, and southeastern regions and less positive education outcomes in the more central regions of Orange County. The TCAC methodology for the 2021 analysis sites household income as a key component to positive educational outcomes. In the context of the maps, there is a positive correlation between census tracts with higher incomes and those with high positive education outcomes.

As part of the County's candidate sites analysis, sites have been identified equally throughout the County's Unincorporated areas; there are no concentrations of lower income units identified. As such, the future development of affordable housing may occur in regions of the County providing various levels of opportunity for education. The County has included programs in the Housing Action Plan intended to provide additional opportunities for existing and future residents throughout Unincorporated Orange County.

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Figure 4-6  
Education Opportunity Map



Source: HCD AFFH Data Viewer, TCAC Opportunity Areas, 2021

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**SECTION 4 – AFFIRMATIVELY FURTHERING FAIR HOUSING**

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***Economic Opportunity***

The TCAC/HCD Opportunity Area Maps include economic data, as illustrated in **Figure 4-7**. This data represents opportunity levels based on the following five factors:

- **Poverty** – Percent of population with income above 200% of federal poverty line.
- **Adult Education** – Percent of adults with a bachelor's degree or above.
- **Employment** – Percent of adults aged 20-64 who are employed in the civilian labor force or in the armed forces.
- **Job Proximity** – Number of jobs filled by workers with less than a Bachelor of Arts (BA) that fall within a given radius (determined by the typical commute distance of low-wage workers in each region) of each census tract population-weighted centroid.
- **Median Home Value** - Value of owner-occupied units.

As shown in **Figure 4-7** the County has a mix of positive and less positive economic outcomes throughout the region. Positive economic outcomes are generally related to access to education and level of education achieved and proximity to job centers or employment. Key indicators for less positive outcomes are generally related to poverty and home value. Similar to the education analysis above, income and positive employment are closely related. The areas with high positive economic outcomes are the southern, coastal, and eastern regions of the County; these areas include high income cities and communities such as Huntington Beach, Newport Beach, Laguna Beach, Mission Viejo, and Anaheim Hills.

As part of the County's candidate sites analysis, sites have been identified equally throughout the County's Unincorporated areas; there are no concentrations of lower income units identified. As such, the future development of affordable housing may occur in regions of the County providing various levels of opportunity for economic achievement.



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Figure 4-7  
Economic Opportunity Map



Source: HCD AFFH Data Viewer, TCAC Opportunity Areas, 2021.

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### *Access to Transit*

AllTransit, which is an online database that tracks connectivity, access, and frequency in the United States, explores metrics that reveal the social and economic impact of transit, specifically looking at connectivity, access to jobs, and frequency of service. According to the data provided in **Table 4-4**, Orange County as a whole scored a 4.2 AllTransit performance score, illustrating moderate access to public transit to commute to work. One Unincorporated CDP, the Midway City CDP, has an AllTransit performance score of 5.9, which more closely matches the score of San Diego County as a whole. By contrast, the Coto de Caza, Ladera Ranch, and Las Flores CDPs, which are all located to the east of the center of the County and border wilderness areas, are lacking access to transportation, which may pose a challenge for future development in those areas. Those three CDPs, however, are mostly built out in accordance with Development Agreements and thus, additional development in those areas is unlikely and would be challenging to develop further due to fire hazards and other issues. Access to transportation increases both economic and environmental/health opportunities. As **Figure 4-8** shows, the north-western portion of the county is well connected. The eastern region is made up of mountainous area which decreases accessibility; however, there is a lack of connectivity in the southern region of Orange County.

In comparison to Orange and San Diego Counties, Los Angeles County has the highest AllTransit Performance Score (6.8), depicting moderate access to public transit to commute to work. San Diego County and Orange County have similar transit scores, with San Diego County reporting a higher overall score.

**Table 4-4**  
**Orange County Transit Indicators, 2019**

Jurisdiction	AllTransit Performance Score	Transit Trips Per Week within ½ Mile	Jobs Accessible in 30-Min Trip	Commuters Who Use Transit	Transit Routes Within ½ Mile
Orange County	4.2	528	172,595	2.28%	4
<u>Coto de Caza CDP</u>	<u>0.1</u>	<u>16</u>	<u>1,845</u>	<u>0.41%</u>	<u>0</u>
<u>Midway City CDP</u>	<u>5.9</u>	<u>1,043</u>	<u>226,650</u>	<u>1.38%</u>	<u>8</u>
<u>Ladera Ranch CDP</u>	<u>0.2</u>	<u>3</u>	<u>534</u>	<u>0.16%</u>	<u>1</u>
<u>Las Flores CDP</u>	<u>0.3</u>	<u>22</u>	<u>6,814</u>	<u>0.00%</u>	<u>0</u>
<u>North Tustin CDP</u>	<u>2.8</u>	<u>262</u>	<u>109,250</u>	<u>0.35%</u>	<u>2</u>
<u>Rossmoor CDP</u>	<u>3.1</u>	<u>212</u>	<u>91,634</u>	<u>1.52%</u>	<u>3</u>
Los Angeles County	6.8	2,608	321,664	6.66%	8
San Diego County	5.3	1,358	82,735	3.28%	4

*Source: Center for Neighborhood Technology 2019, AllTransit.*

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Figure 4-8  
AllTransit Performance Score – Orange County



Source: AllTransit Metrics, 2021.

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***Environmental Justice***

The California Office of Environmental Health Hazard Assessment (OEHHA) developed a screening methodology to help identify California communities disproportionately burdened by multiple sources of pollution called the California Communities Environmental Health Screening Tool (CalEnviroScreen). In addition to environmental factors (pollutant exposure, groundwater threats, toxic sites, and hazardous materials exposure) and sensitive receptors (seniors, children, persons with asthma, and low birth weight infants), CalEnviroScreen also takes into consideration socioeconomic factors. These factors include educational attainment, linguistic isolation, poverty, and unemployment. Research has shown a heightened vulnerability of people of color and lower socioeconomic status to environmental pollutants.

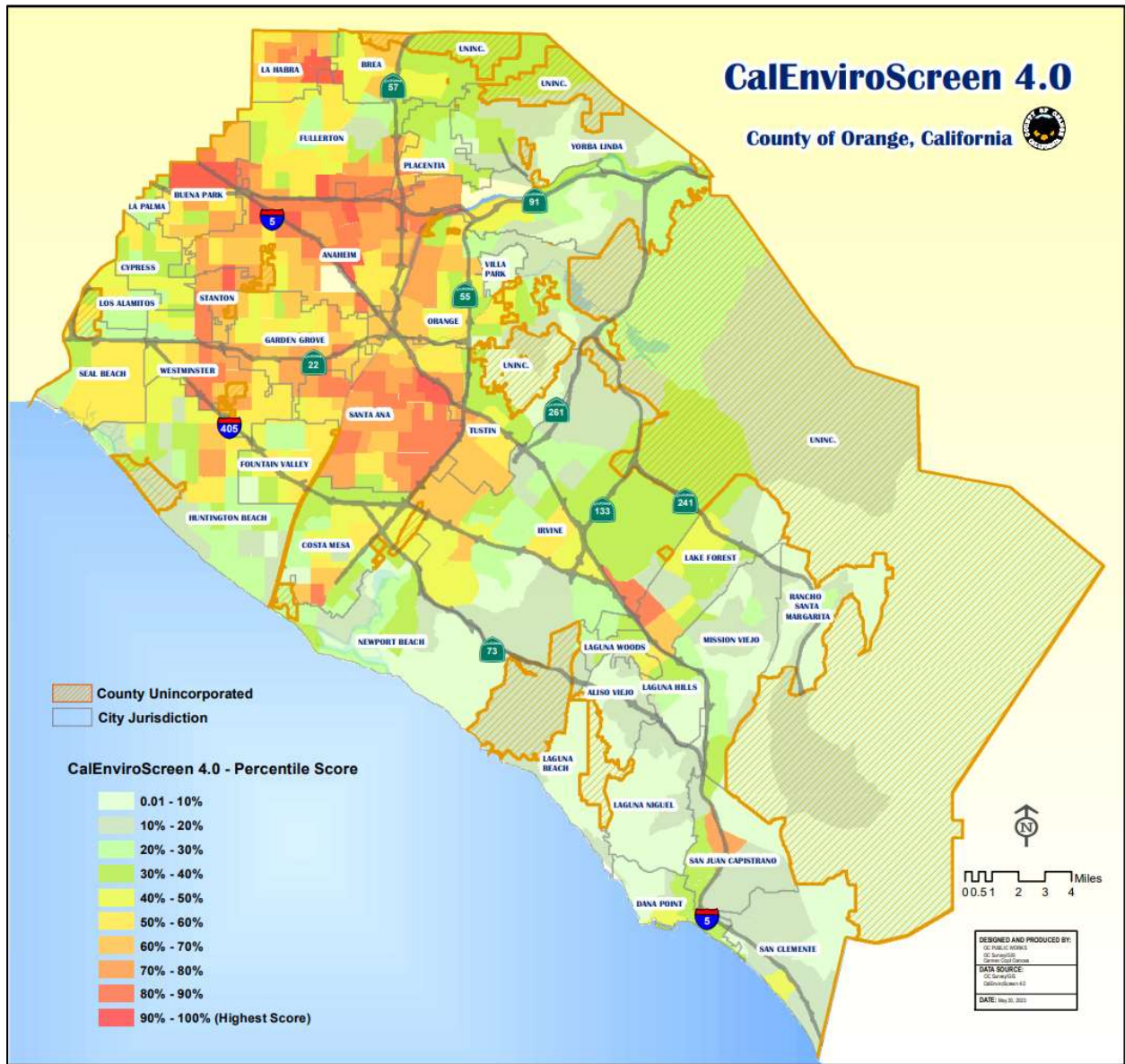
The CalEnviroScreen Model is made up of a suite of 20 statewide indicators of pollution burden and population characteristics associated with increased vulnerability to pollution's health effects. The model identifies areas of health risk by conducting the following:

- Uses a weighted scoring system to derive average pollution burden and population characteristics scores for each census tract.
- Comparing these scores for a given census tract to the other tracts in the state by multiplying the pollution burden and population characteristics components together.
- The final CalEnviroScreen score measures the relative pollution burdens and vulnerabilities in one census tract compared to others and is not a measure of health risk.

**Figure 4-9** shows the central and northern region of the County are generally high scoring. The majority of the southern area of the county is low scoring and has low pollution burdens. Overall, high scores signify high pollution burdens and high exposure to harmful pollutants, specifically for residents in low-income census tracts. Low-income residents, or areas with higher percentages of low-income households are often disproportionately affected by poor environmental quality. Providing housing options near essential resources and economic opportunity/jobs can decrease overall vehicle miles traveled (VMT), which in many cases is related to air quality. Additionally, the County may work with developers to implement and increase the use of environmentally friendly materials and strategies.

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Figure 4-9  
CalEnviroScreen 4.0, Orange County



Source: CalEnviroScreen 4.0 Map Tool (Accessed March 2022).

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**Figure 4-10** shows Census Tracts 6059087902 [and 6059087805](#), which both include Unincorporated areas that scored over the 70th percentile in CalEnviroScreen 4.0. The census tracts have a pollution burden of 87 and 90, respectively. For the Exposure Indicators and the Environmental Effects, these census tracts scored the following:

### **Census Tract 6059087902:**

#### Exposures

- Ozone: 68
- Particulate Matter 2.5: 45
- Diesel Particulate Matter: 9
- Toxic Releases: 37
- Traffic 40
- Pesticides: 0
- Drinking Water: 16
- Lead from Housing: 7

#### Environmental Effects

- Cleanup Sites: 0
- Groundwater Threats: 0
- Hazardous Waste: 17
- Impaired Waters: 0
- Solid Waste: 0

### **Census Tract 6059087805:**

#### Exposures

- Ozone: 43
- Particulate Matter 2.5: 74
- Diesel Particulate Matter: 35
- Toxic Releases: 90
- Traffic 46
- Pesticides: 48
- Drinking Water: 66
- Lead from Housing: 84

#### Environmental Effects

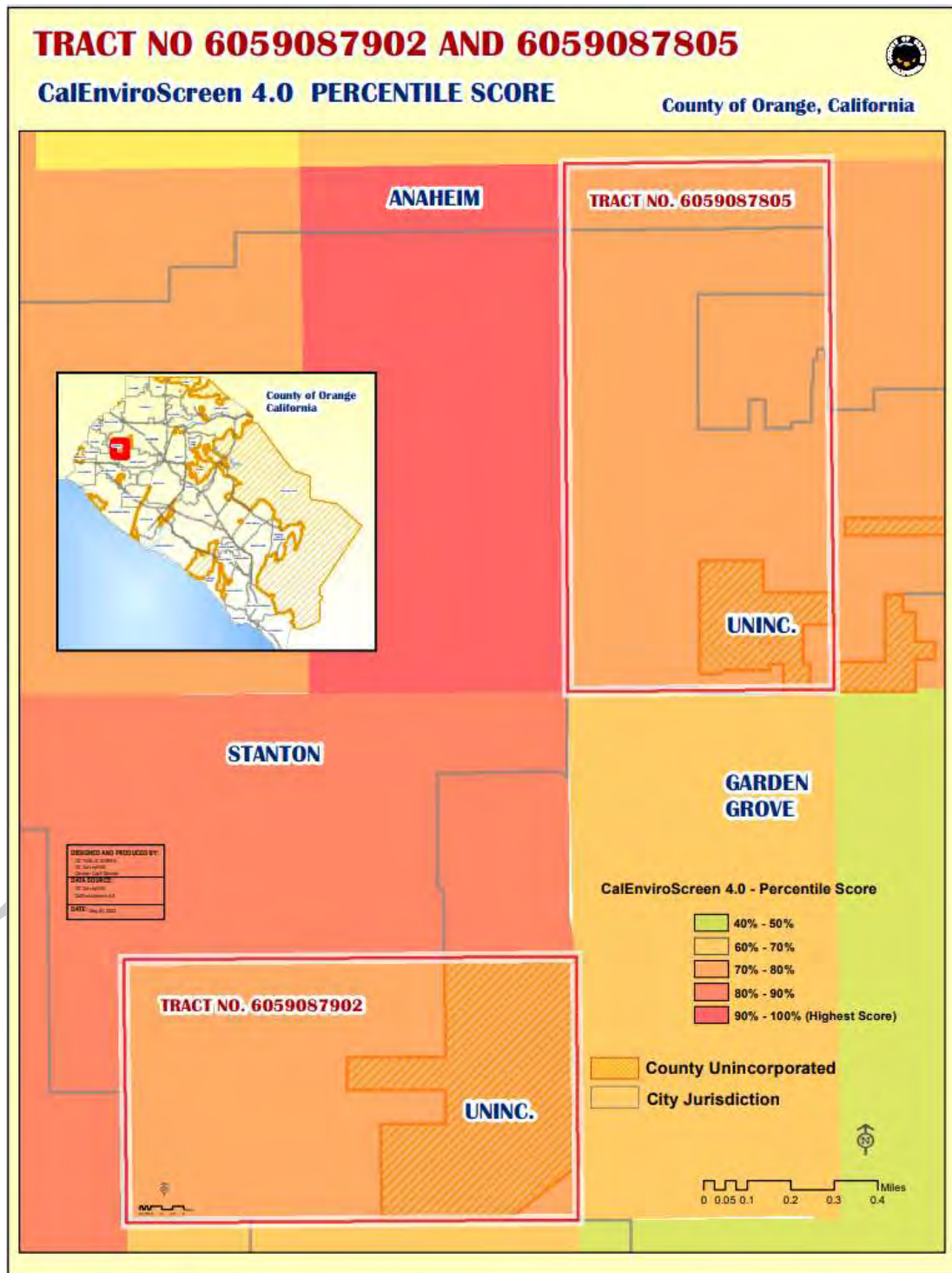
- Cleanup Sites: 84
- Groundwater Threats: 65
- Hazardous Waste: 95
- Impaired Waters: 0
- Solid Waste: 36

The census tract 6059087902 is located just south of the City of Stanton and is made up of single- and multifamily uses, and a variety of commercial uses along Beach Boulevard. The census tract is made up of 49.9% Hispanic population, 38.6% Asian American population, and 7.1% White population. Approximately 16.1% of the population includes children ages 10 years and younger, as well as 14.8% seniors 65 years and older.

The census tract 6059087805 is located just east of the City of Stanton and is made up of primarily single-family uses with two commercial parcels along Katella Avenue. The census tract is made up of 49.9% Hispanic population, 38.6% Asian American population, and 7.1% White population. Approximately 16.1% of the population includes children ages 10 years and younger, as well as 14.8% seniors 65 years and older.

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Figure 4-10  
 CalEnviroScreen 4.0, Unincorporated Parcels 6059087902 and 6059087805



Source: CalEnviroScreen 4.0 Map Tool (Accessed March 2022)

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**Figure 4-11** shows Census Tract 6059032059 which is one of the lowest scoring unincorporated census tracts with a CalEnviroScreen 4.0 percentile of two. The census tract has a pollution burden percentile of three. For the Exposure Indicators and the Environmental Effects, the census tract scored the following:

**Census Tract 6059032059**Exposures

- Ozone: 68
- Particulate Matter 2.5: 45
- Diesel Particulate Matter: 9
- Toxic Releases: 37
- Traffic: 40
- Pesticides: 0
- Drinking Water: 16
- Lead from Housing: 7

Environmental Effects

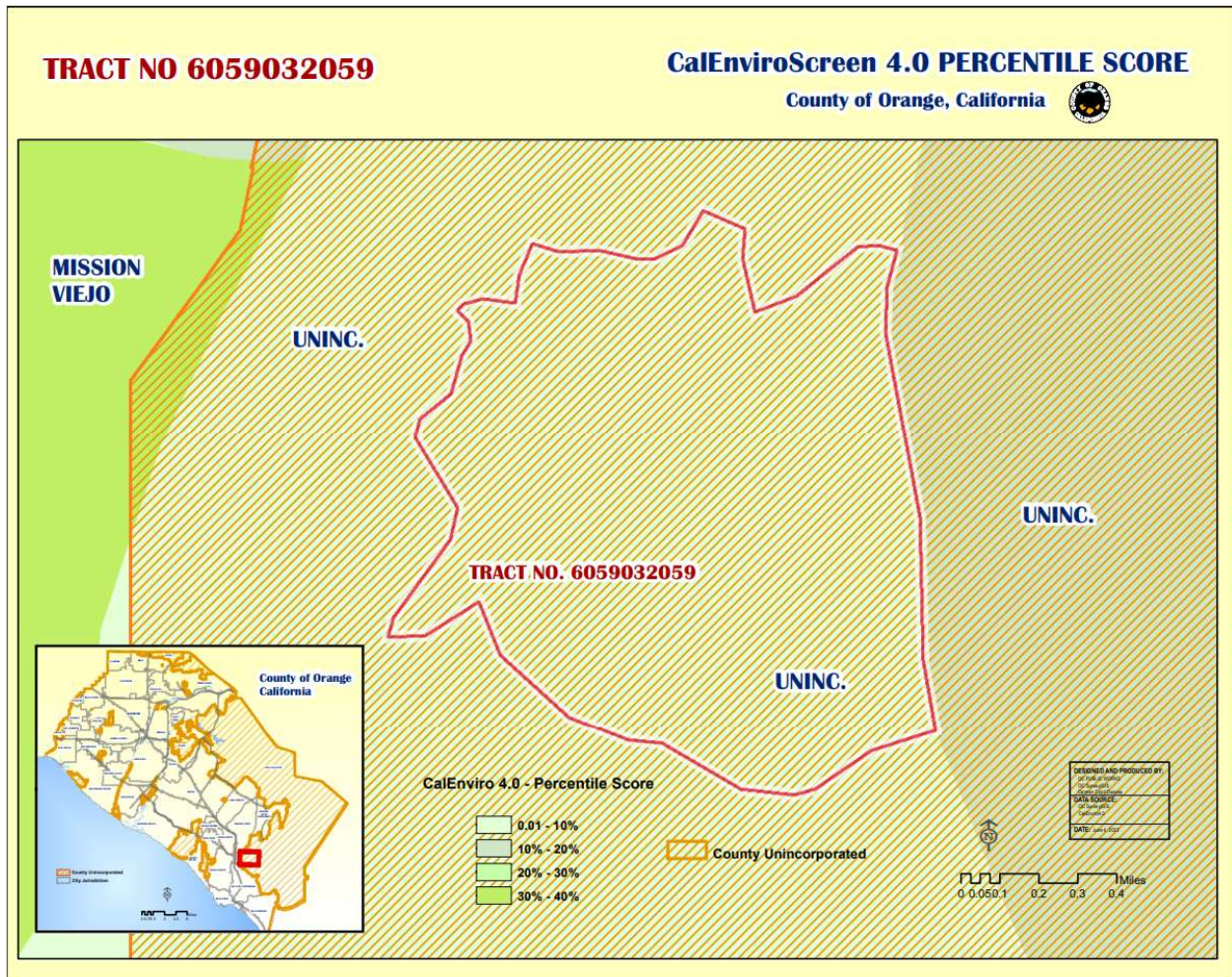
- Cleanup Sites: 0
- Groundwater Threats: 0
- Hazardous Waste: 17
- Impaired Waters: 0
- Solid Waste: 0

The census tract is located in Ladera Ranch and includes a majority single-family residential uses, some multifamily uses, a middle school, and some commercial uses. The census tract is made up of 63.7% White population, 16.6% Asian American population, and 15.6% Hispanic population. Approximately 22.4% of the population includes children ages 10 years and younger, as well as 5.7% seniors ages 65 years and older.



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Figure 4-11  
CalEnviroScreen 4.0, Unincorporated Parcel 6059032059



Source: CalEnviroScreen 4.0 Map Tool (Accessed March 2022).

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### Disability

Persons with disabilities also experience housing access disparities. As shown by **Table 4-5**, nearly 8.5% of Orange County residents have a physical or developmental disability, with a slightly lower percentage, 7.8% in Unincorporated areas. Both of these percentages are lower than the State as a whole. Persons with disabilities may require different features in a home to make housing more accessible, this includes, but is not limited to, ramps rather than stairs, lower and within-reach countertops, and other specific design features. Overall, Orange County has lower percentages of persons with disabilities compared to the State. Persons with ambulatory difficulties (a physical and permanent disability to such a degree that the person is unable to move from place to place without the aid of a wheelchair) and independent living difficulties represented the largest percentages of persons with disabilities in Orange County; this is the same in for California as a whole.

Additionally, **Figure 4-12** below displays the population in Orange County with a disability by census tract. The data shows that in 2010 a majority of the census tracts had less than 10% of the population who reported a disability, with pockets of 10 to 20% in the northwest region of Orange County. Comparatively, the data displaying 2015-2019 data shows that most census tracts had increased populations who reported a disability, approximately 10 to 20%, and in some cases, 20 to 30%. Additionally, the maps show a pocket of census tracts in the Lake Forest area with a higher percentage of persons with disabilities. In 2010-2014 the data shows a mix of 20 to 40% of the population reporting a disability, whereas in 2015-2019 that area decreased in size but increased in the percent of population reporting a disability.

**Table 4-5  
Population by Disability Type**

Disability*	<u>Unincorporated Areas</u>	Orange County	California
Hearing Difficulty	<u>2.5%</u>	2.5%	2.9%
Vision Difficulty	<u>1.5%</u>	1.5%	2%
Cognitive Difficulty	<u>2.5%</u>	3.4%	4.3%
Ambulatory Difficulty	<u>3.5%</u>	4.5%	5.8%
Self-Care Difficulty	<u>1.3%</u>	2.2%	2.6%
Independent Living Difficulty	<u>3.0%</u>	4.3%	5.5%
<b>Total with a Disability</b>	<b><u>7.8%</u></b>	<b>8.5%</b>	<b>10.6%</b>
<small>*Total of noninstitutionalized population with at least one disability. Source: American Community Survey, 5-Year Estimates, 2019</small>			

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In Orange County, there are 104 Other Multifamily Housing and 4,090 Project-Based Section 8 units that are subject to Section 504 of the Rehabilitation Act, which requires that federally financed housing developments have 5% of total units be accessible to individuals with mobility disabilities and 2% be accessible to individuals with sensory disabilities. 81 people with disabilities reside in Multifamily Housing, and 549 reside in Project-Based Section 8 units. At this time, it is unknown how many accessible units are in Project Based Section 8 units. There 5,045 people with disabilities that reside in units assisted with Housing Choice Vouchers in Orange County. According to the California Tax Credit Allocation Committee (CTCAC)'s Low Income Housing Tax Credit (LIHTC) database, there are 158 LIHTC developments currently in service. In these 158 developments, there are 16,201 affordable units. These developments were put into service after 1991, meaning that they have all been built according to 1991 Fair Housing Act accessibility requirements.<sup>18</sup>

Based on available data, the supply of affordable, accessible units in Orange County as a whole is insufficient to meet the need. In the County, some 81,297 residents have hearing difficulty, 51,196 residents have vision difficulty, and 133,232 residents have ambulatory difficulty, potentially requiring the use of accessible units. Meanwhile, the data indicates there may be roughly 75,660 units that have been produced subject to the Fair Housing Act's design and construction standards and approximately 4,000 units within developments that must include accessible units subject to Section 504. There is, without question, some overlap between these two categories, some of these units are likely non-compliant, and some accessible units are occupied by individuals who do not have disabilities.<sup>19</sup>

As noted in Section 2 and above, however, the Unincorporated areas that this Housing Element addresses, do not host a large population of disabled persons. The units available currently likely address the needs of the smaller disabled population in the Unincorporated areas and thus, this need is lower priority than the need for affordable, elderly, and multifamily housing.

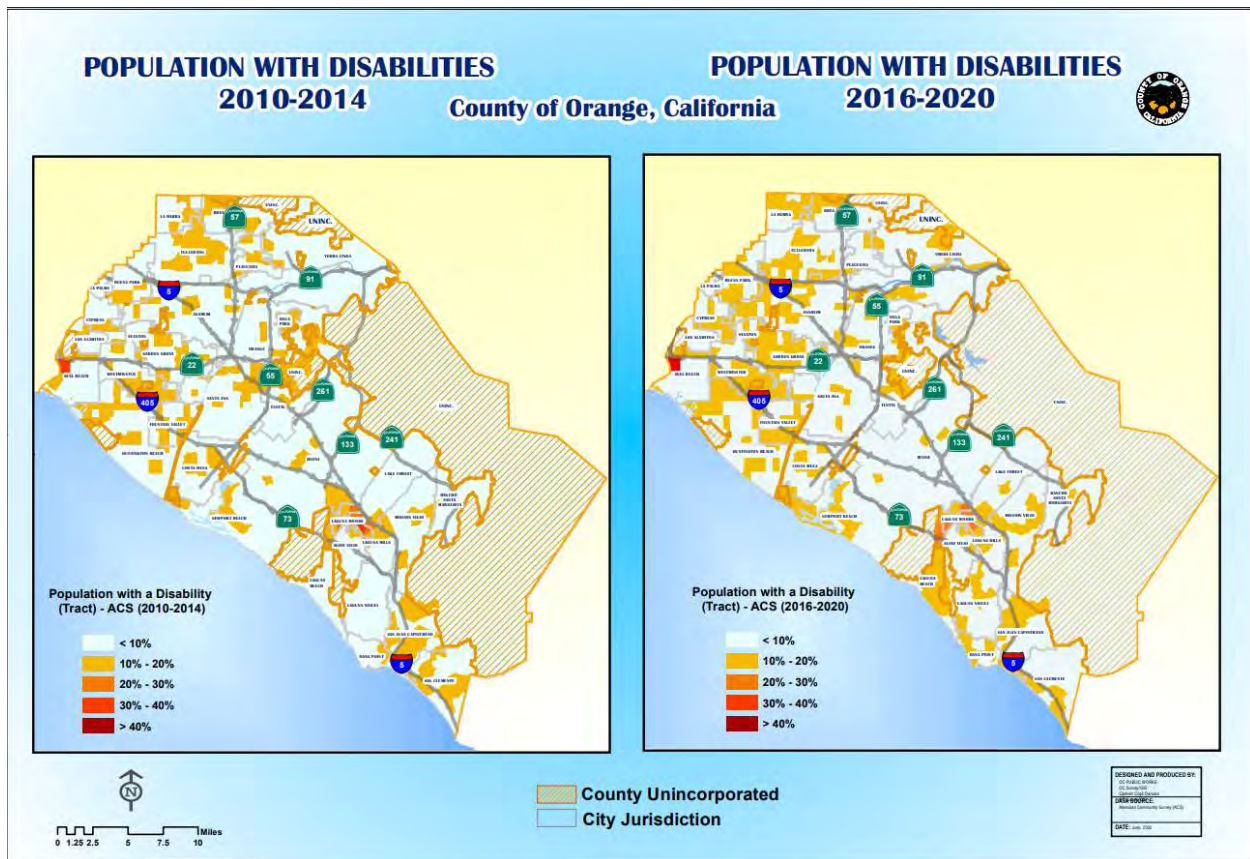
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<sup>18</sup> Orange County Analysis Of Impediments To Fair Housing Choice, April 2020

<sup>19</sup> Id.

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Figure 4-12  
 Persons with Disabilities in Orange County, 2010-2014 (Left) and 2015-2019 (Right)



Source: Esri, HERE, Garmin, USGS, NPS|Placeworks 2021, ESRI, U.S. Census|Placeworks 2021, TCAC 2020|Placeworks 2021, CA HCD

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**SECTION 4 – AFFIRMATIVELY FURTHERING FAIR HOUSING**

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**Conclusion and Trends in Disparities in Access to Opportunities**

Generally, access to opportunity is highest for non-Hispanic Whites and Asians/Pacific Islanders in Orange County. By contrast, access to opportunity is generally lower for Black residents than for non-Hispanic Whites and Asians and access is lowest for Hispanics. Metrics are lower on average in census tracts with more of each of these groups. Geographically, access to economic, environmental, and educational opportunity is generally lowest in portions of North Orange County. Anaheim, Garden Grove, Santa Ana, and Westminster all have relatively low scores across various dimensions of opportunity. Access to opportunity is also low in San Juan Capistrano. However, access to transportation is generally better in North Orange County than in South Orange County. There are Unincorporated areas in all of these locations in the County, but none of these Unincorporated areas provides low opportunities generally.

**Disproportionate Housing Needs and Displacement**

The analysis of disproportionate housing needs **and displacement** within Orange County evaluates existing housing needs, need of the future housing population, and units within the community at-risk of converting to market-rate.

A variety of factors affect housing needs for different households. In particular, income, other household characteristics, and disability are taken into consideration when proposing the type and size of housing units needed by different households, as well as accessibility of housing based on existing units in a jurisdiction. **Tables 4-6 through 4-11** show data for demographic characteristics of Orange County as a whole **and Unincorporated areas and CDPs if data was available**, as compared to the State of California. Additional detailed analysis of the community's demographics is outline in the Community Profile, **Section 2**, of this Housing Element.

The U.S. Department of Housing and Urban Development (HUD) designates four specific types of housing problems, which, if a household experiences at least one of, the households are considered to be facing housing problems. Those are: (1) housing unit lacks complete kitchen facilities; (2) housing unit lacks complete plumbing facilities; (3) household is overcrowded; and (4) household is cost-burdened. The Orange County AI found that approximately 45% of all households in Orange County experience some kind of housing problem, with Hispanic households experiencing the highest rate of housing problems. Among housing types, non-family households and households larger than five persons experience the highest rates of housing problems in Orange County.

Housing problems are considered “severe” by HUD if there is a complete lack of kitchen or plumbing, more than one person per room, or a cost burden greater than 50%. The Orange County AI examined households within Orange County experiencing severe housing problems

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and found that Hispanic households similarly experience the highest rates of severe housing problems within Orange County. This data indicates that large households (greater than 5 people), non-family households, and Hispanic households disproportionately experience the highest levels of housing problems within Orange County in terms of percentages of total households of those types.

In terms of total numbers, the highest amount of housing problems are experienced by White/Non-Hispanic and Hispanic households, with those same populations experiencing the highest total numbers of severe housing problems. Housing problems are experienced by households of all sizes in Orange County (both family and non-family households), and that a large percentage of households of every race/ethnicity experience housing problems, with Hispanic households experiencing the highest rates of both housing problems and severe housing problems. As data elsewhere in this section discusses, cost-burden and overcrowding are two of the largest problems facing households in Orange County.

## SECTION 4 – AFFIRMATIVELY FURTHERING FAIR HOUSING

**Table 4-6: Housing Problems, Orange County**

<b>Demographics of Households with Disproportionate Housing Needs</b>			
<b>Households Experiencing Any of 4 Housing Problems</b>	<b>Orange County</b>		
	<b># with Problems</b>	<b># Households</b>	<b>% with Problems</b>
<b>By Race/Ethnicity</b>			
<u>White, Non-Hispanic</u>	<u>206,658</u>	<u>540,773</u>	<u>38.22%</u>
<u>Black, Non-Hispanic</u>	<u>8,074</u>	<u>16,719</u>	<u>48.29%</u>
<u>Hispanic</u>	<u>152,740</u>	<u>241,841</u>	<u>63.16%</u>
<u>Asian or Pacific Islander, Non-Hispanic</u>	<u>84,193</u>	<u>186,038</u>	<u>45.26%</u>
<u>Native American, Non-Hispanic</u>	<u>1,063</u>	<u>2,179</u>	<u>48.78%</u>
<u>Total</u>	<u>452,728</u>	<u>987,550</u>	<u>45.84%</u>
<b>By Household Type and Size</b>			
<u>Family households, &lt;5 people</u>	<u>228,740</u>	<u>576,690</u>	<u>39.66%</u>
<u>Family households, 5+ people</u>	<u>95,050</u>	<u>145,028</u>	<u>65.54%</u>
<u>Non-family households</u>	<u>138,270</u>	<u>273,662</u>	<u>50.53%</u>
<b>By Race/Ethnicity</b>			
<u>White, Non-Hispanic</u>	<u>104,324</u>	<u>540,773</u>	<u>19.29%</u>
<u>Black, Non-Hispanic</u>	<u>4,816</u>	<u>16,719</u>	<u>28.81%</u>
<u>Hispanic</u>	<u>107,752</u>	<u>241,841</u>	<u>44.55%</u>
<u>Asian or Pacific Islander, Non-Hispanic</u>	<u>50,205</u>	<u>186,038</u>	<u>26.99%</u>
<u>Native American, Non-Hispanic</u>	<u>544</u>	<u>2,179</u>	<u>24.97%</u>
<u>Total</u>	<u>267,641</u>	<u>987,550</u>	<u>27.10%</u>
<i>Source: Orange County Analysis Of Impediments To Fair Housing Choice, April 2020</i>			

As shown by the **Table 4-6**, in the County, 45.84% of residents overall face 1 of 4 housing problems. White and Asian or Pacific Islander residents have slightly lower rates of housing problems, at 38.22% and 45.26% respectively, while Black residents have a slightly higher rate of 48.29%. Hispanic residents have the highest rates at 63.16% countywide. Native American residents have a rate similar to the average at 48.74%, but the low populations of Native American residents across jurisdictions may lead to misleading data (which is why they are not as frequently discussed here). Housing problems are found in differing rates across family types, with 39.66% for families of 5 or less, 65.59% for families of 5 or more, and 50.53% for non-family households.

### **Cost Burden and Overpayment**

Cost burden and overpayment must be viewed considering income data. Table 4-7 shows that Orange County, Unincorporated CDPs, and the unincorporated census tracts of El Modena, West Anaheim, and Stanton have a higher household median income than the state overall. In these

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specific Unincorporated areas approximately 58% of households earn over \$100,000 in annual income. This is a greater percentage than in Orange County as a whole and the State. Just under 50% of households in Orange County earn an annual income over \$100,000, while 37.7% of households in California earn that same amount. Generally, a higher percentage of married couple households typically result in a higher median income in a community as these households may have more than one income source. Higher income provides means for safe and sufficient housing, as well as the ability to update and renovate older attributes of the home.

As previously stated, the State uses five income categories for the purpose of determining housing affordability and need in communities based on area median income (AMI), which refers to the midpoint of the income distribution for a specific geographic area, as defined by the U.S. Department of Housing and Urban Development (HUD) using data from the U.S. Census Bureau.

HUD annually develops median household income estimates based on census data for the purpose of determining program eligibility. All jurisdictions in Orange County, including the County, use HUD’s annual median household estimate to determine eligibility for its affordable housing programs. The median household income that HUD developed to determine eligibility in in Orange County as a whole for the past several years was as follows:

- 2019 \$97,900
- 2020 \$103,000
- 2021 \$106,700
- 2022 \$119,100
- 2023 \$127,800

The County’s AMI has trended upward each year and for 2023 is \$127,800. Using the most recent HUD-determined AMI, the five income eligibility categories are calculated as follows:

- **Extremely Low-income** - 30% or less of AMI (30% or less of the \$127,800 AMI for Unincorporated areas is \$38,340 or less)
- **Very Low-income** - 50% or less of AMI (50% or less of the \$127,800 AMI for Unincorporated areas is less than \$63,900)
- **Low-income** - 51% to 80% of AMI (51% or less of the \$127,800 AMI for Unincorporated areas is between \$65,178 and \$102,240)
- **Moderate-Income** - 81% to 120% of AMI (81% to 120% of the \$127,800 AMI for Unincorporated areas is between \$103,518 and \$153,360)



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- **Above Moderate-Income** - more than 120% of AMI (121% of the \$127,800 AMI for the Unincorporated areas is greater than or equal to \$154,638)

As shown by **Table 4-7**, in Orange County as a whole, using the HUD-developed AMI, approximately 54% of households, compared to approximately 41% of households in the Unincorporated areas, and 62% of households in the State, are considered extremely, very, or low-income. Thus, approximately 46% of households in Orange County as a whole are considered moderate income or above.

**Table 4-7  
Households by Income**

Household Income	<u>Unincorporated Areas</u>	Orange County	California
Less than \$10,000	<u>4.8%</u>	4.2%	4.8%
\$10,000-\$14,999		2.7%	4.1%
\$15,000-\$24,999	<u>5.2%</u>	5.6%	7.5%
\$25,000-\$34,999	<u>4.0%</u>	6%	7.5%
\$35,000-\$49,999	<u>5.0%</u>	8.8%	10.5%
\$50,000-\$74,999	<u>12.0%</u>	14.6%	15.5%
\$75,000-\$99,999	<u>10.2%</u>	12.8%	12.4%
\$100,000-\$149,999	<u>18.2%</u>	18.6%	16.6%
\$150,000-\$199,999	--	11.1%	8.9%
<u>\$150,000-\$250,000</u>	<u>21.7%</u>	--	--
\$200,000 or More	--	15.5%	12.2%
<u>\$250,000 or More</u>	<u>18.9%</u>	--	--
<b>Median Income</b>	<b><u>\$82,214</u></b>	<b>\$90,234</b>	<b>\$75,235</b>

Source: American Community Survey, 5-Year Estimates, 2019.

As seen in **Table 4-8**, approximately 9% of those in owner occupied units and 41% of those in rental units earning 80% or less of the Unincorporated areas AMI of \$82,214, are facing cost burden or severe cost burden, which means those households are paying 30% or more of their income for housing. In comparison, as shown in **Table 4-9**, in Orange County as a whole, 18% of owner occupied and 46% of rental units in the same income categories are facing cost burden or severe cost burden. Housing cost burden has several consequences for a household, such as displacement from their current home creating limited access to essential goods and employment by potentially increasing commute times and removing available income from other necessities such as food. The data demonstrates that housing affordability is an issue in Orange County for

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all income categories. Programs 2 through 7 of the County’s Housing Action Plan address this issue. In addition, there are a number of funding programs that can address this issue. See [Housing Action Plan Section 5](#).

**Table 4-8**  
**Housing Cost as a Percentage of Household Income – Unincorporated Areas**

<b>Owner-Occupied Units</b>					
<b>Income Range</b>	<b>Total Households</b>	<b>% of Total Owner Households</b>	<b>0-20% of Household Income</b>	<b>20-29% of Household Income</b>	<b>30% or More of Household Income*</b>
\$0-19,999	539	2.3%	23	30	486
\$20,000-34,999	798	3.4%	191	124	483
\$35,000-49,999	921	3.9%	208	101	612
\$50,000-74,999	1,884	7.9%	523	172	1,189
\$75,000+	19,376	81.4%	9,643	5,517	4,216
Zero or Negative Income	298	1.3%	0	0	0
<b>Subtotal</b>	<b>29,938</b>	<b>100%</b>	<b>10,588</b>	<b>5,944</b>	<b>6,986</b>
<b>Renter-Occupied Units</b>					
<b>Income Range</b>	<b>Total Households</b>	<b>% of Total Renter Households</b>	<b>0-20% of Household Income</b>	<b>20-29% of Household Income</b>	<b>30% or More of Household Income*</b>
\$0-19,999	774	12.6%	0	125	649
\$20,000-34,999	569	9.3%	0	28	541
\$35,000-49,999	425	6.9%	0	8	417
\$50,000-74,999	1,097	17.9%	0	162	935
75,000+	2,640	43.1%	934	1,076	630
Zero or Negative Income	427	7.0%	0	0	0
No Cash Rent	190	3.1%	0	0	0
<b>Subtotal</b>	<b>6,122</b>	<b>100%</b>	<b>934</b>	<b>1,399</b>	<b>3,172</b>
<b>Total Households</b>	<b>36,060</b>	-	-	-	-
<i>Source: American Community Survey, 5-Year Estimates, 2019</i>					
<i>* 30% of income spent on housing is considered a “cost burden,” and 50% or more of income spent on housing is considered a “severe cost burden” for a household</i>					
<i>Note: Some households are not accounted for; therefore, figures may differ slightly for other U.S. Census estimates for total households.</i>					

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**Table 4-9**  
**Housing Cost as a Percentage of Household Income – Orange County**

<b>Owner-Occupied Units</b>					
<b>Income Range</b>	<b>Number of Households</b>	<b>% of Total Owner Households</b>	<b>0-20% of Household Income</b>	<b>20-29% of Household Income</b>	<b>30% or More of Household Income*</b>
\$0-19,999	29,245	4.9%	1,999	1,887	25,359
\$20,000-34,999	38,248	6.4%	8,530	5,426	24,292
\$35,000-49,999	39,098	6.6%	11,640	5,973	21,485
\$50,000-74,999	69,515	11.7%	23,902	10,047	35,566
\$75,000+	414,714	70.0%	223,646	109,422	81,646
Zero or Negative Income	4,452	0.8%	0	0	0
<b>Subtotal</b>	<b>595,272</b>	<b>100%</b>	<b>269,717</b>	<b>132,755</b>	<b>188,348</b>
<b>Renter-Occupied Units</b>					
<b>Income Range</b>	<b>Number of Households</b>	<b>% of Total Renter Households</b>	<b>0-20% of Household Income</b>	<b>20-29% of Household Income</b>	<b>30% or More of Household Income*</b>
\$0-19,999	51,272	11.6%	468	3,308	47,496
\$20,000-34,999	54,078	12.2%	1,199	1,598	51,281
\$35,000-49,999	51,485	11.6%	1,024	3,003	47,458
\$50,000-74,999	80,677	18.2%	2,479	19,533	58,665
75,000+	184,320	41.7%	73,847	76,826	33,647
Zero or Negative Income	10,167	2.3%	0	0	0
No Cash Rent	10,221	2.3%	0	0	0
<b>Subtotal</b>	<b>442,220</b>	<b>100%</b>	<b>79,017</b>	<b>104,268</b>	<b>238,547</b>
<b>Total Households</b>	<b>1,037,492</b>	<b>:</b>	<b>:</b>	<b>:</b>	<b>:</b>

*Source: American Community Survey, 5-Year Estimates, 2019*  
*\* 30% of income spent on housing is considered a "cost burden," and 50% or more of income spent on housing is considered a "severe cost burden" for the household.*  
*Note: Some households are not accounted for; therefore, figures may differ slightly for other U.S. Census estimates for total households.*

**Table 4-10** displays data for household tenure (owner vs. renter) for Unincorporated Orange County, Orange County as a whole, and the State. Homeownership is a crucial foundation for helping families with low incomes build strength, stability, and independence. The opportunity for transition into the homebuyer's market is important for persons and households in different communities as homeownership allows for increased stability and opportunity to age in place. The data shows that just above half of Orange County and California households own their own home (57.4% and 54.8%, respectively), while just above three-quarters of households in Unincorporated Orange County own their own home. This suggests strong home ownership and stability in the Unincorporated areas.

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**Table 4-10**  
**Household Tenure**

Household Tenure	<u>Unincorporated Areas</u>	Orange County	California
Owner Households	<u>77.5%</u>	57.4%	54.8%
Renter Households	<u>22.5%</u>	42.6%	45.2%
<b>Total Occupied Housing Units</b>	<b><u>41,617</u></b>	<b>1,037,492</b>	<b>13,044,266</b>
<i>Source: American Community Survey, 5-year Estimates, 2019, SCAG Pre-Certified Housing Data, 2021</i>			

As shown by Table 4-11 (Demographics of Households with Severe Housing Cost Burden Orange County), severe housing cost burden is a large but not as frequent problem for residents in Orange County. The average rate of residents experiencing severe housing cost burden is 21.55% across the county. Overall, White residents have a rate of 17.30%, Black residents 22.57%, Hispanic residents 24.78%, Data for the Unincorporated Areas was unavailable.

The Orange County Housing Authority administers Section 8 Housing Choice vouchers within the County. According to the 2021 Annual Public Housing Authority (PHA) Plan, the Housing Authority has allocated 11,306 housing choice vouchers, which can relieve cost burden and overpayment.

There are approximately 135 assisted tenants (this includes various types of assistance, not just Housing Choice Vouchers) in Unincorporated areas. However, OCHA does not have enough funding to issue all the vouchers allocated from HUD. Currently OCHA is not able to issue approximately 750 vouchers. OCHA would need approximately \$14,775,000/annually to serve 100% of the allocated vouchers, increased annually to account for inflation. This amount includes both the cost of housing assistance and administration costs. This funding gap is for the entirety of the Housing Choice Voucher Program, not specifically for the Unincorporated areas. OCHA serves all 34 cities and Unincorporated areas. Thus, funding for those vouchers should come from a variety of sources, not just the County. The County will continue to pursue funding to be able to issue all allocated vouchers.

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**Table 4-11**  
**Demographics of Households with Severe**  
**Housing Cost Burden, Orange County**

<u>Race/Ethnicity</u>	<u>Orange County</u>		
	<u>Number of Households</u>	<u>Number with Severe Cost Burden</u>	<u>% with Severe Cost Burden</u>
<u>White, Non-Hispanic</u>	<u>540,773</u>	<u>93,564</u>	<u>17.30%</u>
<u>Black, Non-Hispanic</u>	<u>16,719</u>	<u>3,774</u>	<u>22.57%</u>
<u>Hispanic</u>	<u>241,841</u>	<u>59,920</u>	<u>24.78%</u>

*Source: Orange County Analysis Of Impediments To Fair Housing Choice, April 2020*

### Overcrowding

Table 4-12 displays data for overcrowding in the Unincorporated areas, Orange County, and the state. Overcrowding is defined as 1.01 to 1.5 persons per bedroom living in a household, and severe overcrowding is defined as more than 1.51 persons per bedroom. Overcrowding often occurs when nonfamily members combine incomes to live in one household, such as roommates. It also occurs when there are not enough size appropriate housing options for larger or multigenerational families. The data shows there are more overcrowded renter households in Unincorporated areas and Orange County than the State (7.4%, 4.2% and 3.6%, respectively). Overcrowding in owner households are similar for all jurisdictions. The data shows that overcrowding disproportionately affects renter households over owner households.

**Table 4-12**  
**Households by Overcrowding**

<b>Overcrowding and Tenure</b>	<b><u>Unincorporated Areas</u></b>	<b>Orange County</b>	<b>California</b>
<b>Owner Households</b>			
Overcrowded	<u>1.6%</u>	1.5%	1.6%
Severe Overcrowding	<u>0.6%</u>	0.6%	0.6%
<b>Renter Households</b>			
Overcrowded	<u>7.4%</u>	4.2%	3.6%
Severe Overcrowding	<u>2.7%</u>	2.6%	2.4%

*Source: American Community Survey, 5-Year Estimates, 2019, SCAG Local Housing Metadata, 2018*

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**Table 4-13** display comparative housing stock data for Orange County and California for overcrowded housing units by type. Data for the Unincorporated areas is not available. A variety of housing stock provides increased opportunity in communities for different size and household types. The data shows that half of Orange County housing units are single-family, detached units. The State reports a slightly higher percentage; however, it has a much lower percentage of single-family, attached units than Orange County (7% and 12.3%, respectively). Multifamily housing developments of 10 or more units are of similar percentages for both jurisdictions, with 19.1% for Orange County and 17.5% in California.

**Table 4-13**  
**Overcrowded Housing Units by Type**

Housing Unit Type	Orange County	California
1-Unit, Detached	50.6%	57.7%
1-Unit, Attached	12.3%	7.0%
2 Units	1.6%	2.4%
3 or 4 Units	6.9%	5.5%
5 to 9 Units	6.7%	6.0%
10 to 19 Units	5.4%	5.2%
20 or More Units	13.7%	12.3%
Mobile Home	2.7%	3.7%
Boat, RV, Van, etc.	0.1%	0.1%
<i>Source: American Community Survey, 5-Year Estimates, 2019.</i>		

### **Substandard Housing**

**Table 4-14** below displays housing stock by year built for Unincorporated areas, Orange County and California. Older housing generally requires more upkeep, regular maintenance, and can cause a cost burden on both renters and homeowners. The data shows a greater percentage of homes built throughout California before 1960 compared to Orange County as a whole. Housing stock in Unincorporated areas are similar to the State with 24.8% and 28.4%, respectively, of homes built before 1960. Orange County experienced a large housing boom between 1960 and 2000 which resulted in the development of about 70% of the total housing stock. In comparison, 57% of the State's housing stock was built during those 40 years. Overall, increased numbers of older housing can lead to displacement, cost burden, and substandard living conditions.

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**Table 4-14**  
**Percentage of Housing Units by Year Built**

Year Built	Unincorporated Areas	Orange County	California
Built 2014 or later	<u>3.4%</u>	2.7%	1.7%
Built 2010 to 2013		2.0%	1.7%
Built 2000 to 2009	<u>22.1%</u>	8.3%	11.2%
Built 1990 to 1999	<u>14.7%</u>	11.7%	10.9%
Built 1980 to 1989	<u>7.3%</u>	14.9%	15.0%
Built 1970 to 1979	<u>9.7%</u>	23.3%	17.6%
Built 1960 to 1969	<u>18.1%</u>	19.5%	13.4%
Built 1950 to 1959	<u>20.4%</u>	13.0%	13.4%
Built 1940 to 1949	<u>1.9%</u>	2.1%	5.9%
Built 1939 or earlier	<u>2.5%</u>	2.5%	9.1%

Source: American Community Survey, 5-Year Estimates, 2018,2019

Through the Neighborhood Preservation program, the County identified 49 units in the Unincorporated areas in need of maintenance or some repair between 2014 to 2021. Substandard units are those in need of repair or replacement. Based on 2019 ACS data for the Unincorporated areas, approximately 0.34% of housing units (144 units) lack complete plumbing facilities, 1% (424 units) lack complete kitchen facilities, and 1% (424 units) do not have telephone service available. In Orange County, approximately 0.39% of housing units (4,292 units) lack complete plumbing facilities, 1.29% (14,196 units) lack complete kitchen facilities, and 1.95% (21,450 units) do not have telephone service available. Comparatively, in the Los Angeles County Service Area, 5.7% of homes have a basic housing quality problem, 4.4% in Riverside County and 7.2% in San Diego County have a basic housing quality problem – either a moderate or severe physical problem.<sup>20</sup>

The current distribution of the age of homes in Orange County as a whole (**Table 4-14**), also indicates that a majority of homes were built prior to the 1990 Americans with Disabilities Act (ADA), which may result in a lack of accessible homes for those residents experiencing a disability. Comparatively, homes in Unincorporated CDPs are newer – with 42% being built post-1989, compared to only 24.7% built in that same time period in Orange County as a whole. In Orange County as a whole 75.3% of homes pre-date 1989. The data for Unincorporated CDPs

<sup>20</sup> National Center for Healthy Housing, Los Angeles, Riverside and San Diego CA Metrics, 2018. Accessed Online: January 18, 2022. <https://nchh.org/tools-and-data/data/state-of-healthy-housing/rankings/location/los-angeles-ca/?data-year=2018>

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shows that in the areas covered by the CDPs the urgency of rehabilitating housing stock is not as acute as in Orange County as a whole. In contrast to the Unincorporated CDPs, Orange County's older housing stock reflects a rapidly gaining need to rehabilitate housing to meet minimum livability and quality requirements, which is a barrier to many homeowners and residents in Orange County who have a lower income or a fixed income.

### *Homelessness*

People experiencing homelessness are those who do not have a fixed, regular, and adequate overnight residence, or whose overnight residence is a shelter, street, vehicle, or enclosure or structure unfit for habitation. Factors contributing to increases of homelessness may include the following:

- Lack of access to available resources to support stable housing access.
- Spikes in rent increase and lack of tenant protections.
- Housing discrimination.
- Evictions and lack of support or relocation services available.
- Lack of housing affordable to very-low, low- and moderate-income persons/households.
- Increases in the number of persons whose incomes fall below the poverty level.
- Reductions in public subsidies to the poor.
- The deinstitutionalization of the mentally ill.

According to the Orange County Homeless Point-in-Time Count, in 2019 there were an estimated 43 unhoused persons in the Unincorporated County. The counts for 2020 and 2021 were provided by 2-1-1 Orange County and these reports provide total figures for Orange County as a whole and do not break down the figures for each city and the Unincorporated areas. In 2020, a total of 3,017 persons experienced homelessness across Orange County, this decreased to 2,441 in 2021.

The racial and ethnic demographic data for unhoused persons in 2021 is not broken down by jurisdictions; however, for the 2,441 unhoused persons across Orange County accessing shelter, 10% experienced chronic homelessness. Additionally, 77% identified as White, 12% identified as Black, 3% identified as American Indian, less than 1% identified as Native Hawaiian, and 45% identified as Hispanic or Latino. About 295 persons were seniors (age 62 years and older), and about 102 persons were transzonal aged youth between the ages of 18 to 24, 288 persons were experiencing domestic violence, and 162 persons were veterans. Of the persons living in



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shelters, 334 experience mental health conditions, 308 persons experience a physical disability, and 297 persons reported substance abuse.<sup>21</sup>

### *Displacement*

The potential for economic displacement risk can result from a variety of factors, including large-scale development activity, neighborhood reinvestment, infrastructure investments, and changes in local and regional employment opportunity. Economic displacement can be an inadvertent result of public and private investment, where individuals and families may not be able to keep pace with increased property values and market rental rates.

### *Urban Displacement*

The Urban Displacement Project developed a neighborhood change database to map neighborhood transformations and identify areas vulnerable to gentrification and displacement. This data was developed to assist local decision makers and stakeholders better plan for existing communities and provide additional resources to areas in need or at-risk of displacement and gentrification. The following lists the criteria used to identify each displacement typology used in **Figure 4-13**:

- Low-Income/Susceptible to Displacement.
  - Low or mixed low-income tract in 2018.
- Ongoing Displacement of Low-Income Households.
  - Low or mixed low-income tract in 2018.
  - Absolute loss of low-income households, 2000-2018.
- At Risk of Gentrification.
  - Low or mixed low-income tract in 2018.
  - Housing affordable to low or mixed low-income households in 2018.
  - Didn't gentrify 1990-2000 or 2000-2018.
  - Marginal change in housing costs or Zillow home or rental value increases in the 90th percentile between 2012-2018.
  - Local and nearby increases in rent were greater than the regional median between 2012-2018 or the 2018 rent gap is greater than the regional median rent gap.

<sup>21</sup> Orange County Homeless Point-in-Time Count, Orange County Homeless Management Information Systems. 2019, 2020 and 2021. Accessed online: January 19, 2021.

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- Early/Ongoing Gentrification.
  - Low or mixed low-income tract in 2018.
  - Housing affordable to moderate or mixed moderate-income households in 2018.
  - Increase or rapid increase in housing costs or above regional median change in Zillow home or rental values between 2-12-2018.
  - Gentrified in 1990-2000 or 2000-2018.
- Advanced Gentrification.
  - Moderate, mixed moderate, mixed high, or high-income tract in 2018.
  - Housing affordable to middle, high, mixed moderate, and mixed high-income households in 2018.
  - Marginal change, increase, or rapid increase in housing costs.
  - Gentrified in 1990-2000 or 2000-2018.
- Stable Moderate/Mixed Income.
  - Moderate, mixed moderate, mixed high, or high-income tract in 2018.
- At Risk of Becoming Exclusive.
  - Moderate, mixed moderate, mixed high, or high-income tract in 2018.
  - Housing affordable to middle, high, mixed moderate, and mixed high-income households in 2018.
  - Marginal change or increase in housing costs.
- Becoming Exclusive.
  - Moderate, mixed moderate, mixed high, or high-income tract in 2018.
  - Housing affordable to middle, high, mixed moderate, and mixed high-income households in 2018.
  - Rapid increase in housing costs.
  - Absolute loss of low-income households, 2000-2018.
  - Declining low-income in-migration rate, 2012-2018.
  - Median income higher in 2018 than in 2000.
- Stable/Advanced Exclusive.
  - High-income tract in 2000 and 2018.
  - Affordable to high or mixed high-income households in 2018.

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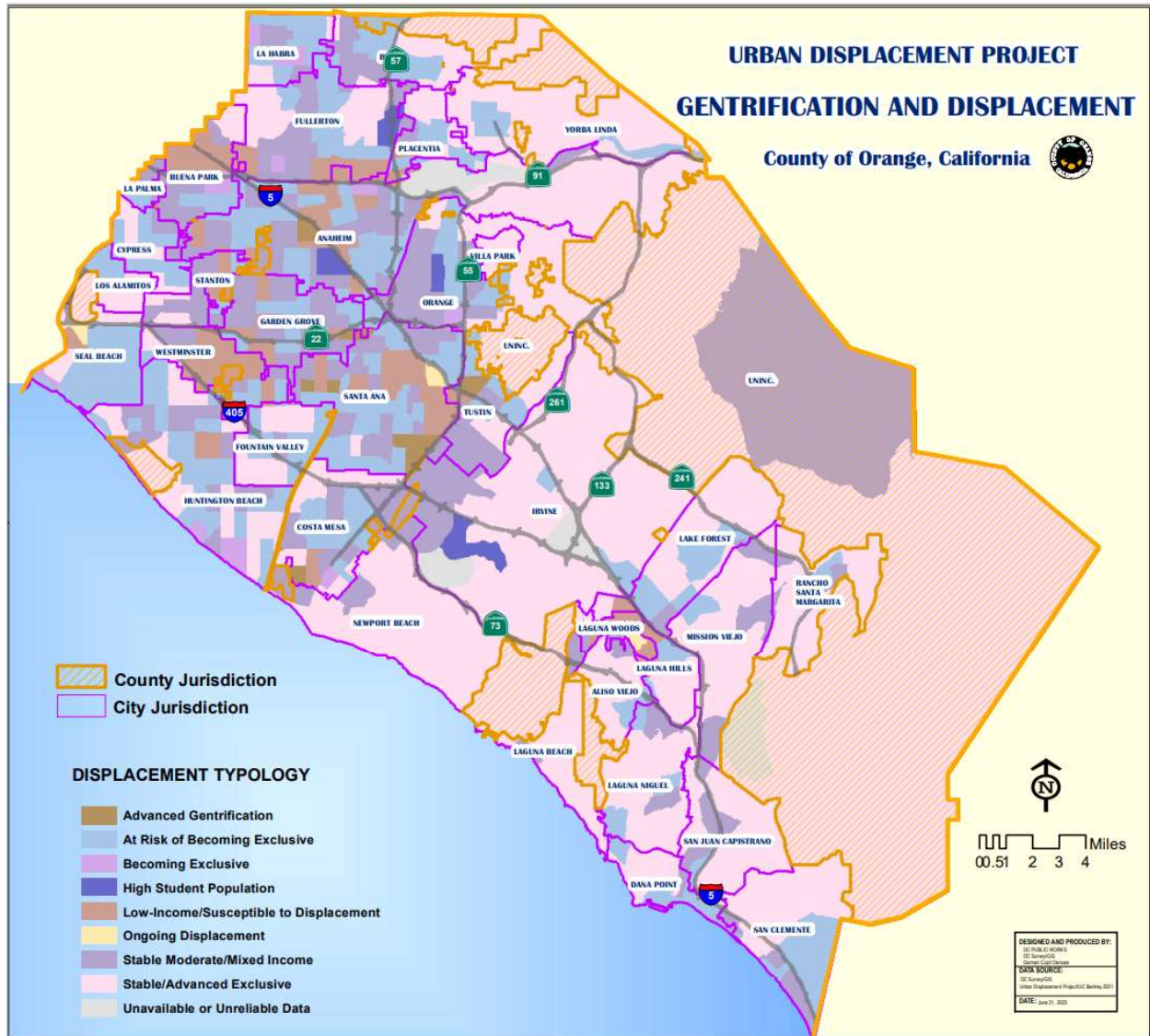
- Marginal change, increase, or rapid increase in housing costs.

As **Figure 4-13** shows, Orange County as a region is made up of a variety of displacement risks with very high levels of exclusivity in the southern region of Orange County and higher occurrences of gentrification and displacement occurring in the central and northern regions of Orange County. It should be noted that **Figure 4-13** also shows a large area of stable/advanced exclusivity in the southeastern region, which is largely made up of undeveloped, mountainous land. However, the region surrounding Santa Ana through the northern portion of Orange County represents areas with lower median incomes and higher likelihood to experience displacement and gentrification.

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Figure 4-13  
Urban Displacement Project –  
Gentrification and Displacement in Orange County



Source: Urban Displacement Project, University of California Berkeley (2021).

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**Preservation of Assisted Units at Risk of Conversion**

Preservation of assisted units is an important goal for assuring that displacement is kept at a minimum. State Housing Element Law requires the analysis of government-assisted housing units that are eligible to convert from low-income housing to market rate housing during the next 10 years due to expiring subsidies, mortgage prepayments, or expiration of affordability restrictions, and identification of programs aimed at their preservation.

Use restrictions, as defined by State law, means any federal, state, or local statute, regulation, ordinance, or contract which as a condition of receipt of any housing assistance, including a rental subsidy, mortgage subsidy, or mortgage insurance, to an assisted housing development, establishes maximum limitations on tenant income as a condition of eligibility for occupancy.

The following section analyzes the potential conversion of assisted housing units to market rate housing.

**Status of Covenants of Inventory of Affordable Housing Units Assisted by the County**

Affordable covenants help to ensure that certain housing units remain affordable for an extended period of time. Covenants provide lasting affordable options to low and very low-income households in a community. **Table 4-17** below provides a list of 2,771 housing units with affordability covenants that received financial assistance from the County of Orange for their development. Of the units at-risk of converting to market-rate during the planning period, no units are located within the Unincorporated areas; however, the County has maintained financial interest and support for the units at-risk and will continue to do so throughout the planning period.

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**Table 4-15**  
**County of Orange – Status of Assisted Affordable Units**

Name of Project	Address	Funding	Total Units	Assisted Units	Expiration Date
<b>Assisted Units At-Risk of Converting to Market Rate During the Planning Period in Cities</b>					
Canada & Marquita Apartments	143 West Marquita & 133 - 135 W. Canada San Clemente, CA 92672	HOME	12	12	11/4/2026
Village Heights Apartments	1621 Mesa Dr., Newport Beach, CA 92660	OCDA	75	25	4/1/2028
<b>Assisted Units Not At-Risk During the Planning Period</b>					
Pacific Terrace	15000 Pacific St., Midway City	Market-to-Market	98	97	2041*
Walnut Village Apartments	620 S. Walnut Ave., Brea, CA 92821	HOME	47	11	11/27/2036
Bishop Avenue	8142 Bishop Ave., Midway City, CA 92655	HOME	10	10	10/22/2038
Mercy House Scattered Houses	2426 Athens, Orange, CA 92867 9511 S. Mills, Anaheim, CA 92804 2106 W. Niobe, Anaheim, CA 92804 10882 MacMurray, Anaheim, CA 92804	NSP	4	4	2041-2043
Costa Mesa Village	2450 Newport Blvd., Costa Mesa, CA 92627	OCHA	96	95	5/11/2043
Walnut Court & Pixley Arms Apartments	Walnut: 1519 E. Walnut Ave. / Pixley: 537 W. Almond	OCHA	22	22	12/15/2047
Villa Camino Real	601-607-609 La Habra Blvd, Fullerton, CA	OCHA	12	23	5/4/2048
Inn at Woodbridge Apartments	11 Osborne, Irvine, CA 92604	OCHA	116	56	8/9/2049
Park Stanton Place Senior Apartments	7622 Katella Ave., Stanton, CA 90680	OCHA	335	67	12/20/2049
Irvine Inn (SRO)**	2810 Warner Avenue, Irvine, CA 92606	OCHA	192	39	6/23/2050
Woodpark Apartments	22702 Pacific Park Drive, Aliso Viejo, CA	OCHA	128	108	8/8/2050
Arroyo Vista Apartments	26196 Crown Valley Parkway, Mission Viejo, CA 92692	OCHA	156	76	10/21/2050
Fullerton City Lights SRO*	224 E. Commonwealth Ave., Fullerton, CA 92832	OCHA	136	116	4/23/2050
Esencia Norte Apartment Homes***	86 Esencia Dr., Ladera Ranch	MHRB	112	111	8/25/2051
Sendero Bluffs Senior Apartment Homes***	30472 Gateway Place, Rancho Mission Viejo	MHRB	107	106	8/25/2051
Camden Place Senior Apartments	4500 Montecito Drive, La Palma, CA 90623	HOME	35	11	9/22/2052
Plaza Court Apartments	11440 Court Street #4102, Stanton, CA 90680	CDBG	120	25	12/15/2052
El Modena Transitional Shelter	18662-18682 E. Pearl St., Orange, CA 92869	CDBG	6	5	3/25/2053
Vintage Canyon Senior Apartments	855 N. Brea Blvd., Brea, CA 92821	NSP/HOME	105	11	6/10/2053
Midway City SRO**	15161 Jackson St., Midway City, CA	HOME/OCDA	18	9	8/3/2053
Heritage Villas	26836 Oso Pkwy., Mission Viejo, CA 92691	HOME/OC BONDS	143	11/58	8/8/2053
Heritage Place at Tustin	1101 Sycamore Ave., Tustin, CA 92780	OCHA	54	53	11/1/2056
H.O.M.E.S. Inc. - Riley House	466 N Swidler Street, Orange, CA 92869	OPS RESERVE	6	6	7/10/2057

## SECTION 4 – AFFIRMATIVELY FURTHERING FAIR HOUSING

Vintage Shores	366 Camino De Estrella, San Clemente, CA	HOME	122	11	3/26/2058
Westminster Intergenerational	8140 13th St., Westminster, CA 92683	OCDA	86	85	4/5/2058
Linbrook Court	2240 W. Lincoln Ave., Anaheim, CA 928001	HOME	81	80	7/30/2058
Mendocino at Talega I	123 Calle Amistad, San Clemente, CA 92673	HOME/OCDA	124	11/112	11/24/2058
Mendocino at Talega II	123 Calle Amistad, San Clemente, CA 92673	OCDA	62	62	11/24/2058
California Villas	935 S. Gilbert St., Anaheim, CA 92804	HOME	34	11	12/18/2058
Thomas House	12591 and 12601 Morningside Ave., Garden Grove, CA	CDBG	22	14	2/19/2059
Laurel Glen aka Ladera Ranch	70 Sklar St., Ladera Ranch	OCDA	220	44	2/23/2059
Casa Alegre	2761 W. Ball Rd., Anaheim, CA 92804	HOME	23	22	6/22/2059
Coventry Heights Senior Apartments	7521 Wyoming St., Westminster, CA 92683	GenFund	76	76	6/22/2059
Solara Court Apartments	3335 W. Lincoln Avenue, Anaheim, CA	HOME	132	131	10/24/2059
Jackson Aisle Apartments	15432 Jackson St., Midway City	OCDA	30	29	11/10/2059
Alice Court	450 Glenneyre Street, Laguna Beach, CA 92651	OCDA	27	13	11/19/2059
Escalones Nuevos	150 Escalones, San Clemente, CA	CDBG	6	6	2/24/2060
Casa de la Esperanza	10572 Knott Ave., Stanton, CA 90680	HOME	10	4	8/15/2060
Jasmine At Founders Village	17911 Bushard St, Fountain Valley, CA 92708	SPAHF	156	42	2/10/2061
Montecito Vista Apartment Homes	4000 El Camino Real, Irvine, CA	HOME/OCDA	162	11	6/21/2061
Ability First	14501 Harvard Ave., Irvine, CA 92606	HOME	24	11	9/28/2061
Laguna Canyon	400 Limestone, Irvine, CA 92603	OPS RESERVE	120	57	10/18/2061
Cornerstone Apartments	9541 Ball Rd., Anaheim, CA 92804	HOME/OCDA	48	11/37	4/6/2062
Windrow Apartments	5300 Trabuco Rd, Irvine, CA 92620	OCDA	96	47	6/22/2062
Dorado Senior Apartments	8622 Stanton Ave, Buena Park, CA 90620	HOME/OCDA	150	11/103	9/17/2062
Woodbury Walk Apartments	99 Talisman, Irvine, CA 92620	HOME/OCDA	150	73	5/8/2063
Stonegate I (Anaheim)	9051 W. Katella Ave., Anaheim, CA 92804	HOME/OCDA	37	11	9/9/2064
Stonegate II (Anaheim-Katella)	8911 W. Katella Ave., Anaheim, CA 92804	HOME/OCDA	26	11	9/9/2064
Diamond Aisle	1310 W. Diamond St., Anaheim, CA 92801	MHSA	25	24	12/22/2064
Granite Court	2853 Kelvin Ave., Irvine, CA 92614	HOME/OCDA	71	11/24	2/9/2065
Bonterra Apartment Homes	401 Discovery Lane, Brea, CA 92812	HOME/OCDA	94	82/11	7/1/2065
Doria II - Stonegate Irvine Families	1000 Crested Bird, Irvine, CA 92614	HOME/OCDA	74	37	1/9/2066
Buena Vista Apartments	16437 E. Buena Vista St., Orange, CA 92865	HOME/OCDA	17	11/6	3/14/2066
Calle del Cerro	1042 Calle Del Cerro #201 1050 Calle Del Cerro #604 1052 Calle Del Cerro #712 1064 Calle Del Cerro #1303	NSP	4	4	6/16/2066
Doria I - Stonegate Irvine Families	1000 Crested Bird, Irvine, CA 92614	HOME/MHSA	60	29	9/3/2066

## SECTION 4 – AFFIRMATIVELY FURTHERING FAIR HOUSING

Avenida Villas Families	9602 W Ball Rd., Anaheim, CA 92804	HOME/OCDA	29	11/17	11/7/2066
Birch Hills	255 S. Kraemer Blvd., Brea, CA 92821	HOME	114	11/45	6/21/2067
Cotton's Point	2358 S El Cami Real, San Clemente, CA 92672	HOME	75	27	7/1/2067
8329 Lola Avenue, Stanton, CA 90680	8329 Lola Avenue, Stanton, CA 90680	HOME-SFR/HSA	1	1	8/4/2069
283 Laurel Avenue, Brea, CA, 92821	283 Laurel Avenue, Brea, CA, 92821	HOME-SFR/HSA	1	1	8/13/2069
802 Mathewson Avenue, Placentia, CA 92970	802 Mathewson Avenue, Placentia, CA 92970	HOME-SFR/HSA	1	1	9/23/2069
Oakcrest Heights	22733 Oakcrest Circle, Yorba Linda, CA 92887	HOME/HAS	54	11/3	6/15/2072
Potters Lane	15171 Jackson St., Midway City	HSA	16	15	11/21/2073
Placentia Veterans Village	1945 East Veterans Way, Placentia, CA 92870	HAS	50	24	12/20/2073
<p>*Pacific Terrace has renewed their Market-to-Market contract which expired on 10/31/2021. The development is now preserved through 2041.</p> <p>**The Census does not define SROs as individual units as residents share facilities. However, the County tracts SRO covenants and has therefore included them as part of this analysis.</p> <p>*** County owned land as part of the Ranch Affordable Housing Implementation Agreement; once the projects reach the 15 year expiration of the tax credits/bonds the property will be transferred to the County.</p> <p>Source: OC Community Resources – Housing &amp; Community Development</p>					

### Contributing Factors to Disproportionate Housing Needs and Displacement

A number of factors influence the disproportionate housing needs identified above and create a risk of displacement for lower income households. As Figure 4-13 demonstrates, a large portion of Orange County as a whole are now established/exclusive areas. Within the Unincorporated areas, there is a mix, with some pockets that are either established middle-income areas, at risk of becoming exclusive, or are susceptible to or have ongoing displacement. The Unincorporated areas specifically appear to have a mismatch between the demand for larger affordable units and the available affordable units, as well as (similar to the rest of Orange County) high housing costs. The specific factors which contribute to disproportionate housing needs within the Unincorporated areas are:

- Availability of affordable units in a range of sizes
- Displacement of residents due to economic pressures
- Displacement of and/or lack of housing support for victims of domestic violence, dating violence, sexual assault, and stalking
- Lack of access to opportunity due to high housing costs
- Lack of private investments in specific neighborhoods
- Lack of public investments in specific neighborhoods, including services or amenities
- Land use and zoning laws



## SECTION 4 – AFFIRMATIVELY FURTHERING FAIR HOUSING

- [Lending discrimination](#)
- [Loss of affordable housing](#)
- [Source of income discrimination](#)

### **Discussion of Site Inventory Related to People with Protected Characteristics, Lower Incomes, and Opportunity Areas**

California Assembly Bill 686 (AB 686) requires that jurisdictions identify candidate housing sites throughout the community in a manner that is consistent with its duty to affirmatively further fair housing. The site identification requirement involves not only an analysis of site capacity to accommodate the RHNA (provided in Appendix B), but also whether the identified [candidate housing sites in Table B-5, Candidate Sites to Accommodate County of Orange 2021-2029 RHNA](#), serve the purpose of replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity.

[Selection of candidate housing](#) sites take into consideration access to vital goods, services, and public transportation, and are therefore ideal areas for the County to focus much of its future housing growth. It is anticipated that accessory dwelling unit (ADU) production will occur in the lower density areas of the community.

Approximately 34% of persons from all racial groups in the Unincorporated areas identify ethnically as Hispanic or Latino. Over 93% of candidate housing sites are located in areas that have [equal to or](#) less than 40% of the population identifying as Hispanic or Latino.

[The data in Figures 4-14 through 4-19](#) below identify the [candidate housing](#) sites to accommodate future housing in the County, overlaid on demographics data using AFFH data layers for segregation and integration and access to opportunities provided through HCD data and mapping resources. [The data demonstrates that the candidate sites are well located throughout Unincorporated areas to serve the diverse unincorporated population.](#)

[Each candidate housing site included in the discussion below has been assigned a “AB686 location code” \(e.g., “H/L1, N/W2, L/M3, R4, etc.”\) that corresponds to the categories below and is used to identify the site in Table B-5.](#)

- **Figure 4-14** – Candidate Sites and Hispanic/Latino (H/L) Population, 2019
- **Figure 4-15** – Candidate Sites and Non-White (N/W) Population, 2019
- **Figure 4-16** – Candidate Sites and Low- and Moderate-Income (L/M) Population, 2019

## SECTION 4 – AFFIRMATIVELY FURTHERING FAIR HOUSING

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- **Figure 4-17** – Candidate Sites and R/ECAP Areas, 2019
- **Figure 4-18** – Candidate Sites and RCAAs, 2019
- **Figure 4-19** – Candidate Sites and TCAC Opportunity Areas, 2019

### *Candidate Sites and Hispanic/Latino Population*

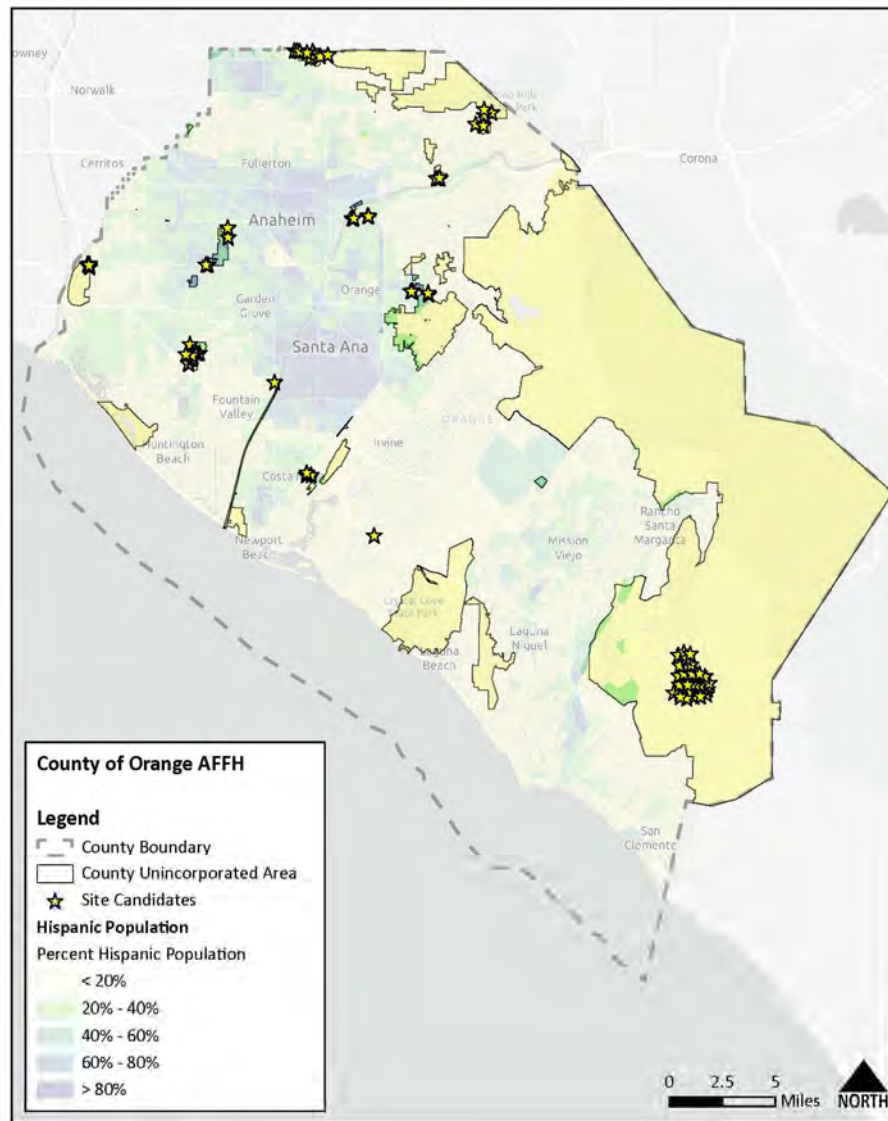
Table B-5 includes 61 proposed sites (for a total of 3,316 potential units) that are located within Census Block Groups that have a percentage between 20 and 80% of the population that identify as Hispanic/Latino. Of those units, 2,202 are proposed as affordable to low- and very low-incomes. Specifically:

- 40 proposed sites (assigned location codes “H/L1” through “H/L40”) to accommodate the RHNA (totaling 8,538 potential units, or 67% of the total potential units) are located within block groups that have a percentage of less than 20% of the population that identifies as Hispanic and Latino. Of those units, 2,529 (30%) are proposed as affordable to low- and very low-incomes.
- 58 proposed sites (assigned location codes “H/L41 through H/L98”) to accommodate the RHNA (totaling 3,229 potential units, or 31% of the total potential units) are located within block groups that have a percentage between 20 and 40% of the population that identifies as Hispanic and Latino. Of those units, 2,115 (72%) are proposed as affordable to low- and very low-incomes.
- 1 proposed site (assigned location code “H/L99”) to accommodate the RHNA (totaling 32 potential units, or 0.2% of the total potential units) is located within block groups that have a percentage of the population that identifies as Hispanic and Latino between 40 and 60%. Of those units, 32 (100%) are proposed as affordable to low- and very low-incomes.
- 2 proposed sites (assigned location codes “H/L100 and H/L101”) to accommodate the RHNA (totaling 55 potential units, or 0.4% of the total potential units) are located within block groups that have a percentage of the population that identifies as Hispanic and Latino between 60 and 80%. Of those units, 55 (100%) are proposed as affordable to low- and very low-incomes.
- 7 proposed sites (assigned location codes “H/L102 through H/L108”) to accommodate the RHNA (totaling 127 potential units, or 1% of the total potential units) are located within block groups that have a percentage of the population that identifies as Hispanic and Latino greater than 80%. Of those units, 127 (100%) are proposed as affordable to low- and very low-incomes.

**SECTION 4 – AFFIRMATIVELY FURTHERING FAIR HOUSING**

**Figure 4-14** shows the proposed candidate sites to meet the RHNA allocation for the County of Orange in relation to percentages of Hispanic/Latino population.

**Figure 4-14  
County of Orange Candidate Sites and Hispanic/Latino Population, 2019**



Source: American Community Survey 5-Year Estimates, 2019.

## SECTION 4 – AFFIRMATIVELY FURTHERING FAIR HOUSING

### Candidate Sites and Non-White Population

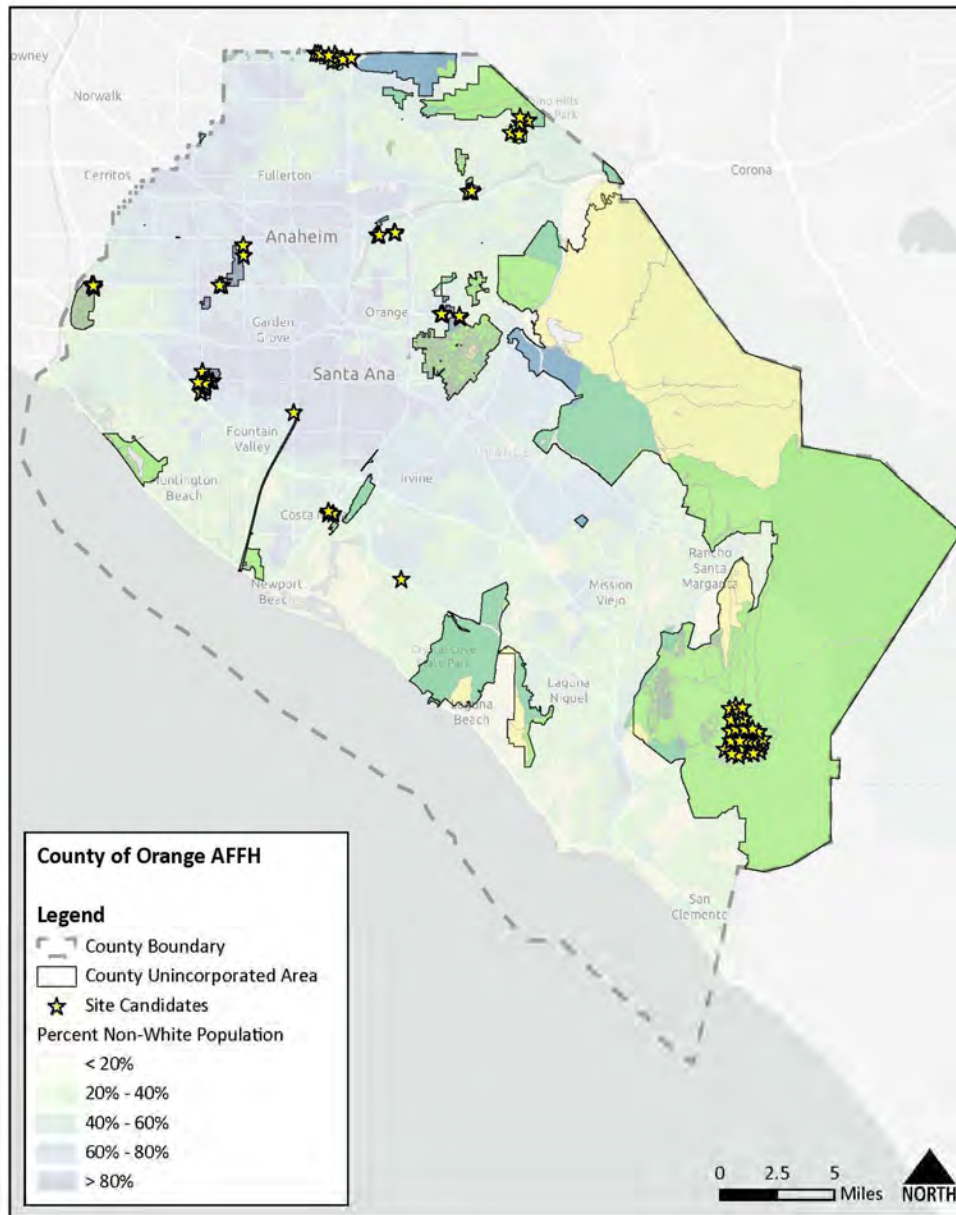
The site inventory includes 108 proposed sites (for a total of 11,981 potential units) that are located within Block Groups that have a percentage between 20 and over 80% of the population that identify as Non-White Population. Of those units, 4,857 are proposed as affordable to low- and very low- incomes. This number includes proposed sites and units located within Block Groups that have a percentage between 20 and 80% of the population that identify as Hispanic/Latino, as discussed above. Specifically:

- 32 proposed sites (assigned location codes “N/W1 through N/W32”) to accommodate the RHNA (totaling 7,390 potential units, or 58% of the total potential units) are located within block groups that have a percentage of the population that identifies as Non-White between 20 and 40%. Of those units, 1,938 (26%) are proposed as affordable to low -and very low-incomes.
- 19 proposed sites (assigned location codes “N/W33 through N/W49”) to accommodate the RHNA (totaling 2,606 potential units, or 27% of the total potential units) are located within block groups that have a percentage of the population that identifies as Non-White between 40 and 60%. Of those units, 936 (51%) are proposed as affordable to low- and very low-incomes.
- 7 proposed sites (assigned location codes “N/W50 through N/W56”) to accommodate the RHNA (totaling 711 potential units, or 6% of the total potential units) are located within block groups that have a percentage of the population that identifies as Non-White between 60 and 80%. Of those units, 711 (100%) are proposed as affordable to low- and very low-incomes.
- 52 proposed sites (assigned location codes “N/W57 through N/W108”) to accommodate the RHNA (totaling 1,273 potential units, or 10% of the total potential units) are located within block groups that have a percentage of the population that identifies as Non-White greater than 80%. Of those units, 1,273 (100%) are proposed as affordable to low- and very low-incomes.

**Figure 4-15** shows the proposed candidate sites to meet the RHNA allocation for the County of Orange in relation to percentages of Non-White population.

**SECTION 4 – AFFIRMATIVELY FURTHERING FAIR HOUSING**

**Figure 4-15  
County of Orange Candidate Sites and Non-White Population, 2019**



Source: American Community Survey 5-Year Estimates, 20

## SECTION 4 – AFFIRMATIVELY FURTHERING FAIR HOUSING

### Candidate Sites and Low- and Moderate- Income

The site inventory includes 108 proposed sites (for a total of 11,981 potential units) that are located within Block Groups that have a percentage between 10 and over 75% of the population earning a low- and moderate-income. Of those units, 4,857 are proposed as affordable to low- and very low- incomes. Specifically:

- 3 proposed sites (assigned location codes “L/M1 through L/M3”) to accommodate the RHNA (totaling 1,938 potential units, or 15% of the total potential units) are located within block groups that have less than 10% of the population earning a low- and moderate-income. Of those units, 828 (43%) are proposed as affordable to low- and very low-incomes.
- 17 proposed sites (assigned location codes “L/M4 through L/M20”) to accommodate the RHNA (totaling 1,851 potential units, or 15% of the total potential units) are located within block groups that have between 10 and 25% of the population earning a low- and moderate-income. Of those units, 954 (52%) are proposed as affordable to low and very low incomes.
- 9 proposed sites (assigned location codes “L/M21 through L/M29”) to accommodate the RHNA (totaling 949 potential units, or 7% of the total potential units) are located within block groups that have between 25 and 50% of the population earning a low- and moderate-income. Of those units, 949 (100%) are proposed as affordable to low and very low incomes.
- 67 proposed sites (assigned location codes “L/M30 through L/M96”) to accommodate the RHNA (totaling 6,957 potential units, or 61% of the total potential units) are located within block groups that have between 50 and 75% of the population earning a low- and moderate-income. Of those units, 1,842 (34%) are proposed as affordable to low- and very low-incomes.
- 12 proposed sites (assigned location codes “L/M97 through L/M108”) to accommodate the RHNA (totaling 286 potential units, or 2% of the total potential units) are located within block groups that have greater than 75% of the population earning a low- and moderate-income. Of those units, 286 (100%) are proposed as affordable to low- and very low-incomes.

As shown in **Figure 4-16** candidate sites identified as part of the sites analysis are well spread out to provide for additional opportunities to persons of all incomes. While only 12 candidate sites have been identified in areas that have over 75% of the population earning a low- and

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**SECTION 4 – AFFIRMATIVELY FURTHERING FAIR HOUSING**

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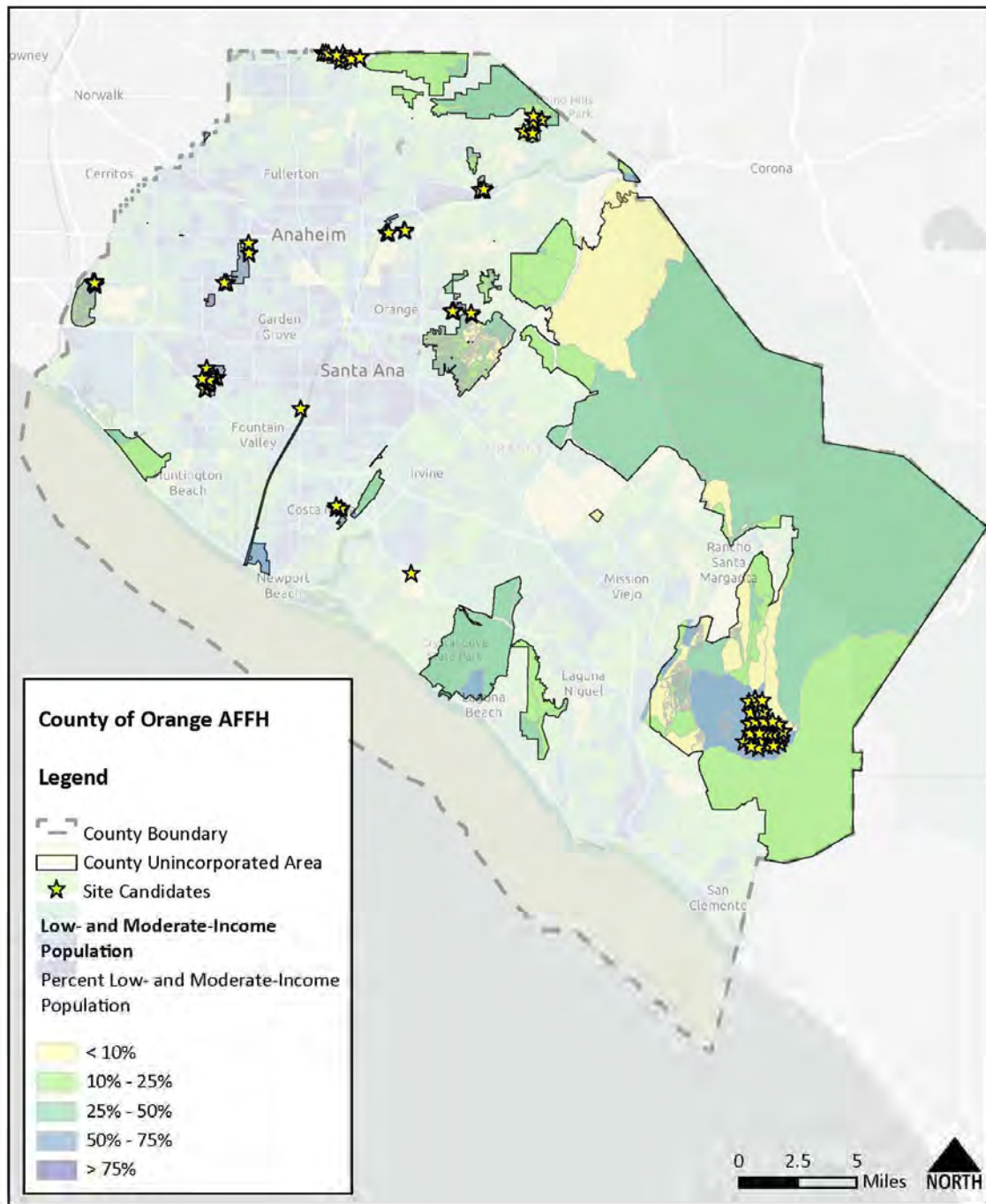
moderate-income, [67](#) have been identified in areas that have between 50 to 75% population earning a low- and moderate-income.

**Figure 4-16** shows the proposed candidate sites to meet the RHNA allocation for the County of Orange in relation to population percentage that earns a low- and moderate-income.

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**SECTION 4 – AFFIRMATIVELY FURTHERING FAIR HOUSING**

**Figure 4-16  
County of Orange Candidate Sites and  
Households with Low- and Moderate-Income, 2019**



Source: American Community Survey 5-Year Estimates, 2019



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**SECTION 4 – AFFIRMATIVELY FURTHERING FAIR HOUSING**

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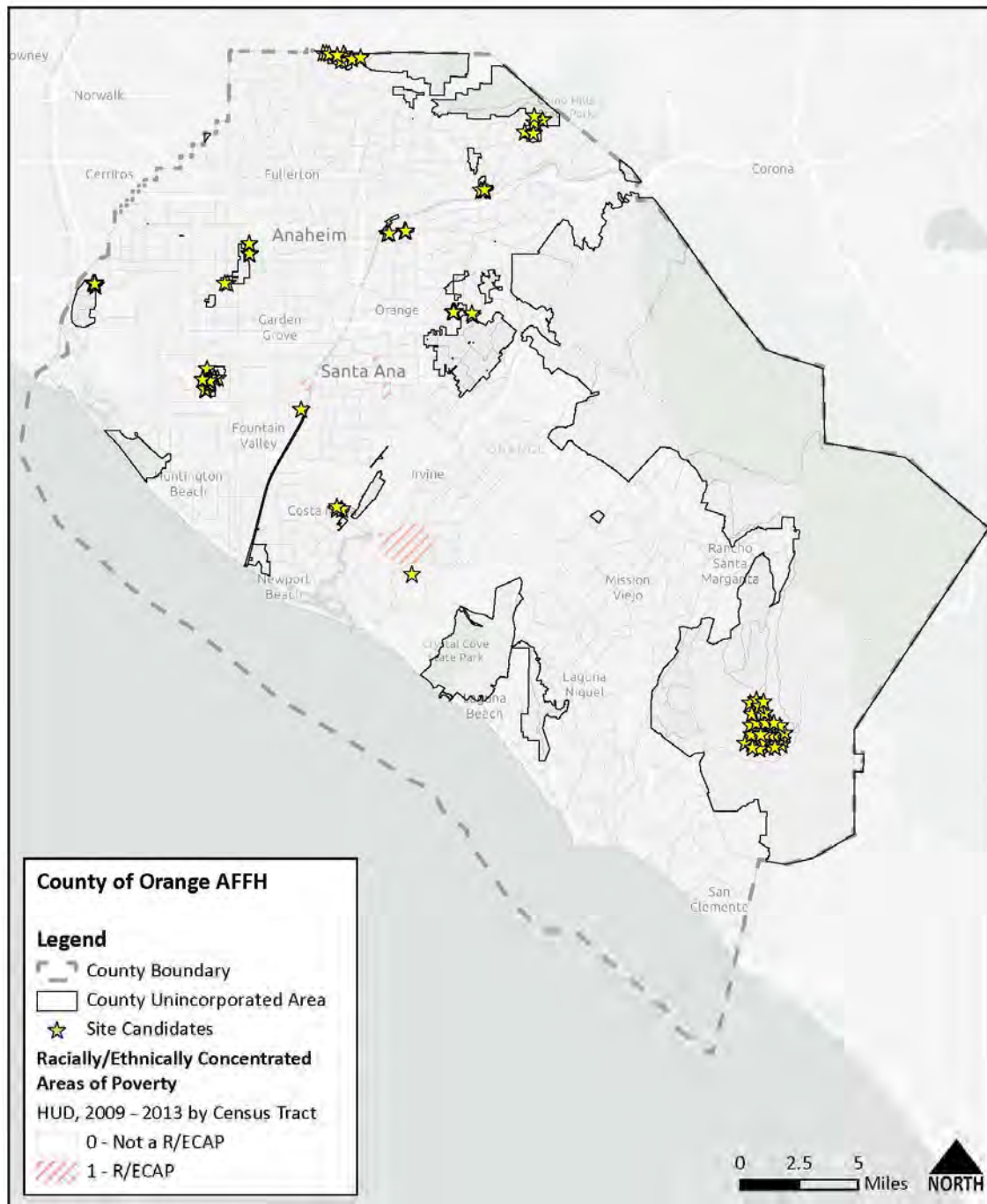
**Candidate Sites and R/ECAPs**

**Figure 4-17** shows the proposed candidate sites to meet the RHNA allocation for the County of Orange in relation to Racially and Ethnically Concentrated Areas of Poverty (R/ECAPs). The figure shows there are a few R/ECAPs within the center of Orange County; however, the proposed candidate sites do not fall within any of the identified R/ECAPs and none are located in any Unincorporated areas.

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**SECTION 4 – AFFIRMATIVELY FURTHERING FAIR HOUSING**

**Figure 4-17  
County of Orange Candidate Sites and  
Racially/Ethnically Concentrated Areas of Poverty, 2019**



Source: American Community Survey 5-Year Estimates, 2019.

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**SECTION 4 – AFFIRMATIVELY FURTHERING FAIR HOUSING**

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***Candidate Sites and RCAAs***

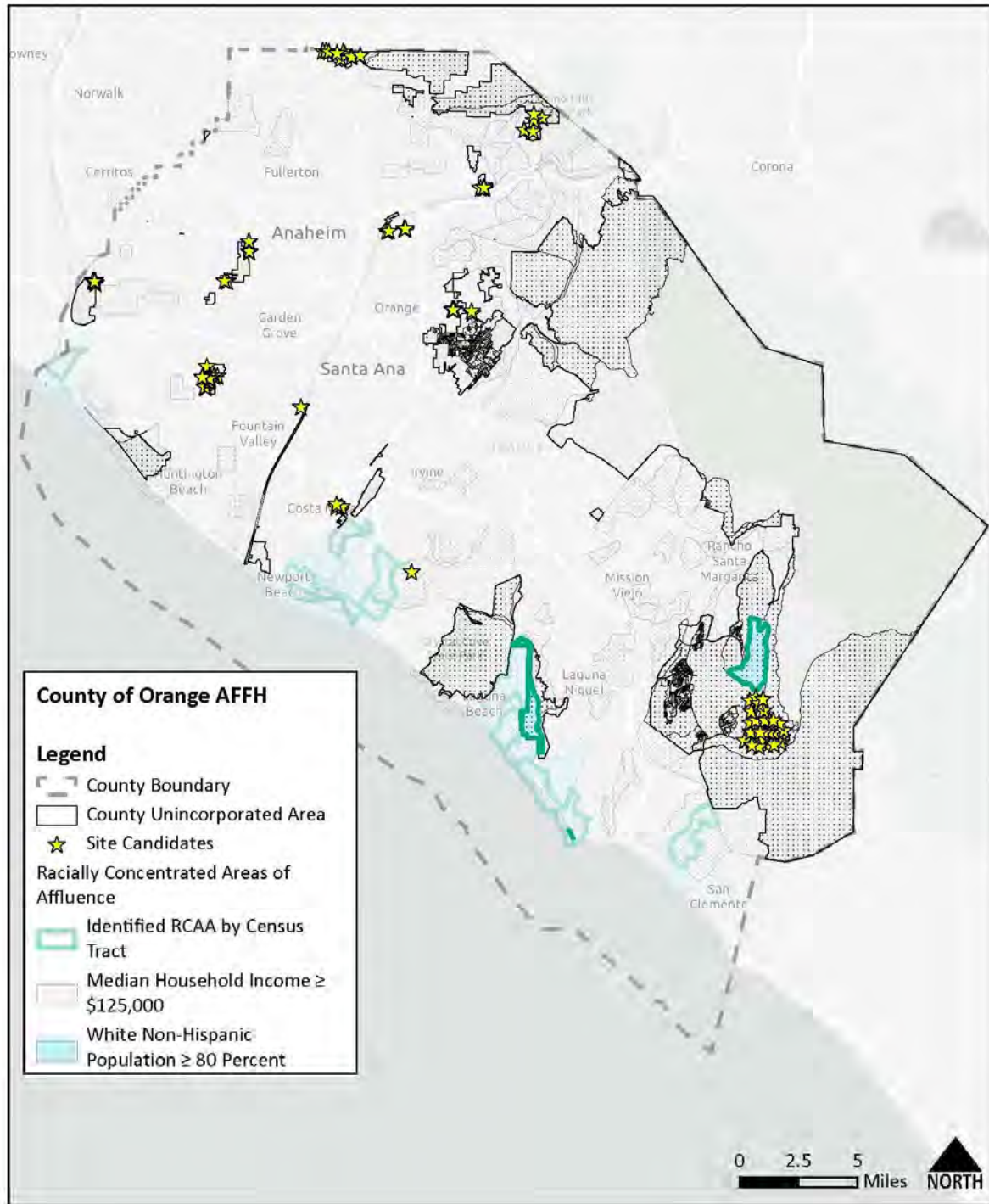
**Figure 4-18** shows the proposed candidate sites to meet the RHNA allocation for the County of Orange in relation to Racially Concentrated Areas of Affluence (RCAAs). RCAAs are identified as areas with a White Non-Hispanic population greater than 80% and a median household income greater than \$125,000.

- 17 proposed sites (**assigned location codes “R/C 1 through R/C 17”**) to accommodate the RHNA (totaling 6,104 potential units, or 48% of the total potential units) are located within RCAAs. Of those units, 993 (16%) are proposed as affordable to low- and very low-incomes.

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SECTION 4 – AFFIRMATIVELY FURTHERING FAIR HOUSING

**Figure 4-18**  
**County of Orange Candidate Sites and**  
**Racially Concentrated Areas of Affluence, 2019**



Source: American Community Survey 5-Year Estimates, 2019.

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**SECTION 4 – AFFIRMATIVELY FURTHERING FAIR HOUSING**

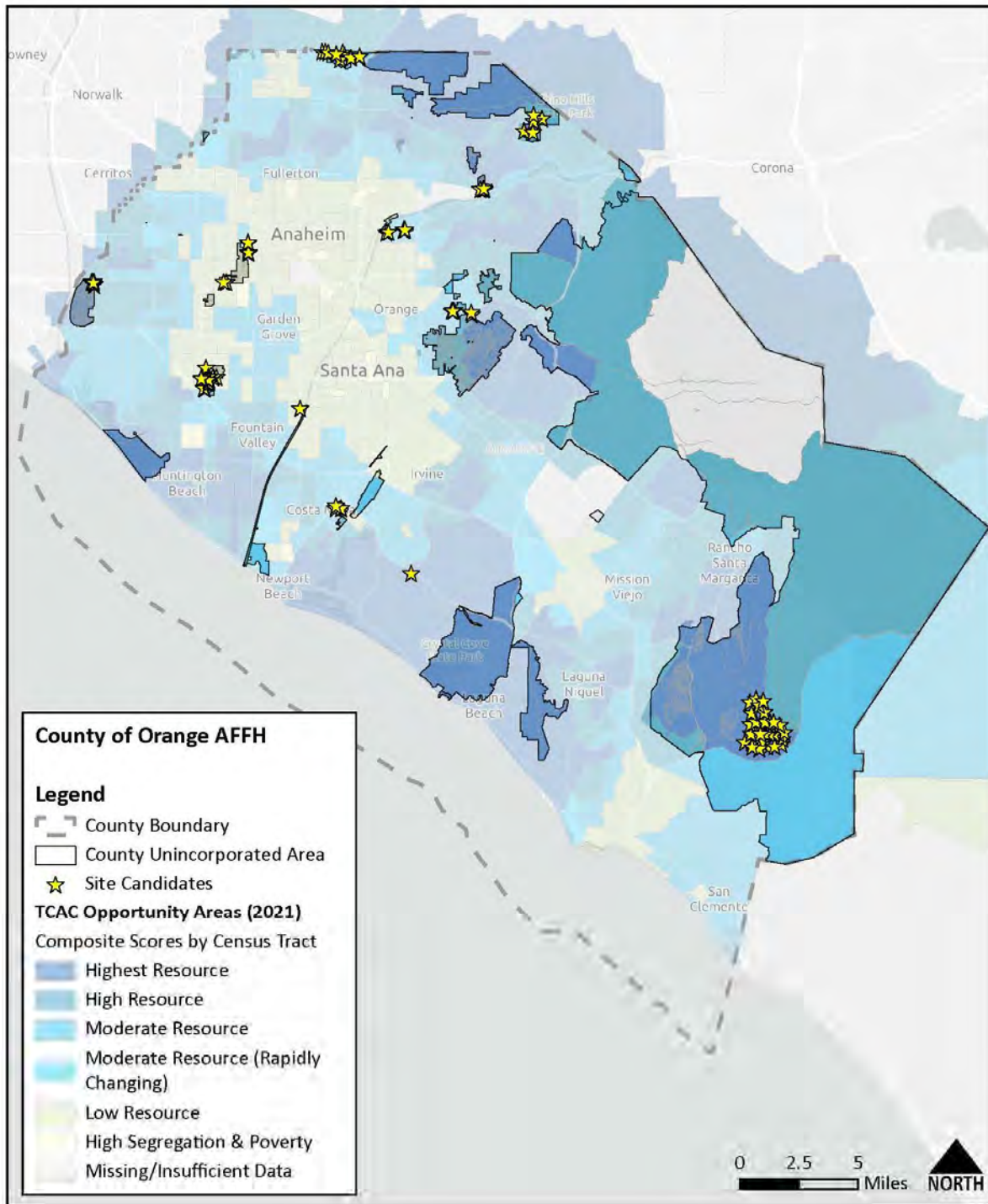
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*Candidate Sites and TCAC/HCD Opportunity Areas*

- **Figure 4-19** shows the proposed candidate sites to meet the RHNA allocation for the County of Orange in relation to the TCAC/HCD Opportunity Areas. There are 76 proposed sites (4,591 units) that are located within Block Groups identified as Low-Moderate Resource Areas. Of those potential units 2,920 are proposed as affordable to low- and very low-incomes. Specifically: 52 proposed sites (assigned location codes “R1 through R52”) to accommodate the RHNA allocation (totaling 1,711 potential units, or 19% of the total potential units) are located within block groups identified as Low Resource areas. Of those units, 1,711 (100%) are proposed as affordable to low- and very low-incomes.
- 24 proposed sites (assigned location codes “R53 through R76”) to accommodate the RHNA allocation (totaling 2,880 potential units, or 23% of the total potential units) are located within block groups identified as Moderate Resource areas. Of those units, 1,209 (42%) are proposed as affordable to low- and very low-incomes.
- 5 proposed sites (assigned location codes “R77 through R81”) to accommodate the RHNA allocation (totaling 340 potential units, or 3% of the total potential units) is located within block groups identified as High Resource areas. Of those units, 0 are proposed as affordable to low- and very low-incomes.
- 27 proposed sites (assigned location codes “R82 through R108”) to accommodate the RHNA allocation (totaling 7,050 potential units, or 55% of the total potential units) are located within block groups identified as Highest Resource areas. Of those units, 1,938 (27%) are proposed as affordable to low- and very low-incomes.

SECTION 4 – AFFIRMATIVELY FURTHERING FAIR HOUSING

**Figure 4-19**  
**County of Orange Candidate Sites and**  
**TCAC Opportunity Areas, 2019**



Source: American Community Survey 5-Year Estimates, 2019

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**SECTION 4 – AFFIRMATIVELY FURTHERING FAIR HOUSING**

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**Summary of Fair Housing Issues/Assessment of Contributing Factors to Fair Housing in Orange County**

As identified by the Orange County AI and the above analysis, Orange County experiences the following local contributing factors to fair housing:

- Cost burden and severe cost burden and overcrowding are issues for all income categories of the populations in the Unincorporated areas and across all racial and ethnic groups. The Hispanic and Black communities facing more acute housing problems (including affordability) than other racial and ethnic communities. Based on the data, affordability is a serious issue for residents in Unincorporated areas as with all residents in the State. Contributing factors may include the relative lack of multifamily housing units, the increased population (though the population of Unincorporated areas has decreased as areas of the Unincorporated County have been annexed) and the lack of significant numbers of new affordable housing units being built.
- While 7.8% of unincorporated residents have disabilities, the units available to disabled persons currently and funded by the County and other sources, likely address the needs of the smaller disabled population in the Unincorporated areas and thus, this need is lower priority than the need for affordable, elderly, and multifamily housing (which could address affordability and overcrowding).
- There are five racially or ethnically concentrated census tracts (RECAPS) within Orange County as identified by HUD. These areas, however, are not in the Unincorporated areas over which the County of Orange has land use jurisdiction. These identified census tracts have at least 50% non-white populations with a poverty rate that exceeds 40% and/or is three or more times the average tract poverty rate for the metropolitan area.
- The UC Davis Regional Opportunity Index shows that the majority of residents within Orange County have moderate to high levels of access to opportunity, with some areas of low access. Additionally, analysis of the TCAC/HCD Opportunity Area Maps show that a large number of census tracts in northern Orange County have a “low resource” designation, meaning there is low access to essential resources for existing residents in those census tracts.
- The County is committed to making diligent efforts to engage underrepresented and disadvantaged communities in studying displacement. The AI also identifies the following cross-jurisdictional fair housing goals to mitigate the existing fair housing issues in the community:

**SECTION 4 – AFFIRMATIVELY FURTHERING FAIR HOUSING**

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- Increase the supply of fair housing in high opportunity areas.
- Prevent displacement of low- and moderate-income residents with protected characteristics, including Hispanic residents, Vietnamese residents, seniors, and people with disabilities.
- Increase community integration for persons with disabilities.
- Ensure equal access to housing for persons with protected characteristics, who are disproportionately likely to be lower-income and to experience homelessness.
- Expand access to opportunity for protected classes.

Section 5, the County’s Housing Action Plan, includes policy programs that seek to provide for an increased variety of housing types affordable to all economic segments of the community, as well as further improve general access to housing. The policy programs will provide for additional opportunities for current residents and provide new housing opportunities for future residents.



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**SECTION 5 – HOUSING ACTION PLAN**


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**5. HOUSING ACTION PLAN**


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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.

**Strategies**

- Ensure that the General Plan and Comprehensive Zoning Code identify and zone sufficient land at appropriate densities to accommodate the County’s share of regional housing needs.
- Facilitate production of high-quality affordable housing for lower income and special needs households and permanent supportive housing including affordable housing opportunities for households with incomes less than 30% of area median income (AMI) through inclusionary housing, incentives, and financial assistance.
- Conserve and improve the condition of the existing housing stock, especially affordable housing.
- Work cooperatively with cities and LAFCO to facilitate the annexation and revitalization of urbanized Unincorporated islands.
- Promote equal housing opportunities for all persons without discrimination on the basis of race, religion, ethnicity, sex, age, marital status, disability, or household composition through enforcement of fair housing laws.
- Encourage the development of supportive housing for persons with disabilities, and protected classes, through the following actions.
  - Conduct outreach and education on fair housing rights and of the process to make appropriate referrals for fair housing complaints.
  - Provide housing resources for prevention of homelessness and alternative housing for the homeless and disabled.
  - Address contributing factors to fair housing issues – including access to regional, economic, educational, and environmental opportunities.
  - Encourage the use of energy conservation features in residential construction, remodeling, and existing homes.

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**Programs, Objectives, Responsible Agencies, Funding Sources**

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 (RHNA) process, each jurisdiction is allocated a portion of the region’s housing need through the year 2029. The current RHNA allocation projects housing need through the year 2029. The County of Orange’s allocation for the 2021-2029 planning period, according to income category is shown in **Table 5--1**.

**Table 5-1**  
**Summary of Housing Needs by Income Category – 2021-2029**

Extremely Low	Very Low	Low	Moderate	Above Mod	Total
1,570 units	1,569 units	1,866 units	2,040 units	3,361 units	10,406 units
15.1%	15.1%	17.9%	19.6%	32.3%	100%

Source: SCAG, 2021

State law requires that jurisdictions adopt plans and policies to address their RHNA allocation for each planning cycle. The County proposes to address its allocated need for the current planning cycle 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, the County’s most important, but increasingly limited, resource for housing production is vacant buildable land.

As seen in County’s land inventory (Appendix B), the unincorporated territory under the jurisdiction of the County has shrunk considerably over the past 30 years due to annexations and incorporations. Seven new cities in South County incorporated during this time and multiple major annexations occurred. Taken together, these jurisdictional changes resulted in a loss of over 60,000 acres of unincorporated territory, with its associated population and developable area.

The key implication of these jurisdictional realignments is that a far greater portion of new residential development in Orange County as a whole will take place within incorporated cities than in years past. Since only one major new planned community remains to be completed in the Unincorporated areas (the Ranch Plan Planned Community in Rancho Mission Viejo), the County will continue to place major emphasis on infill development strategies in the urbanized

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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 for the County is to encourage housing development on existing non-residential sites (primarily commercial), including underutilized sites along arterial highways, through application of the Housing Opportunities Overlay Zone and Adaptive Reuse Policy/Ordinance. See Appendix B for a detailed discussion on this topic.

**Program 1. Provide Adequate Sites and Monitor for No Net Loss.** The County will ensure that adequate sites remain available during the planning period to accommodate the County’s RHNA allocation of 10,406 units. To fully accommodate the RHNA allocation, the County amended the Housing Opportunities Overlay (HOO) in 2022 to accommodate a higher density of development, raising the density from 43.5 to 70 du/ac, excluding any applicable density bonus units. The County will provide an adequate supply of housing that varies sufficiently in cost, style, tenure, and neighborhood type to meet the economic and social needs of existing and future residents of the county; and which provides sufficient housing opportunities to achieve a better jobs-housing balance for employees of businesses located in the Unincorporated areas.

**Objectives:**

- Annually review incentives for density bonuses, expedited permit processing procedures, development standards, tax-exempt conduit financing, infrastructure financing assistance, and direct financial assistance to determine if changes or updates are needed to further facilitate the production of affordable units.
- At the monthly Development Processing Review Committee (DPRC) meetings, review with members the 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.
- 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. Conduct monthly meetings with stakeholders, including the development community and property owners to facilitate housing development, including discussion of ADUs, expedited permit processing and lot splits or consolidations. Attend and promote development

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**SECTION 5 – HOUSING ACTION PLAN**

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incentives at the monthly Housing Opportunities Committee meeting and the bi-monthly OC Housing Finance Trust meetings. Review outreach annually.

- Review funding opportunities bimonthly and aggressively pursue, as the County has been, all state and federal housing grant funds for which the County is eligible.
- Grant “graduated” density increases to encourage creation of larger parcels by consolidation of small adjacent parcels.
- Facilitate parcel maps and/or lot line adjustments resulting in parcel sizes appropriate for multifamily developments that are affordable to lower-income households in light of state, federal, and local financing programs (i.e., 2 to 10 acres).
  - Within 2 years of approval of the Housing Element, through a promotional campaign, the County will work with property owners and affordable housing developers to target sites with the best potential for development or redevelopment as housing.
- Continue to support the DPRC 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.
- Work with cities and developers to identify incentives to reach agreements to transfer Regional Housing Needs Assessment (RHNA) credits for units transfer within city boundaries through a multi-jurisdictional agreements. Review strategy and approach annually.
- Within 2 years of Housing Element approval, 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.
- Coordinate with the City of Newport Beach for any residential development of the identified parcels in the Coyote Canyon area (as shown in Appendix B) and seek RHNA credits through execution of an agreement.

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- Within 3 years of adoption of the Housing Element, following certification by the Department of Housing and Community Development, and on an ongoing basis, maintain discussions with the Santa Ana Country Club regarding potential future development of the site as housing on the parking lot to increase potential candidate housing sites during the planning period.
- 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. Review with LAFCO at least once annually to identify priority areas with the highest potential for affordable housing development and annexation.
- Should properties identified in the site inventory become unavailable during the planning period for housing for low and very-low incomes, resulting in a shortfall in sites eligible to meet the RHNA, the County will, within 1 year of determining that the site(s) are unavailable, identify additional sites and rezone as necessary.

**Responsible Agencies:** OC Community Resources and OC Development Services

**Funding Sources:** General Fund, State and Federal Grants (see funding descriptions below).

**Program 2: Implement Housing Opportunities Overlay Zone and Adaptive Reuse Policy/Ordinance, Promote and Streamline Projects for Affordable Housing, and Provide By-Right Approval of Affordable Housing Projects.**

**Objectives:**

- Following the 2022 adoption of the increased density in the Housing Opportunities Overlay to 70 dwelling units per acre (du/ac), implement the changes and annually monitor potential sites for availability. Within 18 months of adoption of the Housing Element and certification by the Department of Housing and Community Development,
- Encourage and facilitate affordable housing development in the Housing Opportunities Overlay Zone by creating a Housing Opportunities Overlay Map and webpage dedicated to providing information about the Housing Opportunities Overlay to provide to developers and post online to show the Unincorporated areas where higher density projects would be permitted with expedited processing, and which may be eligible for density bonuses.

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- OC Development Service’s “Affordable Housing Project Manager” will promote the MyOCeServices web portal and the ease of application review and approval of affordable housing projects. The Affordable Housing Project Manager and OCCR will act as liaison between the developer and OC Development Services staff to ensure that permit issuance for proposed projects is not unnecessarily delayed. Within one year of approval of the Housing Element and approval by the Department of Housing and Community Development, OC Development Services will update its “Orange County Housing Opportunities Manual” and will also create and distribute promotional materials explaining the County’s expedited permit processing and incentives for affordable housing to be provided to developers in the region. The following incentives for the development of affordable housing are offered or will be offered:
  - 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.
  - Modification of development standards.
- Negotiate future development agreements to establish affordable housing at the extremely low-income, very low-income, and low-income levels as priorities in accordance with the County’s quantified objectives and encourage developers to include in development agreements plans for family rental housing. A residential project that is the subject to an existing development agreement under applicable provisions of the California Government Code that provides for a different number of inclusionary units will be reviewed annually for additional opportunities to establish additional affordable housing. Review agreements annually. Review and seek funding sources annually.
- Evaluate the County’s Zoning regulations annually to identify potential constraints to the development of affordable housing and housing for those with special needs. Within 3 years of adoption of the Housing Element and approval by the Department of Housing and Community Development, meet with Developers and DPRC to identify potential constraints.

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- On an ongoing basis, review the County Housing Authority’s participation in the Housing Choice Voucher Section 8 Rental Assistance Program and pursue additional vouchers/funding when available. Review annually and update the Supportive Housing Notice of Funding Availability for financial assistance for the development of housing.
- Continue to publish the Affordable Housing Rental List and review list annually.
- Review annually all subsidized projects to verify compliance with affordability covenants.
- Within 1 year of adoption of the Housing Element and certification by the Department of Housing and Community Development, identify additional sites that are available or easily made available for transitional shelters for persons and families experiencing homelessness.
- On an ongoing basis, implement Zoning Code regulations allowing emergency shelters without 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.
- Continue to implement the HOO on sites identified in the previous 5<sup>th</sup> Cycle Housing Element as requested by property owners. During the 5<sup>th</sup> Cycle Housing Element, the County identified the following sites that are also identified in this 6<sup>th</sup> Cycle Housing Element:

**Table 5-2**  
**List of Sites in Land Inventory of**  
**5<sup>th</sup> and 6<sup>th</sup> Cycle Housing Elements**

APN	Site Address
<a href="#">126-503-27</a>	8885 Katella Ave Stanton 92683
<a href="#">127-621-10</a>	9001 Katella Ave Stanton 92804
<a href="#">127-092-32</a>	305 S Brookhurst St Anaheim 92804
<a href="#">127-092-24</a>	331 S Brookhurst St Anaheim 92804
<a href="#">127-092-25</a>	9291 S Brookhurst St Anaheim 92804
<a href="#">097-103-31</a>	14582 Beach Blvd Midway City 92655
<a href="#">107-180-25</a>	15062 Jackson St Midway City 92655
<a href="#">097-133-21</a>	8121 Bolsa Ave Midway City 92655
<a href="#">107-180-24</a>	8122 Bolsa Ave Midway City 92655
<a href="#">107-151-02</a>	15021 Jackson St Midway City 92655
<a href="#">107-151-54</a>	15041 Jackson St Midway City 92655
<a href="#">107-180-15</a>	15222 Jackson St Midway City 92655
<a href="#">107-180-17</a>	15232 Jackson St Midway City 92655
<a href="#">107-180-29</a>	15112 Jackson St Midway City 92655
<a href="#">107-180-30</a>	15111 Van Buren Midway City 92655
<a href="#">107-180-33</a>	15081 Van Buren Midway City 92655
<a href="#">107-180-34</a>	15082 Jackson St Midway City 92655
<a href="#">107-180-31</a>	15201 Van Buren St Midway City 92655
<a href="#">107-151-33</a>	15132 Beach Blvd Midway City 92655

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APN	Site Address
<a href="#">107-151-30</a>	<a href="#">15212 Beach Blvd Midway City 92655</a>
<a href="#">107-151-32</a>	<a href="#">15142 Beach Blvd Midway City 92655</a>
<a href="#">107-151-20</a>	<a href="#">15201 Jackson St Midway City 92655</a>
<a href="#">107-151-19</a>	<a href="#">15191 Jackson St Midway City 92655</a>
<a href="#">107-151-15</a>	<a href="#">15161 Jackson St Midway City 92655</a>
<a href="#">107-151-21</a>	<a href="#">15211 Jackson St Midway City 92655</a>
<a href="#">107-151-31</a>	<a href="#">15122 Beach Blvd Midway City 92655</a>
<a href="#">107-151-45</a>	<a href="#">15135 Jackson St Midway City 92655</a>
<a href="#">107-180-23</a>	<a href="#">15182 Jackson St Midway City 92655</a>
<a href="#">107-180-10</a>	<a href="#">15142 Jackson St Midway City 92655</a>
<a href="#">107-180-09</a>	<a href="#">15132 Jackson St Midway City 92655</a>
<a href="#">107-151-47</a>	<a href="#">15132 Adams St Midway City 92655</a>
<a href="#">107-151-51</a>	<a href="#">15114 Adams St Midway City 92655</a>
<a href="#">107-151-48</a>	<a href="#">15131 Jackson St Midway City 92655</a>
<a href="#">107-151-38</a>	<a href="#">15111 Jackson St Midway City 92655</a>
<a href="#">097-142-23</a>	<a href="#">8331 Bolsa Ave Midway City 92782</a>
<a href="#">097-142-22</a>	<a href="#">8301 Bolsa Ave Midway City 92655</a>
<a href="#">097-144-19</a>	<a href="#">8451 Bolsa Ave Midway City 92655</a>
<a href="#">142-062-15</a>	<a href="#">15451 Beach Blvd Midway City 92655</a>
<a href="#">144-251-08</a>	<a href="#">16292 Harbor Blvd Santa Ana 92677</a>
<a href="#">360-031-23</a>	<a href="#">15777 W Lincoln Ave Orange 92865</a>
<a href="#">360-011-11</a>	<a href="#">15635 W Lincoln Ave Orange 92865</a>
<a href="#">360-384-05</a>	<a href="#">2911 Orange Olive Rd Orange 92865</a>

(See also Appendix B, the Land Inventory, which has a column identifying whether the site was also identified in the land inventory for the 5<sup>th</sup> Cycle Housing Element)

These sites are subject to the HOO and thus, allow by-right residential development. The County did not identify potential sites in this 6<sup>th</sup> Cycle Land Inventory that were identified in the previous two cycles and thus, there are no sites that need to be re-zoned.

- Within two years of the adoption of the Housing Element and its certification by the Department of Housing and Community Development, enact an adaptive reuse ordinance which will create a clear and expedited process for projects that propose the conversion of qualifying office or commercial buildings into housing or into multi-use developments with a housing component. Density bonuses will be available as an incentive for the inclusion of affordable housing units in a qualifying adaptive reuse project. The adaptive reuse policy will be made available on OC Development Services' website and guidance documents will be provided as well to publicize both the availability of this additional method for generating housing developments as well as the potential incentives for pursuing an adaptive reuse project (e.g., density bonuses).

**Responsible Agencies:** OC Community Resources, OC Housing Authority, and OC Development Services



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**Funding Sources:** General Fund, State and Federal Grants and Loans (see grant descriptions below), HUD Housing Choice Voucher Program Section 8

**Program 3:** **Affordable Housing.** In connection with other programs, continue to work with existing partners and seek new partners and volunteers from stakeholder and industry groups to further opportunities and provide incentives where possible for affordable housing. The County will also pursue grants and other funding opportunities that support the initiation, operation, and expansion of affordable housing programs. To the extent that funding is secured, continue to provide incentives such as fee reductions or waivers, and develop and implement new incentives.

**Objectives:**

Proactively encourage and facilitate the development of affordable housing by non-profit organizations for lower income households, particularly those with special needs including large households, seniors, extremely low-income (ELI) households, and households with persons who have disabilities or developmental disabilities with the goal of creating 5,005 affordable units for lower income households during the planning period (3,139 extremely low and very low income and 1,866 low-income units.)

Specifically, the County will:

- On an ongoing basis, provide letters of support to affordable housing developers' applications to local, State, and Federal agencies for funding, provided the proposed projects are consistent with the goals and policies of the General Plan.
- Evaluate, every other year, zoning regulations for potential constraints to the development of housing for persons with special needs.
- Continue to provide density bonuses and other incentives to developers who provide affordable units.
- Within 18 months of adoption of the Housing Element and its certification by the Department of Housing and Community Development, develop informational materials on the website regarding the County's Lot Consolidation incentives, density bonus program, Housing Opportunities Overlay, and Inclusionary Housing.
- On an ongoing basis, implement the Housing Opportunities Overlay Zone) and introduce an Inclusionary Housing Program (see Program 9). Every

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other year, meet with non-profit developers and housing organizations to evaluate projects for acquisition and rehabilitation/new construction of new shelters, and long-term affordable housing.

**Responsible Agencies:** OC Community Resources and OC Development Services

**Funding Source:** General Fund

**Program 4: Density Bonus Ordinance.** In compliance with Government Code section 65915, et. seq. the County has a Density Bonus ordinance that has been amended as needed to comply with State law, and which will continue to be amended as needed to comply with State law.

**Objectives:**

- Update Density Bonus Ordinance on an ongoing basis to reflect changes to State Density Bonus law.

**Responsible Agency:** OC Development Services

**Funding Source:** General Fund

**Program 5: Rehabilitate and Preserve Existing Residential Units, Especially Affordable Units.**

New construction represents a relatively small percentage of the Unincorporated areas' total housing inventory. The preservation and rehabilitation of the existing housing stock, especially affordable apartments, is essential to meet the County's housing needs. Most of the housing in need of rehabilitation within the Unincorporated areas is 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 convert to market rate have also been evaluated for opportunities to extend existing commitments to maintain rents at affordable levels, and the

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County has regularly been successful in extending 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, streetlights, 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 accessibility upgrades infrastructure maintenance and replacement.

Many of the older unincorporated neighborhoods are 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. Absent annexation, the County also expends County funds on public infrastructure projects within these Unincorporated “islands” to ensure the public facilities remain functional and compliant with modern regulations.

### **Objectives:**

- On an ongoing basis, use available housing funding to finance housing rehabilitation. Review funding annually.
- On an ongoing basis, monitor projects with expiring affordability covenants and take appropriate action to preserve these affordable units whenever possible (e.g., extending contracts for participation in affordable housing programs). Annually, promote funding and other opportunities to owners considering conversion of units through existing outreach programs and the County’s website.
- On an ongoing basis, implement and review the County’s code enforcement and graffiti removal programs.
- On an ongoing basis, provide infrastructure maintenance in existing residential neighborhoods, including through the Capital Improvement Program (CIP).

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- On an ongoing basis, participate in the CDBG, HOME and related programs as a means of providing pass-through funding to affordable housing projects and efforts to rehabilitate existing affordable units or projects. Review opportunities annually.
- Annually, 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.
- On an ongoing basis, enforce the provisions of the County’s condominium and mobile home park conversion ordinance (section 7-9-89 and 7-9-92). Review compliance annually.

**Responsible Agencies:** OC Community Resources, CEO/Public Finance, and OC Development Services

**Funding Sources:** General Fund, State and Federal Grants and Loans (see grant descriptions below), CBGB and HOME (see Program 10, Pursue Funding Sources and Programs).

**Program 6. Accessory Dwelling Units.** In July 2020, the County updated the Comprehensive Zoning Code in accordance with the October 2019 passage of California Assembly Bill AB 68 (AB 68), Assembly Bill 881 (AB 881), Assembly Bill 587 (AB 587), Assembly Bill 671 (AB 671), and Senate Bill 13 (SB 13). The provisions encourage the development of ADUs by making the process less restrictive for homeowners and provide incentives for their development and/or preservation. ADUs are an important and feasible method for providing additional affordable housing units while maintaining the existing character of the Unincorporated areas.

**Objectives:**

- Facilitate the development of Accessory Dwelling Units through:
  - Implementation of, within 2 years of adoption of the Housing Element and its certification by the Department of Housing and Community Development, an informational program to disseminate easily understandable information to homeowners regarding the construction of ADUs in the Unincorporated areas. This will include the creation of a webpage on the County’s website, fact sheets available in public areas, and notification to all citizen advisory groups. Disseminate information annually.

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- Preparation of pre-approved ADU plans to assist the public and streamline development of ADUs by the end of 2023.
- Implementation of the Affordable Accessory Dwelling Unit Loan Program Policy Manual (July 19, 2023), within 2 years, designed to provide low-cost loans to homeowners, enabling them to construct new ADUs on their primary residences. Aimed to expand access to income opportunities for homeowners while also providing much needed affordable rentals exclusively for very low-income tenants with a priority on Section 8 voucher holders.
- Continue to track ADU Development through the **ADU Monitoring Program** The program tracks applications for ADUs, location, and affordability of any ADUs offered for rent within the Unincorporated areas. The intent of the Monitoring Program is to track progress in meeting 2021-2029 ADU construction goals and to evaluate the need to adjust programs and policies if the pace of construction is less than anticipated. Should changes need to be made due to a gap in the number of ADUs projected and the number permitted, the County will make changes proportional to the gap identified within 6 months of the annual review. This may include, but is not limited to, rezoning or community outreach.

**Responsible Agencies:** OC Development Services

**Funding Sources:** General Fund

**Program 7: Equal Housing Opportunity – Affirmatively Furthering Fair Housing.** 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. Section 4 provides a detailed assessment of the County’s fair housing status. Additionally, the actions below aim to meaningfully address the fair housing and contributing factors identified in the most recent Orange County **Analysis of Impediments to Housing Choice (AI)** report and by the analysis provided in Section 4.

Contributing factors in the table below have been identified as high, medium, or low based on their potential impact on fair housing and the County’s ability to effect change.

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**Objectives:**

- Table 5-3 below summarizes the County’s actions for addressing fair housing issues and concerns.

**Table 5-3**  
**Fair Housing Contributing Factors and Actions**

<b><u>Identified Fair Housing Issue</u></b>	<b><u>Contributing Factors</u></b>	<b><u>Priority (Low, Medium, High)</u></b>	<b><u>Meaningful Action</u></b>
<u>Racial Segregation</u>	<u>Lack of investments in specific neighborhoods</u> <u>Quantity of affordable housing</u>	<u>Low</u>	<u>Continue to work under contract with the FHCOC and/or other qualified fair housing service providers to provide fair housing services for all segments of the community, with the goal to serve additional households each year.</u>  <u>Annually, evaluate and adjust the scope of services to ensure the County addresses any emerging trends in fair housing.</u>
<u>Disparities in Access to Opportunities</u>	<u>Unaffordable rents and sales prices in a range of sizes</u>  <u>Displacement of residents due to economic pressures</u>  <u>Lack of private and public investments in specific neighborhoods</u>	<u>Low</u>	<u>On an ongoing basis, enforce building code provisions requiring accessible design.</u>  <u>On an ongoing basis, implement the reasonable accommodation ordinance.</u>  <u>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.</u>  <u>Within 2 years of adoption of the Housing Element, develop a program /ordinance to provide regulatory incentives, such as expedited permit processing and fee waiver, to projects targeted for persons with disabilities, including persons with developmental disabilities.</u>  <u>On an ongoing basis, ensure the permitting requirements for group homes and care facilities for seven or more persons are consistent with State law and fair housing requirements.</u>  <u>Offer incentives to development of affordable ADUs and publicize the availability of incentives for affordable ADUs.</u>  <u>Adopt Inclusionary Housing and Adaptive Reuse Program/Policy.</u>
<u>Disproportionate Housing Needs and Displacement/Cost Burden and Overpayment and Overcrowding</u>	<u>Unaffordable rents and sales prices in a range of sizes</u>  <u>Shortage of subsidized housing units</u>  <u>Cost of repairs or rehabilitation</u>	<u>High</u>	<u>See Programs 2, 3, 4, 5, 9, and 10</u>

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<u>Identified Fair Housing Issue</u>	<u>Contributing Factors</u>	<u>Priority (Low, Medium, High)</u>	<u>Meaningful Action</u>
	<p><u>Dominance of single-family housing, which is typically more expensive than multifamily</u></p>		
<p><u>Outreach and Education</u></p>	<p><u>Limited resources to pay for outreach</u></p> <p><u>Increasingly fewer people rely on the newspapers to receive information. Public notices and printed flyers are costly and ineffective means to reach the community at large</u></p> <p><u>Unknown language barriers and resource barriers to accessing information</u></p>	<p><u>Low</u></p>	<p><u>Provide federal/state/local information regarding discrimination to residents at family briefing sessions, including applicable Fair Housing Information and Discrimination Complaint Forms.</u></p> <p><u>Maintain bilingual staff to assist non-English speaking families and ensure handicap accessible offices.</u></p> <p><u>On an ongoing basis, work with the fair housing agencies to provide information and regarding housing discrimination and intervention to resolve complaints.</u></p> <p><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.</u></p> <p><u>On an ongoing basis, publish a Housing Assisting Guide that informs community members of the existence of the Orange County Fair Housing Council (FHCO) and its oversight of fair housing practices. Ensure the guide is available both on the County's website and at the Planning counter and at the OC Housing Authority.</u></p> <p><u>Use non-traditional media (e.g., social media, County website) in outreach and education efforts in addition to print media and notices.</u></p> <p><u>Update the Affordable Housing Rental List (translated in multiple languages) annually on the County website.</u></p>

Responsible Agencies: OC Community Resources and OC Development Services

Funding Sources: General Fund, State and Federal grants and loans

**Program 8: Energy Conservation in Residential Developments:** 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.

State of California Energy Efficiency Standards for Residential and Nonresidential Buildings were established in 1978 in response to a legislative mandate to reduce California's energy consumption. The standards are codified in Title 24 of the California Code of Regulations and are updated periodically to

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allow consideration and possible incorporation of new energy efficiency technologies and methods. California's building efficiency standards (along with those for energy efficient appliances) have saved more than \$56 billion in electricity and natural gas costs since 1978. It is estimated the standards will save an additional \$23 billion by 2013 .

Title 24 sets forth mandatory energy standards and requires the adoption of an “energy budget” for all new residential buildings and additions to residential buildings. Separate requirements are adopted for “low-rise” residential construction (i.e., no more than 3 stories) and non-residential buildings, which includes hotels, motels, and multifamily residential buildings with four or more habitable stories. The standards specify energy saving design for lighting, walls, ceilings, and floor installations, as well as heating and cooling equipment and systems, gas cooling devices, conservation standards and the use of non-depleting energy sources, such as solar energy or wind power. The home building industry must comply with these standards while localities are responsible for enforcing the energy conservation regulations through the plan check and building inspection processes.

Examples of opportunities and techniques for reducing residential energy use include the following:

- Glazing – Glazing on south facing exterior walls allows for winter sunrays to warm the structure. Reducing glazing and regulating sunlight penetration on the west side of the unit prevents afternoon sunrays from overheating the unit.
- Landscaping – Strategically placed vegetation reduces the amount of direct sunlight on the windows. The incorporation of deciduous trees in the landscaping plans along the southern exposure of units reduces summer sunrays, while allowing penetration of winter sunrays to warm the units.
- Building Design – The implementation of roof overhangs above southerly facing windows shields the structure from solar rays during the summer months.
- Cooling/Heating Systems – The use of attic ventilation systems reduces attic temperatures during the summer months. Solar heating systems for swimming pool facilities saves on energy costs. Natural gas is conserved with the use of flow restrictors on all hot water faucets and showerheads.



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- Weatherizing Techniques – Weatherization techniques such as insulation, caulking, and weather stripping can reduce energy use for air-conditioning up to 55% and for heating as much as 40%. Weatherization measures seal a dwelling unit to guard against heat gain in the summer and prevent heat loss in the winter.
- Efficient Use of Appliances – Appliances can be used in ways that increase their energy efficiency. Unnecessary appliances can be eliminated. Proper maintenance and use of stove, oven, clothes dryer, washer, dishwasher, and refrigerator can also reduce energy consumption. New appliance purchases can be made on the basis of efficiency ratings.

In addition to these architectural and construction techniques, thoughtful land use planning provides additional opportunities for energy savings. Examples of the County’s energy-saving land use strategies include higher density along transit routes and close to employment centers and infill development. The Housing Opportunities Overlay Zone advances this goal, as does the County’s long history of approving balanced communities such as Ladera Ranch and Rancho Mission Viejo planned communities.

### **Objectives:**

- On an ongoing basis, require new construction and remodeling projects to meet or exceed state-mandated energy conservation requirements. Review and update annually information on the County’s website relating to energy conservation.
- On an ongoing basis, provide information regarding energy efficiency measures in the Orange County Housing Opportunities Manual. Review and update manual annually related to energy conservation and on an ongoing basis provide manual online and at the County Service Center.
- On an ongoing basis, provide clients and the Development Processing Review Committee (DPRC), with information regarding “CalGreen” – California’s Green Building Code. Review and update annually information on the County’s website and at the County Service Center relating to the Green Building Code.
- On an ongoing basis provide sustainable provisions from the Board adopted Comprehensive Zoning Code Update to property owners online and at the County Service Center. Update information annually.

**Responsible Agencies: OC Development Services**

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**Funding Sources: General Fund and Utilities**

**Program 9: Inclusionary Housing Program.** An inclusionary housing program would boost production of homes for households earning 50% or less of the median income.

**Objectives:**

- Within 3 years of adoption of the Housing Element and its certification by the Department of Housing and Community Development, the Board will consider for adoption an Inclusionary Housing Program (IHP) to expand affordable housing options by considering a set aside of a certain number of units for households earning 50% or less of the median income. The County ordinance may propose that this affordable requirement could be provided either on-site, off-site, or through the payment of an in-lieu fee or provision of land. The in-lieu fee option would be intended primarily for small to midsize in-fill developments or subdivisions where insufficient land exists to provide both for-sale and rental units.

**Responsible Agency:** OC Development Services

**Funding Sources:** General Fund

**Program 10: Pursue Funding Sources To Achieve Housing Action Plan Goals**

The County has access to a variety of funding sources to provide adequate supply of decent and affordable housing and to accomplish the goals and strategies set forth in the Housing Action Plan.

**a. Federal Resources****HOME Funds**

The HOME Investment Partnership (HOME) Program is a federal program, created as a result of the National Housing Affordability Act of 1990. Under HOME, HUD awards funds to localities on the basis of a formula that takes into account tightness of the local housing market, inadequate housing, poverty, and housing production costs. Localities must qualify for at least \$500,000, based on HUD's distribution formula, to receive direct allocation of funds, or can apply to the state or combine with adjacent jurisdictions.

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HOME funding is provided to jurisdictions to assist either rental housing or homeownership through acquisition, construction, reconstruction, and/or rehabilitation of affordable housing. Also possible is tenant based rental assistance, property acquisition, site improvements, and other expenses related to the provision of affordable housing and for projects that serve a group identified as having a special need related to housing. The local jurisdiction must make matching contributions to affordable housing under HOME.

***Community Development Block Grant Program (CDBG)***

Through the federal CDBG program, HUD provides funds to local governments for funding a range of community development activities. For housing purposes, CDBG funds can be used for single and multifamily rehabilitation, rental housing acquisition or homeownership assistance, and other activities that support new housing construction (such as acquisition of property). CDBG grants benefit primarily persons/households with incomes not exceeding 80% of the County Median Family Income.

***Section 108 Program***

Section 108 is the loan guarantee provision of the CDBG program. This provision provides communities with a source of financing for a variety of housing and economic development activities. All rules and requirements of the CDBG program apply, and therefore all projects and activities must principally benefit low- and moderate-income persons, aid in the elimination or prevention of blight, or meet urgent needs of the community.

Monies received under the Section 108 loan guarantee program are limited to not more than 5 times the applicant's most recently approved CDBG amount, less prior Section 108 commitments. Activities eligible for these funds include economic development activities eligible under CDBG; acquisition of real property; rehabilitation of publicly-owned property; housing rehabilitation eligible under CDBG; construction, reconstruction, or installation of public facilities; related relocation, clearance or installation of public facilities; payment of interest on the guaranteed loan and issuance costs of public offerings; debt service reserves; and public works and site improvements.

Section 108 loans are secured and repaid by pledges of future and current CDBG funds. Additional security requirements may also be imposed on a case by case basis.

***Mortgage Credit Certificate Program***

Under the Mortgage Credit Certificate (MCC) Program, first-time homebuyers receive a tax credit of up to 15% of the mortgage interest paid for the year based on a percentage of the interest paid on their mortgage. This credit typically amounts to \$80 to \$125 month. This tax credit allows the buyer to qualify more easily for home loans as it increases the effective income

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of the buyer. Under federal legislation, 20% of the allocation must be set-aside for first time homebuyers with incomes between 75% and 80% of the County median income. This program may be used alone or in conjunction with a Down Payment Assistance Loan. The mortgage tax credit allows participants to meet monthly housing costs for households unable to meet monthly market-level payments. Additionally, lenders may write down the cost of the mortgage based on the value of the credit.

For the 2013-2021 planning period, the County financed thirty-one (31) homes through the CEO's first-time homebuyer program for low-income and moderate-income Orange County residents.

**Housing Choice Voucher Section 8 Housing and Continuum of Care/ Certificates Grant Programs**

The Housing Choice Voucher Section 8 Program and Continuum of Care/Certificate Grants provide monthly housing assistance payments to owners of rental properties in order to assist extremely low and very low-income families, elderly, and disabled persons with their rent. Housing Choice Voucher participants can choose any housing that meets the requirements of the program and are not limited to units located within subsidized housing projects. The Orange County Housing Authority (OCHA) administers Housing Choice Voucher Program within the Unincorporated Orange County area (as well as 31 of the 34 cities in Orange County). The rental assistance represents the difference between 30% of the recipients' adjusted monthly income and the federally approved Fair Market Rents (FMR), locally established Payment Standards or the owner's Gross Rent; whichever is less. In general, the FMR for an area represents the 40th percentile of median rents in a designated local metropolitan area. These programs are designed to utilize privately owned, decent, safe, and sanitary rental housing and assistance is available in the following forms:

- Continuum of Care/ Housing Certificate Program. This program is funded with annual renewal grants to assist homeless/disabled individuals who are qualified and referred to the Housing Authority through the Orange County Coordinated Entry System (CES). Under the certificate program, the property owner selects an eligible tenant and enters into a contract with the Orange County Housing Authority that establishes the total rent, following an inspection and approval of the rental property. The actual approved rent cannot exceed contract rents for non-assisted units comparable units in the area as determined by Rent Reasonableness. Once approved, eligible tenants must pay the highest of either 30% of adjusted income or 10% of gross income. Housing subsidized through this program must meet Federal Housing Quality Standards established by HUD.

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- Housing Choice Voucher Program (HCVP). This program is the largest tenant-based housing program and also includes Special Purpose Vouchers reserved for specific populations including the Veterans Administration Assisted Housing (VASH), Non-Elderly Disabled (NED), Family Unification (FUP), Project-based Vouchers (PBV), Mainstream and Homeownership programs. HCVP is similar to the Certificate Program and requires Housing Quality Standards inspections and the Rent Reasonableness to determine the approvable contract rent. However, the Housing Authority is able to establish Payment Standards which may be 90% to 110% of the published Fair Market Rents. The monthly Housing Assistance Payment (HAP) is determined by subtracting 30% of the tenant's adjusted income from the approved Gross Rent or Payment Standard (whichever is less). Overall rents are not restricted to the Fair Market Rents and a tenant is allowed to pay up to 40% of income if they choose a rental property that has a higher rent than the Payment Standard. If the contract rent is increased after the first year and the unit meets Rent Reasonableness, assisted tenants are allowed to pay a higher portion of their income if they choose to remain in the rental property rather than move to a lower cost unit.

### ***Section 202/811 Housing for Elderly or Handicapped Housing***

Under this federally administered program, direct loans are made to eligible, private nonprofit organizations and consumer operative sponsors to finance development of rental or cooperative housing facilities for occupancy by elderly or handicapped persons. The interest rates on such loans are determined annually. Section 8 funds are made available for all of the Section 202 units for the elderly. Rental assistance for 100% of the units for handicapped persons has also recently been made available. Section 811 can be used to develop group homes, independent living facilities, and intermediate care facilities.

Private, nonprofit sponsors may qualify for Section 202 no-interest capital financing loans. Households of one or more persons, the head of which is at least 62 years old or is a qualified non-elderly handicapped person between the ages of 18 and 62, are eligible to live in these units.

### ***Housing Opportunities for Persons with AIDS (HOPWA)***

The federally administered HOPWA program provides entitlement and competitive grants for housing assistance and supportive services for persons with AIDS. Funds can be used for:

- Acquisition, rehabilitation, lease, and repair of facilities
- New construction
- Project-based or tenant-based rental assistance

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- Planning and support services
- Operating costs
- Short-term rent, mortgage, and utility payments
- Administrative expenses

***Supportive Housing***

The Supportive Housing Programs provide grants to public and private non-profit entities to promote the development of supportive housing and services. These grants are disbursed by HUD. Funds may be used for: acquisition of property; rehabilitation; new construction (under certain limitations); leasing of structures; operating and supportive services costs; and rental assistance.

***Federal Emergency Solutions Grants (FESG)***

This federal program provides grants to (1) engage homeless individuals and families living on the street, (2) improve the number and quality of emergency shelters for homeless individuals and families, (3) help operate these shelters, (4) provide essential services to shelter residents, (5) rapidly re-house homeless individuals and families, and (6) prevent families and individuals from becoming homeless. Metropolitan cities, urban counties and territories may provide ESG funds to projects operated by units of general purpose local government or private nonprofit organizations.

***b. State Resources and Programs******Affordable Housing And Sustainable Communities Program (AHSC)***

This state program is administered by the Strategic Growth Council and implemented by the California Department of Housing and Community Development (State HCD). The AHSC Program funds land-use, housing, transportation, and land preservation projects to support infill and compact development that reduce greenhouse gas (GHG) emissions. Funding for the AHSC Program is provided from the Greenhouse Gas Reduction Fund (GGRF), an account established to receive Cap-and-Trade auction proceeds. The AHSC Program will assist project areas by providing grants and/or loans, or any combination thereof, that will achieve GHG emissions reductions and benefit Disadvantaged Communities through increasing accessibility of affordable housing, employment centers, and key destinations via low-carbon transportation resulting in fewer vehicle miles traveled (VMT) through shortened or reduced trip length or mode shift from Single Occupancy Vehicle (SOV) use to transit, bicycling, or walking.

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***CALHOME***

CalHome enables low- and very low-income households to become or remain homeowners. Eligible activities include predevelopment, site development, and site acquisition for development projects; rehabilitation and acquisition and rehabilitation of site-built housing, and rehabilitation, repair, and replacement of manufactured homes; and down payment assistance, mortgage financing, homebuyer counseling, and technical assistance for self-help.

***California Emergency Solutions And Housing (CESH)***

CESH Program provides funds for a variety of activities to assist persons experiencing or at risk of homelessness as authorized by SB 850 (Chapter 48, Statutes of 2018). State HCD administers the CESH Program with funding received from the Building Homes and Jobs Act Trust Fund (SB 2, Chapter 364, Statutes of 2017). CESH funds may be used for five primary activities: housing relocation and stabilization services (including rental assistance), operating subsidies for permanent housing, flexible housing subsidy funds, operating support for emergency housing interventions, and systems support for homelessness services and housing delivery systems. In addition, some administrative entities may use CESH funds to develop or update a Coordinated Entry System (CES), Homeless Management Information System (HMIS), or Homelessness Plan.

***Golden State Acquisition Fund (GSAF)***

GSAF combined with matching funds, makes up to five-year loans to developers for acquisition or preservation of affordable housing.

***HOMEKEY***

Homekey funds will be made available to purchase and rehabilitate housing, including hotels, motels, vacant apartment buildings, and other buildings and convert them into interim or permanent, long-term housing. Awarded funds must be used to provide housing for individuals and families experiencing homelessness or at risk of experiencing homelessness and who are impacted by the COVID-19 pandemic.

Eligible activities include acquisition or rehabilitation of motels, hotels, or hostels; master leasing of properties; acquisition of other sites and assets, including purchase of apartments or homes, adult residential facilities, residential care facilities for the elderly, manufactured housing, and other buildings with existing residential uses that could be converted to permanent or interim housing; conversion of units from nonresidential to residential in a structure with a certificate of occupancy as a motel, hotel, or hostel; purchase of affordability covenants and restrictions for units; relocation costs for individuals who are being displaced as a result of rehabilitation of existing units; and capitalized operating subsidies for units purchased,

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converted, or altered with funds provided pursuant to Health and Safety Code (HSC) section 50675.1.1.1.

***Infill Infrastructure Grant Program (IIG)***

The purpose of the IIG Program is to promote infill housing development by providing financial assistance for Capital Improvement Projects that are an integral part of, or necessary to facilitate the development of, a Qualifying Infill Project or a Qualifying Infill Area. To be eligible for funding, a Capital Improvement Project must be an integral part of, or necessary for the development of either a Qualifying Infill Project or housing designated within a Qualifying Infill Area. Eligible costs include the construction, rehabilitation, demolition, relocation, preservation, and acquisition of infrastructure.

***Joe Serna, Jr. Farmworker Housing Grants (FWHG)***

FWHG funds are to be used to finance the new construction, rehabilitation, and acquisition of owner-occupied and rental units for agricultural workers, with a priority for lower income households. Activities incurring costs in the development of homeowner or rental housing for agricultural workers, including land acquisition, site development, construction, rehabilitation, design services, operating and replacement reserves, repayment of predevelopment loans, provision of access for the elderly or disabled, relocation, homeowner counseling, and other reasonable and necessary costs are eligible.

***Local Early Assistance Program (LEAP)***

The Local Early Assistance Program (LEAP) provides grants complemented with technical assistance to local governments for the preparation and adoption of planning documents, and process improvements that accelerate housing production, and /or facilitates compliance to implement the 6<sup>th</sup> cycle Regional Housing Needs Assessment.

***Local Housing Trust Fund (LHTF)***

LHTF assistance is to be used to provide matching funds to local and regional housing trust funds dedicated to the creation, rehabilitation, or preservation of affordable housing, transitional housing, and emergency shelters. Eligible Activities include Loans for acquisition, predevelopment expenses and development of affordable rental housing projects, transitional housing projects, emergency shelters and homeownership projects, including down payment assistance to qualified first-time homebuyers, and for rehabilitation of homes owned by income-eligible homeowners. No more than 20% of each allocation may assist moderate-income households, and at least 30% of each allocation is required to assist extremely low-income households.



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***Multifamily Housing Program (MHP)***

MHP funds are to assist the new construction, rehabilitation, and preservation of permanent and transitional rental housing for lower income households. Senate Bill 3 (Chapter 365, Statutes 2017) authorized the Veterans and Affordable Housing Bond Act of 2018 (Proposition 1). This measure was adopted by voters on November 6, 2018. It authorizes the issuance of bonds in the amount of \$1.5 billion for the Multifamily Housing Program (MHP). California Department of Housing and Community Development (HCD) has developed draft MHP guidelines and is seeking feedback from stakeholders and interested parties.

Eligible Activities include new construction, rehabilitation, or acquisition and rehabilitation of permanent or transitional rental housing, and the conversion of nonresidential structures to rental housing. Projects are not eligible if construction has commenced as of the application date, or if they are receiving 9% federal low-income housing tax credits.

MHP funds will be provided for post-construction permanent financing only. Eligible costs include the cost of child care, after-school care, and social service facilities integrally linked to the assisted housing units; real property acquisition; refinancing to retain affordable rents; necessary on-site and off-site improvements; reasonable fees and consulting costs; and capitalized reserves.

***National Housing Trust Fund (NHTF)***

NHTF funds assist in new construction of permanent housing for extremely low-income households. Eligible activities are to be used for new construction. Applicants include individuals, joint ventures, partnership, limited partnerships, trusts, corporations, limited liability corporations, local public entities, duly constituted governing body of Indian Reservations or Rancherias or other legal entities or any combination thereof that meet program requirements.

***Pet Assistance And Support Program (PAS)***

PAS provides funding for qualified homeless shelters to provide shelter, food, and basic veterinary services for pets owned by individuals experiencing homelessness, along with staffing and liability insurance related to providing those services. Eligible uses include shelter, food, and basic veterinary services for pets owned by individuals experiencing homelessness, along with staffing and liability insurance related to providing those services.

***Permanent Local Housing Allocation (PLHA)***

The purpose of PLHA funds is to provide a permanent source of funding to all local governments in California to help cities and counties implement plans to increase the affordable housing stock. Funds will help to increase the supply of housing for households at or below 60% of area median income; increase assistance to affordable owner-occupied workforce housing; assist

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persons experiencing or at risk of homelessness; facilitate housing affordability, particularly for lower- and moderate-income households; promote projects and programs to meet the local government's unmet share of regional housing needs allocation; and ensure geographic equity in the distribution of the funds.

### ***Regional Early Action Planning Grants (REAP)***

This program allows councils of governments (COGs) and other regional entities to collaborate on projects that have a broader regional impact on housing. Grant funding is intended to help regional entities and governments facilitate local housing production that will assist local governments in meeting their Regional Housing Need Assessment (RHNA).

### ***TRANSitional Housing Program (THP)***

When left without support or resources, young adults aged 18 to 25 years ("transition age youth") can face huge barriers to finding safe, affordable homes. As a result, many of these youth are at extreme risk of falling into homelessness. THP provides funding to counties for child welfare services agencies to help young adults aged 18 to 25 years find and maintain housing, with priority given to those formerly in the foster care or probation systems. (SB 80, Statutes of 2019). Funds shall be used to help young adults who are 18 to 25 years of age secure and maintain housing. Use of funds may include, but are not limited to, identifying, and assisting housing services for this population within each community; helping this population secure and maintain housing (with priority given to those formerly in the state's foster care or probation system); improving coordination of services and linkages to community resources within the child welfare system and the Homeless Continuum of Care; and outreach and targeting to serve those with the most-severe needs.

### ***Veterans Housing And Homelessness Prevention Program (VHHP)***

VHHP funds are to be used for acquisition, construction, rehabilitation, and preservation of affordable multifamily housing for veterans and their families to allow veterans to access and maintain housing stability. Funds must be used to serve veterans and their families with at least 50% of the funds awarded shall serve veteran households with extremely low-incomes. Of those units targeted to extremely low-income veteran housing, 60% shall be supportive housing units.

### ***California Housing Finance Agency (CalHFA)***

[CalHFA offers a variety of loan programs with competitive rates and long-term financing to advance the creation and preservation of affordable housing.](#)

- [Permanent Loan Program: CalHFA's Taxable, Tax-Exempt, or CalHFA funded Permanent Loan programs provide competitive long-term financing for affordable](#)

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multifamily rental housing projects. Eligible projects include newly constructed or acquisition/rehabilitation developments that provide affordable housing opportunities for individuals, families, seniors, veterans, and special needs tenants.

- Conduit Issuer Program: The Conduit Issuer Program is designed to facilitate access to tax-exempt and taxable bonds by developers that seek financing for eligible projects that provide affordable multifamily rental housing for individuals, families, seniors, veterans, or special needs tenants. The conduit bonds may be used to finance the acquisition, rehabilitation, and/or development of an existing project, or they can be used for the construction of a new project.
- Mixed-Income Program: The CalHFA Mixed-Income Program provides competitive long-term subordinate financing for new construction multifamily housing projects restricting units between 30% and 120% of county Area Median Income.

CalHFA offers a variety of loan programs to help California residents purchase a home.

- California Dream For All Shared Appreciation Loan: The Dream For All Shared Appreciation Loan is a down payment assistance program for first-time homebuyers to be used in conjunction with the Dream For All Conventional first mortgage for down payment and/or closing costs.

### ***Low-Income Housing Tax Credit (LIHTC) Program and Tax-Exempt Bond Financing***

The LIHTC financing program subsidizes the acquisition, construction, and rehabilitation of affordable rental housing for low- and moderate-income tenants. Through the tax credit program, private investors make cash investments in return for reductions in tax liabilities from the state and/or federal government. The 9% tax credit program is highly competitive and is combined with taxable hard debt. The 4% tax credit program is combined with tax-exempt bonds, which now has a competitive process for the allocation. This is a very complicated and competitive financing program, but critical to the long-term financing of affordable/supportive housing developments. Typically, 30% to 50% of total funding needed for a housing development is provided through the federal and state LIHTC financing programs. Local funding must be contributed in order for developers to be competitive in obtaining tax credit and bond financing.

According to the California Tax Credit Allocation Committee, there are 175 LIHTC developments in Orange County, some of which are designated for specific populations. These developments include 15,092 low-income units, with 2 reserved for At-Risk populations, 79 for large families, 30 Non-Targeted, 46 for Seniors, 8 for Special Needs populations, 4 Single Room

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Occupancy (SRO), and 6 which are not categorized. There are no active LIHTC developments in La Habra, Laguna Niguel, or Rancho Santa Margarita.

***California Mental Health Services Act (Proposition 63 of 2004)***

The passage of Proposition 63 (now known as the [Mental Health Services Act](#) or MHSA) in November 2004, provides the first opportunity in many years for the California Department of Mental Health (DMH) to provide increased funding, personnel and other resources to support county mental health programs and monitor progress toward statewide goals for children, transition age youth, adults, older adults and families. The Act addresses a broad continuum of prevention, early intervention and service needs and the necessary infrastructure, technology and training elements that will effectively support this system.

This Act imposes a 1% income tax on personal income in excess of \$1 million. Statewide, much of the funding is provided to county mental health programs to fund programs consistent with their local plans. MHSA funding has been approved to facilitate development, acquisition, or rehabilitation of permanent supportive housing for the target population.

***c. Local and Private Resources and Programs***

***Redevelopment Tax Increment Funds***

On December 29, 2011, the California Supreme Court (the Court) issued its opinion in *CRA v. Matosantos*, regarding the constitutionality of AB1X 26 & 27. In their opinion, the Court upheld the provisions of AB1X 26, effectively eliminating redevelopment agencies statewide, but struck down AB1X 27 the legislation that would have allowed redevelopment agencies to continue so long as they provided payments to the State. Pursuant to California Health & Safety Code Section 34170 et seq., the Orange County Development Agency was officially dissolved on February 1, 2012. As a result of that action, redevelopment funds are no longer available as leverage for use with CDBG and/or HOME funds. A Housing Successor Agency (HSA) was established to wind down all remaining financial obligations of the Orange County Development Agency (OCDA).

Affordable units produced or substantially rehabilitated through support by the former Orange County Development Agency's Housing Set Aside Fund from 2006 to 2020 are identified in **Table 5-4:**

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**Table 5-4**  
**Affordable Housing Assisted with Former OCDA Funds – 2006-2020**

Project Description	<u>OCDA Restricted Units</u>	<u>Total</u> New Units Produced
Cornerstone Apartments	<u>37</u>	<u>48</u>
Bonterra Apartment Homes	<u>82</u>	94
Stonegate I Apartments	<u>27</u>	<u>38</u>
Stonegate II Apartments	<u>15</u>	<u>38</u>
Avenida Villas	<u>17</u>	29
Dorado Senior Apartments	<u>103</u>	150
Montecito Vista Apartments	<u>11</u>	162
Stratford Place and Windsor Court	<u>85</u>	86
Granite Court Apartments	<u>24</u>	71
Woodbury NE Apartments	<u>62</u>	150
Buena Vista Apartments	<u>17</u>	17
Potter's Lane	<u>15</u>	15
Placentia Veterans Village	<u>24</u>	24
Della Rosa	<u>24</u>	<u>50</u>
Oakcrest Heights	<u>3</u>	54
Salerno at Cypress Village	<u>25</u>	<u>25</u>
<b>Total</b>	<b><u>571</u></b>	<b><u>1,051</u></b>
<i>Source: OC Community Resources, 2023</i>		

Based on the uncertainty of the HSA funds, and the ability to monitor and maintain the existing HSA assets, it is unknown how many new affordable units will be created through HSA funds in the future.

### ***Building Industry Association/HomeAid Program***

HomeAid Orange County was established in 1989 by the Orange County Chapter of the Building Industry Association of Southern California with the mission to end homelessness through the development of shelters, advocacy, and service for persons experiencing homelessness. In the last 25 years, HomeAid has developed 50 shelters adding more than 1,000 beds and changed the lives of more than 50,000 people who have experienced homelessness.

### ***Kennedy Commission***

The Kennedy Commission is a community-based non-profit formed in 2001 as an all-volunteer organization. The focus of this group is to develop housing solutions that affirm the dignity of

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families with very low- and extremely low-incomes and unites communities across Orange County to develop homes affordable to all.

***Orange County Housing Trust (OCHT)***

OCHT is a fully qualified 501(c)(3) nonprofit private capital-funded trust dedicated to increasing the supply and availability of permanent supportive housing units and affordable housing developments in Orange County to prevent homelessness. With renewed interest to solve the homelessness crisis in Orange County, Orange County Business Council approached NeighborWorks Orange County to work together to retool OCHT and seek donations from the private sector interested in making a difference. Their focus is to provide gap financing for the acquisition, development, or construction of supportive and affordable housing projects for developers who share our vision of ending homelessness in Orange County. In March 2023, the OCHFT was awarded a \$4 million grant from CalOptima Health for the purpose of creating and operating an ADU Loan program. The program is designed to provide low-cost loans to homeowners, enabling them to construct new ADUs on their primary residences in aims to expand access to income opportunities for homeowners while also providing much needed affordable rentals exclusively for very low-income tenants with a priority on Section 8 voucher holders.

***Housing Funding Strategy***

The 2018 Orange County Housing Funding Strategy (2018 Strategy) outlines a bold vision of the creation of 2,700 supportive housing units over seven years (through 2025) as well as a need to create additional affordable housing. Investments in housing developments throughout Orange County have been an urgent priority and there has been catalytic investment in supportive housing opportunities over the last four years.

In December 2022, the Board received and filed the 2022 Orange County Housing Funding Strategy Update (HFS Update) which is based on the 2022 Point In Time (PIT) Count and maps out the progress that has been made toward the 2,700 unit goal under the 2018 Strategy, as well as provides an analysis of federal, state, and local resources available to produce affordable and supportive housing. The HFS Update further outlines the recommendations for a strategic approach to achieve an updated goal of developing 2,396 supportive housing units from 2022 to 2029. Orange County’s strategic responses to homelessness and the California housing crisis is seen in the significant progress that has been made in supportive and affordable housing production locally. In addition, the HFS Update provides an overview of current development costs, which rose significantly over the last four years, as well as the success of the County in leveraging of locally invested resources to create new supportive housing as well as general affordable housing in the region.

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***Orange County Housing Finance Trust (OCHFT)***

The Orange County Housing Finance Trust (OCHFT) was formed in 2019 as a joint powers authority between the County of Orange and the cities throughout the county. OCHFT was created for the purpose of funding housing specifically assisting persons experiencing homelessness and persons and families of extremely low, very low, and low-income within the Orange County.

Eligibility for a housing voucher is determined by the PHA based on the total annual gross income and family size and is limited to US citizens and specified categories of non-citizens who have eligible immigration status. In general, the family's income may not exceed 50% of the median income for the county or metropolitan area in which the family chooses to live. By law, a PHA must provide 75 % of its voucher to applicants whose incomes do not exceed 30 % of the area median income. Median income levels are published by HUD and vary by location.

***County's Mortgage Assistance Program***

The County's Mortgage Assistance Program (MAP) provides silent (deferred payment) down payment assistance loans to assist low-income first-time homebuyers (FTHB). Eligible FTHB's annual income must not exceed 80% of the Area Median Income (AMI). The loans are designed to help with the down payment to purchase a home. The 3% simple interest, deferred payment loan has a 30-year term and a maximum loan amount of \$80,000. Homebuyers must occupy the property as their primary residence. There is a 1% minimum down payment requirement for this program and the total sales prices shall not exceed 85% of the Orange County median sales price for all homes. All applicants are required to attend a homebuyer education workshop. This program is available to eligible families in the Unincorporated areas and in several participating cities.

Updated MAP policies and guidelines were approved by the Board of Supervisors on August 25, 2020. Eleven (11) households received a loan from the MAP during the 2013-2021 planning period.

**Summary of Quantified Objectives**

The following tables summarize the quantifiable objectives arising from the various programs.

***1. New Construction***

The County's quantified objectives for new construction for each program during the 6<sup>th</sup> Cycle planning period are shown in **Table 5-5**. 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.

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**Table 5-5  
New Construction  
Quantified Objectives Summary 2021-2029**

Program	<b>Extremely Low</b>	Very Low	Low	Moderate	Above Moderate	Total
Objective	<u>1,570 units</u>	<u>1,569 units</u>	1,866 units	2,040 units	3,361 units	10,406 units

## 2. Rehabilitation

The County's rehabilitation program was inactive during 2014-2022. 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 5-6**.

**Table 5-6  
Preservation and Assistance  
Quantified Objectives Summary, 2021-2029**

Program	Extremely Low	Very Low	Low	Moderate	Above Moderate	TOTAL
Continuum of Care (CoC) <sup>1</sup>	<u>526</u>	<u>45</u>	0	0	0	<u>571</u>
Housing Choice Vouchers (HCV) <sup>1</sup>	<u>10,065</u>	<u>32</u>	<u>0</u>	<u>0</u>	0	<u>10,097</u>
<b>TOTAL</b>	<b><u>10,591</u></b>	<b><u>77</u></b>	<b><u>0</u></b>	<b><u>0</u></b>	0	<b><u>10,668</u></b>

<sup>1</sup>CountywideSource: 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).



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Section 65588(a) of the *Government Code* requires that jurisdictions evaluate the effectiveness of the existing Housing Element, the appropriateness of goals, objectives and policies, and the progress in implementing programs for the previous planning period. This appendix contains a review the housing goals, policies, and programs of the previous Housing Element and evaluates the degree to which these programs have been implemented during the previous planning period, 2013 through 2021. The findings from this evaluation have been instrumental in determining the County’s Housing [Action Plan](#).

### **A. Program Evaluation**

**Table A-1** summarizes the County’s accomplishments in implementing the programs contained in the previous Housing Element. **Table A-2** shows units built from January 1, 2013 through December 2021. Accessory dwelling units and market-rate apartments have been assigned to the low-income category based on prevailing rents. **Tables A-3** and **A-4** summarize the County’s progress in meeting the quantified objectives from the previous Housing Element. For new construction, only units with affordability covenants have been included in the very-low and low categories.

#### ***Special Needs Accomplishments***

The County of Orange has demonstrated a significant effort in working towards accomplishing many of the objectives set for the programs of the past cycle. During the 5<sup>th</sup> Cycle, the County completed a number of key programs to support housing opportunity and made substantial progress towards many of its programs. The County’s successful programs have been identified as continued [or modified](#) for the 6<sup>th</sup> Cycle, due to their success in the 5<sup>th</sup> Cycle.

As a part of analyzing prior programs, the element must provide an explanation of the effectiveness of goals, policies, and related actions in meeting the housing needs of special needs populations. The County’s prior program accomplishments, achievements related to special needs populations are summarized below:

#### ***Seniors***

According to recent American Community Survey estimates, there were 27.4% of owner households and 16.3% of renter households in Unincorporated Orange County where the householder was 65 or older. The housing needs of this group can be addressed through smaller units, accessory dwelling units on lots with existing homes, shared living arrangements, congregate housing, and housing assistance programs.

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Senior housing projects are a permitted use within any residential zoning district. The Zoning Code also provides a density bonus for the construction of senior housing projects.

Additionally, the Section 8 Housing Choice Voucher Programs (administered by the Orange County Housing Authority or OCHA) and Continuum of Care/Shelter Plus Care Certificate Grants provide monthly housing assistance payments to owners of rental properties in order to assist extremely low and very low-income families, elderly, and disabled persons with their rent. More than 12,000 households (over 25,000 people) receive housing assistance each month through OCHA's rental assistance programs.

***Persons with Disabilities***

As shown in Section 2, disabilities are relatively rare within Orange County in the under 65 age groups – typically 2% or less of the population. However, among seniors the incidence of disabilities increases significantly. Nearly 18.7% of persons in this age group reported an ambulatory difficulty, while more than 14% had an independent living difficulty.

The Orange County Housing Authority (OCHA) continues to participate in the Section 8 Housing Choice Voucher Program. OCHA also administers the Veterans Affairs Supportive Housing Program (VASH), the Non-Elderly Disabled (NED), the Mainstream Program, the Family Unification Program (FUP) and the Shelter Plus Care/Continuum of Care (CoC) Program. More than 12,000 households (over 25,000 people) receive housing assistance each month through OCHA's rental assistance programs.

***Large Households***

Large households are defined as those with five or more members. About 16% of renter households and about 15% of owner households within Unincorporated Orange County had five or more members. This data, together with overcrowding statistics, indicates that although a large proportion of households are small, there is a significant need for large rental units with four or more bedrooms.

Orange County worked with developers during the 5th Cycle to identify constraints and discuss strategies to incorporate large family units. Additionally, the County worked with developers to identify constraints to providing family units and how best to address them. The Orange County Housing Opportunities Overlay Zone provides incentives for the development of affordable housing on commercial sites in the Unincorporated County by providing administrative approval of entitlements and by-right development.

***Farm Workers***

As previously discussed, farm workers are not a significant portion of the Unincorporated Orange County community. Recent Census Bureau estimates reported about 5,000 persons

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employed in agricultural occupations in Orange County. About 6% of those farm workers live in Unincorporated areas.

Their needs are accommodated through housing programs and policies that assist lower-income households in general rather than specialized programs, such as:

- Strategy 2a (rehabilitate deteriorated units). The County utilizes Federal Community Development Block Grant (CDBG) and State CalHome Funds to assist low-income households with needed repairs to their homes.
- Strategy 1a (encourage affordable housing opportunities). The Orange County Housing Authority (OCHA) continues to participate in the Section 8 Housing Choice Voucher Program. OCHA also administers the Veterans Affairs Supportive Housing Program (VASH), the Non-Elderly Disabled (NED), the Mainstream Program, the Family Unification Program (FUP) and the Shelter Plus Care/Continuum of Care (CoC) Program. More than 12,000 households (over 25,000 people) receive housing assistance each month through OCHA’s rental assistance programs.
- Strategy 1f (support development of permanent supportive and transitional housing).

### ***Single-Parent Households***

For Orange County as a whole, single parents represent 5.2% of householders, according to 2019 ACS 5-Year Estimates. There are 41,777 single-mother households and 12,508 single-father households in Orange County (4% and 1.2%, respectively).

The County amended its Housing Opportunities Overlay Zone regulations in 2009 to provide incentives for the inclusion of child care facilities within affordable housing developments.

Single-room occupancy (SRO) units often provide a more affordable housing option for single-parent households which shared facilities to cut down on expenses and other costs. One SRO-type facility has been built in the Unincorporated areas in recent years – Jackson Aisle in Midway City. This project was facilitated through a density bonus and the modification of development standards including a reduction in the minimum land area per unit (from 1,000 to 342 square feet), reduction in setbacks, and reduced off-street parking. All of the units in this project are affordable at the extremely low-income level.

### ***Persons Experiencing Homelessness***

The County has estimated the number of homeless persons in the Unincorporated areas based on the data collected in the 2019 Point-In-Time (PIT) Count. As of 2019, there were approximately

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43 individuals experiencing homelessness in the Unincorporated areas of Orange County, in shelter programs and on the streets and places not meant for human habitation.

- The County achieved the following milestones within the County’s 10-Year Plan to End Homelessness (Ten-Year Plan): In May 2016, the Board of Supervisors created the Office of Care Coordination to engage the entire Orange County region by working with cities and community-based organizations to coordinate public and private resources to meet the needs of the homeless population in Orange County and improve the overall countywide response to homelessness. October 2016, the Director of Care Coordination produced an Assessment of Homeless Services in Orange County that outlined findings, recommendations, and next steps for Orange County. This Assessment served as the next steps and measured the progress to date of the Ten-Year Plan.
- In April 2018, the Director of Care Coordination presented an update to the Assessment of Homeless Services in Orange County and provided next steps to building the County’s System of Care, which promotes regional collaboration and coordination to meet the unique needs of people experiencing homelessness in Orange County.
- In November 2019, the Board approved a re-organization that consolidated the Office of Care Coordination and the Homeless Services unit into one, allowing for the better operationalization of policy to effectively address homelessness.
  - As of January 2021, a network of nonprofit organizations and local governments operates 59 emergency shelter programs (including those operating in response to COVID-19), 42 transitional housing programs, and 31 permanent supportive housing programs within the Orange County region. Specifically, the County, individual jurisdictions, and numerous agencies oversee a total of 2,857 beds in emergency shelters, 899 beds in transitional housing shelters and 2,602 beds in permanent supportive housing settings. Currently, 646 permanent supportive housing and affordable housing units are under development.

Unlike cities, the County plays a regional role in providing services to persons and families experiencing homelessness. The County-contracted facilities, such Bridges at Kraemer Place and the Yale Navigation Center that provides emergency shelter for adults experiencing homelessness, is located outside of the County’s jurisdictional boundary but serves individuals from throughout the County, including the Unincorporated areas. In addition, the Orange County Office of Care Coordination coordinates the grant application process through which local homeless service providers receive over \$23 million in federal funding annually for the Continuum of Care Program. The Orange County Office of Care Coordination also serves as the

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administrative entity for the Orange County Continuum of Care for State funding to address homelessness.

Additionally, the County funds the operations of two year-round emergency shelter programs for individuals experiencing homelessness, Bridges at Kraemer Place, and the Yale Navigation Center. Bridges at Kraemer Place provides 200 beds of emergency shelter in the North Service Planning Area and the Yale Navigation Center provides 425 beds of emergency shelter in the Central Service Planning Area. Both programs have a large emphasis on housing focused case management and supporting participants in accessing needed resources and supportive services to assist them in securing appropriate housing options. The County is committed to supporting cities that operate their own emergency shelters and promoting coordination to increase access to shelter beds amongst the unsheltered population. There is one year-round program located in the Unincorporated areas of the County. American Family Housing leases space to the Illumination Foundation for the provision of 18 transitional housing units in Midway City.

### ***Extremely low-income households***

To calculate projected housing needs of the 6<sup>th</sup> Cycle, jurisdictions are to assume 50% of its very low-income regional housing need are extremely low-income households. As a result, from the very low-income need of 46,416 units, Orange County as a whole, has a projected need of 23,208 units for extremely low-income households. The projected need for low-income households in the Unincorporated areas is 3,107. Thus, applying this same assumption to the Unincorporated areas, the projected need for extremely low-income households is 1,554.

The Housing Action Plan Strategy addresses the needs of extremely low-income households. However, it must be recognized that the development of new housing for the lowest income groups typically requires large public subsidies, and the level of need is greater than can be met due to funding limitations, especially during these times of declining public revenues.

In June 2018, the Board of Supervisors approved the Housing Finance Strategy for the development of 2,700 supportive housing units. The strategy calls for the development of these units over the next seven years using existing County resources, as well as through leveraging a range of other housing development funding sources. The Board of Supervisors also approved the MHSA Permanent Supportive Housing Spending Plan for the use of \$70.5 million in Mental Health Services Act (MHSA) funds in the development of supportive housing for the seriously mentally ill. Since the adoption of the Housing Funding Strategy in 2018, to date, in the county there are a total of 680 supportive and affordable housing units completed or built, 816 units under construction or closing their construction loan, and 772 units in progress of funding which contributes to the overall accomplishment of supporting and tracking the development of over 2,700 supportive and affordable housing units throughout the county by 2025.

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One Single Room Occupancy (SRO)-type facility has been built in the Unincorporated areas in recent years – Jackson Aisle in Midway City. This project was facilitated through a density bonus and the modification of development standards including a reduction in the minimum land area per unit (from 1,000 to 342 square feet), reduction in setbacks, and reduced off-street parking. All of the units in this project are affordable at the extremely low-income level.

***Housing Opportunities Overlay Zone***

The Housing Opportunities Overlay Zone (HOO) regulations have been in effect since February 2006. The HOO initially allowed multifamily residential development by-right at a density of 25 units per acre, excluding density bonus, in commercial and industrial zoning districts. Since that time, eight multifamily projects with a total of 421 affordable units have been approved under the HOO regulations (see **Table B-1** for project details). In order to encourage use of HOO development opportunities, Implementation Action 1a. of the previous Housing Element called for expansion of the HOO to include parcels conventionally zoned for multifamily (i.e., R2, R3, R4 and RP). The Zoning Code amendment for that expansion was adopted by the Board of Supervisors on December 9, 2008. In 2020, the HOO was amended again to increase the base density to 43.5 units per acre on eligible parcels. In September 2022, the HOO was amended again to increase the base density from 43.5 to 70 units per acre, excluding any applicable density bonus units.

**B. Progress in Meeting Quantified Objectives**

**Tables A-2 through A-5** summarize the County’s progress in meeting the quantified objectives from the previous Housing Element.

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**Table A-1  
Housing Element Program Evaluation  
County of Orange – 2013-2021**

Strategy	Action	Accomplishments	6 <sup>th</sup> Cycle Status
<b>1. New Housing Production</b>			
<p><b>Strategy 1a.</b> Establish affordable housing production as one of the County's highest priorities.</p>	<p>Maintain and expand affordable housing as a priority for the County.</p>	<p><u>The County successfully provided assistance in the development of affordable housing units across Unincorporated Orange County throughout the 5<sup>th</sup> Cycle. In 2014, the Board approved Notices of Funding Availability (NOFA) for project-based vouchers and funding remained open throughout 2019 to assist in the development of supportive housing throughout Orange County. As shown in Table 2-35, a total of 21 affordable housing projects constructed between 2020 and 2023 were funded in part or in whole through the 2020 NOFA. These affordable housing developments funded through the 2020 NOFA include 1,318 housing units which span multiple levels of affordability from 20% up to 80% of AML.</u></p> <ol style="list-style-type: none"> <li data-bbox="756 678 1566 1060">1. In December 2019 the Board authorized issuance of the 2020 Supportive Housing NOFA for funding and project-based vouchers to facilitate the development of permanent supportive housing throughout Orange County, including Unincorporated areas. OCCR released the 2020 NOFA on January 27, 2020, making \$10 million in <u>Mental Health Services Act (MHSA)</u> funds, \$3 million in Home Investment Partnership Act (HOME) and Housing Successor Agency (HSA) funds and 200 Housing Choice Project-Based Vouchers (PBVs) available for the development of supportive housing units. The Board approved increases to the NOFA in funding and vouchers to accommodate funding additional projects. The 2020 NOFA is an open process and applications are accepted on a first-come, first-served basis. HCD received 15 applications requesting 307 PBVs and approximately \$18.2 million in combined requests. <u>In March 2023, the Board authorized the issuance of the 2023 Supportive Housing NOFA for funding and project-based vouchers to facilitate the development of supportive housing throughout Orange County, including Unincorporated areas.</u></li> <li data-bbox="756 1068 1566 1369">2. In March 2019, the Board approved the Orange County Housing Finance Trust (OCHFT) Joint Powers Agreement to facilitate the development of permanent supportive housing in Orange County. The County is a member of the OCHFT along with 23 Orange County Cities. In January 2020, OCHFT Board approved issuance of the 2020 Permanent Supportive Housing NOFA. In May 2020, the OCHFT received a five-year commitment for a total of \$ 20.5 million in County Mental Health Services Act funds and a five-year commitment of County General Fund in the total amount of \$5 million. Those funds are to be used as sources of matching funds for the Local Housing Trust Fund Program (LHTF). In August 2020, OCHFT applied for LHTF. In October 2020, the OCHFT received notification of an award of more than \$4 million for development of permanent supportive and affordable housing units. <u>As shown in Table</u></li> </ol>	<p><u>The County found this program to be successful and has revised this strategy to further encourage housing production through Programs 1, 2, 3, 5, and 6.</u></p>

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Strategy	Action	Accomplishments	6 <sup>th</sup> Cycle Status
		<p><u>2-35, those funds have supported the development of approximately 22 affordable housing projects, including approximately 1,404 housing units between 2020 and 2023.</u></p> <p>3. OC Public Works, in collaboration with OC Community Resources, received \$310,000 of SB2 Planning Grant funds to create various administrative documents that will help establish and promote the newly formed <u>Orange County Housing Finance Trust (OCHFT)</u>, and <u>create the first OCHFT business/strategic plan, a website that provides valuable information for the region regarding the OCHFT activities and create a Notice of Funding Availability document to award funds to developers for the creation of affordable and permanent supportive housing.</u> In addition, the grant funds were used for the <u>Comprehensive Zoning Code Update (adopted by the Board of Supervisors 2020) to incorporate current trends in planning and development and comply with State of California law.</u> OC Public Works also received \$500,000 in LEAP funds to update the housing element and prepare other documents to accelerate housing production.</p> <p>4. Home Investment Partnership Program (HOME), Housing Successor Agency or Mental Health Services Act/Special Needs Housing Program and No Place Like Home funds were made available during the reporting period to support affordable housing projects. <u>Collectively, these funds assisted in the development of approximately 22 housing projects, totaling approximately 1,404 housing units between 2020 and 2023.</u> Orange County continues to pursue opportunities to obtain housing grant funds <u>to assist in the development of affordable housing.</u></p> <p>5. In June 2018, the Board approved the Housing Finance Strategy for the development of 2,700 supportive housing units. The strategy calls for the development of these units over the next seven years using existing County resources, as well as through leveraging a range of other housing development funding sources. The Board also approved the MHSAs Permanent Supportive Housing Spending Plan for the use of \$70.5 million in MHSAs funds in the development of supportive housing for the seriously mentally ill. Since the adoption of the Housing Funding Strategy in 2018, to date, in the county there are a total of 680 supportive and affordable housing units completed or built 816 units under construction or closing their construction loan, and 772 units in progress of funding which contributes to the overall accomplishment of supporting and tracking the development of 2,700 supportive and affordable housing units throughout the county by 2025. <u>The units completed to date represent a completion of 84% of the goal. The County will continue working to complete the remaining 16% of this goal during the current planning period.</u></p>	
	<p>Facilitate the production of affordable units by offering incentives such as density bonus, expedited permit processing, modifications to development standards, tax-exempt conduit</p>	<p><u>The County successfully provided incentive opportunities for affordable housing throughout the 5<sup>th</sup> Cycle.</u> Orange County continued to provide expedited processing and density bonus incentives to affordable housing projects, along with fee or permit waivers, and where appropriate, parking requirement <u>and setback reductions and increased lot coverage and</u></p>	



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Strategy	Action	Accomplishments	6 <sup>th</sup> Cycle Status
	financing, infrastructure financing assistance and direct financial assistance in exchange for a proportional commitment to provide units at affordable prices or rents.	<u>building height</u> . The County adopted an ordinance to allow the deferral of development impact fees and to exempt affordable housing projects from local park fees.	
	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.	<u>The County successfully partnered with multiple agencies throughout the 5<sup>th</sup> Cycle. OC Community Resources</u> continued to work cooperatively with numerous agencies and organizations to increase public awareness of the importance of affordable housing to the County's long-term viability. <u>As just a few examples, the County created and provided funding for the OC Housing Finance Trust and continued to serve as the regional coordinator for the OC Office of Care Coordination, including hosting fair housing trainings and adopting a Housing Finance Strategy to increase the numbers of supportive housing units, during the planning period.</u>	
	Aggressively pursue all state and federal housing grant funds for which the County is eligible.	Orange County received funds from the SB 2 Planning Grant Program, Local Early Action Planning (LEAP) Program, and Covid ESG and Covid CDBG funds during the reporting period. Orange County continues to pursue housing grant funds. <u>These funding sources are used to fund programs identified in the County's Consolidated Plan, adopted in 2020, throughout the Unincorporated areas, and in the incorporated jurisdictions of Brea, Cypress, Dana Point, Laguna Beach, Laguna Hills, Laguna Woods, La Palma, Los Alamitos, San Juan Capistrano, Seal Beach, Stanton, Villa Park, Placentia, and Yorba Linda. The Consolidated Plan prioritizes funding that specifically addresses housing cost-burden, affordable housing stock, funding public infrastructure and facilities in low- and moderate-income neighborhoods, and to fund projects to meet the needs of people with disabilities and those of seniors. The Consolidated Plan's performance is reviewed and evaluated annually to ensure that it continues to allocate available housing grant funds to projects which prioritize the needs of the lower-income and special needs communities within Orange County as a whole.</u>	
<b>Strategy 1b.</b> 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.	Coordinate the location of major housing developments, particularly affordable housing, and multifamily units, with existing and proposed highway and transit routes, major employment centers, shopping facilities and other services. (see Appendix B)	The eight affordable housing projects built since 2006 are located on or adjacent to transportation corridors. <u>For example, Stonegate I and Stonegate II are fully affordable projects located on Katella Avenue, a major commercial corridor adjacent to auto-related neighborhood commercial uses and directly across the street from a shopping center with several large anchor stores and smaller tenant uses, including local restaurants.</u>	<u>The County found this program to be successful and has revised this strategy to further encourage housing production through Programs 1, 2, 3, 5, and 6.</u>
	Establish affordable housing at the Very low-income level as a priority	<u>The County continues to negotiate development agreements for new planned communities.</u> The provision of affordable housing will be encouraged in any future negotiated	

## APPENDIX A – EVALUATION OF THE 2013-2021 HOUSING ELEMENT

Strategy	Action	Accomplishments	6 <sup>th</sup> Cycle Status
	in negotiating development agreements for new planned communities, or renegotiating existing development agreements.	development agreements. <u>However, no new development agreements were negotiated during the planning period.</u>	
	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.	<u>The County successfully facilitated the development of new affordable housing units throughout the 5<sup>th</sup> Cycle.</u> Rancho Mission Viejo Planning Area 3 –commenced development during the planning period. As a condition of approval, 60 acres of land will be dedicated to the County for affordable housing development. <u>To date, Rancho Mission Viejo has constructed 107 affordable dwelling units in Planning Area 1 and 112 affordable dwelling units in Planning Area 2. Seventy percent (70%) of these units are reserved for low-income households and 30% are reserved for very-low-income households. Pursuant to Addenda No. 1 (2013) and No. 2 (2016) of the AHIA, Rancho Mission Viejo has satisfied 15.6 acres of the required 60 acres. Planning Area 3, which is currently under development, is anticipated to satisfy 26.4 acres of land for affordable housing.</u>	
	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., 2-10 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.	Orange County will continue to provide information regarding potential sites available for the development of affordable housing projects. <u>During the planning period, the County developed informational handouts regarding Accessory Dwelling Units/Junior Accessory Dwelling Units, as well as Affordable Housing Development Preliminary Applications to highlight opportunities for development of housing for lower-income households and to ease the application and permitting process for applicants. Additionally, the County developed an SB9 Guidance Document, which provides information on additional opportunities for owners of larger lots to both split their lots and develop additional housing on existing lots through a streamlined approval process and presents an opportunity for the development of additional affordable housing units on both smaller and larger than average parcel sizes. The County also offered the following incentives to affordable housing developers: density bonuses, fee reductions or waivers, reduced parking space and setback, increased lot coverage and building height, and expedited permit processing.</u>	
<b>Strategy 1c.</b> Work with cities, community organizations and neighborhood groups to facilitate redevelopment and infill housing development in conjunction with neighborhood revitalization and	Continue to review Unincorporated islands and identify priority areas with the highest potential for affordable housing development and annexation. (See Appendix C.)	In 2010, the Orange County Local Agency Formation Commission (LAFCO) developed the “Unincorporated Islands Incentive Program and Strategy Handbook” to facilitate annexation of Unincorporated islands. <u>The implementation of that guidance for the annexation of Unincorporated islands resulted in the annexation of a substantial portion of Unincorporated areas into incorporated jurisdictions during the planning period.</u>	<u>The County found that this program was insufficiently specific to adequately quantify achievements; therefore, this strategy has been replaced with Programs 1, 3, and 4.</u>

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Strategy	Action	Accomplishments	6 <sup>th</sup> Cycle Status
annexation of Unincorporated islands.			
<b>Strategy 1d.</b> Ensure that the County's policies, codes, development review procedures and fees do not represent unjustified constraints to the development of new housing.	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.	The Orange County Development Processing and Review Committee (DPRC), made up of development stakeholders, continues to review and work with County staff to modify, if necessary, application and permit review and approval processes. <u>The County successfully supported the DPRC in reviewing permitted fees and review processes throughout the 5<sup>th</sup> Cycle.</u>	<u>The County found this program to be successful and has revised this strategy to further encourage housing production through Program 1.</u>
	Amend the Zoning Code provisions regarding accessory dwelling units in conformance with state law (AB 1866).	In accordance with the October 2019 passage of AB 68, AB 881, AB 587, AB 671 and SB 13, the Board of Supervisors adopted the Comprehensive Zoning Code Update, which addresses the requirements on ADUs, making the process ministerial and less restrictive to homeowners. <u>The County successfully adopted the Comprehensive Zoning Code Update to address ADUs in the 5<sup>th</sup> Cycle and, as such, this action is complete.</u>	
<b>Strategy 1e.</b> Pursue policy changes at the state level to remove barriers to the production of affordable housing.	Seek concurrence from the Department of Housing and Community Development that affordable units built in cities and assisted with County funds should be partially credited toward the County's housing production for RHNA purposes in proportion to the amount of County funding.	<u>The County successfully coordinated 2 RHNA Transfer Agreements throughout the 5<sup>th</sup> Cycle, as well as developed a policy on pursuing future RHNA Transfers.</u> A mutually agreed upon RHNA Transfer Agreement between the City of Santa Ana and the County of Orange for the transfer of twenty (20) very low-income units, and twenty-two (22) moderate-income units was approved by the Southern California Association of Governments in June 2021. Another mutually agreed upon RHNA Transfer Agreement between the City of Placentia and the County of Orange for the transfer of twelve (12) very low-income units, and twelve (12) moderate-income units was approved by the Southern California Association of Governments in July 2021. The County of Orange developed a policy on pursuing RHNA Transfers related to annexations, acquisitions and affordable housing projects funded by the County, <u>and will continue to implement that policy going forward.</u>	<u>The County found this strategy to be successful and will continue to pursue RHNA Transfers. In addition, because the County found this program to be successful, the County has revised this strategy to further encourage housing production through Programs 1, 2, 3, 5, and 6.</u>
	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.	Orange County staff continues to work with developers on a project-by-project basis to leverage County resources to compete for available tax credits and funding from the State.	

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Strategy	Action	Accomplishments	6 <sup>th</sup> Cycle Status
	Support legislative reform to strengthen anti-NIMBY laws and to reduce the chilling effect of defect litigation on multifamily and condominium housing production.	Orange County staff continues to monitor legislation that may increase obstacles to affordable housing development, <u>and to support or oppose legislation as appropriate.</u>	
	Support changes to the California Environmental Quality Act that would allow streamlined procedures in urbanized Unincorporated areas similar to those available in cities.	Orange County staff will continue to monitor legislation that may streamline CEQA procedures for projects in the Unincorporated areas, <u>and to support legislation as appropriate.</u>	
<b>Strategy 1f.</b> Ensure that family units are encouraged in new affordable housing development, particularly for large families.	Encourage developers seeking development agreements to include family rental housing as a part of the developments proposed. Seek the goal that 10% of new rental units will be for large families.	The provision of affordable housing will be encouraged in any future negotiated development agreements. <u>No new development agreements were negotiated during the planning period.</u>	<u>The County found that this program to be successful and has revised this strategy to encourage housing production through Programs 1, 2, 3, 5, and 6.</u>
	Continue to support County funding criteria to encourage the addition of large family units in new construction projects.	Large family units will continue to be accommodated as appropriate.	
	Develop new financial and/or site standard incentives to encourage affordable housing developers to provide units for large families.	Orange County continues to work with developers to identify constraints to providing family units and how best to address them <u>through the Development Processing Review Committee (DPRC) and on a project-by-project basis.</u> The Orange County Housing Opportunities Overlay Zone provides incentives for the development of affordable housing on commercial <u>and industrial</u> sites in the Unincorporated County by providing administrative approval of entitlements and by-right development.	
	Solicit assistance from affordable housing developers and advocates in identifying potential constraints to the development of family units, including current standards for traffic maintenance, parking ratios or other potential development standards, and	Orange County continues to work with developers to identify constraints and discuss strategies to incorporate large family units. <u>This includes the County's coordination with developers through the Development Processing Review Committee (DPRC) to identify barriers to development that appear in the development permit process and to address those barriers.</u>	

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Strategy	Action	Accomplishments	6 <sup>th</sup> Cycle Status
	submit suggested actions to the DPRC for review.		
<b>2. Rehabilitation and Preservation of Existing Neighborhoods</b>			
<b>Strategy 2a.</b> 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.	Continue to use redevelopment agency housing set-aside funds, federal HOME funds, and other available funding to finance housing rehabilitation.	<u>The County successfully used federal and state funding to assist local households and low-income households throughout the 5<sup>th</sup> Cycle.</u> The County utilizes Federal Community Development Block Grant (CDBG) and State CalHome Funds to assist low-income households with needed repairs to their homes. The County is continuing to work towards the development of a new single-family rehabilitation program for the Unincorporated Orange County.	<u>The County found that this program was insufficiently specific to adequately quantify achievements, so this program has been replaced with Programs 3 and 5.</u>
<b>Strategy 2b.</b> Preserve the affordability of federal, state and County-subsidized units threatened with conversion to market rates.	Continue to monitor projects with expiring affordability covenants and take appropriate action to preserve these affordable units whenever possible.	Orange County continues to work toward preserving the affordability of at-risk units on a project-by-project basis. <u>As a policy, the County attempts to negotiate new agreements to extend protections for at-risk units and to preserve their status as affordable when existing agreements near expiration.</u>	<u>The County found that this program was insufficiently specific to adequately quantify achievements, so this program has been replaced with Programs 3, and 5.</u>
	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.		
<b>Strategy 2c.</b> Enhance the quality of existing residential neighborhoods by maintaining public facilities and requiring residents and landlords to maintain their properties in good condition.	Continue the County's code enforcement and graffiti removal programs.	Orange County continues to enforce zoning code and property maintenance requirements throughout the Unincorporated areas, <u>using a complaint-based approach.</u>	<u>The County found that this program was insufficiently specific to adequately quantify achievements, so this program has been replaced with Program 5.</u>
	Continue to provide ongoing infrastructure maintenance in existing residential neighborhoods through the capital improvement program (CIP).	Orange County continues to provide infrastructure maintenance and improvements in the Unincorporated areas, <u>including upgrades to public infrastructure and public facilities to better meet Americans with Disabilities Act requirements, as well as roadway and flood projects.</u>	
	Continue to participate in the CDBG program.	Orange County continues to participate in the CDBG program, <u>and to facilitate the distribution of CDBG funds in response to applications, using the adopted Consolidated</u>	

## APPENDIX A – EVALUATION OF THE 2013-2021 HOUSING ELEMENT

Strategy	Action	Accomplishments	6 <sup>th</sup> Cycle Status
		<u>Plan to guide the prioritization of projects that serve affordable housing and special needs populations.</u>	
	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.	Orange County continues to research various forms of financial assistance for the repair and rehabilitation of existing housing stock. <u>Housing rehabilitation is an activity eligible for funding through the HOME Investment Partnerships Program (HOME), Community Development Block Grant Program (CDBG), and Section 108 Loans. In Fiscal Year 2021-2022, CDBG funds helped 9 housing rehabilitation projects. HOME funds also assisted in funding housing rehabilitation projects during Fiscal Year 2021-2022.</u>	
	Review Unincorporated islands and identify three priority areas with the highest potential for affordable housing development.	The County has identified potential sites for the development of affordable housing projects.	
<b>Strategy 2d.</b> 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.	Continue to enforce the provisions of the County's condominium and mobile home park conversion ordinance (section 7-9-147).	The County continues to enforce the provisions of the County's condominium and mobile home conversion ordinance (section 7-9-39). <u>During the planning period, no issues of conversion of condominiums and mobile home parks from rental units to ownership or other uses has occurred.</u>	<u>The County found that this program was insufficiently specific to adequately quantify achievements, so this program has been replaced with Program 5.</u>
<b>3. Equal Housing Opportunity</b>			
<b>Strategy 3a.</b> Continue to support enforcement of fair housing laws and organizations that provide fair housing information and intervention.	Provide financial assistance from CDBG funds or other sources to fair housing organizations.	Orange County continues to provide financial assistance from CDBG funds, or other sources, to fair housing organizations.	<u>The County found that this program was insufficiently specific to adequately quantify achievements, so this program has been replaced with Program 7.</u>
<b>Strategy 3b.</b> Facilitate the education of residents about their fair housing rights and of the process to make appropriate referrals for fair housing complaints.	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.	Orange County continues to provide information regarding housing discrimination to residents <u>both through online publications and information housed on the OCCR website, and through periodic public information sessions regarding fair housing.</u> The Orange County Board of Supervisors approved the County's 2020-2025 Analysis of Impediments to Fair Housing Choice and Fair Housing Action Plan <u>(the Consolidated Plan) on June 23, 2020. The Consolidated Plan identifies priorities for the use of the HOME, CDBG, and ESG funds that the County administers, which includes programs to assist in addressing fair housing issues. The County also partners with the Fair Housing Council of Orange County to provide information on fair housing and housing discrimination. OC Housing Authority's offices are handicap accessible, and the County is more broadly engaged in</u>	<u>The County found that this program was insufficiently specific to adequately quantify achievements, so this program has been replaced with Program 7.</u>

## APPENDIX A – EVALUATION OF THE 2013-2021 HOUSING ELEMENT

Strategy	Action	Accomplishments	6 <sup>th</sup> Cycle Status
		<u>ensuring that County facilities are accessible, and in making accessibility upgrades to public infrastructure. The County's Community Resources offices maintain bilingual staff to assist non-English speaking families. Additionally, the County partners with 2-1-1, a 24/7 telephone resource system that links residents with community health, human services, and support organizations, including fair housing resources.</u>	
	Continue to work with the Orange County Fair Housing Council to provide information and regarding housing discrimination and intervention to resolve complaints. Literature is made available at County and FHC offices.	Orange County continues to work with the Fair Housing Council to provide information to residents and regarding housing discrimination and intervention to resolve complaints. <u>The County hosts fair housing trainings for property managers and owners and posts fair housing information on its website, and the Fair Housing Council of Orange County provides fair housing information both on its website, through workshops and seminars, and in-person at its offices.</u>	
<b>Strategy 3c.</b> Encourage the removal of architectural barriers in existing residential units, and ensure that new units comply with accessibility standards.	Continue to enforce building code provisions requiring accessible design.	Orange County continues to enforce building code provisions requiring accessible design. A reasonable accommodation ordinance was adopted in 2013. <u>For projects requiring discretionary permits, accessibility requirements included in the Building Code are required to be met before a permit can be closed out.</u>	<u>The County found that this program was insufficiently specific to adequately quantify achievements. A strategy to encourage housing production has been included in Programs 1, 2, 3, 5, and 6.</u>
<b>4. Assistance to Persons in Need</b>			
<b>Strategy 4a.</b> Encourage affordable housing opportunities for households with incomes less than 30% of area median income (AMI).	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.	The Orange County Housing Authority (OCHA) continues to participate in the Section 8 Housing Choice Voucher Program. OCHA also administers the Veterans Affairs Supportive Housing Program (VASH), the Non-Elderly Disabled (NED), the Mainstream Program, the Family Unification Program (FUP) and the Shelter Plus Care/Continuum of Care (CoC) Program. More than 12,000 households (over 25,000 people) receive housing assistance each month through OCHA's rental assistance programs.	<u>The County found this program to be successful and has revised this strategy to further encourage housing production through Programs 1, 2, 3, 5, and 6.</u>
	Continue the goal of producing units affordable at or below 30% AMI in the County's Rental Housing NOFA.	Orange County's NOFA continues to include the goal of producing affordable units to extremely-low-income persons and households.	
	Encourage developers seeking development agreements to include housing units affordable to households with incomes of less than 30% AMI.	The provision of affordable housing will be encouraged in any future negotiated development agreements. <u>No development agreements were negotiated during the planning period.</u>	

## APPENDIX A – EVALUATION OF THE 2013-2021 HOUSING ELEMENT

Strategy	Action	Accomplishments	6 <sup>th</sup> Cycle Status
<b>Strategy 4b.</b> Provide information and financial assistance to help low- and moderate-income households in obtaining affordable housing.	Continue the Tax -Exempt Single-Family Mortgage Revenue Bond Program for first-time homebuyers.	Orange County continues to provide the Tax-Exempt Single-Family Mortgage Revenue Bond Program for first-time homebuyers.	<u>The County found this program to be successful and has revised this strategy to further encourage housing production through Programs 1 and 5.</u>
	Continue to publish the Affordable Rental Housing List.	Orange County continues to publish the Affordable Rental Housing List <u>to provide information to lower-income renters. The Affordable Rental Housing List is published on the County's website for easy access and is updated regularly. The Affordable Rental Housing List is published in multiple languages to ensure that all people looking for affordable rental accommodations have access to the same information.</u>	
<b>Strategy 4c.</b> Ensure that all affordable housing assisted with public funds remains affordable for the required time period, and recapture public funds when directly subsidized units are prematurely sold or otherwise withdrawn from the subsidizing program.	Monitor all bond-financed and other subsidized projects annually to verify compliance with affordability covenants.	<u>The County continued to maintain affordability of existing units to the greatest extent possible.</u> Affordable housing projects are monitored on a regular basis to verify continued required affordability.	<u>The County found that this program was insufficiently specific to adequately quantify achievements, so this program has been replaced with Programs 1 and 5.</u>
<b>Strategy 4d.</b> Continue to support the existing programs that address the needs of those in need of temporary and transitional housing.	Continue to provide assistance as described in the County's Continuum of Care program.	In June 2018, the Board approved the Housing Finance Strategy for the development of 2,700 supportive housing units. The strategy calls for the development of these units over the next seven years using existing County resources, as well as through leveraging a range of other housing development funding sources. The Board also approved the MHSA Permanent Supportive Housing Spending Plan for the use of \$70.5 million in MHSA funds in the development of supportive housing for the seriously mentally ill. Since the adoption of the Housing Funding Strategy in 2018, to date, in the county there are a total of 680 supportive and affordable housing units completed or built, 816 units under construction or closing their construction loan, and 772 units in progress of funding which contributes to the overall accomplishment of supporting and tracking the development of over 2,700 supportive and affordable housing units throughout the county by 2025. <u>To date, approximately 84% of the total unit goal has been met by the units which are completed, in construction, or in the process of funding.</u>	<u>The County found that this program was insufficiently specific to adequately quantify achievements, so this program has been replaced with Program 2.</u>
	Identify additional sites that are now available or easily made available for transitional shelters for homeless persons and families.	Orange County will continue to provide information regarding the location of sites eligible under its Housing Opportunities Overlay Zone <u>– primarily through information available on the County's website.</u>	



## APPENDIX A – EVALUATION OF THE 2013-2021 HOUSING ELEMENT

Strategy	Action	Accomplishments	6 <sup>th</sup> Cycle Status
<b>5. Energy Conservation</b>			
<b>Strategy 5a.</b> Encourage the use of energy conservation features in residential construction, remodeling, and existing homes.	Continue to require new construction and remodeling projects to meet energy conservation requirements.	Orange County continues to require new construction and remodeling projects to meet energy conservation requirements <a href="#">as a part of permitting and entitlement review.</a>	<a href="#">The County found this program to be successful and has revised this strategy to further encourage housing production through Programs 1, 2, 3, 5, and 6.</a>
	Provide information regarding energy efficiency measures in the Orange County Housing Opportunities Manual.	<a href="#">The County continues to publicize available assistance programs through the County website and flyers.</a> Information regarding energy efficiency measures continues to be included in the Housing Opportunities Overlay Manual. Sustainable best practices are incorporated in the Comprehensive Update to the Zoning Code, and include various measures, such as the option to use pervious materials in driveways and allowing carport roof solar panels with no additional permit requirements. Additional language is proposed relating to electric vehicle charging stations, “hedges” are added as a type of wall or fence, alternative parking calculations are permitted along with new parking lot landscaping requirements.	
	Provide clients with information regarding “CalGreen” – California’s Green Building Code.	Clients receive information regarding CalGreen (green building code) and energy conservation at County of Orange offices and on its websites. <a href="#">The County provides information through the County website and flyers.</a>	
<b>6. Child Care Facilities</b>			
<b>Strategy 6.</b> Amend existing regulations to remove regulatory obstacles for new child care facilities within affordable housing developments	Both the Zoning Code and Housing Opportunities Manual will be amended to 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.	Orange County amended its Housing Opportunities Overlay Zone regulations in 2009 to provide incentives (i.e., a density bonus) for the inclusion of child care facilities within affordable housing developments.	<a href="#">The County found that this program was insufficiently specific to adequately quantify achievements. Objectives to encourage housing production has been included in Programs 1, 2, 3, 5, and 6.</a>

## APPENDIX A – EVALUATION OF THE 2013-2021 HOUSING ELEMENT

**Table A-2  
Residential Development Summary  
Unincorporated Areas 2013-2021**

Location	Affordable Housing Project*	Zoning	Income Level*				Total Project Units
			VL*	Low*	Mod	Above Mod	
<b>Multifamily</b>							
Anaheim	Cerritos	R1				60	60
Midway City	Potter's Lane 15352 Jackson	R1				16 37	16 37
Midway City		R3(1950)/35				17	17
Midway City		R3(1950)/35(H)				4	4
Stanton	Stonegate I Stonegate II	C1(H)				38 26	38 26
Rancho Mission Viejo		PC				637	637
Silverado-Modjeska		A1(SR)				2	2
Total Multifamily							837
<b>Accessory Dwelling Units</b>							
Anaheim		R1				6	6
Anaheim		R2D				1	1
Costa Mesa		R1				1	1
Coto de Caza		S				1	1
Foothill Trabuco		S				1	1
Los Alamitos (Rossmoor)		R1/28 (C3849)				1	1
Midway City		R1				37	37
Midway City		R3(1950)/35 (H)				3	3
Santa Ana (North Tustin)		100-E4				3	3

## APPENDIX A – EVALUATION OF THE 2013-2021 HOUSING ELEMENT

Location	Affordable Housing Project*	Zoning	Income Level*				Total Project Units
			VL*	Low*	Mod	Above Mod	
Santa Ana (North Tustin)		125-E4-20000				1	1
Santa Ana (North Tustin)		E4				1	1
Santa Ana (North Tustin)		E4-20000				1	1
Santa Ana (North Tustin)		NTSP				3	3
Santa Ana (North Tustin)		R1				4	4
Orange		70-R1				2	2
Orange		E4-1(E)				1	1
Orange		E4-1(SR)(E)				1	1
Orange		R4				1	1
Rancho Mission Viejo		PC				2	2
Santa Ana (North Tustin)		100 - E4				2	2
Total Accessory Dwelling Units							73
<b>Modular Units</b>							
Orange		R4				1	1
Total Modular							1
<b>Single Family Units</b>							
Anaheim		R1				28	28
Anaheim		R2D				1	1
Costa Mesa		R1				4	4
Costa Mesa		R4				5	5
Coto De Caza		S				14	14
Foothill-Trabuco		FTSP				7	7

## APPENDIX A – EVALUATION OF THE 2013-2021 HOUSING ELEMENT

Location	Affordable Housing Project*	Zoning	Income Level*				Total Project Units
			VL*	Low*	Mod	Above Mod	
Ladera Ranch		PC				477	477
Laguna Beach (Emerald Bay)		R1(CD)(SR)				28	28
Los Alamitos (Rossmoor)		R1/28 (C3849)				38	38
Midway City		R1				35	35
Midway City		R3(1950)/35 (H)				8	8
Santa Ana (North Tustin)		100-E4				8	8
Santa Ana (North Tustin)		125-E4-20000				8	8
Santa Ana (North Tustin)		E4				8	8
Santa Ana (North Tustin)		E4-20000				3	3
Santa Ana (North Tustin)		NTSP				5	5
Santa Ana (North Tustin)		R1				1	1
Santa Ana (North Tustin)		R1-18000				1	1
Orange		E4-1				2	2
Orange		E4-1(E)				3	3
Orange		E4-1(SR)(E)				2	2
Orange		R1				1	1
Orange		R1(SR)				4	4
Orange		R1-10000(SR)				1	1
Orange		R4				1	1
Rancho Mission Viejo		PC				2684	2684
Santa Ana (North Tustin)		100 - E4				3	3
Santa Ana (North Tustin)		E4-20000				1	1

## APPENDIX A – EVALUATION OF THE 2013-2021 HOUSING ELEMENT

Location	Affordable Housing Project*	Zoning	Income Level*				Total Project Units
			VL*	Low*	Mod	Above Mod	
Santa Ana (North Tustin)		R1-10000(SR)				1	1
Silverado-Modjeska		A1				7	7
<b>Total Single Family</b>							<b>3389</b>
<i>*Lower-income apartments and accessory dwelling units are based on prevailing market rents            Source: OC Development Services, 2021            Note: Descriptions of zoning districts can be found in Table 3-3</i>							

## APPENDIX A – EVALUATION OF THE 2013-2021 HOUSING ELEMENT

**Table A-3**  
**Affordable Housing Projects Completed 2013-2021**  
**Unincorporated Orange County**

Project	Status	Location	Zoning	Parcel Size (ac)	Density (du/ac)	Income Level				Total Units
						VL (EL*)	Low	Mod	Above Mod	
Sendero Bluffs	Completed and occupied	Rancho Mission Viejo	PC	2.78	38.4	32	74	0	1**	107
Esencia Norte	Completed and occupied	Rancho Mission Viejo	PC	4.0	28	34	77	0	1**	112
Potter's Lane	Completed and occupied	Midway City	C2	0.41	39	15	0	0	1**	16
<b>TOTALS (deed-restricted affordable units only)</b>						<b>81</b>	<b>151</b>	<b>0</b>	<b>3</b>	<b>235</b>
Avg. Density of All Projects					<b>35.1</b>					
Avg. Density of Projects in Housing Opportunities Overlay Zone					<b>39</b>					
<i>* Extremely low-income (30% AMI)</i> <i>** Manager's unit (not deed-restricted)</i> <i>Source: OC Development Services, 2021</i> <i>Note: Descriptions of zoning districts can be found in Table 3-2</i>										

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**APPENDIX A – EVALUATION OF THE 2013-2021 HOUSING ELEMENT**

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Table A-3 illustrates the affordable housing projects completed during this reporting period (2013-2021):

- **Esencia Norte** is located at the east side of Esencia Drive between Cow Camp Road and Andaza Street in the unincorporated community of Ranch Mission Viejo, includes a new construction development of 111 units serving large families with rents affordable to households earning 50-60% of area median income (AMI).
- **Sendero Bluffs** is located at northeast corner of Ortega Highway and Gateway Place in Rancho Mission Viejo, includes a new construction development of 106 units of housing serving seniors with rents affordable to households earning 50-60% of area median income (AMI).
- **Potter's Lane** is a 16-unit affordable housing apartment community per Housing Opportunities Overlay Zone Regulations. The project is two stories, with 15 studio units (480 sq. ft.), and one Manager's Unit (480 sq. ft.). The Project is 100% affordable to low- and very low-income households. Based upon its affordability, the project was eligible for a 35% density bonus and three incentives.

## APPENDIX A – EVALUATION OF THE 2013-2021 HOUSING ELEMENT

**Table A-4**  
**Progress Towards Meeting New Housing Need**  
**Unincorporated Orange County 2013-2021**

	Very Low*	Low*	Moderate*	Above Moderate	Total
Total RHNA 2013-2021	0	879	979	2,174	5,272
Quantified Objective	1,240	879	979	2,174	5,272
Total Units Built 2013-2021	81	151	180	4,429	4,841

**Table A-5**  
**Preservation and Assistance**  
**Performance Evaluation vs. Quantified Objectives 2013 – 2021**

Program	Extremely Low-Income	Very Low-Income	Low-Income	Moderate Income	Above Moderate-Income	TOTAL
Continuum of Care (CoC) (previously referred to as Shelter Plus Care)	444	54	19	83	–	600
% Breakdown	74%	9%	3%	14%	–	100%
Actual	408	50	17	76	–	
% Breakdown	74%	9%	3%	14%	–	100%
Housing Choice Voucher (HCV) (previously referred to as Section 8 Rental Assistance)	5,396	1,466	433	3,810	–	11,105
% Breakdown	49%	13%	4%	34%	–	100%
Actual	4,808	1,314	386	3,386	–	9,894
% Breakdown	49%	13%	4%	34%	–	100%
<i>Source: OC Community Resources / Occupancy data on the actual point in time income levels of active CoC and HCV Program participants is derived from the Income Characteristics Report prepared via Housing Pro on June 2021.</i> <i>(-) is used to denote that we do not have quantified objectives for Above Moderate housing.</i>						

### ***Rehabilitation - Performance Evaluation vs. Quantified Objectives 2013 – 2021***

The County's rehabilitation program was inactive from 2013-2022. OC Community Resources is continuing to work towards the development of a new single-family rehabilitation program for Unincorporated Orange County scheduled to begin in 2022.



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## APPENDIX B

### LAND INVENTORY

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State law requires that jurisdictions include a statement of their goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing. (Gov. Code, Section 65583, subd. (b).) The Housing Element is required to include an inventory of suitable sites for housing development compared to the jurisdiction’s assigned share of the region’s housing need. Part of this analysis involves identifying adequate sites to accommodate a jurisdiction’s share of regional housing needs for all income groups. Adequate sites are those with appropriate zoning designations and development regulations needed to facilitate and encourage the development of a variety of housing for all income levels. The land and program resources available for the development of housing in Unincorporated Orange County are addressed here.

The assumptions and methodology for the residential land inventory are provided in this appendix. The sites identified within the Housing Element represent the County of Orange’s ability to plan for housing at the designated income levels within the 6th Cycle planning period (2021-2029).

**Table B-1** shows the County’s 2021-2029 RHNA need by income category as well as a summary of the sites identified to meet that need. The analysis within this appendix shows that the County of Orange has the capacity to meet their 2021-2029 RHNA allocation through a variety of methods, including:

- Identification of development capacity on sites which either currently permit development of residential uses at or above 30 dwelling units per acre.
- Identification of County owned properties suitable for the development of housing.
- Future development of accessory dwelling units (ADUs).

### Compliance with State Law

The County will comply with new State laws concerning housing as they become effective throughout the planning period. Since the 5<sup>th</sup> Cycle Housing Element, the State has adopted new laws regarding No Net Loss, Density Bonuses, and ADUs that the County has complied with to date. These laws have affected the County’s development of the Land Inventory for the 6<sup>th</sup> Cycle to include additional potential sites.

### *Senate Bill 330 (No Net Loss)*

Effective January 1, 2020, Senate Bill 330 (SB 330) aims to increase residential unit development, protect existing housing inventory, and expedite permit processing. The revised definition of “Housing Development” now contains residential projects of two or more units, mixed-use projects (with two-thirds of the floor area designated for residential use), transitional, supportive, and emergency housing projects. SB 330 sets a temporary 5-year prohibition of residential density reduction associated with a “housing development project,” from January 1, 2020, to January 1, 2025. For example, during this temporary prohibition, a residential triplex cannot be demolished and replaced with a duplex as this would be a net loss of one unit.

### *Density Bonus*

The County of Orange complies with the density bonus provisions required by State law in residential zones when requested by the project applicant. In 2013, the density bonus provisions of the Zoning Code (section 7-9-87) were amended to streamline the approval process for a density bonus. Additionally, pursuant to State law, all density calculations resulting in fractional units shall be rounded up to the next whole number.

In July 2020, the Orange County Board of Supervisors adopted an update to the Comprehensive Zoning Code, which included provisions to increase and exceed the density bonus and number of incentives that developers can obtain through application of the State’s Density Bonus Law, which is referenced in the Zoning Code (section 7-9-87). In compliance with California Assembly Bill 1763 (AB 1763), new regulations have been adopted to address the housing crisis and facilitate the production of higher density affordable housing units. An 80% density bonus is available for projects in which 100% of the units (exclusive of the manager’s units) are affordable to lower and moderate-income households with a maximum of 20% of the units affordable to moderate-income households and the remainder affordable to lower-income households.

Under Government Code Section 65915, known as the State Density Bonus Law, the maximum bonus was 35%. California Assembly Bill 2345 (AB 2345) states that all jurisdictions in California are required to process projects proposing up to 50% additional density as long as those projects provide the additional Below Market Rate (BMR) units in the “base” portion of the project, unless the locality already allows a bonus above 35%.

Additionally, Government Code Section 65915 authorizes an applicant to receive 2 incentives or concessions for projects that include at least 17% of the total units for lower income households, at least 10% of the total units for very low-income households, or at least 20% for persons or families of moderate income in a common interest development. It also allows an applicant to receive 3 incentives for projects that include at least 24% of the total units for lower income households, at least 15% of the total units for very low-income households, or at least 30% for persons or families of moderate income in a common interest development.

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**APPENDIX B – LAND INVENTORY**

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AB 2345 also requires an allowance of up to 50% density bonus when the base BMR is proposed. The County’s Zoning Code refers to the latest State Density Bonus law provisions and implements the most recent changes of State law. A program is included in the County’s Zoning Code in compliance with State legislation.

### *Accessory Dwelling Units*

The County has updated the Zoning Code to comply with State law regarding accessory dwelling units, or ADUs. ADUs are housing units which may be developed in addition to an existing single- or multifamily residential use. These housing units can be free-standing or attached to a primary structure and are intended to provide additional housing on an existing residential lot. Often ADUs provide housing for family members or are rented to members of the community.

The definition of ADUs and JADUs are provided below:

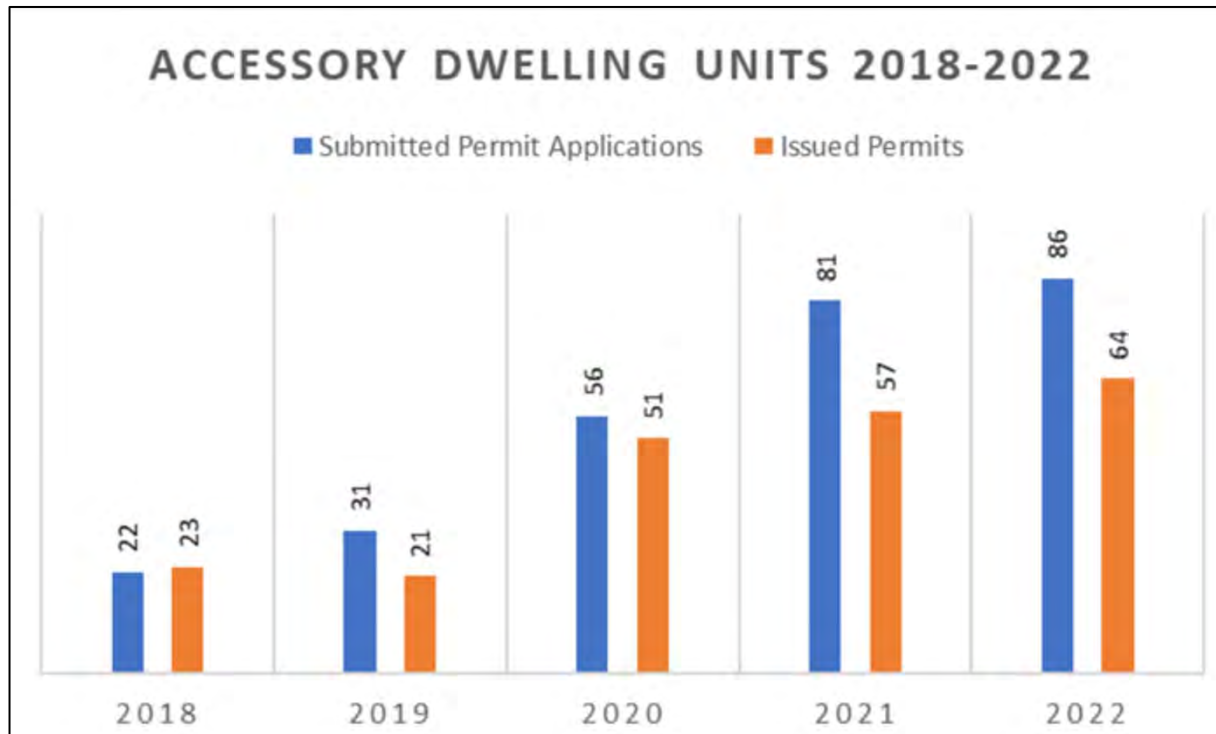
“Accessory dwelling unit” (ADU) is defined as a dwelling unit providing complete independent living facilities for one (1) or more persons that is located on a parcel with another primary, single-family dwelling as defined by Government Code Section 65852.2, as may be amended. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family dwelling’s location. An ADU may be within the same structure as the primary unit, in an attached structure, or in a separate structure on the same parcel. This use is distinguished from a duplex.

“Junior Accessory Dwelling Unit” (JADU) is defined as a unit that is no more than five hundred (500) square feet in size and contained entirely within an existing or proposed single-family dwelling unit, pursuant to California Government Code Section 65852.22, as may be amended. A JADU shall include an efficiency kitchen (sink, cooking appliances, food preparation counter, and storage cabinets) and may include separate, or may share sanitation facilities with the existing structure.

For the purposes of calculating the number of issued permits and projected units, “ADUs” will be used to include both ADU and JADU units.

In accordance with the 2019 passage of AB 68, AB 881, AB 587, AB 671 and SB 13, the Comprehensive Zoning Code Update address changes to facilitate the development ADUs and JADUs. Since 2018, there has been a substantial annual increase in both ADU applications submitted to the County and ADU building permits issued. HCD guidance states that ADUs may be calculated based on the County’s production since January 1, 2018. **Figure B-1** depicts the data for ADU applications submitted and permits issued from 2018 to 2022.

**Figure B-1**  
**Accessory Dwelling Unit Data 2018-2022**



*Source: OC Development Services, 2023*

In 2018, the County received 22 ADU permit applications, followed by 31 permit applications in 2019, 56 ADU permit applications in 2020, 81 ADU permit applications in 2021, and 86 ADU permit applications in 2022. In summary, since 2018 the County has seen a 290% increase in the number of ADU permit applications submitted. The County has also seen an upward trend in issued permits for ADUs. In 2018, the County issued permits for 23 ADUs, followed by 21 ADUs in 2019, 51 ADUs in 2020, 57 ADUs in 2021, and 64 ADUs in 2022. Since 2018, the County has seen a 178% increase in the number of issued permits for ADUs. The County continues to see year over year growth in ADU applications and ADU permits issued which is a strong indicator that future ADU permits issued will exceed the past rate of production and continue the upward trend. Despite this evidence, the County understands that HCD is requesting a conservative approach to future ADU production and in response has utilized the SCAG methodology in its analysis of ADU production with consideration of the implementation of ADU programs used to facilitate ADU production.

OC Development Services is currently preparing pre-approved ADU plans to streamline and facilitate the ADU permitting process, which is anticipated to contribute to continued increase of ADU units with Unincorporated Orange County. Along with preparing pre-approved ADU plans, in March 2023, the Orange County Housing Finance Trust (OCHFT) was awarded a \$4 million grant from CalOptima Health for the purpose of creating and operating an ADU Loan

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program. The program is designed to provide low-cost loans to homeowners, enabling them to construct new ADUs on their primary residences in aims to expand access to income opportunities for homeowners while also providing much needed affordable rentals exclusively for very low-income tenants with a priority on Section 8 voucher holders. Both the pre-approved ADU plan and the ADU loan program are anticipated to bolster ADU production throughout the County and encourage affordable units.

The County has determined based on past performance, SCAG/HCD approved methodology, and the implementation of the pre-approved ADU plans and ADU loan program, that it is appropriate to anticipate the development of 66 accessory dwelling units per year over the course of 8 years for a total of 528 accessory dwelling units during the 2021 to 2029 planning period. Approximately 370 of these units are anticipated to be affordable at the low and very low-income categories, 132 ADUs are anticipated to be affordable at the moderate-income level, and 26 ADUs are anticipated at the above moderate-income level. This estimation is based on guidance from SCAG and HCD, along with surveys of existing ADUs in the SCAG region between April and June 2020.

OC Development Services will continue to track ADU development by affordability level and report on Annual General Plan Progress Report (APR). Through the County’s permitting system, the County currently tracks ADU applications and permits on a daily basis. The County reports this progress regularly through a variety of required reporting. Since 2010, the County reports the total number of issued housing units, which include the specific number of ADU/JADUs, to the US Census Bureau on a monthly basis. Secondly, the total number of completed residential housing units, including the total number of ADUs/JADUs completed, are reported in a mid-year and annual report through the Housing Unit Inventory System to the Center for Demographic Research (CDR) since 2015. Finally, since 2011, the County reports ADU progress in the APR and Housing Element Implementation Report, and the Department of Finance Housing Unit Survey.

The County has also included an action under Program 6 in the Housing Action Plan to continue current tracking and reporting of ADU permit activity and should changes need to be made due to a gap in the number of ADUs projected and the number permitted, the County will make changes proportional to the gap identified within 6 months of the annual review. This may include, but is not limited to, rezoning or community outreach.

**Regional Housing Needs Allocation (RHNA) for 2021-2029**

State law requires cities and counties to have land zoned to accommodate their individual share of the regional housing need. HCD allocates a numeric regional housing goal to SCAG, which in turn distributes that regional housing goal among the cities and counties in the region. This includes a goal set by SCAG for the Unincorporated areas. For the 2021-2029 planning period, the Unincorporated areas’ RHNA allocation is 10,406 housing units. The 10,406 housing units

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allocated to the unincorporate area for the 6<sup>th</sup> RHNA planning cycle is divided as follows: 3,139 housing units for extremely low and very low-income households, 1,866 housing units for low-income households, 2,040 housing units for moderate-income households, and 3,361 housing units for above-moderate-income households.

To determine the adequacy of available land resources for the very low- and low-income housing units allocated to the Unincorporated areas, the County must demonstrate the availability of land zoned for 30 dwelling units per acre or greater. The County's land inventory, (Appendix B) shows in detail the available land resources to meet this need, and the suitability of existing land resources to meet the County's RHNA allocation for the Unincorporated areas is discussed in further detail below.

### *Local Issues and Trends*

The following is a summary of local housing trends, which correlate with the RHNA allocated to the Unincorporated areas, and illustrate the changing housing needs within the Unincorporated areas:

- As shown in **Table B-1**, the County has identified 394 housing units that have been completed to contribute to the County's efforts to achieve its 2021-2029 RHNA allocation, 80 of which serve very low-income households, and 21 of which serve low-income households.
- During previous Housing Element 5<sup>th</sup> cycle planning period (2014-2021), the County's Housing Program was effective in meeting 91.8% of its RHNA goals.
- Over the last eight years, over 3,779 housing units have been constructed in the Unincorporated areas, 81 of which serve very low-income households, and 151 of which serve low-income households.
- The County satisfied 91.9% of its quantified objectives for providing Continuum of Care (551 Continuum of Care participants out of the 600 participant objective) between 2013 and 2021.
- The County satisfied 89% of its quantified objective for Housing Choice Voucher participants (9,894 participants out of the 11,105 participant objective) between 2013 and 2021.
- Since 2010, the County's population has become increasingly diverse leading to more diverse housing needs, including creased demand for very low-, low-income, and rental housing options.
- Currently, an estimated 127,510 persons reside in the Unincorporated areas, comprising over 42,000 households (estimated based on the American Community Survey 2019, 5-year estimates).

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- Housing prices and median gross rent both in the Unincorporated areas and Orange County as a whole have increased in the time since 2013, indicating a tight housing and rental market in the face of increased demand.
- Despite the Unincorporated areas' loss of households and population to incorporations and annexations, SCAG forecasts that the Unincorporated areas will grow by 49.2% over the next ten-year planning period.
- More than 50% of renters in Unincorporated areas are in overpayment situations, with a smaller percentage of homeowners in Unincorporated areas being in overpayment situation the Unincorporated areas is \$90,234.
- While the majority of the housing stock in the Unincorporated areas is more than 20 years old, only approximately 1% of the housing stock in the Unincorporated areas is in need of repair or rehabilitation.
- Only 37 housing units within Orange County as a whole (which are supported by the County) are considered to be at-risk of conversion, all of which are located within incorporated cities.

### *RHNA Transfer*

The County has been successful in utilizing County-owned properties for affordable housing developments located in other jurisdictions, as exemplified by the Crossroads at Washington project in the City of Santa Ana, and the Placentia Veteran's Village project in the City of Placentia. Through the use of SCAG-approved RHNA transfers, the County received a RHNA credit of 42 units (20 very low-income and 22 moderate) out of a total of 86 units for the Crossroads at Washington project and 24 units (12 very low-income and 12 moderate) out of a total of 50 units for the Placentia Veteran's Village project. This represents approximately 49% of the total units for these two projects. The County of Orange, through OC Community Resources, as a regional facilitator of development of permanent supportive housing throughout Orange County will continue to collaborate with CEO Real Estate to identify County-owned real property that may provide future affordable housing opportunities. In OC Community Resources' 2023 Supportive Housing Notice of Funding Availability (NOFA), RHNA transfer credit policies are included to inform applicants applying for County capital funding and/or Housing Choice Project Based Vouchers that the County will seek RHNA credit transfers. For housing developments located in cities which are funded with County revenue (such as General Funds, Housing Successor Agency funds, or APRA-SLFRF funds), the County will require the transfer of a RHNA allocation from the City to the County on a pro-rata basis of funds to total development costs. The County may also optionally utilize RHNA credit transfer for developments with Federal or regional revenue resources. The County will continue seeking such RHNA credit transfers where appropriate to ensure that housing needs within the

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Unincorporated areas are addressed along with the housing needs for incorporated jurisdictions on housing developments for which the County facilitates funding.

**Availability of Sites for Housing Production**

This section contains an analysis of existing and available land with the potential for housing development in the 2021-2029 planning period compared to the Unincorporated county's remaining housing need.

Although the Housing Element covers the eight-year planning period from October 2021 through October 2029, the 6<sup>th</sup> RHNA cycle runs from January 1, 2021 through October 15, 2029.

**New Master-Planned Communities**

During the past 50 years the majority of development in Unincorporated Orange County has occurred in major landholdings under the planned community concept. Most of these areas were incorporated into new cities between 1988 and 2001, including Mission Viejo (1988), Dana Point (1989), Laguna Niguel (1989), Lake Forest (1991), Laguna Hills (1991), Laguna Woods (1999), Rancho Santa Margarita (2000), and Aliso Viejo (2001). Most of these areas were originally approved as planned communities in Unincorporated Orange County.

Only one planned community in the Unincorporated areas, Rancho Mission Viejo – has a significant amount of land remaining to be developed during this Housing Element timeframe. Located in southeastern portion of the County east of Rancho Santa Margarita, Mission Viejo and San Juan Capistrano, Rancho Mission Viejo was approved in 2004 with a maximum of 14,000 residential units. It is expected to be the final large landholding that will be developed in Unincorporated Orange County since all other significant undeveloped parcels are located within cities, regional parks, or the Cleveland National Forest.

As part of the General Plan amendment, Planned Community (zone change) and development agreement for Rancho Mission Viejo, the property owner is required to comply with the Affordable Housing Implementation Agreement (AHIA), as amended (2016), which includes the Private Sector Alternative discussed under Strategies and Action section which dedicated an aggregate of 60 gross acres of land to the County for affordable housing development. Up to approximately 165 lower-income units could be produced in Rancho Mission Viejo Planning Area 3.

**Vacant and Underutilized Infill Parcels – the Housing Opportunities Overlay Zone**

The incorporation and build out of south Orange County have shifted the focus of residential development that is under the jurisdiction of the County to the older Unincorporated islands in the northern portion of the county. The “first wave” of development in these areas occurred during the 1950s and ‘60s as suburban growth spread south from Los Angeles. Fifty years later a



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few scattered vacant parcels remain, but there is also significant potential for redevelopment of underutilized properties with higher-density apartments and condominiums. The 2000 Housing Element included a Housing Action Plan item to designate such areas for higher-density development, and in 2006 the Housing Opportunities Overlay Zone (HOO) was adopted. The Housing Opportunities Overlay Zone (section 7-9-44.6) provides the option of affordable multifamily development on commercial and industrial sites, and in 2008 the Housing Opportunities Overlay Zone was expanded to include properties that are conventionally zoned for multifamily development along arterial highways. A detailed discussion of the inventory of sites within the Housing Opportunities Overlay Zone is provided in Appendix B.

***Vacant and Underutilized Infill Parcels – the Mixed-Use Overlay Zone***

The Mixed-Use Overlay Zone (section 7-9-45) provides the opportunity to develop high density housing in commercial areas. These regulations are intended to facilitate the vertical and horizontal mixing of retail, office, and residential uses and the development of mixed-use buildings accommodating both residential and employment activities. In both infill contexts and in larger projects, these regulations shall facilitate the inclusion of cultural, civic, educational, and urban recreational uses and support transit-oriented development and alternative modes of transportation.

***Comparison of Land Inventory to New Housing Need***

The County’s strategy for accommodating the Unincorporated areas’ new housing need for this planning period is based on infill/redevelopment opportunity areas within the Housing Opportunities Overlay Zone and development of underdeveloped parcels, including Rancho Mission Viejo, Coyote Canyon, and areas within Brea Canyon. **Table B-1** presents a summary of the land inventory in the Unincorporated areas compared to the remaining housing need. This table shows that there is a total estimated development capacity to accommodate 12,659 units, with 4,914 Extremely Low/Very low/Low units, 2,013 Moderate units and 5,732 Above Moderate units based on current General Plan and zoning designations and the amendment of the HOO to accommodate up to 70 dwelling units per acres. An additional 528 dwelling units are anticipated to be developed as accessory dwelling units throughout the Unincorporated areas and 150 project RHNA shareable units. Appendix B provides a thorough discussion of the land inventory and a parcel-specific listing of sites, along with an explanation of all assumptions used in this analysis.

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**Table B-1**  
**Summary of RHNA Status and Sites Inventory**

	<u>Extremely Low-Income</u>	Very Low- income	Low-income	Moderate- Income	Above Moderate- Income	Total
RHNA (2021-2029)	<u>1,570</u>	<u>1,569</u>	1,866	2,040	3,361	10,406
Units Constructed (Begins <u>October 16, 2021- December 31, 2022</u> )	-	0	0	0	<u>323</u>	<u>323</u>
Casa Paloma (permits issued 2021)	-	48	21	0	2	71
Crossroads at Washington (SCAG approved RHNA transfer)	-	20	0	22	0	42
Placentia Village for Veterans (SCAG approved RHNA transfer)	-	12	0	12	0	24
<b>Remaining Unmet RHNA</b>	<b>3,059</b>		<b>1,845</b>	<b>2,006</b>	<b>3,359</b>	<b><u>9,946</u></b>
<b><u>Sites Inventory- Projected Units</u></b>						
Housing Opportunity Overlay (HOO)	3,945		438*		0	4,384
Rancho Mission Viejo	165		799		3,202	4,166
Coyote Canyon	123		247		864	1,234
Esperanza Hills Specific Plan	0		0		340	340
Brea Canyon Parcels (Aera Parcels)	186		371		1,300	1,857
<b>Total Potential Capacity - Existing Sites</b>	<b><u>4,419</u></b>		<b>1,856</b>		<b>5,706</b>	<b>11,981</b>
Projected ADU Construction	370		132		26	528
Projected RHNA Sharable Units	125		25		0	150
<b><u>Total Sites Inventory-Projected Units</u></b>						
	<b><u>4,914</u></b>		<b><u>2,013</u></b>		<b><u>5,732</u></b>	<b><u>12,659</u></b>
<b><u>Total Units Constructed</u></b>	<b><u>80</u></b>	<b><u>21</u></b>		<b><u>34</u></b>	<b><u>325</u></b>	<b><u>460</u></b>
<b>Total Units towards RHNA (2021-2029)</b>	<b>5,015</b>		<b>2,047</b>		<b>6,057</b>	<b>13,119</b>
<b><u>RHNA (2021-2029)</u></b>	<b><u>5,005</u></b>		<b><u>2,040</u></b>		<b><u>3,361</u></b>	<b><u>10,406</u></b>
Total Capacity Over RHNA Categories	0.19%		0.33%		44.51%	20.68%
Surplus/Shortfall	10		7		2,696	2,713
<i>Source: OC Development Services</i>						

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A comparison of these estimates with the County’s RHNA need shows that there is adequate capacity to accommodate the level of need in all income categories for the planning period. The Housing Action Plan contains a discussion of programs and policies to encourage and facilitate housing production, with particular emphasis on the lower-income categories.

This appendix contains **Table B-5**, which identifies each candidate housing site within the County of Orange’s sites inventory. The sites are identified by assessor parcel number (APN) as well as a unique identifier used to track sites within the inventory. Additionally, the following information is provided for each parcel.

- Assessor Parcel Number and Address
- AB 686 Location Code (Indicates demographics and income of the Census Tract the candidate housing site is located within. See Section 4, Discussion of Site Inventory Related to People with Protected Characteristics, Lower Incomes, and Opportunity Areas, including Figures 4-14 through 4-19.)
- Zoning (including Specific Plan areas, Urban Plans, and Overlays, if applicable)
- General Plan Land Use Designation
- Description of existing use
- Previous Housing Element Planning Period (5<sup>th</sup> Cycle) Identification
- Density
- Size (Net developable acres removing known development constraints)
- Vacancy status
- Potential Development Capacity (Dwelling Units) by income category

### ***Realistic Capacity***

The County has identified parcels throughout the Unincorporated areas within the County with a realistic capacity to meet their anticipated housing needs for the next eight years (2021-2029). This is based on the demonstrated past development trends on sites within the Housing Opportunity Overlay (HOO). The County has a history of building fully affordable projects above the current maximum density as shown in **Table B-2**.

The majority of the identified candidate sites fall within the HOO which is described in more detail in this appendix under the “Calculation of Unit Capacity” section. The identified sites have been evaluated to determine the extent to which on-site uses are likely to redevelop within the planning period. It was found that a number of the existing uses have the potential to redevelop based on redevelopment capacity, age of structures, or other existing characteristics. Many of the uses are in multi-tenant commercial centers with one ownership and most show little to no evidence of recent investment or redevelopment.

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Program 2 is the zoning action the County took to increase the maximum allowable density permitted within the HOO to 70 dwelling units per acre. The intent of this is to provide more flexibility for the development community to develop a range of affordable products at higher densities. This is a new development density within the Unincorporated areas, but many cities within Orange County permit this density and build affordable housing. The following examples within Orange County are either primarily or fully affordable housing projects at or near the 70 dwelling units per acre capacity:

- Casa Paloma, Unincorporated Orange County (63.4 dwelling units/acre)
- Granite Court, Irvine (57.7 dwelling units/acre)
- Belage Manor, Anaheim (57.3 dwelling units/acre)
- Triada at the Station, Santa Ana (55.2 dwelling units/acre)
- Miracle Terrace, Anaheim (41.6 dwelling units/acre)

These projects represent developments that are at or near 100% affordability at the densities considered by the County of Orange and were used in coordination with local developers to determine an appropriate development density for the HOO.

The County does not have access to most leasing information as these are generally private documents but has conducted an analysis to identify sites that show characteristics indicating they are likely to redevelop within the planning period.

### **Redevelopment of Non-Vacant Sites for Residential Uses**

The County of Orange does not have sufficient vacant land available to accommodate 50% of their low- and very low-income RHNA. To accommodate the need at all income levels, the County has analyzed sites within non-residentially zoned areas that permit residential development through Specific Plans or through the Housing Opportunity Overlay (HOO) zone.

As part of the candidate housing sites analysis, the County has evaluated previous projects that have redeveloped within the HOO that included residential units. Those projects, including the zoning, use prior to redevelopment, a project analysis of the approved development plan, and the incentives provided, are shown in **Table B-2**. Incentives were granted to all eight HOO residential projects. These incentives range from reduction of setbacks to an increase in maximum building height. In addition, the County is very flexible in working with applicants and identifying potential incentives available on a case-by-case basis – requests for incentives have very rarely been denied. The County’s analysis showed that prior uses on these redeveloped sites were similar in nature to the existing uses on sites identified within the sites inventory in **Table B-5**.

The County has also conducted a parcel specific analysis of existing uses for each of the identified sites. This analysis of existing uses, including indicators of a likelihood that the

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existing use will redevelop within the next eight years, are provided in **Table B-5**. This analysis is based on information readily available to the County or can be found through online research. The County does not always have access to private lease information but has included information that property owners have shared regarding individual sites.

**Table B-2** lists residential development projects that have been constructed on parcels within the HOO. The County has been successful in redeveloping non-vacant sites zoned for other than residential uses. Non-vacant sites identified as part of the 6<sup>th</sup> Cycle candidate sites analysis have similar uses and development characteristics as non-vacant sites that have been previously redeveloped for residential uses, and are, as such, appropriate sites. These are detailed in the following section.

### *Commercial Uses*

The County has identified sites with existing commercial uses in the 6<sup>th</sup> Cycle land inventory. As shown in **Table B-2**, the County, during previous planning periods, has permitted the development of fully affordable housing units in commercial areas through the following projects:

- 9541-9581 W. Ball Rd (Cornerstone) – This fully affordable project is directly adjacent to Ball Road in a primarily commercial district. The previous use was a mixed-use commercial office and retail building.
- 9051 & 8911 Katella (Stonegate I and Stonegate II) – These fully affordable projects are on Katella Avenue, a major commercial corridor adjacent to auto-related neighborhood commercial uses and directly across the street from a shopping center with several large anchor stores and smaller tenant uses, including local restaurants. These parcels were previously commercial car and RV storage.

### *Office Uses*

While the majority of the sites identified within the 6<sup>th</sup> Cycle land inventory are commercially zoned, a number have existing office uses as well. As shown in **Table B-2**, the County has previously permitted the development of fully affordable housing units in office areas through the following projects:

- 9602-9612 W. Ball Rd (Avenida Villas) – This fully affordable project is directly adjacent to Ball Road in a primarily commercial district with adjacent residential uses. The previous use was a medical office building.
- 9541-9581 W. Ball Rd (Cornerstone) – This fully affordable project is directly adjacent to Ball Road in a primarily commercial district. The previous use was a mixed-use commercial office and retail building.

***Industrial Uses***

The County also has experience permitting development on sites that were previously industrial and manufacturing uses. Casa Paloma is a fully affordable housing project developed on the site of a previous pottery manufacturing facility. This project, located in Midway City, is surrounded by a mixture of light industrial, commercial, and residential uses. It is a 63 du/ac affordable housing development on 1.12 acres that represents the types of projects anticipated to be developed within the HOO in the future and on each of the sites in the inventory in general.

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**Table B-2**  
**Affordable Housing Developments within the HOO**

	Project Address/ APN	Dwelling Units	Size	Density (du/ac)	Zoning	Prior Use	Completed Project	Incentives Granted
1	<a href="#">Cornerstone</a> 9541-9581 W Ball Rd 127-284-01	49	1.45 acres	33.8	CN Commercial Neighborhood	Office/Retail Building	Forty-eight (48) rental units and one (1) manager's unit. Rents fall between 30% and 60% AMI.	<ul style="list-style-type: none"> <li>Over-height walls and lighting standards</li> <li>Decreased front setback</li> </ul>
2	<a href="#">Avenida Villas</a> 9602-9612 W Ball Rd 127-341-52	29	0.82 acre	35.4	R3 Apartment	Medical Office Building	Twenty-eight (28) rental units and one (1) manager's unit. Rents fall between 30% and 60% AMI.	<ul style="list-style-type: none"> <li>Over-height walls and lighting standards</li> <li>Decreased front setback</li> <li>Use of commercial parking standards</li> </ul>
3	<a href="#">Buena Vista</a> 16451 E Buena Vista St 360-383-02, 360-383-03	17	0.51 acre	34	C2 General Business	Vacant	Sixteen (16) rental units and one (1) manager's unit. Rents fall between 30% and 60% AMI.	<ul style="list-style-type: none"> <li>Over-height walls</li> <li>Decrease in minimum drive aisle width</li> </ul>
4	<a href="#">Stonegate I</a> 9051 Katella 127-621-06, 127-621-07	38	1.15 acre	33	C1 Local Business	Commercial/Car and RV storage	Thirty-seven (37) rental units and one (1) manager's unit. Rents fall between 30% and 60% AMI.	<ul style="list-style-type: none"> <li>Reduced length of parking spaces</li> <li>Additional ten feet in height of building</li> <li>Over-height walls and lighting standards</li> </ul>
5	<a href="#">Stonegate II</a> 8911 Katella 126-503-29	26	0.76 acre	34.2	C1 Local Business	Commercial/ RV rentals	Twenty-five (25) rental units and one (1) manager's unit. Rents fall between 30% and 60% AMI.	<ul style="list-style-type: none"> <li>Reduced length of parking spaces</li> <li>Additional ten feet in height of building</li> <li>Over-height walls and lighting standards</li> </ul>
6	<a href="#">Cerritos Family</a> 9501 W Cerritos 127-401-39	60	2.047 acres	29.3	R2 Multifamily Dwellings	Church	Fifty-nine (59) rental units and one (1) manager's unit. Rents fall between 30% and 60% AMI.	<ul style="list-style-type: none"> <li>Reduced depth of parking stalls and drive aisle</li> <li>Reduced front setback</li> <li>Over-height walls and lighting standards</li> </ul>
7	<a href="#">Potter's Lane</a> 15171 Jackson 107-151-16	16	0.41 acre	39	C2 General Business	Single-Family Residential Unit	Fifteen (15) rental units and one (1) manager's unit. Rents are at 30% AMI.	<ul style="list-style-type: none"> <li>Reduced length of parking stalls</li> </ul>
8	<a href="#">Casa Paloma</a> 15162 Jackson, 15182 Jackson 107-180-11, 107-180-23	71	1.12 acre	63.4	C2 General Business	Pottery Manufacturing Facility	Sixty-nine (69) rental units and one (1) manager's unit. Rents are at 30% and 50% AMI.	<ul style="list-style-type: none"> <li>Increase of maximum building height</li> <li>Unlimited density bonus</li> </ul>

Source: OC Development Services, 2021

### *Housing Market Analysis*

In addition to an on-the-ground existing use analysis, the County of Orange has market conditions to facilitate the redevelopment of non-vacant sites for residential. A California Association of Realtors report for Historic Housing trends shows that the average time a unit spends on the market in Orange County is just 18.6 days in the last four years (2017-2021) and just 13.3 days in the last two years.<sup>22</sup>

Additionally, according to the CAR Current Sales and Price Statistical Survey, the median cost of a home for sale in Orange County increased by 20% from 2020-2021 (from \$930,000 in October 2020 to \$1,120,000 in October 2021).<sup>23</sup> The indicators above signify an increased market demand for new housing.

### *Lease Analysis*

Existing lease agreements on infill and non-vacant properties present a potential impediment that may prevent residential development within the planning period. State law requires the County to consider lease terms in evaluating the use of non-vacant sites, however the County does not have access to private lease agreements or other contractual agreements amongst parties because they are private documents. Therefore, the County has conducted an analysis to identify sites that show characteristics indicating they are likely to redevelop within the planning period, including past performance, an on-the ground existing use analysis and a market analysis to understand cost of land, construction, and development trends in the Unincorporated areas within Orange County.

### *Letters of Support*

Additionally, the County has received letters of support from local affordable housing developers indicating their experience in developing in the HOO. These letters are shown in Appendix C and are from developers who have previously built over 100 affordable units within the HOO. They demonstrate support for the HOO as well as prove, along with the projects, below, the effectiveness of the HOO in affordable housing being developed within the County of Orange.

### **Development of Large Site Parcels**

The County of Orange is unique in its physical composition as it contains a number of large parcels and areas which are planned to be redeveloped as part of either existing specific plans or future master planned efforts.

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<sup>22</sup> Median time on Market of Existing Detached Homes, Historical Data, California Association of Realtors (CAR), Accessed online: December 9, 2021. <https://www.car.org/marketdata/data>

<sup>23</sup> Current Sales and Price Statistics, California Association of Realtors (CAR), Accessed online: December 9, 2021. <https://www.car.org/marketdata/data>



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The majority of the residential development in Unincorporated Orange County that has occurred over the past 50 years has been in large-scale master planned communities. Unlike traditional zoning, Planned Community (PC) zoning provides certainty in the development process while allowing the property owner to maintain some degree of flexibility in the specific location of development. This type of zoning is more appropriate than traditional zoning because of the magnitude of the projects under a single ownership. Many planned communities in Orange County have encompassed thousands of acres developed over a period of several years. Previous examples of planned communities in Unincorporated Orange County include Mission Viejo and Aliso Viejo, which later incorporated as cities, and Foothill Ranch and Talega, which were later annexed into the cities of Lake Forest and San Clemente, respectively.

The entitlement approval process for a planned community is similar to all other discretionary approvals. However, due to the complexity, size and long-term phasing of each project, the County will adopt several documents which together make up the “development plan” for the planned community. These documents include the Development Agreement, Planned Community Program Text, Statistical Table and Planned Community Development Map. These documents are adopted at the same time that the entitlements, which establishes the Planned Community (PC) zoning, are approved for the project:

- The Development Agreement sets forth the obligations of both the County and developer. It includes a description of the public benefits (e.g., affordable housing units) that will be provided by the developer and the timetable for their completion.
- The Planned Community Program Text describes the site development standards for each type of proposed residential and non-residential “zoning district” or land use, similar to the County’s Zoning Code district regulations.
- The Statistical Table controls the allowable number and type of housing units and the amount of non-residential development in each planning area of the project.
- The Planned Community Development Map depicts the various planning areas.

Planned Community zoning is more desirable than conventional zoning for large projects because it allows comprehensive, long-range planning for infrastructure while also providing the development certainty needed for property owners to obtain the financing needed to pay for development and public improvements. It also eliminates the need for frequent zone changes that would be necessary under conventional zoning to make adjustments due to market conditions or other circumstances. Instead of a zone change that would require public hearings at the Planning Commission and Board of Supervisors, adjustments to unit counts and locations are typically processed either ministerially by staff, or with only Planning Commission approval. This flexibility simplifies the development review process and reduces total development cost.

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As previously demonstrated, the County of Orange’s land inventory is different from most jurisdictions as it is continually shrinking due to annexations from incorporated cities within the County. While this is a common practice, it serves to deplete the available land the County can identify within the Housing Element. The most recent annexation occurred in September 2022. Approximately 265 acres of undeveloped, unincorporated land (Tonner Hills Annexation Extension CA 03-12A) was annexed to the City Brea and the certificate of completion was issued in September 2022. This site would have been included in the County’s 6<sup>th</sup> Cycle Land Inventory. It is anticipated this land will be developed into a planned community or specific plan with more than 1,100 units including at least 10% affordable to low- and moderate-income households.

Further justification of each of these candidate sites is provided within this section.

### Calculation of Unit Capacity – Affordability Requirements and Assumptions

This section describes the County of Orange’s methodology for calculating potential future yield on the identified candidate housing sites. For the following sites, the potential yield and justification is described above:

- Rancho Mission Viejo
- Coyote Canyon
- Brea Canyon Parcels (Aera)
- [Esperanza Hills Specific Plan](#)

#### *Rancho Mission Viejo Planned Community Zoning*

In November 2004 the Board of Supervisors adopted a General Plan Amendment, Development Agreement, Rancho Mission Viejo Planned Community Program with associated Statistical Table and Planned Community Development Map, and a Zoning Ordinance with associated Statistical Summary and Zoning Map for Rancho Mission Viejo. This action approved entitlements for the project and established Planned Community zoning on the property allowing the developer to move ahead with the construction of dwelling units, commercial, recreational, and other non-residential uses. Since 2004, Rancho Mission Viejo has been working with the County to prepare detailed development and infrastructure plans.

[Rancho Mission Viejo is subject to a Development Agreement between the County and the landowner and includes the development of 5,768 acres of the 22,683-acre Planned Community with a maximum of 14,000 dwelling units. The Development Agreement also includes 6,000 dwelling units, of which are forecasted to be age restricted, and 5.2 million sq. ft. of employment floor area. The remainder of Rancho Mission Viejo, 16,915 acres, is planned to remain as protected, permanent open space. Build-out of the planned community is expected in approximately 20 years.](#)

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When developing the 2021-2029 RHNA Allocation Plan, SCAG utilized Orange County Projections (OCP) 2018, a dataset developed by the Center for Demographic Research under contract to the Orange County Council of Governments (OCCOG). Each local jurisdiction, including the County, participated in the development of OCP 2018 and provided population, employment, and housing growth data for the current planning period. The forecast data submitted by the County included information provided by Rancho Mission Viejo. Rancho Mission Viejo forecasted that they would construct 4,166 dwelling units by the end of the 2021-2019 Housing Element planning period. These dwelling units were included in the County's forecast of new construction and are reflected in OCP 2018, the dataset used by SCAG to determine the County's RHNA allocation.

The development timetable for Rancho Mission Viejo will be determined by the property owner based on financial and market conditions. Although the recent recession has significantly affected the development schedule, the developer retains the entitlements and zoning necessary to move forward. The County is committed to the following specific actions to facilitate its development.

- 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 administratively.
- The County will report annually to State HCD and the Board of Supervisors regarding progress toward the development of Rancho Mission Viejo and its affordable housing sites through a required Annual Monitoring Report.

Plans for Rancho Mission Viejo Planning Area 3 is expected to be submitted for approval and is anticipated to accommodate approximately 4,166 units within the 2021-2029 6<sup>th</sup> Cycle Housing Element Period. [Per the Development Agreement, and subsequent Affordable Housing Implementation Agreement \(AHIA\), up to approximately 165 very low and low-income levels units could be produced in Planning Area 3.](#)

### ***Coyote Canyon***

Coyote Canyon is a 375-acre former landfill property that is owned by the County of Orange. The site is located at 20661 Newport Coast Drive, between Bonita Canyon and San Joaquin Hills Roads, in the City of Newport Beach and within the County of Orange Sphere of Influence. The County anticipates negotiation of a transfer agreement with the City for any future development that occurs on this site. A portion of the property (203 acres) is not subject to restrictions put in

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place regarding the former landfill use. This is the portion of the property identified within the County’s Housing Element Land Inventory. The assumed buildout is projected at 1,234 units, 370 of which are projected to develop to be available to residents in the low and very low-income category.

***Brea Canyon Parcels (Aera Parcels)***

The Brea Canyon Parcels are owned by Aera Energy, LLC and so are known as the “Aera Parcels.” These parcels make up an approximately 305-acre site that is generally bounded by the Orange County/Los Angeles County border to the north, Brea Boulevard to the south, and the 57 (Orange) Freeway to the east. In 2002, planning applications were submitted to the County of Orange and the County of Los Angeles for development of a 2,906 gross acre master planned residential community. The planning application submitted to the County of Orange in preparation for this development is currently on hold.

The current zoning on this site is “A1(O)” (General Agricultural District, with an Oil Production Overlay). The majority of the site has been historically used for oil production dating back to the early 1900’s, similar to other recently developed properties surrounding the area. The current use of the site includes leased areas to various businesses that store commercial vehicles, transportation containers, trucking, and oil equipment.

The recent submittal of planning applications on this site demonstrates a reasonable probability this site may be developed during the planning period.

***Esperanza Hills Specific Plan***

The Esperanza Hills Specific Plan is located in the Unincorporated areas of the County, within the sphere of influence of the City of Yorba Linda. On September 25, 2018, the Board of Supervisors adopted the Specific Plan that is made up of a 340-unit, gated community with large lot, low-density residential neighborhoods on approximately 469 acres, for an overall density of 0.73 dwelling units per acre. Approximately 62% of the Specific Plan will be preserved as open space, parks, and landscape areas. Although the Specific Plan does not have an inclusionary requirement and its 340 units are expected to be in the above-moderate income category, the County will encourage future home builders within its boundaries to consider integrating affordable units within their residential developments.

***Underutilized Infill Parcels***

The remaining sites identified to meet the County RHNA need are located within the County’s Housing Opportunity Overlay Zone (HOO). The HOO is described in further detail in the following section. Each site has been evaluated to ensure there is adequate access to water and sewer connections as well as dry utilities. Each site is situated with a direct connection to a

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public street that has the appropriate water and sewer mains and other infrastructure to service the candidate site.

The Housing Opportunities Overlay Zone (section 7-9-148.6 of the Zoning Code) creates the option of affordable housing development on conventionally-zoned commercial and industrial sites located primarily in Unincorporated islands in the northern part of the county. The Housing Opportunities Overlay Zone regulations allow development of lower-income multifamily housing by-right on parcels within the following base zoning districts:

- C1 – Local Business
- C2 – General Business
- CH – Commercial Highway
- CN – Commercial Neighborhood
- M1 – Light Industrial
- R2 – Multifamily Dwelling
- R3 – Apartment
- R4 – Suburban Multifamily
- RP – Residential-Professional

The Housing Opportunities Overlay Zone regulations require that 100% of the units be reserved for lower-income households, with at least 30% of units reserved for very low-income households. Currently, the base density in all portions of the Housing Opportunities Overlay Zone is 70 units/acre. The County's 6<sup>th</sup> Cycle Housing Element includes Program 2 which has been completed and has amended the HOO to permit residential development at 70 dwelling units per acre for all zoning districts where it is permitted. This density was determined based on discussions with the development community and others with local experience developing affordable housing within the County of Orange. This density allows increased flexibility in the type of development that may occur within these areas and presents additional opportunities for residential development. The County of Orange also commits through Program 1g.1 to amend the associated development standards within the HOO to reflect development at 70 dwelling units per acre. Due to the nature of the HOO as described in this section, all candidate housing sites within the HOO can be developed as 100% affordable to lower-income households.

As reflected in **Table B-2** above, the Housing Opportunities Overlay Zone has been very successful in stimulating affordable housing development, with 8 new residential projects approved since 2006, including, most recently, Casa Paloma discussed below.

Casa Paloma a 71-unit multifamily affordable housing apartment community in accordance with the Housing Opportunities Overlay Zone Regulations. Provisions within Government Code Section 65915 (AB 1763) allows for “unlimited” density for 100% affordable developments

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(within prescribed income categories) that are located within one-half mile of a major transit stop. The Casa Paloma project qualifies for the unlimited density bonus provision. The project's proximity to a major transit stop also permits use of modified parking standards. Government Code Section 65915 states that parking is not required for the special needs housing and that the parking ratio shall not exceed 0.5 spaces per unit for the other affordable housing units. With these provisions, the project requires a total of 22 parking spaces, where a total of 28 parking spaces are provided. The project, approved in 2020, received its certificate of occupancy on September 29, 2022, and is currently in the pre-leasing process.

### ***Housing Opportunities Overlay Zone Site Inventory***

A review of parcels within the Housing Opportunities Overlay Zone was conducted to assess the realistic development potential for housing development. Only those “high potential” sites meeting the following criteria were included in the site inventory:

- Parcel size: one-half acre minimum (smaller sites are included only if adjacent parcels can be consolidated)
- Parcel dimensions: width and depth will accommodate multifamily development (typically minimum 50 feet wide and 100 feet deep at any location on lot)
- For developed residential parcels: current density is less than one-half the allowable density
- For developed commercial parcels: high potential for conversion to residential or mixed-use based on existing site characteristics such as deteriorated or vacant structures, low building value compared to land value, or marginal economic uses (e.g., used car sales)
- No environmental constraints that would preclude development at a higher density (e.g., steep slopes >30%, or significant environmental hazards)
- No easements that would reduce development potential (e.g., roadway or major utility easements)

High potential underutilized sites are clustered in the areas described below. The land inventory tables show sites that often include multiple adjacent parcels with the potential for consolidation. The analysis includes the potential number of units that could be developed on each parcel using the base density of 70 units/acre, which does not include density bonus. Actual development yield may be higher than this estimate because every project in the Housing Opportunities Overlay Zone will qualify for a density bonus. The analysis also includes the existing use, the size of existing structures, floor area ratio (FAR), the age of existing structure, and the ratio of the assessed value of improvements to total assessed value. Generally speaking, lower FAR, greater structure age and lower improvement ratio may affect the propensity for redevelopment to occur, although many other circumstances can also affect development decisions. It is

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important to recognize that this inventory of potential development sites is much smaller than the entire Housing Opportunities Overlay Zone because it only includes high potential sites based on the criteria listed above and in the following description of specific communities. Based on the allowable density of 70 units per acre excluding any density bonus, the total capacity of the Housing Opportunities Overlay Zone is more than 5,000 additional lower-income units. This is a conservative estimate since any residential project within the Housing Opportunities Overlay Zone will also qualify for a density bonus.

When estimating the total potential units, the County’s zoning code states, “[t]he calculation of bonus density units for projects eligible for a density bonus pursuant to Government Code Section 65915, as may be amended, or any successor statute shall be done as provided by State law.” Thus, pursuant to California State Density Law Government Code Section 65915(c)(3)(B)(i), all density calculations resulting in fractional units shall be rounded up to the next whole number.

### *Development of Small Site Parcels*

The County of Orange has identified several candidate housing sites that are smaller than half an acre in size. Assembly Bill 1397 identifies general size requirements for candidate housing sites of greater than half an acre and less than 10 acres in size. Many of the sites smaller than half an acre that have been identified have the likelihood of redeveloping in conjunction with other parcels which collectively meet the half acre requirement. The likelihood of redevelopment was based primarily on common ownership amongst adjacent parcels which share a property line. In most instances, these parcels are currently developed as a single use and it is reasonable to anticipate that the collection of parcels will redevelop as one new development to maximize efficiency and design of the new use.

The County of Orange has previous recent experience developing affordable housing on sites smaller than half an acre. **Table B-3** shows specific examples of affordable housing developments the County has completed on parcels that are half an acre or less in size.

**Table B-3**  
**Affordable Development – Small Site Examples**

Project	Location	Parcel Size (ac)	Density (du/ac)	Total Units (by affordability level)
Buena Vista PA 100017	16451 Buena Vista St., Orange	0.5	34	17 Units (6 extremely low, 8 very low, 3 low)
Potter’s Lane PA 150058	15171 Jackson Street, Midway City	0.41	39	16 Units (15 very low 1 above mod Manager’s Unit)

*Note: The County of Orange does not track historic lot consolidations. Many of the HOO fully affordable projects shown in Table B-3 are the product of a consolidation of small lots as discussed below.*

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The County includes lot consolidation as part of the development review process. Lot consolidation is done as part of the mapping process and approved with initial entitlements. This does not place additional requirements outside of the County’s typical development process on an applicant and is approved concurrently.

Additionally, section 7-9-44.7 of the County’s Zoning Code currently incentivizes lot consolidation within the Housing Opportunities Overlay by granting graduated density increases to projects that consolidate based on project size after lot consolidation. The County’s Code reads “A graduated density incentive shall be granted when parcels smaller than one-half (0.5) acre are consolidated as part of a project. The increased density shall be in addition to any other density bonus available under this Zoning Code, to a maximum of 45% total, and shall be calculated as follows.” (Shown in **Table B-4** below.)

**Table B-4**  
**Graduated Density Increase within HOO**

Project Size (after lot consolidation)	Base Density (per net development area)*
Less than 0.50 acre	70 units/acre
0.50 to 0.99 acre	77 units/acre (10% increase)
1.00 acre or more	84 units/acre (20% increase)
<i>*Note: Base densities will be updated based on the increased density permitted within the HOO per Housing Element <a href="#">Program 2</a></i>	

### ***Land Inventory Summary***

As discussed above, the land inventory analysis of underutilized sites considers the following factors, pursuant to *Government Code* §65583.2(a)(3) and §65583.2(g):

- A description of the existing use of each property
- The extent to which existing uses may constitute an impediment to additional residential development
- Recent development trends and market conditions
- The availability of regulatory or other incentives or standards to encourage additional residential development on these sites

Based on the allowable base density of 70 units per acre, excluding any density bonus, over 5,000 new lower-income units could be developed on the “high potential” sites identified in the Housing Opportunities Overlay Zone. This is a conservative estimate since any residential project within the Housing Opportunities Overlay Zone will also qualify for a density bonus.

As noted in **Table B-2**, the average density for projects completed in the Housing Opportunities Overlay Zone is nearly 37 units per acre. In addition, the legal obligation contained in the Rancho Mission Viejo Planned Community for dedication of an aggregate of 60 gross acres of



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land to the County for affordable housing creates the potential for up to approximately 1,800 additional lower-income units (up to 165 units may be developed during this planning period). While the recent downturn in the real estate market has severely curtailed development activity, development activity is now increasing and the County’s successful track record of facilitating the development of affordable projects since the adoption of the Housing Opportunities Overlay Zone in 2006, combined with the ongoing efforts of Planning and Housing staff, will create the regulatory framework to encourage housing development to the extent as economic conditions improve allow.

**Table B-5** summarizes the Unincorporated areas land inventory for the 2021-2029 planning period. This table shows that there is adequate capacity in all income categories to accommodate the Unincorporated areas’ RHNA.

Each candidate housing site has been overlaid on demographics data using AFFH data layers for segregation and integration and access to opportunities provided through HCD data and mapping resources. Each candidate housing site included in **Table B-5** has been assigned a “AB686 Location Code” (e.g., “H/L1, N/W2, L/M3, R4, etc.”) that corresponds to the demographic and income categories discussed and depicted in Section 4, and listed below:

- Hispanic/Latino (H/L) Population (see Section 4, **Figure 4-14**)
- Non-White (N/W) Population (see Section 4, **Figure 4-15**)
- Low- and Moderate-Income (L/M) Population (see Section 4, **Figure 4-16**)
- Racially Concentrated Areas of Affluence (R/C) (see Section 4, **Figure 4-18**)
- TCAC Opportunity Areas (R) (see Section 4, **Figure 4-19**)

The data demonstrates that the candidate sites are well located throughout Unincorporated areas to serve the diverse unincorporated population.

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**Table B-5**  
**Candidate Sites to Accommodate County of Orange 2021-2029 RHNA**  
**Unincorporated Orange County (Land Use Capacity)**

APN	AB 686 Location Code1	Zoning	General Plan Land Use	Site Address	Existing Use	5th Cycle Site	Existing Units	Base District Density (Units per Acre)	HO Overlay Density (Units per Acre)	Area (Acres)	Vacant	Potential Units <u>By Income</u>			Total <u>Number of Units</u>
												Low and Very Low Income	Moderate <u>Income</u>	Above Moderate <u>Income</u>	
<b>Figure B-2 – Unincorporated Area: City of Los Alamitos (Rossmoor)</b>															
086-521-47	H/L25 N/W23 L/M12 R10 <sup>5</sup>	C2(H)	Residential 1B	11061 Los Alamitos Blvd Los Alamitos 90720	Large Commercial parcel with two buildings onsite. Restaurants, health clinic, retail stores, and surface parking	No	0	70.00	70.00	4.47	No	312.90	0.00	0.00	
086-521-46	H/L19 N/W19 L/M6 R10 <sup>1</sup>	C1(SS)(H)	Residential 1B	11031 Los Alamitos Blvd Los Alamitos 90720	Commercial parcel with car wash facility and AAA Insurance office	No	0	70.00	70.00	1.35	No	94.50	0.00	0.00	
086-521-19	H/L18 N/W18 L/M5 R10 <sup>0</sup>	C2(H)	Residential 1B	3352 Katella Ave Los Alamitos 90720	Church facility with surface parking lot	No	0	70.00	70.00	1.17	No	81.90	0.00	0.00	
086-521-23	H/L24 N/W22 L/M11 R10 <sup>4</sup>	C2(SS)(H)	Residential 1B	11131 Los Alamitos Blvd Los Alamitos 90720	Commercial parcel with small strip mall, office building with medical/health facility, and standalone vacant restaurant	No	0	70.00	70.00	1.13	No	79.10	0.00	0.00	
086-521-11	H/L20 N/W20 L/M7 R10 <sup>2</sup>	C2(SS)(H)	Residential 1B	11088 Wallingsford Rd Los Alamitos 90720	Church facility with surface parking lot	No	0	70.00	70.00	0.95	No	66.50	0.00	0.00	
086-521-24	H/L17 N/W17 L/M4 R <sup>99</sup>	C2(SS)(H)	Residential 1B	11171 Los Alamitos Blvd Los Alamitos 90720	Commercial Arco gas station with convenience store	No	0	70.00	70.00	0.52	No	36.40	0.00	0.00	

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APN	AB 686 Location Code1	Zoning	General Plan Land Use	Site Address	Existing Use	5th Cycle Site	Existing Units	Base District Density (Units per Acre)	HO Overlay Density (Units per Acre)	Area (Acres)	Vacant	Potential Units <u>By Income</u>			Total <u>Number of Units</u>	
												Low and Very Low Income	Moderate <u>Income</u>	Above Moderate <u>Income</u>		
Subtotal										70.00	9.59		671.30	0.00	0.00	671.30
<b>Figure B-3 – Unincorporated Area: City of Stanton</b>																
126-503-27	H/L99 N/W61 L/M43 R2	C1 (H)	Residential 1B	8885 Katella Ave Stanton 92683	Commercial Bar/restaurant with surface parking in front and rear	Yes	0	70.00	70.00	0.45	No	31.50	0.00	0.00		
127-621-10	H/L100 N/W60 L/M42 R1	C1(H)	Residential 1B	9001 Katella Ave Stanton 92804	Commercial Liquor Store and video store with surface parking lot	Yes	0	70.00	70.00	0.34	No	23.80	0.00	0.00		
Subtotal										70.00	0.79		55.30	0.00	0.00	55.30
<b>Figure B-4 – Unincorporated Area: City of Anaheim (West Anaheim Island)</b>																
127-092-32	H/L49 N/W56 L/M29 R63	C1(H)	Residential 1B	305 S Brookhurst St Anaheim 92804	Part of strip mall with restaurant, bakery, and hair salon. Surface parking lot and large vacant area in rear	Yes	0	70.00	70.00	1.06	No	74.20	0.00	0.00		
127-092-24	H/L48 N/W55 L/M28 R62	C1(H)	Residential 1B	331 S Brookhurst St Anaheim 92804	Part of strip mall with pawn shop and thrift store. Surface parking lot and large vacant area in rear Commercial	Yes	0	70.00	70.00	0.59	No	41.30	0.00	0.00		
127-092-25	H/L47 N/W54 L/M27 R61	C1(H)	Residential 1B	9291 S Brookhurst St Anaheim 92804	Part of strip mall with boat leasing office and massage parlor. Surface parking lot and large vacant area in rear Commercial	Yes	0	70.00	70.00	0.56	No	39.20	0.00	0.00		
Subtotal										70.00	2.21		154.70	0.00	0.00	154.70

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APN	AB 686 Location Code1	Zoning	General Plan Land Use	Site Address	Existing Use	5th Cycle Site	Existing Units	Base District Density (Units per Acre)	HO Overlay Density (Units per Acre)	Area (Acres)	Vacant	Potential Units <u>By Income</u>			Total <u>Number of Units</u>
												Low and Very Low Income	Moderate <u>Income</u>	Above Moderate <u>Income</u>	
<b>Figure B-5– Unincorporated Area: City of Anaheim (West Anaheim Island)</b>															
127-242-18	H/L45 N/W52 L/M44 R3	C1(H)	Residential 1B	801 S Brookhurst St Anaheim 92804	Medical Center / Urgent Care facility with surface parking	No	0	70.00	70.00	0.26	No	18.20	0.00	0.00	
127-241-35	H/L46 N/W53 L/M45 R4	C1(H)	Residential 1B	791 W Stonybrook Dr Anaheim 92804	Commercial strip mall with surface parking lot	No	0	70.00	70.00	0.26	No	18.20	0.00	0.00	
Subtotal									70.00	0.52		36.40	0.00	0.00	36.40
<b>Figure B-6– Unincorporated Area: Midway City</b>															
097-103-31	H/L84 N/W97 L/M103 R40	C2(H)	Residential 1C	14582 Beach Blvd Midway City 92665	Meeting Hall facility with surface parking lot	Yes	0	70.00	70.00	0.85	No	59.50	0.00	0.00	
Subtotal										0.85		59.50	0.00	0.00	59.50

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APN	AB 686 Location Code1	Zoning	General Plan Land Use	Site Address	Existing Use	5th Cycle Site	Existing Units	Base District Density (Units per Acre)	HO Overlay Density (Units per Acre)	Area (Acres)	Vacant	Potential Units <b>By Income</b>			Total <b>Number of Units</b>
												Low and Very Low-Income	Moderate Income	Above Moderate Income	
<b>Figure B-7– Unincorporated Area: Midway City</b>															
097-132-16	H/L83 N/W96 L/M102 R39	R3	Residential 1C	14941 Jackson St Midway City 92665	Commercial (supplies)Animal feed and supplies business	No	0	43.50	70.00	0.37	No	25.90	0.00	0.00	
097-133-08	H/L86 N/W98 L/M104 R44	R3	Residential 1C	14942 Jackson St Midway City 92655	Office building	No	0.00	43.50	70.00	0.19	No	13.30	0	0	
107-180-25	H/L72 N/W85 L/M68 R28	C2(H)	Residential 1C	15062 Jackson St Midway City 92665	Commercial property. Vacant area in rear used as construction equipment and supplies storage	Yes	0	70.00	70.00	0.62	No	43.40	0	0	
107-180-03	H/L75 N/W88 L/M71 R31	C2(H)	Residential 1C	15032 Jackson St Midway City 92665	Commercial Auto body repair business	No	0	70.00	70.00	0.59	No	41.30	0	0	
107-180-26	H/L73 N/W86 L/M69 R29	C2(H)	Residential 1C	15052 Jackson St Midway City 92665	Commercial Auto body repair business	No	0	70.00	70.00	0.56	No	39.20	0	0	
097-133-21	H/L82 N/W95 L/M101 R38	C2(H)	Residential 1C	8121 Bolsa Ave Midway City 92665	Commercial Market/liquor store and auto accessory business with surface parking lot	Yes	0	70.00	70.00	0.41	No	28.70	0	0	
107-151-60	H/L71 N/W84 L/M67 R27	C2(H)	Residential 1C	15072 Adams St Midway City 92665	Commercial Auto repair business	No	0	70.00	70.00	0.40	No	28.00	0	0	

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APN	AB 686 Location Code1	Zoning	General Plan Land Use	Site Address	Existing Use	5th Cycle Site	Existing Units	Base District Density (Units per Acre)	HO Overlay Density (Units per Acre)	Area (Acres)	Vacant	Potential Units <b>By Income</b>			Total <b>Number of Units</b>
												Low and Very Low-Income	Moderate Income	Above Moderate Income	
107-180-24	H/L78 N/W91 L/M74 R34	C2(H)	Residential 1C	8122 Bolsa Ave Midway City 92665	Commercial (Used car lot)	Yes	0	70.00	70.00	0.36	No	25.20	0	0	
107-151-02	H/L76 N/W89 L/M72 R32	C2(H)	Residential 1C	15021 Jackson St Midway City 92665	Used Car auto dealer lot Commercial	Yes	0	70.00	70.00	0.31	No	21.70	0	0	
107-151-54	H/L74 N/W87 L/M70 R30	C2(H)	Commercial 2A	15041 Jackson St Midway City 92665	Commercial (US Post Office)	Yes	0	70.00	70.00	0.31	No	21.70	0	0	
107-151-56	H/L77 N/W90 L/M73 R30	C2(H)	Residential 1C	15012 Midway Pl Midway City 92665	Used Car auto dealer lot Commercial	No	0	70.00	70.00	0.25	No	17.50	0	0	
142-031-26	H/L30 N/W39 L/M89 R51	R2 (H)	Residential 1C	7852 Bolsa Ave Midway City 92655	Auto repair business commercial	No	0	43.00	70.00	2.60	No	182.00	0	0	
142-031-29	H/L31 N/W40 L/M90 R52	R2(2400) (H)	Residential 1C	7820 Bolsa Ave Midway City 92655	Church	No	0	43.00	70.00	1.80	No	126.00	0	0	
Subtotal									70.00	8.77		613.90	0	0	613.90
<b>Figure B-8– Unincorporated Area: Midway City</b>															
107-180-15	H/L87 N/W99 L/M83 R45	C2 (H)	Residential 1C	15222 Jackson St Midway City 92655	Automotive- Towing services	Yes	0	70.00	70.00	0.3	No	21.00	0	0	

## APPENDIX B – LAND INVENTORY

APN	AB 686 Location Code1	Zoning	General Plan Land Use	Site Address	Existing Use	5th Cycle Site	Existing Units	Base District Density (Units per Acre)	HO Overlay Density (Units per Acre)	Area (Acres)	Vacant	Potential Units <b>By Income</b>			Total <b>Number of Units</b>
												Low and Very Low-Income	Moderate Income	Above Moderate Income	
107-180-17	H/L88 N/W100 L/M84 R46	C2 (H)	Residential 1C	15232 Jackson St Midway City 92655	Automotive- Auto Body Repair and Paint	Yes	0	70.00	70.00	0.15	No	10.50	0	0	
107-180-29	H/L89 N/W101 L/M85 R47	C2 (H)	Residential 1C	15112 Jackson St Midway City 92655	Vehicle Tow Yard	Yes	0	70.00	70.00	0.19	No	13.23	0	0	
107-180-30	H/L90 N/W102 L/M86 R48	C2 (H)	Residential 1C	15111 Van Buren Midway City 92655	Automotive- Auto Body Repair and Paint	Yes	0	70.00	70.00	0.19	No	13.23	0	0	
107-180-33	H/L91 N/W103 L/M87 R49	C2 (H)	Residential 1C	15081 Van Buren Midway City 92655	Industrial- Outdoor storage	Yes	0	70.00	70.00	0.19	No	13.23	0	0	
107-180-34	H/L92 N/W104 L/M88 R50	C2(H)	Residential 1C	15082 Jackson St Midway City 92655	Commercial Car Repair	Yes	0	70.00	70.00	0.19	No	13.23	0	0	
107-180-31	H/L56 N/W69 L/M52 R12	C2(H)	Residential 1C	15201 Van Buren St Midway City 92655	Commercial (Car wash and auto repair business/Parking Lot)	Yes	0	70.00	70.00	0.57	No	39.90	0	0	
107-151-33	H/L64 N/W77 L/M60 R20	C2(H)	Commercial 2A	15132 Beach Blvd Midway City 92655	Commercial RV/Auto dealership)	Yes	0	70.00	70.00	0.41	No	28.70	0	0	
107-151-30	H/L54 N/W67 L/M50 R10	C2(H)	Commercial 2A	15212 Beach Blvd Midway City 92655	Commercial (Truck Rental) Charter bus storage and rental business	Yes	0	70.00	70.00	0.41	Yes	28.70	0	0	

## APPENDIX B – LAND INVENTORY

APN	AB 686 Location Code1	Zoning	General Plan Land Use	Site Address	Existing Use	5th Cycle Site	Existing Units	Base District Density (Units per Acre)	HO Overlay Density (Units per Acre)	Area (Acres)	Vacant	Potential Units <b>By Income</b>			Total <b>Number of Units</b>
												Low and Very Low-Income	Moderate Income	Above Moderate Income	
107-151-32	H/L60 N/W73 L/M56 R16	C2(H)	Commercial 2A	15142 Beach Blvd Midway City 92655	Auto repair business Commercial	Yes	0	70.00	70.00	0.41	No	28.70	0	0	
107-151-20	H/L57 N/W70 L/M53 R13	C2(H)	Commercial 2A	15201 Jackson St Midway City 92655	Commercial Car storage lot for Toyota auto dealer (Parking Lot)	Yes	0	70.00	70.00	0.41	Yes	28.70	0	0	
107-151-19	H/L58 N/W71 L/M54 R14	C2(H)	Commercial 2A	15191 Jackson St Midway City 92655	Older non-conforming SFR, rear used as vehicle storage	Yes	2	70.00	70.00	0.41	No	28.70	0	0	
107-151-15	H/L61 N/W74 L/M57 R17	C2(H)	Commercial 2A	15161 Jackson St Midway City 92655	Office building with surface parking lot Commercial	Yes	0	70.00	70.00	0.41	No	28.70	0	0	
107-151-21	H/L55 N/W68 L/M51 R11	C2(H)	Commercial 2A	15211 Jackson St Midway City 92655	Commercial Car storage/parking lot for Toyota auto dealer	Yes	0	70.00	70.00	0.41	Yes	28.70	0	0	
107-151-31	H/L68 N/W81 L/M64 R24	C2(H)	Commercial 2A	15122 Beach Blvd Midway City 92655	Commercial (Car Rental office and lot)	Yes	0	70.00	70.00	0.41	No	28.70	0	0	
107-151-45	H/L63 N/W76 L/M59 R19	C2(H)	Commercial 2A	15135 Jackson St Midway City 92655	Auto repair business Commercial	Yes	0	70.00	70.00	0.40	No	28.00	0	0	
107-180-23	H/L59 N/W72 L/M55 R15	C2(H)	Residential 1C	15182 Jackson St Midway City 92655	Commercial office with non-conforming SFR in rear Commercial	Yes	0	70.00	70.00	0.37	No	25.90	0	0	



## APPENDIX B – LAND INVENTORY

APN	AB 686 Location Code1	Zoning	General Plan Land Use	Site Address	Existing Use	5th Cycle Site	Existing Units	Base District Density (Units per Acre)	HO Overlay Density (Units per Acre)	Area (Acres)	Vacant	Potential Units <b>By Income</b>			Total <b>Number of Units</b>
												Low and Very Low-Income	Moderate Income	Above Moderate Income	
107-180-10	H/L62 N/W75 L/M58 R18	C2(H)	Commercial 2A	15142 Jackson St Midway City 92655	Commercial RV storage and repair facility with non-conforming SFR in rear	Yes	0	70.00	70.00	0.37	No	25.90	0	0	
107-180-09	H/L65 N/W78 L/M61 R21	C2(H)	Residential 1C	15132 Jackson St Midway City 92655	Commercial (Building Supplies business)	Yes	0	70.00	70.00	0.37	No	25.90	0	0	
107-151-47	H/L67 N/W80 L/M63 R23	C2(H)	Commercial 2A	15132 Adams St Midway City 92655	Commercial (Used auto dealer)	Yes	0	70.00	70.00	0.34	No	23.80	0	0	
107-151-51	H/L70 N/W83 L/M66 R26	C2(H)	Commercial 2A	15114 Adams St Midway City 92655	Auto repair business Commercial Center	Yes	0	70.00	70.00	0.32	No	22.40	0	0	
107-151-48	H/L66 N/W79 L/M62 R22	C2(H)	Commercial 2A	15131 Jackson St Midway City 92655	Building Supplies business Commercial	Yes	0	70.00	70.00	0.28	No	19.60	0	0	
107-151-38	H/L69 N/W82 L/M65 R25	C2(H)	Commercial 2A	15111 Jackson St Midway City 92655	Building Supplies business Commercial	Yes	0	70.00	70.00	0.28	No	19.60	0	0	
107-151-59	H/L51 N/W64 L/M47 R7	C2(H)	Commercial 2A	15232 Beach Blvd Midway City 92655	Commercial Jack in the Box (Fast-food restaurant)	No	0	70.00	70.00	0.28	No	19.60	0	0	
107-151-67	H/L50 N/W63 L/M46 R6	C2(H)	Residential 1C	Address Not Available 92683	Commercial Car storage/parking lot for Toyota auto dealer	No	0	70.00	70.00	0.14	No	9.80	0	0	

## APPENDIX B – LAND INVENTORY

APN	AB 686 Location Code1	Zoning	General Plan Land Use	Site Address	Existing Use	5th Cycle Site	Existing Units	Base District Density (Units per Acre)	HO Overlay Density (Units per Acre)	Area (Acres)	Vacant	Potential Units <b>By Income</b>			Total <b>Number of Units</b>
												Low and Very Low-Income	Moderate Income	Above Moderate Income	
107-151-67 (1 of 2)	H/L52 N/W65 L/M48 R8	C2(H)	Residential 1C	Address Not Available 92683	Commercial Car storage/parking lot for Toyota auto dealer	No	0	70.00	70.00	0.14	No	9.80	0	0	
107-151-67 (2 of 2)	H/L53 N/W66 L/M49 R9	C2(H)	Residential 1C	Address Not Available 92683	Commercial Car storage/parking lot for Toyota auto dealer	No	0	70.00	70.00	0.55	No	38.50	0	0	
Subtotal									70.00	8.90		622.70	0	0	622.70
<b>Figure B-9– Unincorporated Area: Midway City</b>															
097-142-23	H/L80 N/W93 L/M76 R36	C2(H)	Residential 1C	8331 Bolsa Ave Midway City 92782	Auto repair business Commercial	Yes	0	70.00	70.00	0.45	No	31.50	0	0	
097-142-22	H/L81 N/W94 L/M77 R37	C2(H)	Residential 1C	8301 Bolsa Ave Midway City 92655	Commercial (Smog check station and Auto repair business)	Yes	0	70.00	70.00	0.30	No	21.00	0	0	
097-144-19	H/L79 N/W92 L/M75 R35	C2(H)	Residential 1C	8451 Bolsa Ave Midway City 92655	Auto repair business /Used Car dealer Commercial	Yes	0	70.00	70.00	0.27	No	18.90	0	0	
Subtotal									70.00	1.02		71.40	0	0	71.40
<b>Figure B-10– Unincorporated Area: Midway City</b>															
142-062-18	H/L22 N/W36 L/M79 R42	C1(H)	Residential 1B	15441 Beach Blvd Westminster 92655	Auto repair business Commercial with large surface parking lot	No	0	70.00	70.00	0.55	No	38.50	0	0	

## APPENDIX B – LAND INVENTORY

APN	AB 686 Location Code1	Zoning	General Plan Land Use	Site Address	Existing Use	5th Cycle Site	Existing Units	Base District Density (Units per Acre)	HO Overlay Density (Units per Acre)	Area (Acres)	Vacant	Potential Units <b>By Income</b>			Total <b>Number of Units</b>
												Low and Very Low-Income	Moderate Income	Above Moderate Income	
142-062-15	H/L21 N/W35 L/M78 R41	C1(H)	Residential 1B	15451 Beach Blvd Midway City 92655	Commercial Smoke shop with surface parking	Yes	0	70.00	70.00	0.35	No	24.50	0	0	
142-062-17	H/L28 N/W38 L/M82 R43	100-C1-1000(H)	Residential 1B	15401 Beach Blvd Westminster 92683	Hotel/Motel with surface parking lot	No	0	70.00	70.00	2.26	No	158.20	0	0	
Subtotal									70.00	3.16		221.20	0	0	221.20
<b>Figure B-11– Unincorporated Area: City of Santa Ana</b>															
144-251-08	H/L101 N/W62 L/M100 R5	C1(FP-2)(H)	Residential 1C	16292 Harbor Blvd Santa Ana 92677	Used Auto Dealer Commercial (Auto sales)	Yes	0	70.00	70.00	0.44	No	30.80	0	0	
Subtotal									70.00	0.44		30.80	0	0	30.80
<b>Figure B-12– Unincorporated Area: City of Newport Beach (Coyote Canyon)</b>															
120-571-11	H/L29 N/W26 L/M2 R108 R/C16	N/A	N/A	Address Not Available 92657	Vacant land in the City of Newport Beach Ownership: County of Orange	No	0	6.08	N/A	203	Yes	123.40	246.80	863.80	1234.24
Subtotal									6.08		203	123.42	246.85	863.97	1,234.24

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APN	AB 686 Location Code1	Zoning	General Plan Land Use	Site Address	Existing Use	5th Cycle Site	Existing Units	Base District Density (Units per Acre)	HO Overlay Density (Units per Acre)	Area (Acres)	Vacant	Potential Units <b>By Income</b>			Total <b>Number of Units</b>
												Low and Very Low-Income	Moderate Income	Above Moderate Income	
<b>Figure B-13– Unincorporated Area: City of Brea (Area Parcels)</b>															
304-151-05	H/L32 N/W41 L/M13 R65	A1(O)	Residential 1B	Address Not Available	Industrial (Oil fields)	No	0	6.08	N/A	2.56	Yes				
304-151-10	H/L33 N/W42 L/M14 R66	A1(O)	Residential 1B	Address Not Available	Industrial (Oil fields)	No	0	6.08	N/A	3.14	Yes				
304-151-12	H/L34 N/W43 L/M15 R67	A1(O)	Residential 1B	Address Not Available	Industrial (Oil fields)	No	0	6.08	N/A	9.45	Yes				
304-151-17	H/L93 N/W44 L/M91 R68	A1(O)	Residential 1B	Address Not Available	Industrial (Oil fields)	No	0	6.08	N/A	23.23	Yes				
304-151-18	H/L94 N/W45 L/M92 R69	A1(O)	Residential 1B	Address Not Available	Industrial (Oil fields)	No	0	6.08	N/A	29.98	Yes				
304-151-19	H/L95 N/W46 L/M93 R70	A1(O)	Residential 1B	Address Not Available	Industrial (Oil fields)	No	0	6.08	N/A	20.16	Yes				
304-151-69	H/L98 N/W49 L/M96 R73	A1(O)	Residential 1B	Address Not Available	Industrial (Oil fields)	No	0	6.08	N/A	42.18	Yes				
304-171-03	H/L96 N/W47 L/M94 R71	A1(O)	Residential 1B	Address Not Available	Industrial (Oil fields)	No	0	6.08	N/A	29.25	Yes				

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APN	AB 686 Location Code1	Zoning	General Plan Land Use	Site Address	Existing Use	5th Cycle Site	Existing Units	Base District Density (Units per Acre)	HO Overlay Density (Units per Acre)	Area (Acres)	Vacant	Potential Units <b>By Income</b>			Total <b>Number of Units</b>
												Low and Very Low-Income	Moderate Income	Above Moderate Income	
304-171-08	H/L97 N/W48 L/M95 R72	A1(O)	Residential 1B	Address Not Available	Industrial (Oil fields)	No	0	6.08	N/A	145.52	Yes				
Subtotal										305.47		185.73	371.45	1,300.08	1,857.26
<b>Figure B-14– Unincorporated Area: City of Yorba Linda (Fairlynn)</b>															
349-071-17	H/L4 N/W4 L/M24 R86	C1(SR)(H)	Residential 1B	6821 Fairlynn Blvd Yorba Linda 92886	Commercial Center strip mall with surface parking lot	No	0	70.00	70.00	2.58	No	180.60	0	0	
349-071-18	H/L2 N/W2 L/M22 R84	C1(SR)(H)	Residential 1B	19851 Esperanza Rd Yorba Linda 92886	Commercial Gas station with convenience store	No	0	70.00	70.00	0.52	No	36.40	0	0	
349-693-37	H/L3 N/W3 L/M23 R85	CH(SS)(H)	Residential 1B	Address Not Available 92886	Vacant lot Ownership: State of California	No	0	70.00	70.00	0.51	Yes	35.70	0	0	
349-071-25	H/L1 N/W1 L/M21 R83	C1(SR)(H)	Residential 1B	19741 Esperanza Rd Yorba Linda 92886	Older non-conforming SFR	No	1	70.00	70.00	0.30	No	21.00	0	0	
Subtotal										70.00	70.0	3.91	273.70		273.70
<b>Figure B-15– Unincorporated Area: City of Yorba Linda (Esperanza Hills Specific Plan)</b>															
326-031-06, 07, 08 351-031-04,-06	H/L35-39 N/W27-31 L/M16-20 R78-82	“S” Esperanza Hills (Specific Plan)	Residential 1B	Address Not Available 92887	Industrial (Oil fields)	No	0	0.73	N/A	469.00	Yes	0.00	0	340	

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APN	AB 686 Location Code1	Zoning	General Plan Land Use	Site Address	Existing Use	5th Cycle Site	Existing Units	Base District Density (Units per Acre)	HO Overlay Density (Units per Acre)	Area (Acres)	Vacant	Potential Units <b>By Income</b>			Total <b>Number of Units</b>		
												Low and Very Low-Income	Moderate Income	Above Moderate Income			
Subtotal												469.00		0	0	340.00	340.00
<b>Figure B-16– Unincorporated Area: City of Orange (Del Rio)</b>																	
360-031-23	H/L42 N/W51 L/M26 R58	C2(H)	Residential 1B	15777 W Lincoln Ave Orange 92865	Commercial (Recycling Service) Self-storage facility	Yes	0	43.00	70.00	5.12	No	358.40	0	0			
360-011-11	H/L41 N/W50 L/M25 R56	CH(FP-2)(H)	Residential 1B	15635 W Lincoln Ave Orange 92865	Commercial (with Car Wash/Storage) Vehicle storage yard	Yes	0	70.00	70.00	2.31	Yes	161.70	0	0			
Subtotal												70.00	7.43	520.10	0	0	520.10
<b>Figure B-17– Unincorporated Area: City of Orange (North Orange/Orange Olive)</b>																	
360-382-02	H/L85 N/W37 L/M10 R64	M1(H)	Residential 1B	8636 Olive Ave Orange 92865	Industrial (Recycling yard)	No	0	70.00	70.00	1.61	No	112.70	0	0			
360-384-05	H/L44 N/W34 L/M9 R60	M1(H)	Residential 1B	2911 Orange Olive Rd Orange 92865	Industrial Building supplies storage facility	Yes	0	70.00	70.00	0.84	No	58.80	0	0			
360-384-04	H/L43 N/W33 L/M8 R59	M1(H)	Residential 1B	2875 Orange Olive Rd Orange 92865	Commercial (Auto Sales/Industrial) Used auto dealership and building supplies warehouse	No	0	70.00	70.00	0.70	No	49.00	0	0			
Subtotal												70.00	3.15	220.50	0	0	220.50

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APN	AB 686 Location Code1	Zoning	General Plan Land Use	Site Address	Existing Use	5th Cycle Site	Existing Units	Base District Density (Units per Acre)	HO Overlay Density (Units per Acre)	Area (Acres)	Vacant	Potential Units <b>By Income</b>			Total <b>Number of Units</b>
												Low and Very Low-Income	Moderate Income	Above Moderate Income	
<b>Figure B-18– Unincorporated Area: City of Orange (El Modena)</b>															
093-113-21	H/L103 N/W58 L/M98 R54	C2(SR)(H)	Residential 1B	18511 Chapman Ave Orange 92869	Commercial building with Chase bank and beauty salon	No	0	70.00	70.00	0.63	No	44.10	0	0	
093-114-01	H/L104 N/W59 L/M99 R55	C1(SR)(H)	Residential 1B	11924 Earlham St Orange 92869	Commercial Office building with convenience store on first floor and surface parking lot	No	0	70.00	70.00	0.38	No	26.60	0	0	
093-113-27	H/L102 N/W57 L/M97 R53	C2(SR)(H)	Residential 1B	18571 E Chapman Ave Orange 92869	Commercial (Restaurant) El Pollo Loco fast-food restaurant	No	0	70.00	70.00	0.26	No	18.20	0	0	
093-113-15	H/L106 N/W106 L/M106 R75	C2(SR)(H)	Residential 1B	18541 E Chapman Ave Orange 92869	Commercial- Pet Store	No	0	70.00	70.00	0.17	No	11.90	0	0	
093-113-23	H/L107 N/W107 L/M107 R76	C2(SR)(H)	Residential 1B	18551 E Chapman Ave Orange 92869	Commercial (Baskin Robins) and Office (Mother's Nutrition)	No	0	70.00	70.00	0.13	No	9.10	0	0	
093-113-25	H/L108 N/W108 L/M108 R77	C2(SR)(H)	Residential 1B	18561 E Chapman Ave Orange 92869	Parking Lot	No	0	70.00	70.00	0.13	Yes	9.10	0	0	
093-113-10	H/L105 N/W105 L/M105 R74	C2(SR)(H)	Residential 1B	11941 S Earlham Orange 92869	Parking Lot	No	0	70.00	70.00	0.12	Yes	8.40	0	0	
Subtotal									70.00	1.82		127.40	0	0	127.40

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APN	AB 686 Location Code1	Zoning	General Plan Land Use	Site Address	Existing Use	5th Cycle Site	Existing Units	Base District Density (Units per Acre)	HO Overlay Density (Units per Acre)	Area (Acres)	Vacant	Potential Units <b>By Income</b>			Total <b>Number of Units</b>
												Low and Very Low-Income	Moderate Income	Above Moderate Income	
<b>Figure B-19– Unincorporated Area: City of Orange (North Tustin)</b>															
393-390-12	H/L23 N/W21 L/M1 R103 R/C13	CC (SR)(H)	Residential 1B	10000 Crawford Canyon Rd Orange 92705	Orange County Mining Company Commercial (Restaurant)	No	0	70.00	70.00	7.82	No	547.40	0	0	
393-390-13	H/L40 N/W32 L/M3 R109 R/C17	CC-12 (SR)(C284 8)	Residential 1B	Address Not Available 92705	Vacant	No	0	70.00	70.00	2.24	Yes	156.80	0	0	
Subtotal									70.00	7.82		704.20	0.00	0.00	704.20
<b>Figure B-20– Unincorporated Area: Ranch Mission Viejo Planned Community</b>															
125-165-34	H/L12 N/W12 L/M37 R94 R/C8	PC	Residential 1B	N/A	Vacant Lot currently being developed	No	0	6.08	N/A	62.38	Yes	*	26.00	106.00	
125-165-35	H/L13 N/W13 L/M38 R95 R/C9	PC	Residential 1B	N/A	Vacant Lot currently being developed	No	0	6.08	N/A	63.67	Yes	*	27.00	108.00	
125-165-36	H/L16 N/W16 L/M41 R98 R/C12	PC	Residential 1B	N/A	Vacant Lot currently being developed	No	0	6.08	N/A	63.67	Yes	*	27.00	108.00	
125-165-37	H/L7 N/W7 L/M32 R89	PC	Residential 1B	N/A	Vacant Lot currently being developed	No	0	6.08	N/A	63.67	Yes	*	27.00	108.00	



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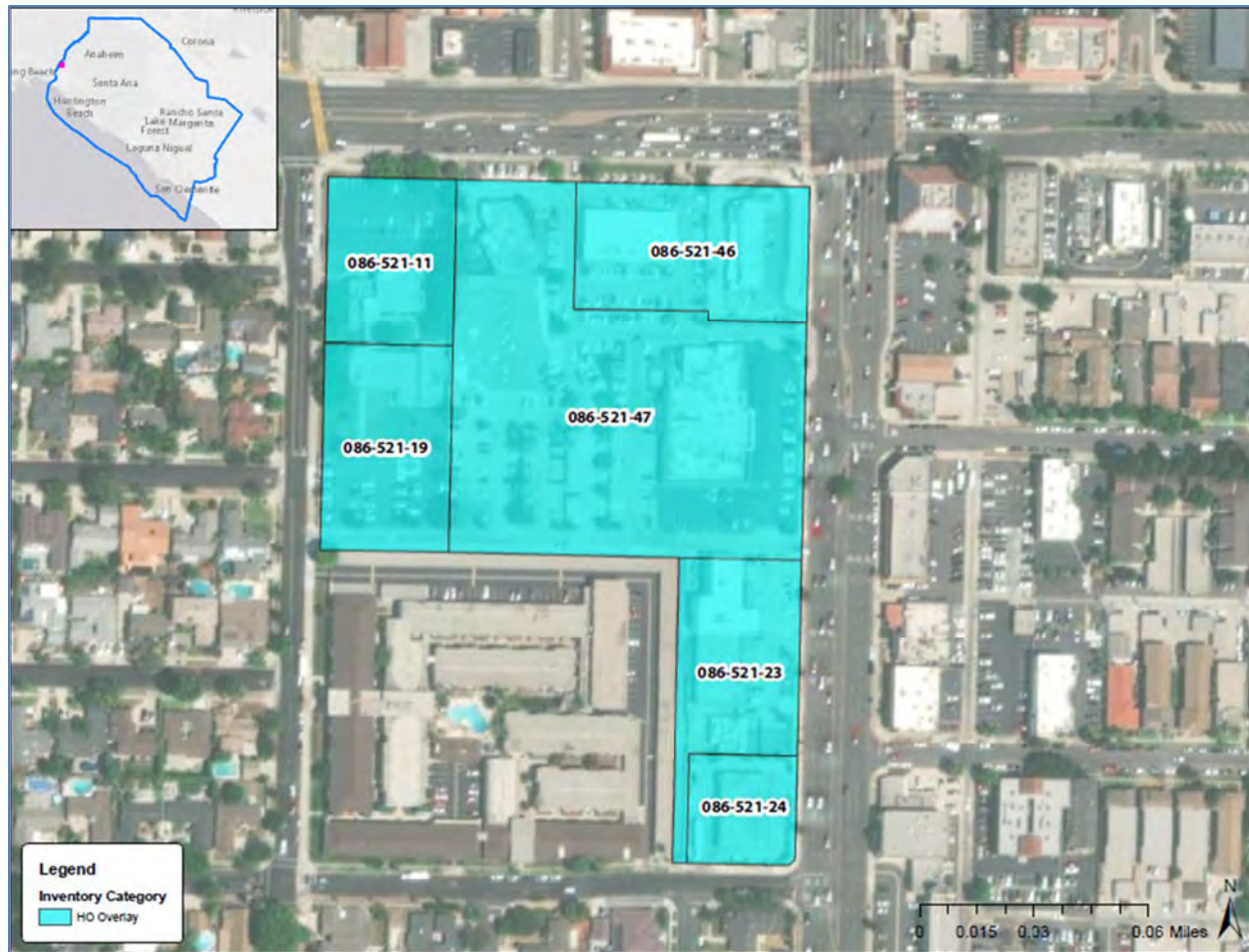
APN	AB 686 Location Code1	Zoning	General Plan Land Use	Site Address	Existing Use	5th Cycle Site	Existing Units	Base District Density (Units per Acre)	HO Overlay Density (Units per Acre)	Area (Acres)	Vacant	Potential Units <u>By Income</u>			Total <u>Number of Units</u>
												Low and Very Low-Income	Moderate Income	Above Moderate Income	
	<u>R/C3</u>														
125-165-38	H/L8 N/W8 L/M33 <u>R90</u> <u>R/C4</u>	PC	Residential 1B	N/A	Vacant Lot currently being developed	No	0	6.08	N/A	63.67	Yes	*	27.00	108.00	
125-165-39	H/L6 N/W6 L/M31 <u>R88</u> <u>R/C2</u>	PC	Residential 1B	30241 Ranch Canyon 92694	Residential/Recreation Facility	No	0	6.08	N/A	62.40	Yes	*	26.00	106.00	
125-165-40	H/L5 N/W5 L/M30 <u>R87</u> <u>R/C1</u>	PC	Residential 1B	31326 Saddle 92694	Residential	No	0	6.08	N/A	62.98	Yes	*	27.00	107.00	
125-165-41	HL15 NW15 LM40 <u>R97</u> <u>R/C11</u>	PC	Residential 1B	N/A	Vacant Lot currently being developed	No	0	6.08	N/A	62.11	Yes	*	26.00	105.00	
125-165-42	H/L11 N/W11 L/M36 <u>R93</u> <u>R/C7</u>	PC	Residential 1B	N/A	Vacant Lot currently being developed	No	0	6.08	N/A	62.23	Yes	*	26.00	105.00	
125-165-43	H/L14 N/W14 L/M39 <u>R96</u> <u>R/C10</u>	PC	Residential 1B	N/A	Vacant Lot currently being developed	No	0	6.08	N/A	120.45	Yes	*	51.00	204.00	

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APN	AB 686 Location Code1	Zoning	General Plan Land Use	Site Address	Existing Use	5th Cycle Site	Existing Units	Base District Density (Units per Acre)	HO Overlay Density (Units per Acre)	Area (Acres)	Vacant	Potential Units <u>By Income</u>			Total <u>Number of Units</u>
												Low and Very Low-Income	Moderate Income	Above Moderate Income	
125-165-44	H/L26 N/W24 L/M80 R106 R/C14	PC	Residential 1B	31101 Ortega Hwy 92675	Vacant Lot currently being developed	No	0	6.08	N/A	55.66	Yes	*	24.00	94.00	
125-165-45	H/L27 N/W25 L/M81 R107 R/C15	PC	Residential 1B	31103 Cow Camp 92675	Vacant Lot currently being developed	No	0	6.08	N/A	31.74	Yes	*	13.00	54.00	
125-165-51	H/L10 N/W10 L/M35 R92 R/C5	PC	Residential 1B	N/A	Vacant Lot currently being developed	No	0	6.08	N/A	436.00	Yes	*	184.00	738.00	
125-165-52	H/L9 N/W9 L/M34 R91 R/C6	PC	Residential 1B	N/A	Vacant Lot currently being developed	No	0	6.08	N/A	680.30	Yes	*	288.00	1151.00	
Subtotal									1,178.70		165.00	799.00	3,202.00	4,166.00	
<b>Total of All Figures (B-2 to B-20)</b>												<b><u>4,857.25</u></b>	<b>1,417.30</b>	<b>5,706.05</b>	<b><u>11,980.60</u></b>

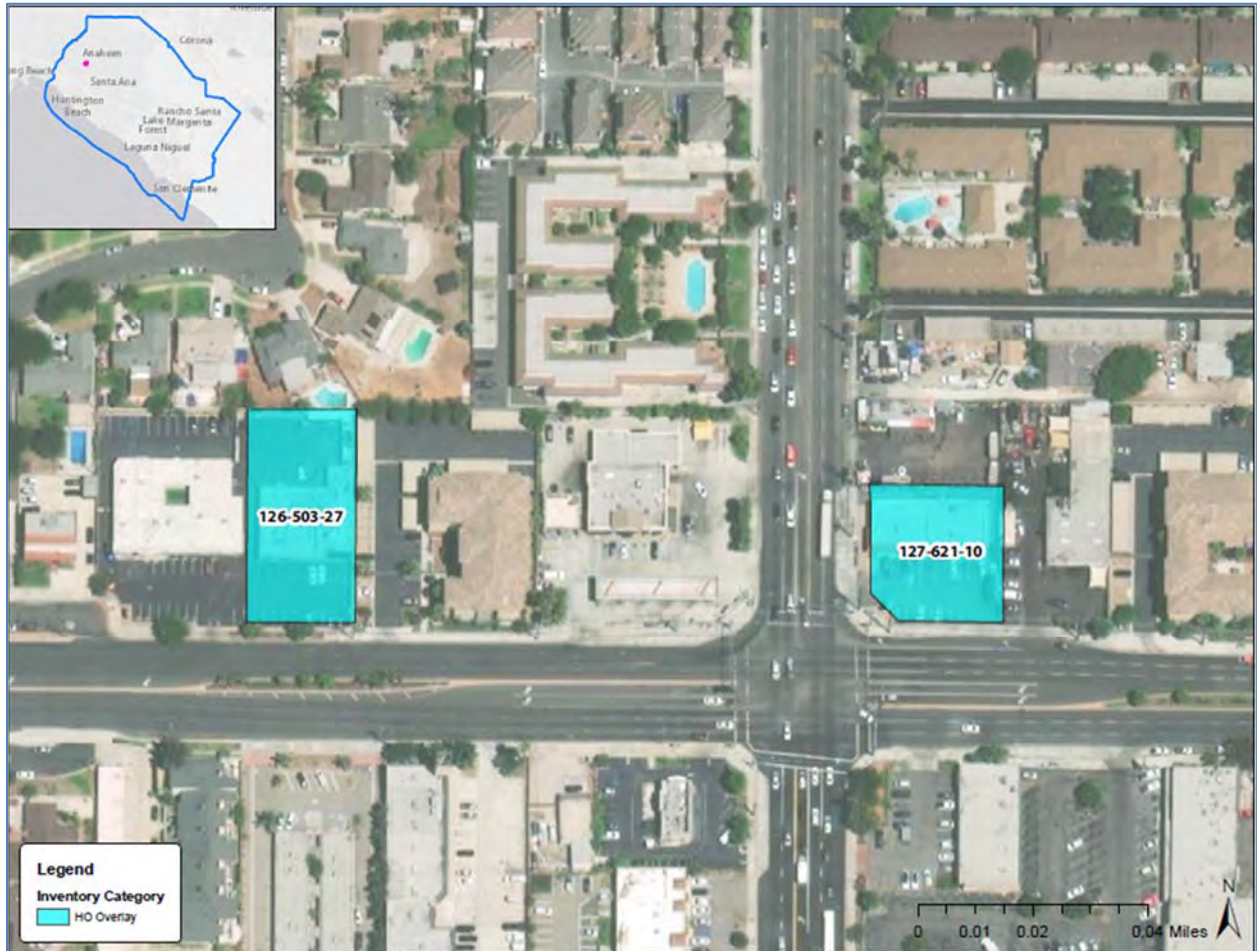
APPENDIX B – LAND INVENTORY

**Figure B-2**  
**County of Orange Candidate Sites**  
**Unincorporated Area: City of Los Alamitos (Rossmoor)**



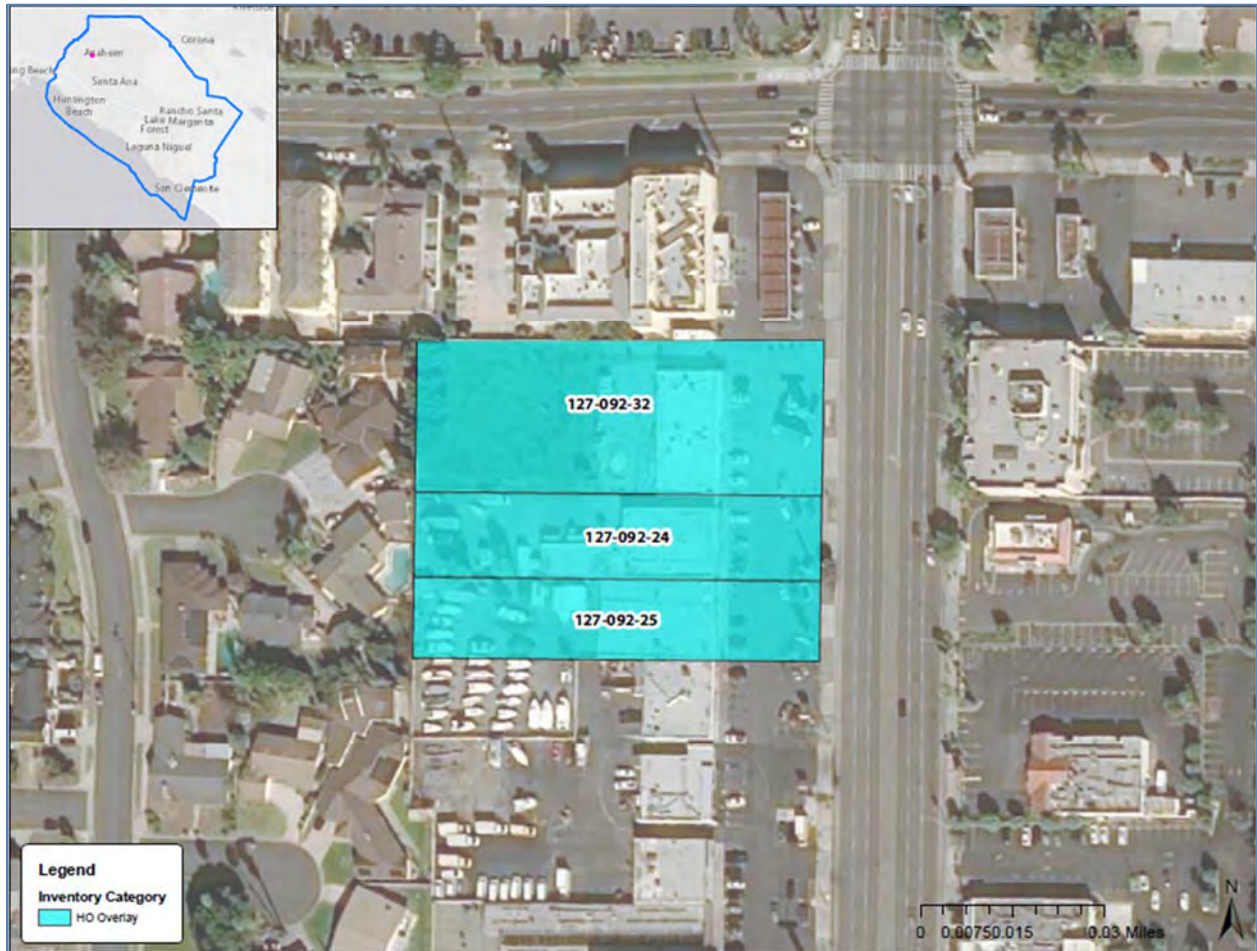
APPENDIX B – LAND INVENTORY

**Figure B-3**  
**County of Orange Candidate Sites**  
**Unincorporated Area: City of Stanton**



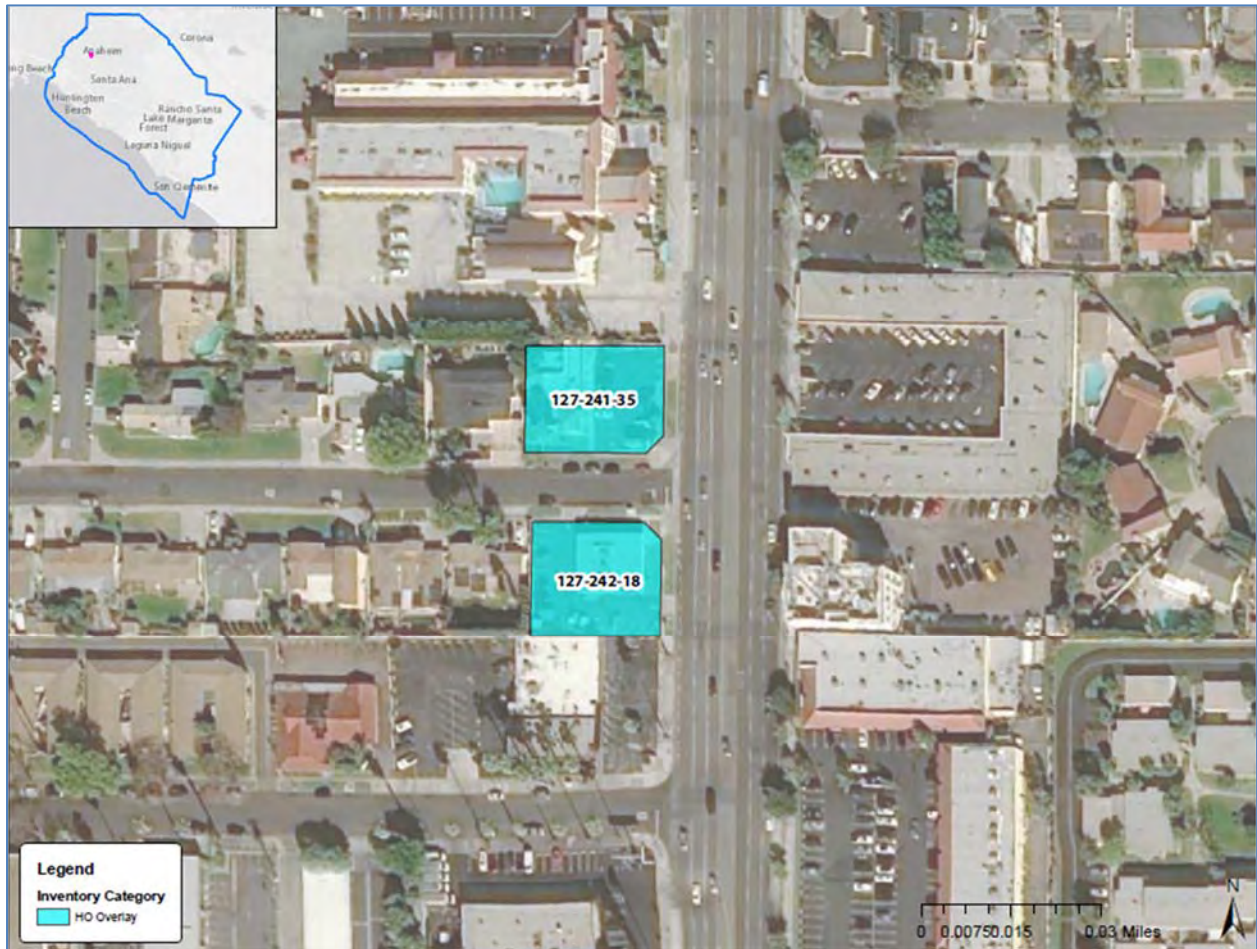
APPENDIX B – LAND INVENTORY

**Figure B-4**  
**County of Orange Candidate Sites**  
**Unincorporated Area: City of Anaheim (West Anaheim Island)**



APPENDIX B – LAND INVENTORY

**Figure B-5**  
**County of Orange Candidate Sites**  
**Unincorporated Area: City of Anaheim (West Anaheim Island)**



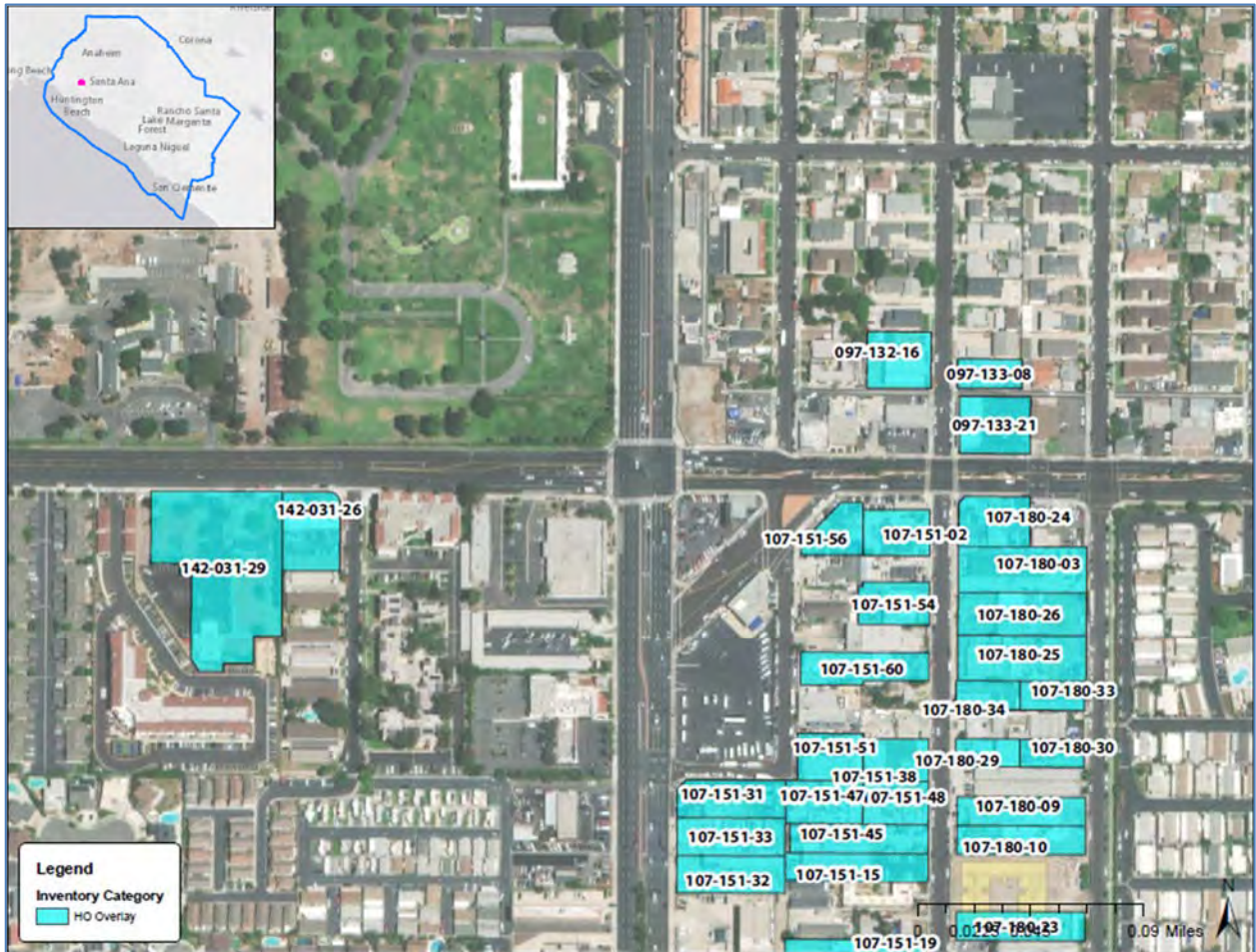
APPENDIX B – LAND INVENTORY

**Figure B-6**  
**County of Orange Candidate Sites**  
**Unincorporated Area: Midway City**



APPENDIX B – LAND INVENTORY

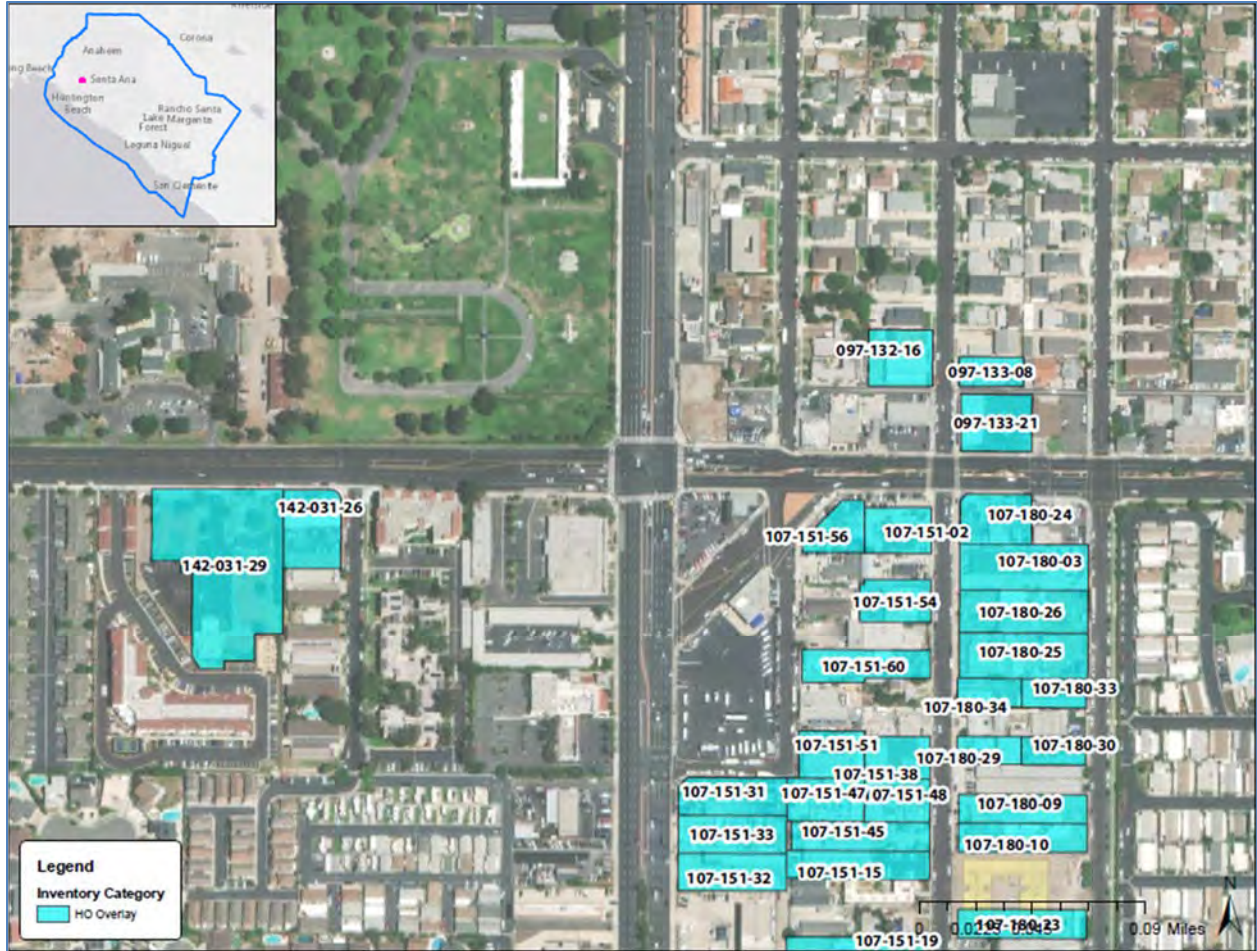
**Figure B-7**  
**County of Orange Candidate Sites**  
**Unincorporated Area: Midway City**





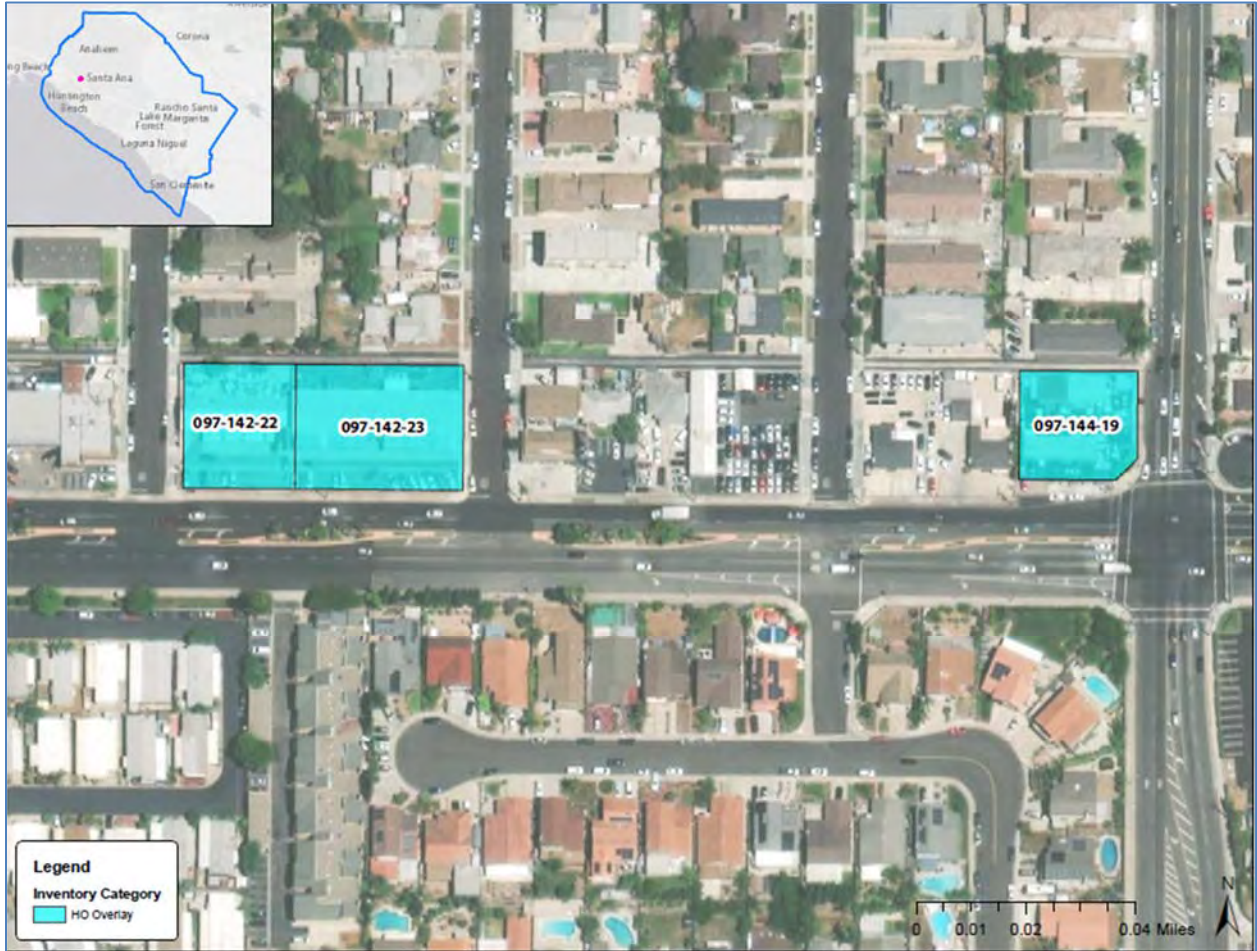
APPENDIX B – LAND INVENTORY

**Figure B-8**  
**County of Orange Candidate Sites**  
**Unincorporated Area: Midway City**



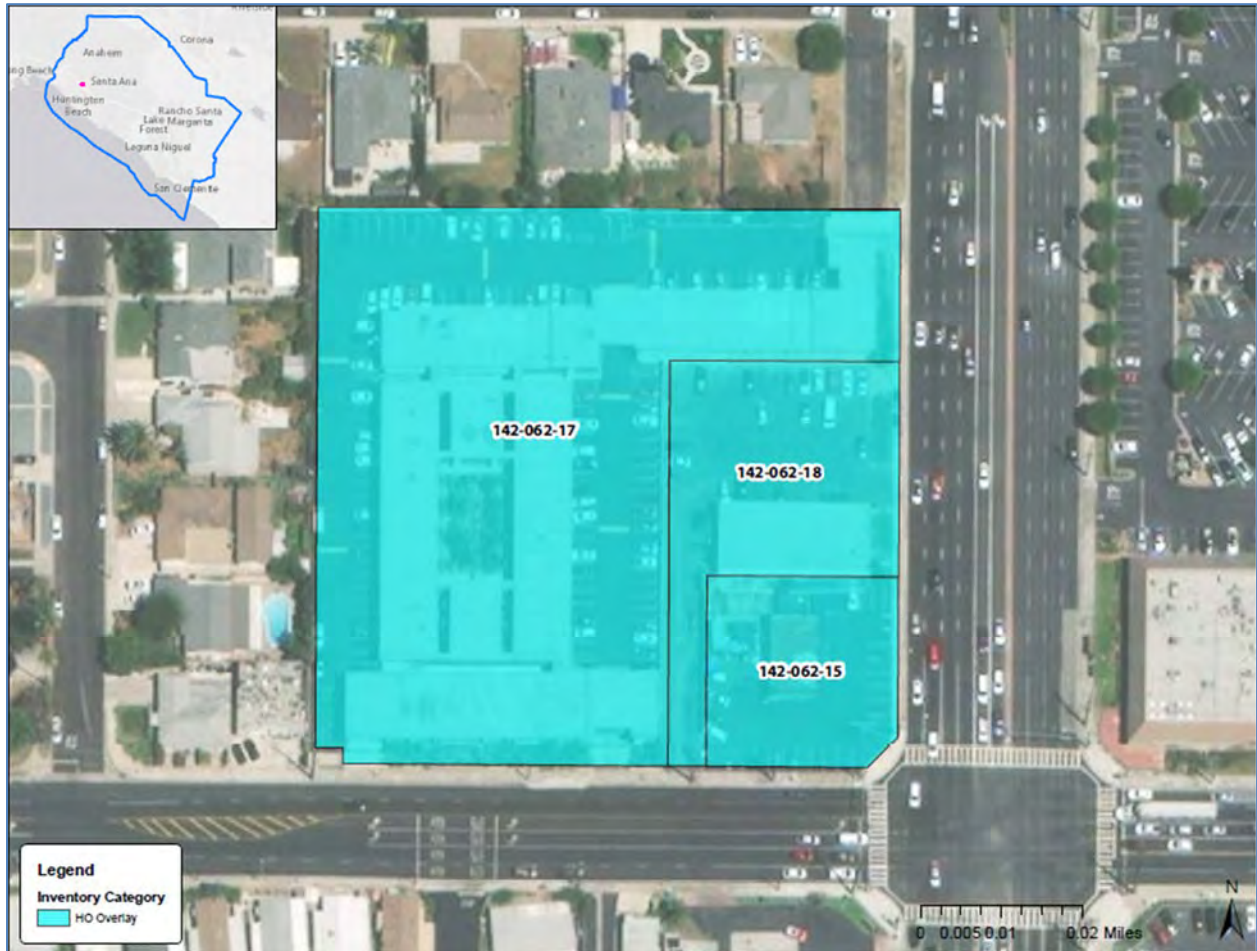
APPENDIX B – LAND INVENTORY

**Figure B-9**  
**County of Orange Candidate Sites**  
**Unincorporated Area: Midway City**



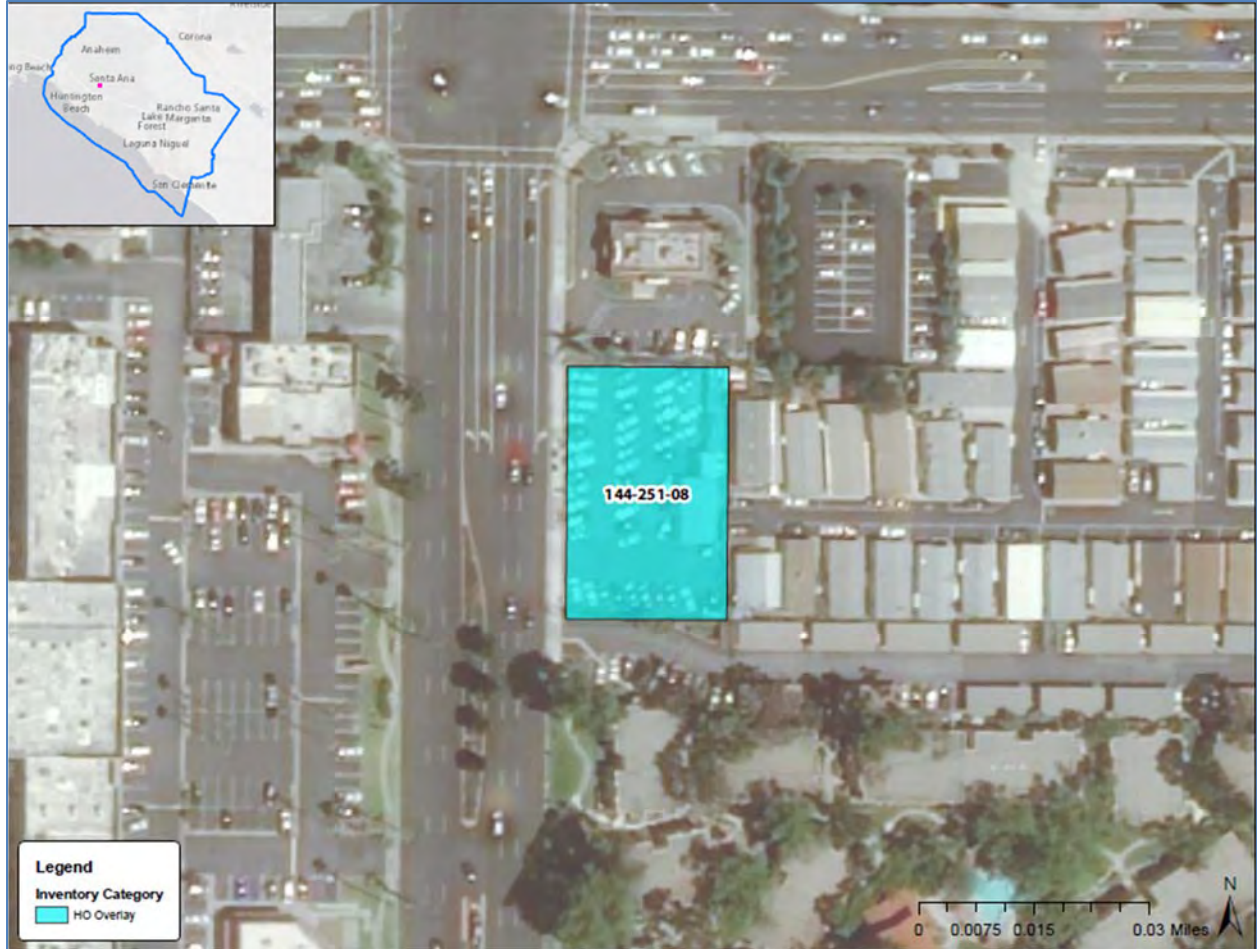
APPENDIX B – LAND INVENTORY

**Figure B-10**  
**County of Orange Candidate Sites**  
**Unincorporated Area: Midway City**



APPENDIX B – LAND INVENTORY

**Figure B-11**  
**County of Orange Candidate Sites**  
**Unincorporated Area: City of Santa Ana**



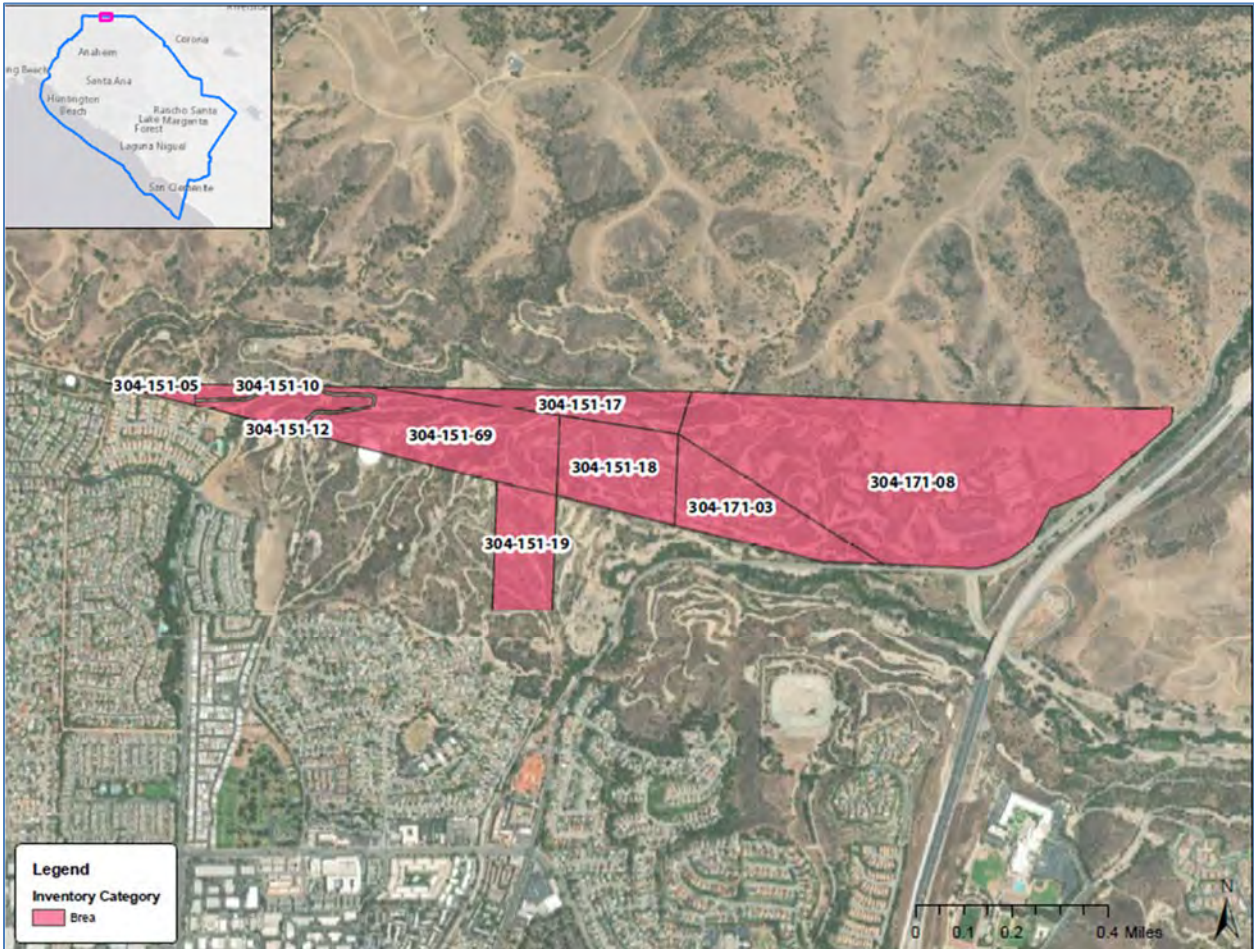
APPENDIX B – LAND INVENTORY

**Figure B-12**  
**County of Orange Candidate Sites**  
**Unincorporated Area: City of Newport Beach (Coyote Canyon)**



APPENDIX B – LAND INVENTORY

**Figure B-13**  
**County of Orange Candidate Sites**  
**Unincorporated Area: City of Brea (Aera Parcels)**



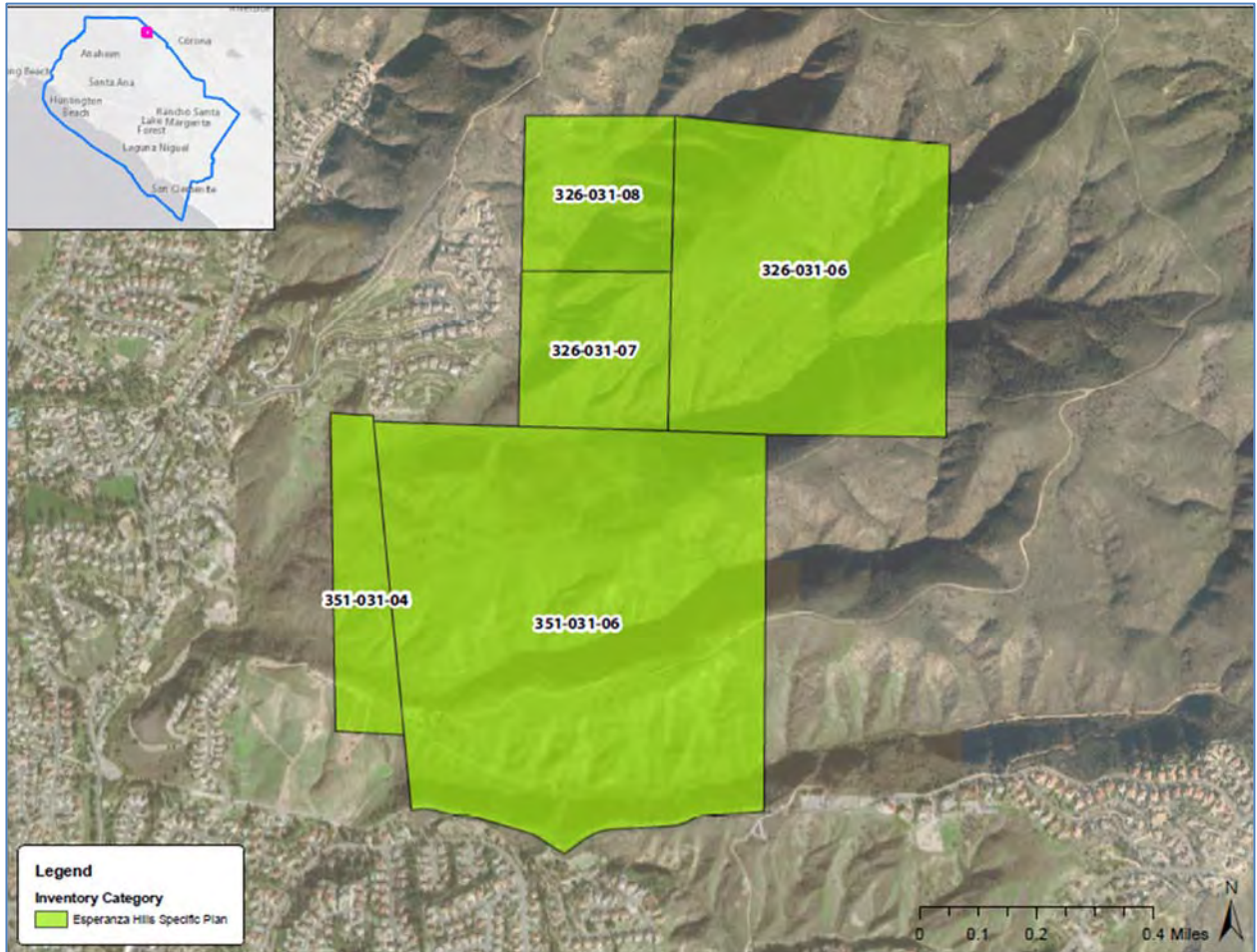
APPENDIX B – LAND INVENTORY

**Figure B-14**  
**County of Orange Candidate Sites**  
**Unincorporated Area: City of Yorba Linda (Fairlynn)**



APPENDIX B – LAND INVENTORY

**Figure B-15**  
**County of Orange Candidate Sites**  
**Unincorporated Area: City of Yorba Linda (Esperanza Hills Specific Plan)**





APPENDIX B – LAND INVENTORY

**Figure B-16**  
**County of Orange Candidate Sites**  
**Unincorporated Area: City of Orange (Del Rio)**



APPENDIX B – LAND INVENTORY

**Figure B-17**  
**County of Orange Candidate Sites**  
**Unincorporated Area: City of Orange (North Orange/Orange-Olive)**



APPENDIX B – LAND INVENTORY

**Figure B-18**  
**County of Orange Candidate Sites**  
**Unincorporated Area: City of Orange (El Modena)**



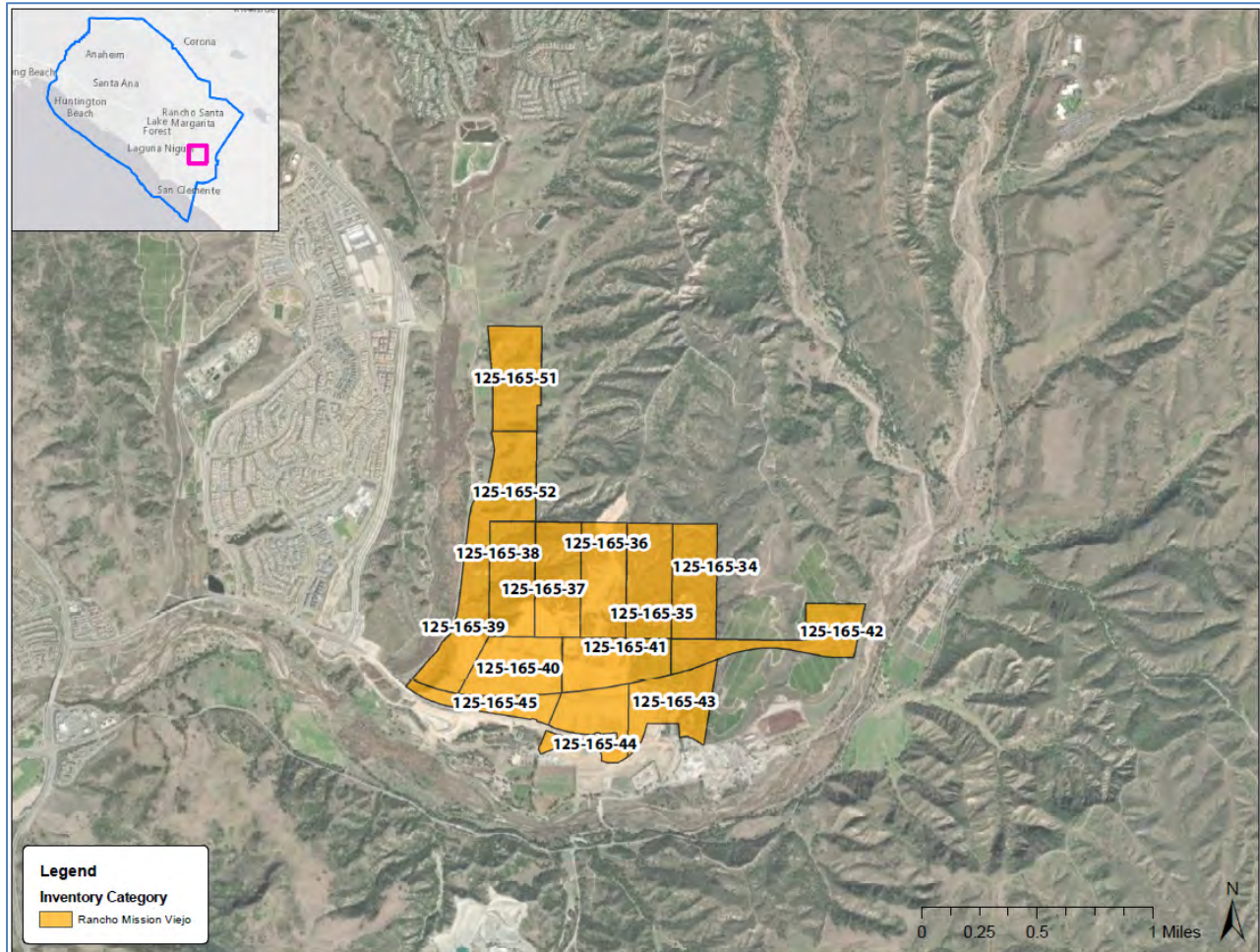
APPENDIX B – LAND INVENTORY

**Figure B-19**  
**County of Orange Candidate Sites**  
**Unincorporated Area: City of Orange (North Tustin)**



APPENDIX B – LAND INVENTORY

**Figure B-20**  
**County of Orange Candidate Sites**  
**Unincorporated Area: Rancho Mission Viejo Planned Community**



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**APPENDIX C – PUBLIC PARTICIPATION SUMMARY**


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**APPENDIX C**  
**PUBLIC PARTICIPATION SUMMARY**


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Public participation is an important component of the planning process. Section 65583 of the Government Code states that, "the local government shall make diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort." Meaningful community participation is also required in connection with the Assessment of Fair Housing (AFH). As part of the 6th Cycle Housing Element Update process, the County of Orange has provided residents and other interested parties numerous opportunities for review and comment. These engagement efforts included community workshops and meetings, meetings with Housing Element Resource Team, online and digital outreach, and public hearings. This proactive outreach effort invited broad involvement throughout the analytical and policy development phases of the project.

The following is a list of meetings and hearings held during the Housing Element update process.

February 16, 2021	Community Workshop #1
February 17, 2021	Resource Team #1
September 27, 2021	Community Workshop #2
September 28, 2021	Resource Team #2
October 27, 2021	Planning Commission Study Session
<u>March 14, 2023</u>	<u>Rossmoor Community Services District Meeting</u>
Month, 2023	Planning Commission hearing
Month, 2023	Board of Supervisors hearing

Notices of all Housing Element public hearings were published in the local newspaper in advance of each meeting, as well as posting the notices on the County's website:

<https://ocds.ocpublicworks.com/>. The draft Housing Element was made available for review at County offices and posted on the website.

For the 2021-2029 Housing Element Update, OC Development Services conducted the following:

- Sent invitations to all of the advisory and non-advisory committees within the County of Orange (North Tustin Planning Advisory Committee, Coto de Caza Planning Advisory Committee, Orange Park Acres, Foothill Trabuco Specific

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**APPENDIX C – PUBLIC PARTICIPATION SUMMARY**


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Plan Review Board, Rossmoor Homeowners Association, etc.) for the Community Workshops.

- Requested that Kennedy Commission, Abrazar and La Colonia Independencia community centers send an email notice about the Community Workshops to those on their mailing list.

A community survey was also circulated to various agencies and groups and translated in Spanish and Vietnamese. Oral translation services were also available upon request. Links to the community survey were posted on the County’s social media outlets. The survey generated 249 responses, and the results were as follows:

- The community was able to select 3 areas where they envisioned growth. 74 responses went to Ladera Ranch, 69 responses went to Rancho Mission Viejo, 62 responses to Foothill/Trabuco, 61 responses to Midway City, 59 responses to Silverado-Modjeska, and 56 responses towards North Tustin.
- The community was then asked to select 3 areas for where they want to see more housing. 165 responses went to areas in older shopping centers, and 140 responses supported areas near transit.
- When asked what type of housing was most needed, 109 responses were for single-family detached homes, 98 for senior housing, and 81 for multifamily housing.
- The community was asked to select 3 housing-related concerns. 103 responses were related to low inventory of available housing, 95 responses were for lack of available sites, and 91 responses were for lack of affordable housing.
- There were 80 write-in comments, which included a need for more affordable housing, density (for and against), maintaining existing neighborhoods, opposing ADUs in single family neighborhoods, opposing development in high fire areas (i.e., canyons), higher density near transit, along with some concerns related to homelessness, and traffic.

Each draft of the Housing Element Update was made available for public review and comment on the County’s website. Notification of availability was emailed to the Housing Element email distribution list. Comments were reviewed and addressed prior to submittal to State HCD.

**Table C-1** provides a summary of public comments and how those comments have been addressed in this Housing Element.

**Figures C-1 to C-2** provides the letters of support received for the County of Orange 2021-2029 Housing Element.

**Table C-2** lists the Housing Element Resource Team.

## APPENDIX C – PUBLIC PARTICIPATION SUMMARY

**Table C-1  
Summary of Public Comments**

Comment	Response
What is the County doing to reach out to the community?	<p>County staff, in collaboration with the consultant, hosted community workshops to discuss the Housing Element Update in February and September 2021. In particular, invitations were circulated to advisory and non-advisory committees (North Tustin Planning Advisory Committee, Coto de Caza Planning Advisory Committee, Orange Park Acres, Foothill Trabuco Specific Plan Review Board, Rossmoor Homeowners Association, etc.); advocacy groups; community centers; and posted on the County's Social Media Outlets.</p> <p>The Housing Element Community Survey and Flyers were translated to Spanish and Vietnamese. Oral translation services were also available upon request.</p>
The County needs more affordable housing.	<p>The County recognizes the need for affordable housing, housing for homeless and special needs, and housing for all income levels. OC Public Works has been collaborating with our housing partners at OC Community Resources on various affordable housing developments within unincorporated Orange County. In particular, the County's Housing Opportunities Overlay has led to the development of eight (8) affordable housing projects since 2006.</p>
What sort of strategies are being incorporated into the County's Housing Element?	<p>To encourage and facilitate the development of Accessory Dwelling Units (ADUs), County staff posted an ADU Flyer on our website, and released a Request for Proposal (RFP) to select a consultant to prepare pre-approved ADU plans. <u>In 2018, the County issued permits for 23 ADUs, followed by 21 ADUs in 2019, 51 ADUs in 2020, 57 ADUs in 2021, and 64 ADUs in 2022. Since 2018, the County has seen a 178% increase in the number of issued permits for ADUs.</u> This trend reflects a continued increase in ADU activity.</p> <p>As for other innovative strategies, the County provided financing and entitlements for Potter's Lane, a 16-unit shipping container development in Midway City.</p> <p>In order to address the number of very low- and low-income RHNA units, <u>the Board of Supervisors adopted an amendment to the Housing Opportunities Overlay Zone regulations to increase density from 43 to 70 units per acre for sites located within the County's Housing Opportunities Overlay, excluding any applicable density bonus.</u></p>
How were the Housing Element sites selected?	<p>In general, the land inventory is a listing of candidate sites for development. A developer would have to submit a proposed application for the site to make the development come to fruition, and market conditions would dictate the type of housing to be built and population to be served.</p> <p>Characteristics that have been taken into consideration when evaluating the appropriateness of sites include physical features (e.g., size and shape of the site) and location (e.g., proximity and access to infrastructure, transit, job centers, etc.). As an example, the candidate sites within the Housing Opportunities Overlay are also near public transit and other amenities, particularly within unincorporated Anaheim, unincorporated Stanton and Midway City.</p> <p>In particular, since the County's Housing Opportunities Overlay successfully led to the development of multiple affordable housing developments, County staff is anticipating approximately <u>4,384</u> units within the Overlay for this upcoming 6<sup>th</sup> Cycle Housing Element.</p> <p>Also, Rancho Mission Viejo encompasses a large portion of unincorporated Orange County, so the land inventory reflects 4,166 total units within Rancho Mission Viejo for this upcoming 6<sup>th</sup> Cycle Housing Element.</p> <p>The County's area is decreasing as a result of annexations, thus smaller sites that may be merged and consolidated have also been incorporated into the land inventory. As an example, Potter's Lane was located on a site less than 1 acre.</p>



## APPENDIX C – PUBLIC PARTICIPATION SUMMARY

Comment	Response
Do short-term rentals have an impact on the County's Housing Element?	<p>The County adopted short-term regulations within the Comprehensive Zoning Code Update, which was adopted in July 2020, as a result of the proliferation of short-term rentals in unincorporated Orange County.</p> <p><u>From July 2020 through June 30, 2023, 76</u> short-term rental permits have been approved, Based on the number of STRs that we are aware of, there would be a minimal impact in the housing inventory.</p>
Was consideration given to the walkability of jobs and services in the non-residential areas of Rossmoor from nearby residential areas? This is the only remaining commercial area surrounded by residential uses in Rossmoor.	<p>In general, the candidate sites are identified in the inventory as they have potential for residential development; however, the market conditions would dictate whether development comes to fruition. Developments within the County's Housing Opportunities Overlay could either be residential or commercial. The surrounding uses around the Rossmoor commercial center were considered, and the sites were selected due to factors such as lot size.</p> <p>Walkability was considered when selecting candidate sites, and the County has taken into consideration surrounding uses and their proximity to transit and amenities.</p>
The community requested that a Silverado-Modjeska site be removed due to potential concerns related to flood, fire, lack of access to amenities, septic regulations, etc.	After careful consideration of the public comments, the proposed Silverado site (Assessor Parcel Number 876-034-04) has been removed from the Draft Housing Element; however, based on upcoming feedback from State HCD, County staff may be required to reassess all sites, including those that have been removed.
Candidate sites located within the County's Draft Housing Element have also been identified in other jurisdiction's Draft Housing Elements.	In general, jurisdictions usually identify sites that are within their jurisdictional boundaries; however, Housing Element Law does allow jurisdictions to identify sites within their sphere of influence.
Some of the candidate sites within the County's Draft Housing Element are located in close proximity to John Wayne Airport (JWA), thus within JWA Safety Zones, Noise Contours and Part 77 Obstruction Surface Areas, and Notification Areas.	<p>The Housing Element itself serves as a planning document, which provides candidate sites that are appropriately zoned to meet the County's RHNA at all income levels.</p> <p>Environmental concerns, such as safety are addressed in the Draft Housing Element. <u>The Airport Land Use Commission (ALUC) found the County's Draft Housing Element Update consistent with the existing Airport Environs Land Use Plan (AELUP) for JWA on January 11, 2022. Any proposed projects within the JWA AELUP would be subject to review by ALUC to determine whether they are consistent with the AELUP</u></p> <p><u>If/when a developer proposes an application on one of the candidate sites, additional environmental analysis for noise and safety would be conducted at that time.</u></p>
Banning Ranch, a vacant site located on the north side of Pacific Coast Highway, was identified in the County's 5th Cycle Housing Element as a site to accommodate future housing needs and identified in the Housing Element Update. There have been comments supporting the inclusion of Banning Ranch in the County's Land Inventory and comments requesting its exclusion. Banning Ranch offers the potential for 1,475 units towards meeting the RHNA.	After careful consideration of the following: (1) recent efforts to conserve Banning Ranch as open space, including a private grant of \$50 million, the California Department of Fish and Wildlife's announcement of a \$8 million grant, and the United States Fish and Wildlife Service's announcement of a \$11 million grant all to support the purchase of Banning Ranch by the Trust for Public Land, which recently entered into an exclusive agreement with the property owner to purchase the property; (2) past efforts to develop areas of Banning Ranch have been unsuccessful due to non-compliance with the California Environmental Quality Act (See e.g. Banning Ranch Conservancy v. City of Newport Beach, 2 Cal.5th 918 (2017), making the area challenging and costly to develop; and (3) Banning Ranch contains wildlife habitat that hosts endangered or threatened species and is designated for special protection under the Coastal Act, the Banning Ranch area is not reflected in the County's Draft Housing Element Update.

## APPENDIX C – PUBLIC PARTICIPATION SUMMARY

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Comment	Response
<p>The County issued permits for a limited number of affordable housing units during the 5th Cycle Housing Element. Suggest using County-owned sites and adopting an inclusionary housing policy to encourage the development of affordable housing.</p>	<p>Though potential housing opportunity sites are identified in the Housing Element, market conditions dictate whether housing will be built, the type of housing, and the actual income limits for that unit. The County has been successful in utilizing County-owned properties for affordable housing developments, as exemplified by the Crossroads at Washington project in the City of Santa Ana, and the Placentia Veteran's Village project in the City of Placentia and will continue to collaborate with CEO Real Estate on future affordable housing opportunities. Staff will continue to explore other innovative strategies to encourage affordable housing development, such as inclusionary housing.</p>

DRAFT

## APPENDIX C – PUBLIC PARTICIPATION SUMMARY

**Figure C-1  
Letter of Support – C&C Development**

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Megan Kirkeby, Deputy Director  
Housing Policy Development  
California Department of Housing and Community Development  
2020 West El Camino Avenue  
Sacramento, CA 95833

RE: County of Orange Housing Opportunities Overlay Zone

Dear Ms. Kirkeby,

It is my pleasure to write a letter of support for the County of Orange Housing Opportunities Overlay Zone adopted by the Board of Supervisors in 2006. Through this innovative program, over 100 rental units reserved exclusively for lower-income families have been built in the unincorporated area.

Our organization C&C Development Co., LLC built the Buena Vista Apartments in the Orange area in 2009. Taking advantage of the County's Housing Opportunities Overlay Zone for Affordable Housing.

My organization fully supports the efforts of the County of Orange to provide as many viable sites as possible for the future development of much needed affordable housing in Orange County.

Sincerely,

A handwritten signature in black ink, appearing to read "Todd Cottle", with a long horizontal flourish extending to the right.

Todd Cottle  
Owner  
C&C Development Co., LLC

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**APPENDIX C – PUBLIC PARTICIPATION SUMMARY**


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**Figure C-2**  
**Letter of Support – American Family Housing**



## APPENDIX C – PUBLIC PARTICIPATION SUMMARY

**Table C-2  
Housing Element Resource Team**

Amanda Carr	Deputy Director, OC Environmental Resources
Justin Kirk	Deputy Director, OC Development Services
Nicole Walsh	Senior Assistant County Counsel, Office of County Counsel
Stephanie Clark	Deputy County Counsel, Office of County Counsel
Richard Vuong	Planning Manager, OC Development Services
Laree Alonso	Permitting Manager, OC Development Services
Cindy Salazar	Land Use Manager, OC Development Services
Joanna Chang	Land Use Manager, OC Development Services
Brian Kurnow	Land Use Manager, OC Development Services
Yuritzzy Randle	Associate Planner, OC Development Services
Ilene Lundfelt	Associate Planner, OC Development Services
Ruby Maldonado	Contract Senior Planner, OC Development Services
Kevin Shannon	Contract Senior Environmental Planner, OC Development Services
Nicholas Chen	Associate, Kimley-Horn
Molly Mendoza	Planning Analyst, Kimley-Horn
Ines Galmiche	Land Planning Analyst, Kimley-Horn
Erik Mumm	Planning Analyst, Kimley-Horn
Brian Leung	Planning Analyst, Kimley-Horn
Lala Ragen	Director, Performance Management and Policy, County Executive Office
Julia Bidwell	Director, Housing and Community Development, OC Community Resources
Juanita Preciado	Affordable Housing Development Administrator, OC Community Resources
Rebecca Leifkes	Affordable Housing Development Administrator, OC Community Resources
Marie Vu	Manager, Housing Assistance Division, OC Community Resources
Zulima Lundy	Director of Operations, Office of Care Coordination, CEO
Jay Bullock	Vice President, Planning & Entitlement, Rancho Mission Viejo
Mike Balsamo	Senior Vice President, Governmental Relations, Rancho Mission Viejo
Lea Choum	Planning Manager, John Wayne Airport
Julie Fitch	Land Use Manager, John Wayne Airport
Tom Mason	Manager, CEO Real Estate
Brian Bauer	Land Development Manager, CEO Real Estate
Cesar Covarrubias	Executive Director, Kennedy Commission

**ORANGE COUNTY ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING  
CHOICE**

**PREPARED BY THE JURISDICTIONS OF ORANGE COUNTY AND THE  
LAWYERS' COMMITTEE FOR CIVIL RIGHTS UNDER LAW**

**April 21, 2020**

## Orange County Analysis of Impediments to Fair Housing Choice Table of Contents

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## II. EXECUTIVE SUMMARY

Orange County's Analysis of Impediments to Fair Housing Choice (AI) is a thorough examination of structural barriers to fair housing choice and access to opportunity for members of historically marginalized groups protected from discrimination by the federal Fair Housing Act (FHA). The AI also outlines fair housing priorities and goals to overcome fair housing issues. In addition, the AI lays out meaningful strategies that can be implemented to achieve progress towards the County's obligation to affirmatively furthering fair housing. The Lawyers' Committee for Civil Rights Under Law (Lawyers' Committee), in consultation with Orange County jurisdictions and with input from a wide range of stakeholders through a community participation process, prepared this AI. To provide a foundation for the conclusions and recommendations presented in this AI, the following information was reviewed and analyzed:

- Data from the U.S. Census Bureau, American Community Survey 2013-2017 and other sources about the demographic, housing, economic, and educational landscape of the County, nearby communities, and the broader Region;
- Various County planning document and ordinances;
- Data reflecting housing discrimination complaints;
- The input of a broad range of stakeholders that deal with the realities of the housing market and the lives of members of protected classes in Orange County.

As required by federal regulations, the AI draws from these sources to conduct an analysis of fair housing issues such as patterns of integration and segregation of members of protected classes, racially or ethnically concentrated areas of poverty regionally, disparities in access to opportunity for protected classes, and disproportionate housing needs. The analysis also examines publicly supported housing in the city as well as fair housing issues for persons with disabilities. Private and public fair housing enforcement, outreach capacity, and resources are evaluated as well. The AI identifies contributing factors to fair housing issues and steps that should be taken to overcome these barriers.

The Orange County AI is a collaborative effort between the following jurisdictions: Aliso Viejo, Anaheim, Buena Park, Costa Mesa, Fountain Valley, Fullerton, Garden Grove, Huntington Beach, Irvine, Laguna Niguel, La Habra, Lake Forest, La Palma, Mission Viejo, Orange, Rancho San Margarita, San Clemente, San Juan Capistrano, Santa Ana, Tustin, Westminster, and the County of Orange. Although this is a county-wide AI, there are jurisdiction-specific versions that include goals specific to each jurisdiction.

### Overview of Orange County

According to U.S. Census data, the population of Orange County have changed considerably from 1990 to present day. The population has grown from just over 2.4 million in 1990 to nearly 3.2 million people today. The demographics of the County have undergone even more dramatic shifts over this time period: the white population has gone from 76.2% in 1990 to 57.8% in 2010 Census,



with corresponding increases in Hispanic (from 13.5% to 21.2%) and Asian (from 8.6% to 18.3%) populations in that same time period. These trends represent accelerations of the broader Los-Angeles-Long Beach-Anaheim, CA Metropolitan Statistical Area (the Region). In the Region, white population percentage has declined from 45.9% percent to under 31.6%, with substantial increases in the percentages of Hispanic (from 34.7% to 44.4%) and Asian (from 10.2% to 16%) from the 1990 to 2010 Censuses.

Within both Orange County and the broader Region, most racial or ethnic minority groups experience higher rates of housing problems, including but not limited to severe housing cost burden, than do non-Hispanic White households. In Orange County, Hispanic households are most likely to experience severe housing cost burden; in the Region, it is Black households.

There are 194,569 households in Orange County experiencing severe housing cost burden, with monthly housing costs exceeding 30 percent of monthly income. 104,196 of these households are families. However, Orange County has only 429 Project-Based Section 8 units and 33 Other Multifamily units with more than one bedroom capable of housing these families. Housing Choice Vouchers are the most utilized form of publicly supported housing for families, with 2,286 multi-bedroom units accessed. Large family households are also disproportionately affected by housing problems as compared with non-family households. Some focus groups have communicated that regulations and cost issues can make Orange County too expensive for families. The high percentage of 0-1 bedroom units in publicly supported housing and the low percentage of households with children in publicly supported housing support this observation.

The federal Fair Housing Act and the California Fair Employment and Housing Act provide Orange County residents with some protections from displacement and work to increase the supply of affordable housing. In addition, jurisdictions throughout Orange County have worked diligently to provide access to fair housing through anti-housing discrimination work, creating housing opportunities designed to enhance resident mobility, providing zoning flexibility where necessary, and working to reduce hate crimes. Even so, these protections and incentives are not enough to stem the loss of affordable housing and meet the housing needs of low- and moderate-income residents.

### **Contributing Factors to Fair Housing Issues**

The AI includes a discussion and analysis of the following contributing factors to fair housing issues:

1. Access to financial services
2. Access for persons with disabilities to proficient schools
3. Access to publicly supported housing for persons with disabilities
4. Access to transportation for persons with disabilities
5. Admissions and occupancy policies and procedures, including preferences in publicly supported housing
6. Availability of affordable units in a range of sizes
7. Availability, type, frequency, and reliability of public transportation

8. Community opposition
9. Deteriorated and abandoned properties
10. Displacement of and/or lack of housing support for victims of domestic violence, dating violence, sexual assault, and stalking
11. Displacement of residents due to economic pressures
12. Impediments to mobility
13. Inaccessible public or private infrastructure
14. Inaccessible government facilities or services
15. Lack of access to opportunity due to high housing costs
16. Lack of affordable, accessible housing in a range of unit sizes
17. Lack of affordable in-home or community-based supportive services
18. Lack of affordable, integrated housing for individuals who need supportive services
19. Lack of assistance for housing accessibility modifications
20. Lack of assistance for transitioning from institutional settings to integrated housing
21. Lack of community revitalization strategies
22. Lack of local private fair housing outreach and enforcement
23. Lack of local public fair housing enforcement
24. Lack of local or regional cooperation
25. Lack of meaningful language access for individuals with limited English proficiency
26. Lack of private investment in specific neighborhoods
27. Lack of public investment in specific neighborhoods, including services or amenities
28. Lack of resources for fair housing agencies and organizations
29. Lack of state or local fair housing laws
30. Land use and zoning laws
31. Lending discrimination
32. Location of accessible housing
33. Location of employers
34. Location of environmental health hazards
35. Location of proficient schools and school assignment policies
36. Location and type of affordable housing
37. Loss of affordable housing
38. Occupancy codes and restrictions
39. Private discrimination
40. Quality of affordable housing information programs
41. Regulatory barriers to providing housing and supportive services for persons with disabilities
42. Siting selection policies, practices, and decisions for publicly supported housing, including discretionary aspects of Qualified Allocation Plans and other programs
43. Source of income discrimination
44. State or local laws, policies, or practices that discourage individuals with disabilities from living in apartments, family homes, supportive housing and other integrated settings
45. Unresolved violations of fair housing or civil rights law

## Proposed Goals and Strategies

To address the contributing factors described above, the AI plan proposes the following goals and actions:

### Regional Goals and Strategies

*Goal 1: Increase the supply of affordable housing in high opportunity areas.*

Strategies:

1. Explore the creation of a new countywide source of affordable housing.
2. Using best practices from other jurisdictions, explore policies and programs that increase the supply affordable housing, such as linkage fees, housing bonds, inclusionary housing, public land set-aside, community land trusts, transit-oriented development, and expedited permitting and review.
3. Explore providing low-interest loans to single-family homeowners and grants to homeowners with household incomes of up to 80% of the Area Median Income to develop accessory dwelling units with affordability restriction on their property.
4. Review existing zoning policies and explore zoning changes to facilitate the development of affordable housing.
5. Align zoning codes to conform to recent California affordable housing legislation.

*Goal 2: Prevent displacement of low- and moderate-income residents with protected characteristics, including Hispanic residents, Vietnamese residents, other seniors, and people with disabilities.*

Strategies:

1. Explore piloting a Right to Counsel Program to ensure legal representation for tenants in landlord-tenant proceedings, including those involving the application of new laws like A.B. 1482.

*Goal 3: Increase community integration for persons with disabilities.*

Strategies:

1. Conduct targeted outreach and provide tenant application assistance and support to persons with disabilities, including individuals transitioning from institutional settings and individuals who are at risk of institutionalization. As part of that assistance, maintain a database of housing that is accessible to persons with disabilities.
2. Consider adopting the accessibility standards adopted by the City of Los Angeles, which require at least 15 percent of all new units in city-supported Low-Income Housing Tax Credit (LIHTC) projects to be ADA-accessible with at least 4 percent of total units to be accessible for persons with hearing and/or vision disabilities.

*Goal 4: Ensure equal access to housing for persons with protected characteristics, who are disproportionately likely to be lower-income and to experience homelessness.*

## Strategies:

1. Reduce barriers to accessing rental housing by exploring eliminating application fees for voucher holders and encouraging landlords to follow HUD's guidance on the use of criminal backgrounds in screening tenants.
2. Consider incorporating a fair housing equity analysis into the review of significant rezoning proposals and specific plans.

*Goal 5: Expand access to opportunity for protected classes.*

## Strategies:

1. Explore the voluntary adoption of Small Area Fair Market Rents or exception payment standards in order to increase access to higher opportunity areas for Housing Choice Voucher holders.
2. Continue implementing a mobility counseling program that informs Housing Choice Voucher holders about their residential options in higher opportunity areas and provides holistic supports to voucher holders seeking to move to higher opportunity areas.
3. Study and make recommendations to improve and expand Orange County's public transportation to ensure that members of protected classes can access jobs in employment centers in Anaheim, Santa Ana, and Irvine.
4. Increase support for fair housing enforcement, education, and outreach.

Individual Jurisdictions' Proposed Goals and Strategies

The AI lays out a series of achievable action steps that will help jurisdictions in Orange County to not only meet its obligation to affirmatively fair housing but to continue to be a model for equity and inclusion in Orange County.

### III. COMMUNITY PARTICIPATION PROCESS

*1. Describe outreach activities undertaken to encourage and broaden meaningful community participation in the AI process, including the types of outreach activities and dates of public hearings or meetings. Identify media outlets used and include a description of efforts made to reach the public, including those representing populations that are typically underrepresented in the planning process such as persons who reside in areas identified as R/ECAPs, persons who are limited English proficient (LEP), and persons with disabilities. Briefly explain how these communications were designed to reach the broadest audience possible. For PHAs, identify your meetings with the Resident Advisory Board.*

In order to ensure that the analysis contained in an AI truly reflects conditions in a community and that the goals and strategies are targeted and feasible, the participation of a wide range of stakeholders is of critical importance. A broad array of outreach was conducted through community meetings, focus groups, and public hearings.

In preparing this AI, the Lawyers' Committee reached out to tenants, landlords, homeowners, fair housing organizations, civil rights and advocacy organizations, legal services providers, social services providers, housing developers, and industry groups to hear directly about fair housing issues affecting residents of Orange County.

Beginning in October, 2019, the Lawyers' Committee held meetings with individual stakeholders throughout the County. In January and February 2020, evening community meetings were held in Mission Viejo, Westminster/Garden Grove, Santa Ana, and Fullerton. Also in February, the Lawyers' Committee held a focus group with a wide array of nonprofit organizations and government officials.

Geographically specific community meetings were held across Orange County, including the South, West, Central, and North parts of the County. Additional outreach was conducted for members of protected classes, including the Latino and Vietnamese communities. All community meetings had translation services available if requested in Spanish and Vietnamese. In addition, all meetings were held in locations accessible to people with mobility issues. The Executive Summary of the AI will be translated into Spanish and Vietnamese.

Public hearings will be held in throughout the County during the Spring. All written comments received during the 30-day public comment period will be reviewed and either incorporated into the final AI or addressed as to why they were not incorporated in the Community Participation section.

#### IV. ASSESSMENT OF PAST GOALS, ACTIONS AND STRATEGIES

- a. *Indicate what fair housing goals were selected by program participant(s) in recent Analyses of Impediments, Assessments of Fair Housing, or other relevant planning documents.*

##### **City of Aliso Viejo** (the City became an entitlement community in 2018)

###### Housing Discrimination

- The City of Aliso Viejo contracted with the Fair Housing Foundation and jointly participated in fair housing outreach and education to renters, homebuyers, lenders, and property managers.

###### Unfair Lending

- The City contracted with the Fair Housing Foundation to identify lenders and transmit findings to HUD and the Consumer Financial Protection Bureau.

###### Discriminatory Advertising

- The City contracted with the Fair Housing Foundation to support efforts to identify online discriminatory advertising and request that Craigslist and the OC register publish fair housing and reasonable accommodation notices.

##### **City of Anaheim**

###### Housing Discrimination

- The City allocated CDBG funds to the Fair Housing Foundation (FHF) to provide fair housing services to the Anaheim residents and operators of rental properties. These services include holding tenant and landlord workshops, counseling, and resolving any housing issues and allegations of discrimination

###### Reasonable Accommodations

- In June of 2018, the City's Planning and Building Department amended its fee schedule and removed the reasonable accommodations application fee.

###### Zoning

- Community Development and Planning staff will continue its review of AB 222 and AB 744 and plan to incorporate the necessary standards and provisions into the next zoning code update.

##### **City of Buena Park**

###### Housing Discrimination

- The Fair Housing Foundation (FHF) conducted 4 tenant, 4 landlord and 4 property manager training.
- FHF participated in the Buena Park Collaborative, North Orange County Chamber of Conference, Annual Super Senior Saturday, Buena Park School District Annual Kinder Faire, and the inaugural Open House and Resource Fair.
- FHF addressed 602 “Housing” issues during the report period. The most common issues were notices, habitability, rent increases, security deposits, lease terms, and rights and responsibilities.

#### Racial and Ethnic Segregation

- FHF provided fair housing literature in both English and Spanish.
- PSAs were aired on the City’s cable station.
- Participated in quarterly OCHA (PHA) Housing Advisory Committee meetings.
- The City does not offer homebuyer assistance programs.

#### Reasonable Accommodations

- FHF provided fair housing related serves to 490 unduplicated households from tenants, landlords and managers, and property owners.
- 33 fair housing allegations were received by FHF. Protected classes included race (8), familial status (1), and mental and physical disability (22). 22 allegations were resolved – 11 cases were opened and 2 are pending. No evidence was found in 4 cases to sustain allegations; however, 4 cases were opened and ultimately resolved via conciliation.
- FHF conducted 3 landlord and 3 certified property managers trainings.
- FHF developed an “Accommodation & Modification 101 Workshop” for housing providers that covers the legal parameters that housing providers need to know in order to make an informed decision when addressing accommodation & modification requests.

#### Unfair Lending

- The City no longer offers homebuyer assistance. FHF utilizes the City’s quarterly magazine to promote housing rehabilitation programs. The magazine is distributed to each housing unit city-wide.

#### Density Bonus Incentives

- The City’s Zoning code was amended to comply with current state density bonus law during prior report period.

## City of Costa Mesa

During the report period the City took the following actions in an effort to overcome the impediments to fair housing choice identified in the AI:

### Housing Discrimination

- Fair housing services was provided to 902 Costa Mesa households dealing with general housing issues and allegations of discrimination. Over 669 issues, disputes, and/or inquiries were addressed. The majority of general housing issues addressed by the FHF included notices, habitability issues, security deposits, and rent increases.
- 65 housing discrimination inquiries were received by the FHF: 9 based on physical or mental disability, 8 related to race, 2 related to national origin, 2 related to gender, 1 related to sexual orientation, and 5 related to familial status. 45 were counseled/resolved, and 15 cases were opened. Investigations found no evidence of discrimination in 9 cases; 2 were inconclusive; and in 4 cases the allegations were sustained and the investigation is pending for 2 cases and resolved for 2 cases.
- The City worked closely with the FHF to provide certified fair housing training for housing industry realtors and property managers – 7 workshops were conducted during the report period. Additionally, 7 tenant and 7 landlord workshops were conducted in Costa Mesa.

### Racial and Ethnic Segregation

- Literature related to fair housing were distributed at these events, at City Hall, community centers, and community events. Literature was provided to the community in English, Spanish and Vietnamese. City staff distributed large numbers of this literature in target neighborhoods in conjunction with other neighborhood improvement efforts.

### Reasonable Accommodations

- FHF developed an “Accommodation & Modification 101 Workshop” for housing providers that covers the legal parameters that housing providers need to know in order to make an informed decision when addressing accommodation and modification requests.

### Unfair Lending

- The City does not offer homebuyer assistance. Housing Rehab programs are marketed citywide in English and Spanish.

### Density Bonus Incentive

- The City’s Zone Codes are compliant with current State density bonus laws.

## City of Fountain Valley

### Housing Discrimination

- Fair housing outreach and training, general counseling and referrals, and testing/audits provided by Fair Housing Council of Orange County (FHCOC).



### Racial and Ethnic Segregation

- Fair housing services, education/outreach, and testing in areas of racial/ethnic concentrations provided by FHCOC.
- Grants, rebates and loans are available to low-income, owner-occupied households for repair and rehabilitation through the City's Home Improvement Program.
- The zoning code was updated in 2018 to remain consistent with the California density bonus law.
- The city and FHCOC provide fair housing and neighborhood improvement program information in multiple languages.
- Housing rehabilitation programs are marketed to low income households which include areas of racial/ethnic concentration

### Reasonable Accommodations

- Fair housing education and information on reasonable modifications/accommodations are provided to apartment managers and homeowners association by FHCOC.

### Discriminatory Advertising

- FHCOC periodically monitors local newspapers and online media outlets to identify potentially discriminatory housing advertisements.

### Unfair Lending

- Housing rehabilitation programs are marketed to low income households which include high minority concentrations and limited English-speaking proficiency areas.

### Zoning

- Fountain Valley's Zoning Code was updated in 2016 to treat transitional and supportive housing as a residential use, subject to the same standards as other residential uses of the same type in the same zone.

### Density Bonus Incentives

- Fountain Valley's Zoning Code was updated in 2018 to continually remain consistent with State density bonus law.

## **City of Fullerton**

Addressing cost burden: To relieve the cost of rent, the City operates a rental assistance program for seniors over 55. Programs have assisted seniors living in mobile homes (53 residents) and seniors renting residential units (58 residents). The program was expanded to assist senior veterans renting citywide.

New construction: Compass Ross Apartments provides 46 affordable units ranging from one to 3 bedrooms in the Richman Park area.

New construction: Ventana Apartments offers one and two-bedrooms units for low-income seniors. The facility is central to dining, retail and local entertainment. Several amenities are offered including a fitness center and social activities.

Addressing affordable homeownership: The City in collaboration with Habitat for Humanity will provide 12 new housing units with affordability restrictions on the property.

Addressing accessibility: Fullerton Heights Apartments were developed with 24 affordable/accessible unit for special needs residence with mental disabilities. Units range from one to three bedrooms. The units sit on top of 2,000 square feet of commercial use which is proposed to provide services such as food/coffee that will be easily accessible to the residents. In addition, the facility offers amenities such as laundry facilities, computer lab, and community areas including a garden and large kitchen area that encourages socialization amongst the tenants and their extended families. Accessibility to transit is within 1.2 miles offering bus and train service.

Addressing fair housing/discrimination: All developers and landlords of affordable housing projects in the City are invited to workshops related to fair housing and must provide a Housing Plan to the City. The Plan states that all applications will be reviewed without bias and all applicants will be treated equally. In addition, Fair Housing flyers are provided in multiple languages to the apartment sites.

General fair housing related literature and workshop advertisement was available at City Hall, the Library, community centers, and community events. The lists below summarize accomplishments from July 1, 2015 – January 31, 2020. The accomplishments are summarized as follows: 1) the workshops provide by the Fair Housing Foundation and the number of participants at each workshop, 2) the types of clients and the number of clients in each category (totaling 1,128 unduplicated individuals), and 3) the types of cases and the number of cases in each category.

## WORKSHOPS

### Fullerton Agency Meetings:

- Fullerton Agencies: 3,737

### Fullerton Mobile Home Tenant Meetings:

- Rancho La Paz Community Meeting: 100 Fullerton residents

### Workshops: Held at Fullerton Public Library

- Tenant's Rights Workshop: 44
- Certificate Management Training: 70
- Landlord Rights Workshop: 32
- Tester Training: 6
- City Staff Tenant Landlord Training: 20

- Accommodations and Modifications 101 Workshop: 2
- Walk-In Clinic: 13
- Rental Counseling: 12
- Fair Housing Workshop: 10

#### CLIENTS

- In-Place Tenant: 904
- Landlord/Management: 81
- Other: 58
- Property Owner: 61
- Rental Home Seeker: 14
- Community Organization: 5
- Realtor: 5

#### CASES

- Familial Status: 3
- Mental Disability: 6
- Physical Disability: 2
- Race: 6
- Age: 1
- National Origin: 1

LAND USE – City amended SB 2 Zone and Density Bonus Incentives

### **City of Garden Grove**

#### Housing Discrimination

- In partnership with the Fair Housing Foundation, the City conducted multi-faceted fair housing outreach to tenants, landlords, property owners, realtors, and property management companies. Methods of outreach included workshops, informational booths at community events, presentations to community groups, staff trainings, and distribution of multi-lingual fair housing literature.
- Conducted focused outreach and education to small property owners/landlords on fair housing, and race, reasonable accommodation and familial status issues in particular. Conducted property manager trainings on a regular basis, targeting managers of smaller properties, and promoted fair housing certificate training.
- Provided general counseling and referrals to address tenant-landlord issues and provided periodic tenant-landlord walk-in clinics at City Hall and other community locations.

#### Racial and Ethnic Segregation

- Coordinated with the Fair Housing Foundation to focus fair housing services, education/outreach, and/or additional testing in identified areas of racial/ethnic concentrations.

- Offered a variety of housing opportunities to enhance mobility among residents of all races and ethnicities. Facilitate the provision of affordable housing throughout the community through: 1) available financial assistance; 2) flexible development standards; 3) density bonuses; and 4) other zoning tools.
- Promoted equal access to information on the availability of affordable housing by providing information in multiple languages, and through methods that have proven successful in outreaching to the community, particularly those hard-to-reach groups.
- Affirmatively marketed first-time homebuyer and/or housing rehabilitation programs to low- and moderate-income areas, and areas of racial/ethnic concentration.
- Worked collaboratively with local housing authorities to ensure affirmative fair marketing plans and de-concentration policies were implemented.

#### Reasonable Accommodations

- In partnership with the Fair Housing Foundation, continued to provide fair housing education and information to apartment managers and homeowner associations on why denial of reasonable modifications/accommodations is unlawful.

#### Discriminatory Advertising

- In partnership with the Fair Housing Foundation, periodically monitored local newspapers and online media outlets to identify potentially discriminatory housing advertisements.
- Took steps to encourage the Orange County Register to publish a Fair Housing Notice and a "no pets" disclaimer that indicates rental housing owners must provide reasonable accommodations, including "service animals" and "companion animals" for disabled persons.

#### Hate Crimes

- Continued to coordinate with various City and County housing, building and safety, health and sanitation, law enforcement and legal aid offices to offer support services for victims of hate crimes or other violent crimes – inclusive of housing resources.

#### Unfair Lending

- In partnership with the Fair Housing Foundation, identified potential issues regarding redlining, predatory lending and other illegal lending activities. In addition, the City reviewed agreements annually to make sure that increased and comprehensive services are being provided, and that education and outreach efforts are expanded and affirmatively marketed in low and moderate income and racial concentrated areas.
- Collaborated with local lenders and supported lenders' efforts to work with community groups to help minority households purchase their homes. Ensured that minority groups have access and knowledge of City programs, supportive services, and provide for networking opportunities with these groups.
- Coordinated with local lenders to expand outreach efforts to first time homebuyers in minority neighborhoods.

- Affirmatively marketed first-time homebuyer and/or housing rehabilitation programs in neighborhoods with high denial rates, high minority population concentrations and limited English-speaking proficiency to help increase loan approval rates.

#### Housing for Persons with Disabilities

- The City has adopted formal policies and procedures in the Municipal Code to reasonably accommodate the housing needs of disabled residents.

#### Zoning Regulations

- The City has an Accessory Dwelling Unit (ADU) ordinance that allows for the production in all residential zones.
- Single-Room Occupancy Housing: the City has specific provisions for SROs in our Zoning Ordinances and has clarified in our Housing Elements how SROs are provided for under other zoning classifications.
- Transitional/Supportive Housing: the City has ordinances and development standards that allow transitional and supportive housing in the manner prescribed by State law, regulated as a residential use and subject to the same permitting and standards as similar residential uses of the same type in the same zone.

#### Density Bonus Incentives

- The City is amending the Zoning Code to reflect current State density bonus law.

### **City of Huntington Beach**

#### Housing Discrimination

- The City's Code Enforcement staff provides fair housing information and referrals to tenants in the field.

#### Racial and Ethnic Segregation

- The City's Inclusionary Housing Ordinance allows for developers to be eligible for reduced City fees if projects exceed the minimum (10%) inclusionary requirements on-site.
- In early 2020, the City established an Affordable Housing Overlay within the Beach and Edinger Corridors Specific Plan that allows for ministerial (by-right) project approval and other development incentives for projects providing a minimum of 20% of the total units affordable to lower income households on-site.
- Since 2016, the City has approved four density bonus projects.
- In fiscal year 2015/16, the City established a tenant based rental assistance program (TBRA); program assistance includes security deposit and rental assistance paid directly to the landlord as well as housing relocation and stabilization services, case managements, outreach, housing search and placement, legal services, and financial management/credit repair.

### Density Bonus Incentives

- The City of Huntington Beach has not updated its zoning code to reflect current state regarding density bonus. However, practically speaking, the City has implemented the state law regarding density bonus.
- Since 2016, the City has received four density bonus requests; all four projects were approved. All four projects were reviewed for compliance with state density bonus law (including the two that have not been incorporated into the City’s zoning code).

## **City of Irvine**

### Housing Discrimination

- The City provided general housing services to address tenant-landlord issues.
- The City provided fair housing education services in Irvine, including informational booths at community events, overview presentations to community-based organizations, resident associations and government agencies and more detailed workshops tailored to specific audiences such as housing consumers or housing providers.
- The City and its fair housing provider, Fair Housing Foundation, investigated all allegations of housing discrimination to determine if discrimination has occurred and continue advising complainants of their rights and options under the law.

### Discriminatory Advertising

- The City monitored local newspapers and online media outlets periodically to identify potentially discriminatory housing advertisements. When identified, contact the individual or firm and provide fair housing education with the goal of eliminating this practice.
- The City, through its fair housing provider, provided fair housing education services in Irvine, including the Certificate Management Training Certificate Management training classes for property owners, managers, management companies and real estate professionals.

### Reasonable Accommodations

- The City provided fair housing education workshops such as the “Accommodation and Modification 101 Workshop” to Irvine housing providers on an annual basis.
- The City provided access to Certificate Management classes for rental property owners and managers from Irvine on an annual basis.

### Hate Crimes

- Continue to monitor FBI data to determine if there are actions that may be taken by the City or its fair housing service provider to address potential discrimination linked to the bias motivations of hate crimes.
- Continue to coordinate with various City and County housing, building and safety, health and sanitation, law enforcement and legal aid offices to maintain a comprehensive referral list of support services for victims of hate crimes or other violent crimes – inclusive of housing resources.

### Unfair Lending

- The City monitors Home Mortgage Disclosure Act data to determine if there are significant shifts in the approval rates for applicants of different race or ethnicities from year to year.
- The City provided/participated in homebuyer workshops in Irvine or the Orange County region to educate potential homebuyers on their rights under the Fair Housing Act with respect to lenders and fair lending practices.

### **City of Laguna Niguel**

#### Fair Housing Education

- FHCOC regionally conducted/participated in 10 education and outreach activities in Laguna Niguel, reaching a culturally and ethnically diverse audience.
- 85 residents were made aware of fair housing laws and counseling services.
- 2 landlord and 3 tenant workshops on fair housing were held in Laguna Niguel.
- 4 workshops were conducted for consumers and providers in Laguna Niguel.
- The FHCOC produced and provided written fair housing related materials in English, Spanish and Vietnamese to the City of Laguna Niguel.

#### Fair Housing Enforcement

- FHCOC staff received 10 allegations of housing discrimination and opened 3 cases involving Laguna Niguel. FHCOC also conducted 18 paired, on-site, systemic tests for discriminatory rental housing practices in Laguna Niguel.
- Housing Dispute Evaluation & Resolution –FHCOC assisted 367 unduplicated households involving 1,151 issues from Laguna Niguel.

#### Reasonable Accommodations

- 3 inquiries regarding reasonable accommodations and modifications were received by FHCOC that resulted in casework beyond basic counseling.

#### Web-based Outreach

- FHCOC's multi-language website currently has an on-line housing discrimination complaint-reporting tool that generates an email to FHCOC. It is also used for other, non-discrimination, housing-related issues. The City of Laguna Niguel has a link to the FHCOC website where residents can access this information.

#### Discriminatory Advertising

- Orange County rentals listed on Craigslist were monitored by FHCOC for discriminatory content (as permitted by staffing limitations). Discriminatory advertisements were flagged and FHCOC responded to these ads in order to inform the poster of possible discriminatory content. FHCOC also brought these ads to the attention of Craigslist via [abuse@craigslist.org](mailto:abuse@craigslist.org), or in some cases, the ad was referred to FHCOC's investigators for possible enforcement action. Other on-line rental sites (e.g., OC Register, LA Times) were sporadically monitored; however, the lack of a text search function made monitoring of other sites less efficient. Without exception, identified problematic postings indicated restrictions with regard to children under the age of 18 or improper preference for seniors

or ‘older adults’ for housing opportunities that did not appear qualify as housing for older persons (age 55 and over).

## **City of La Habra**

### Housing Discrimination

- La Habra worked with the Fair Housing Foundation (FHF) and previously worked with Fair Housing Council of Orange County to provide education and outreach activities, trainings to owners and managers, general counseling and referrals, and tenant-landlord walk-in clinics.

### Racial and Ethnic Segregation

- La Habra has a grant/loan program available for low-income residents to receive assistance in the rehabilitation of owner-occupied properties.
- La Habra’s Zone Codes allow for use of density bonus in order to encourage developers to include units with restricted rents or reduced sales prices for low and moderate-income households.
- La Habra along with the Fair Housing Council of Orange County (2015) and the Fair Housing Foundation (2016-current) provides information in both English and Spanish. La Habra also provides bilingual pay to employees that speak other non-English languages. Finally, La Habra has a contract with Links Sign Language & Interpreting Service to provide translation service for languages in which bilingual staff cannot provide in house including American Sign Language.
- La Habra participates in the Cities Advisory Committee hosted by Orange County Housing Authority to discuss housing issues and housing choice vouchers within the County.
- Although La Habra does not have a down payment assistance program, residents are referred to NeighborWorks of Orange County for down payment assistance.
- La Habra also hosted a homebuyer education workshop with NeighborWorks of Orange County to provide education and training to first-time homebuyers, lenders and realtors. These workshops are marketed to areas of racial/ethnic concentrations within La Habra.

### Reasonable Accommodations

- La Habra worked with Fair Housing Council of Orange County and now the Fair Housing Foundation to conduct seminars on reasonable accommodation. n=during Fiscal Year 2015 to provide these services. During Fiscal Year 2016 until current, Fair Housing Foundation provides these services for La Habra.

### Discriminatory Advertising

- La Habra worked with both Fair Housing Council of Orange County and the Fair Housing Foundation to monitor local newspapers and online media outlets to identify potentially discriminatory housing advertisements.



Unfair Lending

- La Habra worked with NeighborWorks of Orange County to market first-time homebuyers counseling and other programs. NeighborWorks also provides lender trainings so that lenders make loans available to minorities and limited English-speaking persons.

Density Bonus Incentives

- La Habra's Density Bonus Ordinance was updated in 2010, and per City Attorney, the City's Ordinance remains consistent with State density bonus law.

**City of Lake Forest**Fair Housing Education

- FHCOC conducted/participated in 78 education and outreach activities. Individuals were made aware of fair housing laws and services
- 3 landlord and 5 tenant workshops on fair housing were held in Lake Forest.

Fair Housing Enforcement

- FHCOC received 11 allegations of housing discrimination and opened 4 case involved Lake Forest. FHCOC also conducted 18 paired, on-site, systemic tests for discriminatory rental housing practices in Lake Forest.
- Housing Dispute Evaluation & Resolution –FHCOC assisted 314 unduplicated households address 983 issues from Lake Forest.

Reasonable Accommodations

- 1 inquiry regarding reasonable accommodations and modifications was received by FHCOC.
- 4 landlord & 6 tenant fair housing workshops were held in Lake Forest. Topics covered included information regarding reasonable modifications/accommodations.

Web-based Outreach

- FHCOC's multi-language website has an online housing discrimination complaint-reporting tool that generates. The City has a link to the FHCOC website where residents can access this information.

Monitoring Advertising

- A limited number of Orange County rentals listed on Craigslist were monitored by FHCOC. Discriminatory ads were flagged and FHCOC informed the poster of possible discriminatory content. FHCOC also brought ads to the attention of Craigslist or referred the ad to FHCOC's investigators for possible action. Other on-line sites (OC Register, LA Times) were sporadically monitored. Problematic postings indicated restrictions regarding children under the age of 18 or improper preference for seniors for housing that did not appear qualified as housing for persons age 55 and over.

### Unfair Lending

- Monitor Home Mortgage Disclosure Act Data – analysis of 2008 HMDA data was included in the 2010-2015 Regional AI. Although subsequent data was available, lack of resources prevented FHCOC from updating the analysis. Analyses of HMDA data from 2008 to 2013, and other mortgage lending practices, were included in the 2016 Multi-Jurisdictional AI, in which Lake Forest was a participant.

### Racial and Ethnic Segregation

- FHCOC produced and disseminated written fair housing related materials in English, Spanish and Vietnamese to the City of Lake Forest. Materials were placed in public areas of City Hall. FHCOC also took specific outreach efforts to immigrant populations in low-income neighborhoods.
- Under its Fair Housing Initiatives Program grant, FHCOC targeted fair housing services to the disabled, minority groups, and limited English proficiency immigrants.
- Through its foreclosure prevention activities FHCOC assisted individuals with limited English proficiency.

### **City of Mission Viejo**

During the report period the City took the following actions in an effort to overcome the impediments to fair housing choice identified in the AI:

- The City's website provides links to the City's fair housing provider.
- The City continued to collaborate with the Fair Housing Foundation (FHF) to ensure comprehensive fair housing outreach is carried out in the community and to affirmatively market services:
  - Fair housing services was provided to 292 Mission Viejo households dealing with general housing issues and allegations of discrimination.
  - 10 housing discrimination inquiries were received by the FHF. 4 inquires alleged discrimination based on a physical disability, 1 based on a mental disability, 1 based on race, 3 based on national origin, and 1 based on gender discrimination. 8 cases were counseled and resolved, but 2 cases were opened. Upon further investigation, 2 case were closed due to a lack of evidence. With respect to general housing issues addressed by the FHF, the majority of housing issues related rights and responsibilities, notices, and habitability issues.
  - The City worked closely with the FHF to provide certified fair housing training for housing industry realtors and property managers – 6 workshops were conducted during the report period. Additionally, 10 tenant and 10 landlord workshops were conducted in Mission Viejo. Additionally, four Fair Housing Walk-in Clinics were held in the City during the report period. Literature related to fair housing were distributed at these events, at City Hall, community centers, and community events. Literature was provided to the community in English and Spanish.
  - Due to the loss of significant revenue (e.g., redevelopment) and continued reductions in HUD funding, the City did not have the opportunity to collaborate

with local lenders to target marketing efforts and services in Low- and Moderate-Income areas of the City.

- The consultant preparing the updated multi-jurisdictional AI provided technical assistance to cities that had identified public sector impediments such as:
  - Family definition inconsistent with fair housing laws;
  - Lack of a definition of disability;
  - Lack of a reasonable accommodation procedure;
  - Lack of zoning regulations for special needs housing;
  - Lack of a fair housing discussion in zoning and planning documents.

## City of Orange

### Housing Discrimination

- During FY 2015-19, the Fair Housing Foundation (FHF) conducted multi-faceted fair housing outreach activities within the City of Orange to provide fair housing education to tenants, landlords, rental property owners, realtors, and property management companies. Each activity was promoted utilizing multiple marketing channels including social media, event flyer distribution, and press releases with the local cable channel. Activities included:
  - Conducted 8 Tenant Workshops (2-Hours each) to 20 attendees.
  - Conducted 8 Landlord Workshops (2-Hours each) to 43 attendees.
  - Staffed 10 Community Event Informational Booths (8-Hours total) making fair housing information available to 2820 attendees at the 2015 Friendly Center Health and Resource Fair, 2016 Friendly Center Resource Fair, 2016 25th Anniversary Health Fair, 2016 Orange Senior Wellness Fair, 2017 Rideshare & Health Fair, 2017 Health and Wellness Fair, 2017 Friendly Center Community Resource Fair, 2018 CalOptima's Community Resource Fair, 2018 City of Orange Rideshare & Health Fair, and 2019 CalOptima Community Resource Fair.
  - Conducted 29 FHF 101 Presentations to civic leaders and community organizations including the Heart to Heart Collaborative, West Orange Elementary ELAC Meeting, Office of Assembly member Tom Daly, Friendly Center, CDBG Program Committee, WTLC, OC Senior Roundtable Networking Group, Fristers, OC Adult Protective Services, Vietnamese American Human Services Network, Heart to Heart, Patriots and Paws, Realtors Group, Orange Children & Parents Together Planned Parenthood, El Modena Family Resource Center, Santiago Canyon College - Student Services, Youth Centers of Orange, Orange Code Enforcement, Rehabilitation Institute of So Cal, Mariposa Center, and OCPT Head Start. There was a total of 457 attendees.
  - Distributed 26,094 pieces of Fair Housing Literature in English, Spanish, and Vietnamese.
- To promote education opportunities to rental housing providers, FHF conducted focused outreach efforts to 608 small property owners/landlords, and 203 Property Management Companies in the City of Orange promoting our fair housing certificate training. Thus, FHF conducted 9 Certificate Management Trainings (4 Hours each) to 65 attendees, all successfully passing the post Fair Housing Exam.

- FHF provided ongoing Landlord/Tenant Counseling, Mediation, and Assistance to 894 Households resulting in 1334 Landlord/Tenant Issues.
- FHF counseled and screened for potential fair housing violations, 79 Households: These included allegations of housing discrimination based on Disability-48, Race-19, Familial Status -5, Age – 2, Arbitrary – 1, National Origin – 2, and Gender -2. FHF opened 26 Bonafide Fair Housing Cases based on Arbitrary – 1, Disability -8, Gender -1, Familial Status-3, National Origin -1, and Race-12. FHF conducted 17 Onsite Tests, 207 Property Surveys, collected 52 Witness Statements, 315 documents, and 71 Photo. Of these cases, 8 Sustained Allegation were successfully conciliated, 4 Inconclusive were provide educational information and options, 14 No Evidence was provided educational information and options.

#### Racial and Ethnic Segregation

- FHF continues to analyze income, race, national origin, and language data to ensure fair housing services, education and outreach, and potential audit testing are focused in racial/ethnic concentrated areas.

#### Reasonable Accommodations

- During the past 4 years, FY 2015-16 to FY 2018-19, FHF, organizationally, has successfully conciliated for Reasonable Modification/Accommodations, 75% of the 122 Bonafide (testing showed evidence) Disability cases opened. This includes 4 City of Orange Disability cases. FHF will continue to intake, investigate, and resolve Disability cases, with the same drive and focus to achieve accommodations and modification on behalf of our clients.
- Annually, FHF conducts 4-5 Continued Education for Housing Providers sessions specifically on Reasonable Modifications and Accommodations.

#### Discriminatory Advertising

- FHF will continue to periodically monitor advertising media for potential discriminatory advertising and provide appropriate education.
- As noted in June 2019, both the Los Angeles Times and Orange County Register published a Fair Housing Notice as well as a “no pets” disclaimer. FHF will continue monitoring both periodically.

#### Hate Crimes

- When FHF is contacted by a victim of a hate crime occurring at their place of residence, FHF refers them to the O.C Human Relations Commission and assists with their fair housing complaint. FHF assist by counseling, completing an intake, opening a case, and investigating the allegation(s).

#### Unfair Lending

- FHF does not currently monitor unfair lending services, however FHF does refer clients with lending concerns to appropriate agencies.

## City of Rancho Santa Margarita

### Fair Housing Outreach and Education

- FHCOC held one education and outreach activity in Rancho Santa Margarita (RSM), reaching a culturally and ethnically diverse audience.

### Fair Housing Enforcement

- FHCOC staff received 6 allegations of housing discrimination and opened 4 cases involved housing in RSM. FHCOC also conducted 6 paired, on-site, systemic tests for discriminatory rental housing practices in RSM.

### Housing Dispute Evaluation & Resolution

- Services provided by FHCOC included assisting approximately 188 unduplicated hRancho Santa Margarita households.

### Racial and Ethnic Segregation

- Literature regarding fair housing was distributed in English, Spanish & Vietnamese.
- FHCOC's website has an online housing discrimination complaint reporting tool that generates an email to FHCOC. It is also used for other, non-discrimination, housing-related issues. RSM has a link to the FHCOC website where residents can access this information.
- The City does not offer homebuyer assistance programs. Housing rehabilitation programs are advertised citywide.
- City attended quarterly meetings the OCHA to discuss a variety of housing issues and assisted housing policies – FHCOC staff also attends quarterly meetings.

### Reasonable Accommodations

- On a regional basis, 53 inquiries regarding reasonable accommodations and modifications were received by FHCOC that resulted in casework beyond basic counseling, including 1 from RSM. 8 households received accommodations. FHCOC assisted those denied an accommodation by filing an administrative housing discrimination complaint with the HUD Fair Housing and Equal Opportunity. None of these cases involved RSM residents or properties.
- 1 fair housing workshop was held in RSM. Topics covered included information regarding reasonable modifications/accommodations.

### Web-based Outreach

- FHCOC's multi-language website currently has an on-line housing discrimination complaint-reporting tool that generates an email to FHCOC. The City of Rancho Santa Margarita has a link to the FHCOC website where residents can access this information.

### Monitoring On-line Advertising

- As permitted by staffing limitations, Orange County rentals listed on Craigslist were monitored by FHCOC for discriminatory content. Discriminatory advertisements were flagged and brought to the attention of Craigslist. Some ads were referred to FHCOC's

investigators for possible enforcement action. Other on-line rental sites (e.g., OC Register, LA Times) were intermittently monitored. Without exception, problematic postings indicated restrictions regarding children under the age of 18 or improper preference for ‘older adults’ for housing opportunities that did not appear qualify as housing for individuals age 55 plus.

### Unfair Lending

- FHCOC reports that ongoing monitoring of Home Mortgage Disclosure Act (HMDA) data continues to be infeasible due to limited resources. Analysis of updated HMDA data from 2008 to 2013, as well as other mortgage lending practices, was included part of the 16 Orange County Cities Regional Analysis of Impediments to Fair Housing Choice (2015), in which the City of RSM was a participant.
- Presently, the City of RSM does not offer homebuyer assistance programs; however, program staff provides referrals to the Orange County Affordable Housing Clearinghouse and NeighborWorks Orange County.
- FHCOC continued efforts to promote housing affordability within Orange County. It provided services and outreach to organizations involved in the creation and preservation of affordable housing. These groups included the Kennedy Commission, Mental Health Association of Orange County, AIDS Services Foundation, Affordable Housing Clearinghouse, Jamboree Housing Corporation, Orange County Congregations Community Organizations, and Orange County Community Housing Corporation.

### Density Bonus Incentives

- City Planning staff has confirmed that current zoning code is consistent with current State density bonus law.

## **City of San Clemente**

### Housing Discrimination

- The Fair Housing Foundation (FHF) provided fair housing services to 261 San Clemente households, most of whom were Hispanic. Issues included housing discrimination, notices received, habitability issues, security deposit disputes, and lease terms.
- 5 housing discrimination inquiries were received and investigated, 4 related to physical or mental disability discrimination and 1 related to marital status. 2 were resolved, 2 cases were opened and then resolved.
- FHF provided 4 property management trainings, 4 landlord trainings, 3 tenant workshops, and 4 walk-in clinics.
- FHF participated in 11 community events.

### Racial and Ethnic Segregation

- FHF provided fair housing literature in both English and Spanish.
- PSAs were aired on the City’s cable station.
- Participated in quarterly OCHA (PHA) Housing Advisory Committee meetings.

Reasonable Accommodations

- FHF conducted 3 landlord and 3 certified property managers trainings.

**City of Santa Ana**Housing Discrimination

- In partnership with the Orange County Fair Housing Council, Inc., the City conducted multi-faceted fair housing outreach to tenants, landlords, property owners, realtors, and property management companies on an annual basis. Methods of outreach included workshops, informational booths, presentations to civic leaders and community groups, staff trainings, and distribution of multi-lingual fair housing literature.
  - The City contracted with the Orange County Fair Housing Council for up to \$60,000 per year from 2015-2019 to conduct this outreach. The funds came from the City's administrative funds for the implementation of the CDBG Program.
- The City conducted focused outreach to small property owners/ landlords; conducted property manager trainings on an annual basis and promoted fair housing certificate training.
  - The City held an annual property manager training in February or March of each year.
  - The City sent information on fair housing to property owners and managers who participate in the Housing Choice Voucher Program.
  - In August of each year, the City provided an annual mandatory training on fair housing for all employees in the City's Housing Division in partnership with the Orange County Fair Housing Council.
- The City provided tenant counseling and referrals to address specific tenant-landlord issues.
  - Fair Housing programs and resources were included in all voucher issuance briefings and reasonable accommodation tracking logs updated. Communication was maintained with the Orange County Fair Housing Council, Public Law Center, and Legal Aid, to ensure proper referrals for anyone alleging discrimination.
  - A new DVD on Fair Housing was implemented for all voucher issuance meetings.

Racial and Ethnic Segregation

- The City coordinated with the Orange County Fair Housing Council to focus fair housing services, education/outreach, and additional testing in areas of racial/ethnic concentrations.
  - In addition to its fair housing services funded by the City, the Orange County Fair Housing Council, engaged in additional work to affirmatively further fair housing through its HUD Fair Housing Initiative Program (FHIP) enforcement and education and outreach grants.
  - The City provided an annual mandatory training on fair housing for all employees in the City's Housing Division in partnership with the Orange County Fair Housing Council.

- The City offered a variety of housing opportunities to enhance mobility among residents of all races and ethnicities. The City facilitated the provision of affordable housing throughout the community through: 1) the provision of financial assistance; 2) approving flexible development standards; 3) approving density bonuses; and 4) other zoning tools.
  - In regards to the provision of financial assistance, the City provided rental assistance through the Housing Choice Voucher Program. Specifically:
    - The City administered over \$30 million per year in funding from HUD for the Housing Choice Voucher Program. The City also administered additional funding and vouchers as discussed below.
    - In FY 2018, SAHA received an award of 75 HUD-Veterans Affairs Supportive Housing Project-Based Vouchers (HUD-VASH PBVs) under PIH Notice 2016-11. Following the award, SAHA issued an RFP and awarded the 75 HUD-VASH PBVs to Jamboree Housing for the development of Santa Ana Veterans Village. The Santa Ana Veterans Village is the development of 75 permanent supportive housing units in the City of Santa Ana for homeless veterans. The project includes an investment of 75 HUD-Veterans Affairs Supportive Housing (VASH) Project-Based Vouchers from the Santa Ana Housing Authority and \$477,345 in HOME Investment Partnerships Program funds. The 62,248 square foot development will provide 70 one-bedroom units and 6 two-bedroom units (of which one will be a manager's unit) serving HUD-VASH eligible residents earning at or below 30% of the Area Median Income. All residents will receive wrap-around supportive services from the Department of Veterans Affairs and Step Up on Second as the service provider. Following the execution of the PBV HAP Contract with Jamboree for this project, the Annual Contributions Contract for SAHA was increased from 2,699 to 2,774.
    - On October 9, 2017, SAHA submitted a Registration of Interest for one hundred (100) HUD-VASH vouchers in response to PIH Notice 2017-17. In FY 2019, SAHA, received an award of 100 HUD-Veterans Affairs Supportive Housing Project-Based Vouchers (HUD-VASH PBVs) under PIH Notice 2017-17 and an additional award of 105 HUD-VASH tenant-based vouchers under PIH Notice 2018-07. Following the award of HUD-VASH PBVs under PIH Notice 2017-17, SAHA issued an RFP and committed the 100 HUD-VASH PBVs to three affordable housing projects including: 8 HUD-VASH PBVs committed to National CORE for the development of the Legacy Square project which will include 93 total units of which 33 will be permanent supportive housing; 3 HUD-VASH PBVs committed to HomeAid Orange County for the development of the FX Residences project which will include 11 units of permanent supportive housing; and 89 HUD-VASH PBVs committed to Jamboree Housing for the rehabilitation of the North Harbor Village project to create 89 permanent supportive housing units for qualified and eligible homeless veterans. In September 2018, SAHA also received an award of 50 Mainstream Vouchers following a competitive application process under 2017 Mainstream Voucher Program NOFA FR-6100-N-43.



- In November 2019, SAHA received an additional award of seventy (70) Mainstream Vouchers following a competitive application process under the Mainstream Voucher Program NOFA FR-6300-N-43. In November 2019, SAHA also received an award of twenty-five (25) Foster Youth to Independence Tenant-Protection Vouchers following a competitive application process under Notice PIH 2019 -20.
    - In regards to financial assistance, flexible development standards, density bonuses; and other zoning tools, the City approved various forms of financial assistance (Housing Successor Agency, CDBG, HOME, Project-Based Vouchers, Inclusionary Housing Funds) and variances to development standards and density bonus agreements for affordable housing projects.
- In addition, the City also approved a Density Bonus Agreement for each of the following affordable housing projects:
  - Villa Court Senior Apartments – a 418-unit affordable rental project at 2222 East First Street.
  - First Point I and II - a 552-unit affordable rental project at 2110, 2114, and 2020 East First Street
  - First American – a 220-unit residential project which will include 11 affordable units at 114 and 117 East Fifth Street.
  - A Density Bonus Agreement was also approved for the Legacy Square project mentioned above – a 92-unit affordable rental project at 609 North Spurgeon Street.
- The City promoted equal access to information on the availability of affordable housing by providing information in multiple languages, and through methods that have proven successful in outreaching to the community, particularly those hard-to-reach groups.
  - The City provided this information in the office, on it’s website and in informational materials provided to residents.
- The City affirmatively marketed first-time homebuyer and/or housing rehabilitation programs to low- and moderate-income areas, and areas of racial/ethnic concentration.
  - The City held a first-time homebuyer workshop on a quarterly basis and promoted the information widely to all residents in the City.
- The City worked collaboratively with local housing authorities to ensure affirmative fair marketing plans and de-concentration policies are implemented.
  - The City convened a quarterly meeting of local housing authorities to discuss efforts and initiatives to reduce homelessness.

#### Reasonable Accommodations

- Through the Orange County Fair Housing Council, Inc., the City continued to provide fair housing education and information to apartment managers and homeowner associations on why denial of necessary reasonable modifications/accommodations is unlawful.
  - The City held an annual property manager training in February or March of each year.
  - The City sent information on fair housing to property owners and managers who participate in the Housing Choice Voucher Program.

- The City provided an annual mandatory training on fair housing for all employees in the City’s Housing Division in partnership with the Orange County Fair Housing Council.
- Through its HUD Fair Housing Initiative Program (FHIP) grant Orange County Fair Housing Council actively assists disabled persons in requesting and obtaining reasonable accommodations or modifications.

#### Discriminatory Advertising

- Through a contract with the Orange County Fair Housing Council, the City periodically monitored local print publications and online platforms to identify potentially discriminatory housing advertisements. When identified, the Orange County Fair Housing Council contacted the individual or firm and provided fair housing education or took appropriate enforcement action.

#### Hate Crimes

- The City monitored FBI data to determine if any hate crimes are housing-related and if there are actions that may be taken by the City. The Orange County Fair Housing Council was available to address any possible issues of housing discrimination linked to the bias motivations of hate crimes.
- The City coordinated with various City and County housing, building and safety, health and sanitation, law enforcement and legal aid offices to maintain a comprehensive referral list of support services for victims of hate crimes or other violent crimes –inclusive of housing resources.
  - For FY 2016, the Santa Ana Housing Authority (SAHA):
    - Updated the definition of the Violence Against Women Act to include sexual assault.
    - Coordinated with the County of Orange Domestic Violence office for referrals and to ensure applicants and participants are informed on all available services.
    - Provided information on VAWA in regards to owner/tenant responsibilities and evictions to all program applicants and participants and also mailed to all owners.
    - SAHA’s HCV Administrative Plan details restrictions on terminating assistance for victims of domestic violence, as well as guidelines on terminating assistance for perpetrators of domestic violence.
    - SAHA discussed VAWA with staff at least once annually.
  - For FY 2017, FY 2018, FY 2019, and FY 2020, SAHA:
    - In accordance with the Violence against Women Reauthorization Act of 2013 (VAWA 2013), SAHA implemented an Emergency Transfer Plan for Victims of Domestic Violence, Dating Violence, Sexual Assault, or Stalking.
    - Implemented [HUD-5380](#), Notice of Occupancy Rights under the Violence Against Women Act, [HUD-5382](#), Certification of Domestic Violence, Dating Violence, Sexual Assault, or Stalking, and Alternate Documentation, and [HUD-5383](#), Emergency Transfer Request for Certain

Victims of Domestic Violence, Dating Violence, Sexual Assault, or Stalking.

- Coordinated with the County of Orange Domestic Violence office for referrals and to ensure applicants and participants are informed on all available services.
- Provided information on VAWA in regards to owner/tenant responsibilities and evictions to all program applicants and participants; e-mailed the information to all owners.
- SAHA trained staff on VAWA at least once annually. Staff also proactively provided information on VAWA to any program participant or applicant who may show any evidence that information on VAWA is needed.

### Unfair Lending

- As resources permitted, the City monitored HMDA data annually using the 2013 HMDA analysis as a benchmark.
- The City, through its contract with the Orange County Fair Housing Council, had access to resources to identify and/or address any potential issues regarding redlining, predatory lending and other illegal lending activities. Through HUD-funded enforcement activities, Orange County Fair Housing Council has engaged in regional paired pre-application testing to uncover possibly discriminatory mortgage lending practices. In addition, the city reviewed their agreements annually to make sure that increased and comprehensive services are being provided, and that education and outreach efforts are expanded and affirmatively marketed in low and moderate income and racial concentrated areas.
- The City ensured that minority groups have access and knowledge of City programs, supportive services by providing information as widely as possible to the community in multiple languages.
- The City coordinate with local lenders to expand outreach efforts to first time homebuyers in minority neighborhoods by providing quarterly workshops to first time homebuyers in partnership with NeighborWorks Orange County.
- The City affirmatively marketed first-time homebuyer and/or housing rehabilitation programs in neighborhoods with high denial rates, high minority population concentrations and limited English-speaking proficiency to help increase loan approval rates by providing quarterly workshops to first time homebuyers in partnership with NeighborWorks Orange County and providing information as widely as possible to the community in multiple languages.

### Zoning Codes

- The City complied with current State density bonus law even though the municipal code was not updated to reflect current State law for the following projects:
  - Villa Court Senior Apartments – a 418-unit affordable rental project at 2222 East First Street.
  - First Point I and II – a 552-unit affordable rental project at 2110, 2114, and 2020 East First Street

- First American – a 220-unit residential project which will include 11 affordable units at 114 and 117 East Fifth Street.
- Legacy Square – a 92-unit affordable rental project at 609 North Spurgeon Street.

## **City of Tustin**

### Housing Discrimination

- Although the 2015-2020 AI documentation refers to the Fair Housing Council of OC to provide fair housing assistance, the City of Tustin contracts with the Fair Housing Foundation to provide such services. During the 2018-2019 Fiscal Year, the Fair Housing Foundation assisted the City of Tustin with combatting housing discrimination through managing twelve (12) allegation cases and one (1) discrimination case for Tustin residents, providing services to those individuals throughout the case management process. They also provided ample fair housing education and outreach to further prevent discrimination, assisting 127 Tustin landlords/tenants who were provided with either landlord/tenant counseling, mediation, UD assistance, and/or referral services during the last fiscal year. Overall, the Fair Housing Foundation’s outreach efforts assisted 672 individuals within City of Tustin limits during the 2018-2019 Fiscal Year.

### Discriminatory Advertising

- The City of Tustin partners with the Fair Housing Foundation to address issues such as discriminatory advertising. As allowed by resources, FHF reviews advertising for Orange County rentals and Los Angeles County rentals listed in media such as The Orange County Register, La Opinion, Los Angeles Sentinel, local weekly newspapers, Craigslist and The Penny Saver for discriminatory content. Potential discriminatory advertisements were referred for further investigation and possible enforcement action.

### Reasonable Accommodations

- Similarly, the City of Tustin has actively contracted and engaged with the Fair Housing Foundation to provide educational services to owners and managers of apartment complexes on why this practice is unlawful. The Fair Housing Foundation partners with a wide variety of agencies, notably the Tustin Effective Apartment Managers (TEAM) group to provide resources and services directed to affirmatively furthering fair housing. The Fair Housing Foundation has also implemented the “Accommodation & Modification 101 Workshop” to continue strengthening the bonds between the Fair Housing Foundation and housing providers, and to continue to provide education on their fair housing rights. The housing providers who attended this workshop stated that they had a better understanding and a greater sense of knowledge and confidence in knowing the difference in identifying a reasonable an unreasonable accommodation or modification request. As a result of this workshop, housing providers have a better understanding of their responsibilities and disabled residents or rental home seekers will most likely benefit from having requests reviewed and evaluated in a fair manner.

### Hate Crimes

- The Fair Housing Foundation has not received notification of any hate crimes within the City of Tustin during the recent reporting period. When the Fair Housing Foundation is contacted by a victim of a hate crime occurring at their place of residence, the Fair Housing Foundation refers them to the O.C. Human Relations Commission, and assists with their fair housing complaint. The Fair Housing Foundation assists by counseling, completing an intake, opening a case, and investigating the allegation(s).

#### Unfair Lending

- As part of its outreach efforts the Fair Housing Foundation informs individuals and organizations of its services, which include housing counseling for individuals seeking to become ready for a home purchase. The Fair Housing Foundation participates in numerous education and/or outreach activities, reaching a culturally and ethnically diverse audience, in Cities of Costa Mesa, Mission Viejo, San Clemente, and Tustin) which they inform participants of fair housing laws and of their counseling services

#### **City of Westminster**

##### Education and Outreach Activities

- Progress: The Fair Housing Foundation (FHF) provided a comprehensive, extensive and viable education and outreach program. The purpose of this program was to educate managers, tenants, landlords, owners, realtors and property management companies on fair housing laws, to promote media and consumer interest, and to secure grass roots involvement within the communities. FHF specifically aimed its outreach to persons and protected classes that are most likely to encounter housing discrimination.
- The FHF developed new, dynamic, and more effective approaches to bringing fair housing information to residents; including brochures that focused on specific fair housing issues, including discrimination against people with disabilities, discrimination based on national origin, sexual orientation, discrimination against families with children, and sexual harassment. All of FHF's announcements and literature was available in various languages.

#### **County of Orange**

During the 2015-19 reporting period the County of Orange Urban County Jurisdiction took the following actions (on its own or in cooperation with regional partners and the Fair Housing Council of Orange County (FHCOC)) to overcome impediments to fair housing choice identified in the regional AI:

Fair Housing Community Education – During 2015-19, the FHCOC regionally conducted or participated in 467 education and/or outreach activities. Regionally, over 9,550 people were served by these activities. Through its various regional outreach efforts FHCOC distributed over 82,130 pieces of literature on fair housing, its services and other housing-related topics. Additionally, throughout Orange County FHCOC held 32 training sessions for rental property owners/managers. FHCOC presented 16 fair housing seminars, 70 general fair housing workshops.

Fair Housing Enforcement – On a regional basis, FHCOC staff received 363 allegations of housing discrimination and opened 179 cases where the allegations seemed sufficiently meritorious to warrant further investigation and/or action. FHCOC also conducted 362 systemic onsite tests, either paired or ‘sandwich’, 51 tests occurring in the jurisdiction and 215 other testing activities.

Housing Dispute Evaluation & Resolution – On a regional basis, activities provided by FHCOC included assisting 7,664 unduplicated households addressing 24,766 issues, disputes and/or inquires.

Reasonable Accommodations – On a regional basis, 52 inquiries regarding reasonable accommodations and modifications were received by FHCOC that resulted in casework beyond basic counseling.

Web-based Outreach - FHCOC’s website currently has an on-line housing discrimination complaint-reporting tool that generates an email to FHCOC.

Monitoring On-line Advertising – Orange County rentals listed on Craigslist were monitored by FHCOC for discriminatory content (as permitted by staffing limitations). Discriminatory advertisements were flagged and FHCOC responded to these ads in order to inform the poster of possible discriminatory content.

Monitor Home Mortgage Disclosure Act Data - Ongoing monitoring of Home Mortgage Disclosure Act (HMDA) data continues to be infeasible due to limited resources at FHCOC. During 2015-19, FHCOC continued efforts to promote housing affordability within Orange County. These groups included the Kennedy Commission, Mental Health Association of Orange County, Aids Services Foundation, Affordable Housing Clearinghouse, Jamboree Housing Corporation, Orange County Community Housing Corporation, Innovative Housing Opportunities, and Orange County Congregations Community Organizations, among others.

### III. Fair Housing Analysis

#### A. Demographic Summary

This Demographic Summary provides an overview of data concerning race and ethnicity, sex, familial status, disability status, limited English proficiency, national origin, and age. The data included reflects the composition of the Los Angeles-Long Beach-Anaheim Region, Orange County itself, and thirty-four jurisdictions within it.

1. Describe demographic patterns in the jurisdiction and region, and describe trends over time (since 1990).

Orange County is located in Southern California, just south of Los Angeles, with some of the county touching the Pacific Ocean. The county has a plurality white population, with sizable Hispanic and Asian populations.

**Table 1.1: Demographics, Orange County**

Race/Ethnicity	(Orange County, CA CDBG, ESG) Jurisdiction		(Los Angeles – Long Beach – Anaheim, CA) Region			
	#	%	#	%		
White, Non-Hispanic	1,306,398	41.40%	4,056,820	31.62%		
Black, Non-Hispanic	49,560	1.57%	859,086	6.70%		
Hispanic	1,079,172	34.20%	5,700,860	44.44%		
Asian/Pacific Is., Non-Hispanic	624,373	19.78%	1,888,969	14.72%		
Native American, Non-Hisp.	6,584	0.21%	25,102	0.20%		
Two+ Races, Non-Hispanic	15,367	2.71%	267,038	2.08%		
Other, Non-Hispanic	1,174	0.21%	30,960	0.24%		
#1 country of origin	Mexico	345,637	11.21%	Mexico	1,735,902	14.34%
#2 country of origin	Vietnam	146,672	4.75%	Philippines	288,529	2.38%
#3 country of origin	Korea	65,579	2.13%	El Salvador	279,381	2.31%
#4 country of origin	Philippines	53,707	1.74%	Vietnam	234,251	1.93%
#5 country of origin	China excl. Hong Kong & Taiwan	33,226	1.01%	Korea	224,370	1.85%
#6 country of origin	India	31,063	1.01%	Guatemala	188,854	1.56%
#7 country of origin	Iran	27,718	1.01%	China excl. Hong Kong & Taiwan	174,424	1.44%
#8 country of origin	Taiwan	22,918	0.90%	Iran	133,596	1.10%
#9 country of origin	El Salvador	17,785	0.58%	Taiwan	87,643	0.72%
#10 country of origin	Canada	14,179	0.46%	India	79,608	0.66%
#1 LEP Language	Spanish	30,862	5.69%	Spanish	2,033,088	16.79%
#2 LEP Language	Korean	9,810	1.81%	Chinese	239,576	1.98%
#3 LEP Language	Vietnamese	9,411	1.73%	Korean	156,343	1.29%
#4 LEP Language	Chinese	5,868	1.08%	Vietnamese	147,472	1.22%
#5 LEP Language	Persian	2,230	0.41%	Armenian	87,201	0.72%
#6 LEP Language	Tagalog	2,146	0.40%	Tagalog	86,691	0.72%

#7 LEP Language	Japanese	1,167	0.22%	Persian	41,051	0.34%
#8 LEP Language	Arabic	1,054	0.19%	Japanese	32,457	0.27%
#9 LEP Language	Urdu	644	0.12%	Russian	28,358	0.23%
#10 LEP Language	Russian	587	0.11%	Arabic	23,275	0.19%
Hearing difficulty		81,297	2.59%		81,297	2.59%
Vision difficulty		51,196	1.63%		51,196	1.63%
Cognitive difficulty		99,317	3.16%		99,317	3.16%
Ambulatory difficulty		133,232	4.24%		133,232	4.24%
Self-care difficulty		61,615	1.96%		61,615	1.96%
Independent living difficulty		104,705	3.34%		104,705	3.34%
Male		274,258	48.38%		6,328,434	49.33%
Female		292,676	51.62%		6,500,403	50.67%
Under 18		132,454	23.36%		3,138,867	24.47%
18-64		349,144	61.58%		8,274,594	64.50%
65+		85,336	15.05%		1,415,376	11.03%
Families with children		65,179	44.98%		1,388,564	47.84%

### Race and Ethnicity

Orange County has a plurality non-Hispanic White population (41.40%), with large populations of Hispanics (34.20%) and non-Hispanic Asians (19.78%). Black residents comprise only 1.57% of the population, and the non-Hispanic Native American population is 0.21%. The percentage of multi-race non-Hispanic population is 2.71%, and the other non-Hispanic population is 0.21%.

### National Origin

The most common country of origin within the County is Mexico, with 11.21% of the county population comprised of residents from Mexico. The remaining most countries of origin are, in order, Vietnam, Korea, Philippines, China excluding Hong Kong & Taiwan, India, Iran, Taiwan, El Salvador, and Canada.

### Limited English Proficiency

The most commonly spoken language for those in the County with Limited English Proficiency (LEP) is Spanish. The remaining most common languages for those with LEP are, in order, Korean, Vietnamese, Chinese, Persian, Tagalog, Japanese, Arabic, Urdu, and Russian.

### Disability

The most common type of disability experienced by county residents is ambulatory difficulty. The remaining most common disabilities are, in order of prevalence, independent living difficulty, cognitive difficulty, hearing difficulty, self-care difficulty, and vision difficulty.

### Sex



County residents are 49.33% male and 50.67% female.

### Age

The majority of county residents are between 18-64, with 61.58% of residents falling in this group. 23.36% of county residents are under 18, and 15.05% are 65 or older.

### Familial Status

Families with children constitute 44.98% of the total county population.

**Table 1.2: Demographic Trends, Orange County**

	1990 Trend		2000 Trend		2010 Trend	
	#	%	#	%	#	%
<b>Race/Ethnicity</b>						
White, Non-Hispanic	333,978	76.15%	343,270	65.91%	327,498	57.77%
Black, Non-Hispanic	5,751	1.31%	9,452	1.81%	11,226	1.98%
Hispanic	59,040	13.46%	92,933	17.84%	119,893	21.15%
Asian or Pacific Islander, Non-Hispanic	37,583	8.57%	68,197	13.09%	103,614	18.28%
Native American, Non-Hispanic	1,445	0.33%	3,462	0.66%	3,137	0.55%
<b>National Origin</b>						
Foreign-born	69,203	15.77%	106,966	20.54%	127,864	22.55%
<b>LEP</b>						
Limited English Proficiency	36,786	8.38%	59,765	11.48%	68,436	12.07%
<b>Sex</b>						
Male	213,945	48.75%	251,328	48.27%	274,258	48.38%
Female	224,946	51.25%	269,332	51.73%	292,676	51.62%
<b>Age</b>						
Under 18	98,846	22.52%	132,717	25.49%	132,454	23.36%
18-64	281,911	64.23%	317,214	60.93%	349,144	61.58%
65+	58,135	13.25%	70,729	13.58%	85,336	15.05%
<b>Family Type</b>						
Families with children	51,109	44.18%	51,615	48.55%	65,179	44.98%

Table 2.1: Demographics, Aliso Viejo

Race/Ethnicity	(Aliso Viejo, Orange County) Jurisdiction		(Los Angeles – Long Beach – Anaheim, CA) Region			
	#	%	#	%		
White, Non-Hispanic	30,503	60.17%	4,056,820	31.62%		
Black, Non-Hispanic	856	1.69%	859,086	6.70%		
Hispanic	8,932	17.62%	5,700,860	44.44%		
Asian/Pacific Island, Non-Hispanic	7831	15.45%	1,888,969	14.72%		
Native American, Non-Hispanic	218	0.43%	25,102	0.20%		
Two+ Races, Non-Hispanic	2,274	4.49%	267,038	2.08%		
Other, Non-Hispanic	77	0.15%	30,960	0.24%		
#1 country of origin	Mexico	1,530	13.90%	Mexico	1,735,902	14.34%
#2 country of origin	Iran	1,308	11.89%	Philippines	288,529	2.38%
#3 country of origin	Philippines	894	8.12%	El Salvador	279,381	2.31%
#4 country of origin	Korea	870	7.91%	Vietnam	234,251	1.93%
#5 country of origin	Vietnam	749	6.81%	Korea	224,370	1.85%
#6 country of origin	India	738	6.71%	Guatemala	188,854	1.56%
#7 country of origin	China, excluding Hong Kong and Taiwan	562	5.11%	China excl. Hong Kong & Taiwan	174,424	1.44%
#8 country of origin	Canada	290	2.64%	Iran	133,596	1.10%
#9 country of origin	Taiwan	252	2.29%	Taiwan	87,643	0.72%
#10 country of origin	Peru	233	2.12%	India	79,608	0.66%
#1 LEP Language	Spanish or Spanish Creole	943	2.04%	Spanish	2,033,088	16.79%
#2 LEP Language	Korean	545	1.18%	Chinese	239,576	1.98%
#3 LEP Language	Persian	524	1.14%	Korean	156,343	1.29%
#4 LEP Language	Vietnamese	339	0.74%	Vietnamese	147,472	1.22%
#5 LEP Language	Tagalog	133	0.29%	Armenian	87,201	0.72%
#6 LEP Language	Japanese	127	0.28%	Tagalog	86,691	0.72%
#7 LEP Language	Other Asian languages	83	0.18%	Persian	41,051	0.34%
#8 LEP Language	Russian	77	0.17%	Japanese	32,457	0.27%
#9 LEP Language	French (incl. Patois, Cajun)	69	0.15%	Russian	28,358	0.23%
#10 LEP Language	Other Pacific Island languages	61	0.13%	Arabic	23,275	0.19%
Hearing difficulty	914	1.8%	303,390	2.52%		
Vision difficulty	503	1.0%	227,927	1.90%		
Cognitive difficulty	1,140	2.4%	445,175	3.70%		
Ambulatory difficulty	1,148	2.4%	641,347	5.34%		

Self-care difficulty	669	1.4%	312,961	2.60%
Independent living difficulty	913	2.4%	496,105	4.13%
Male	23,780	46.94%	6,328,434	49.33%
Female	26,881	53.06%	6,500,403	50.67%
Under 18	12,868	25.40%	3,138,867	24.47%
18-64	33,682	66.49%	8,274,594	64.50%
65+	4,111	8.11%	1,415,376	11.03%
Families with children	13,010	69.7%	1,388,564	47.84%

### Race and Ethnicity

Aliso Viejo has a majority White population (53.85%), with significant populations of Hispanic (17.62%) and Asian or Pacific Islander (15.45%) residents as well. Black and Native American populations are extremely low in the city, at 1.69% and 0.43% respectively.

### National Origin

The most common countries of origin for foreign-born residents in the city are Mexico, at 13.90% and Iran, at 11.89%. The remaining most common countries for foreign-born residents, in order, are the Philippines, Korea, Vietnam, India, China excluding Hong Kong and Taiwan, Canada, Taiwan, and Peru.

### Limited English Proficiency

The most commonly spoken language for those in Aliso Viejo with Limited English Proficiency (LEP) is Spanish or Spanish Creole. The remaining most common languages for those with LEP are, in order, Korean, Persian, Vietnamese, Tagalog, Japanese, other Asian Languages, Russian, French, and Other Pacific Island Languages.

### Disability

The most common type of disability experienced by Aliso Viejo residents is ambulatory difficulty. The remaining most common disabilities are, in order of prevalence, cognitive difficulty, independent living difficulty, hearing difficulty, self-care difficulty, and vision difficulty.

### Sex

Aliso Viejo residents are 46.94% male and 53.06% female.

### Age

The majority of Aliso Viejo residents are between 18-64, with 66.49% of residents falling in this group. 25.40% of city residents are under 18, and 8.11% are 65 or older.

### Familial Status

Families with children constitute 69.7% of Aliso Viejo's population.

Table 3.1: Demographics, Anaheim

Race/Ethnicity	(Anaheim, CA CDBG, HOME, ESG) Jurisdiction		(Los Angeles – Long Beach – Anaheim, CA) Region			
	#	%	#	%		
White, Non-Hispanic	87,991	25.21%	4,056,820	31.62%		
Black, Non-Hispanic	7,843	2.25%	859,086	6.70%		
Hispanic	187,931	53.85%	5,700,860	44.44%		
Asian/Pacific Island, Non-Hispanic	57,829	16.57%	1,888,969	14.72%		
Native American, Non-Hisp.	401	0.11%	25,102	0.20%		
Two+ Races, Non-Hispanic	6,137	1.82%	267,038	2.08%		
Other, Non-Hispanic	623	0.18%	30,960	0.24%		
<b>#1 country of origin</b>						
	Mexico	68,225	19.55%	Mexico	1,735,902	14.34%
<b>#2 country of origin</b>						
	Vietnam	13,233	3.79%	Philippines	288,529	2.38%
<b>#3 country of origin</b>						
	Philippines	8,968	2.57%	El Salvador	279,381	2.31%
<b>#4 country of origin</b>						
	Korea	5,674	1.63%	Vietnam	234,251	1.93%
<b>#5 country of origin</b>						
	India	2,725	0.78%	Korea	224,370	1.85%
<b>#6 country of origin</b>						
	Guatemala	2,674	0.77%	Guatemala	188,854	1.56%
<b>#7 country of origin</b>						
	El Salvador	2,646	0.76%	China excl. Hong Kong & Taiwan	174,424	1.44%
<b>#8 country of origin</b>						
	China excl. Hong Kong & Taiwan	1,788	0.51%	Iran	133,596	1.10%
<b>#9 country of origin</b>						
	Iran	1,313	0.38%	Taiwan	87,643	0.72%
<b>#10 country of origin</b>						
	Taiwan	1,001	0.29%	India	79,608	0.66%
<b>#1 LEP Language</b>						
	Spanish	63,760	20.31%	Spanish	2,033,088	16.79%
<b>#2 LEP Language</b>						
	Vietnamese	7,273	2.32%	Chinese	239,576	1.98%
<b>#3 LEP Language</b>						
	Korean	4,117	1.31%	Korean	156,343	1.29%
<b>#4 LEP Language</b>						
	Tagalog	2,591	0.83%	Vietnamese	147,472	1.22%
<b>#5 LEP Language</b>						
	Chinese	2,390	0.76%	Armenian	87,201	0.72%
<b>#6 LEP Language</b>						
	Arabic	1,276	0.41%	Tagalog	86,691	0.72%
<b>#7 LEP Language</b>						
	Persian	644	0.21%	Persian	41,051	0.34%
<b>#8 LEP Language</b>						
	Other Indic Language	533	0.17%	Japanese	32,457	0.27%
<b>#9 LEP Language</b>						
	Gujarati	481	0.15%	Russian	28,358	0.23%
<b>#10 LEP Language</b>						
	Other Indo-European Language	479	0.15%	Arabic	23,275	0.19%
<b>Hearing difficulty</b>						
		7,308	2.11%		303,390	2.52%
<b>Vision difficulty</b>						
		4,967	1.43%		227,927	1.90%
<b>Cognitive difficulty</b>						
		11,360	3.27%		445,175	3.70%
<b>Ambulatory difficulty</b>						
		15,684	4.52%		641,347	5.34%
<b>Self-care difficulty</b>						
		7,324	2.11%		312,961	2.60%
<b>Independent living difficulty</b>						
		12,332	3.55%		496,105	4.13%

Male	168,317	49.85%	6,328,434	49.33%
Female	169,326	50.15%	6,500,403	50.67%
Under 18	92,481	27.39%	92,481	27.39%
18-64	213,574	63.25%	213,574	63.25%
65+	31,589	9.36%	31,589	9.36%
Families with children	38,282	51.43%	1,388,564	47.84%

### Race and Ethnicity

Anaheim has a majority Hispanic population (53.85%), with large populations of non-Hispanic Whites (25.21%) and non-Hispanic Asian residents (16.57%). This represents a much larger Hispanic population than the county as a whole (34.20%). Black residents comprise 2.25% of the population, and the non-Hispanic Native American population is 0.11%. The percentage of multi-race non-Hispanic population is 1.82%, and the other non-Hispanic population is 0.18%.

### National Origin

The most common country of origin for those in Anaheim is Mexico, with 19.55% of the city population comprised of residents from Mexico. The remaining most common countries of origin are, in order, Vietnam, Philippines, Korea, India, Guatemala, El Salvador, China excluding Hong Kong & Taiwan, Iran, and Taiwan.

### Limited English Proficiency

The most commonly spoken language for those in Anaheim with Limited English Proficiency (LEP) is Spanish. The remaining most common languages for those with LEP are, in order, Vietnamese, Korean, Tagalog, Chinese, Arabic, Persian, other Indic Languages, Gujarati, and Other Indo-European Languages.

### Disability

The most common type of disability experienced by Anaheim residents is ambulatory difficulty. The remaining most common disabilities are, in order of prevalence, independent living difficulty, cognitive difficulty, self-care difficulty, hearing difficulty, and vision difficulty.

### Sex

Anaheim residents are 49.85% male and 50.15% female.

### Age

The majority of Anaheim residents are between 18-64, with 63.25% of residents falling in this group. 27.39% of city residents are under 18, and 9.36% are 65 or older.

### Familial Status

Families with children constitute 51.43% of Anaheim's population.

**Table 3.2: Demographic Trends, Anaheim**

	1990 Trend		2000 Trend		2010 Trend	
	#	%	#	%	#	%
<b>Race/Ethnicity</b>						
White, Non-Hispanic	151,166	56.06%	117,551	35.85%	93,266	27.62%
Black, Non-Hispanic	6,098	2.26%	8,791	2.68%	9,222	2.73%
Hispanic	86,359	32.03%	153,420	46.78%	177,540	52.58%
Asian or Pacific Islander, Non-Hispanic	24,457	9.07%	43,642	13.31%	55,306	16.38%
Native American, Non-Hispanic	975	0.36%	2,007	0.61%	1,532	0.45%
<b>National Origin</b>						
Foreign-born	76,795	28.49%	123,353	37.62%	127,512	37.77%
<b>LEP</b>						
Limited English Proficiency	56,117	20.82%	93,273	28.45%	92,680	27.45%
<b>Sex</b>						
Male	136,823	50.75%	164,072	50.04%	168,317	49.85%
Female	132,766	49.25%	163,809	49.96%	169,326	50.15%
<b>Age</b>						
Under 18	70,689	26.22%	101,574	30.98%	92,481	27.39%
18-64	176,977	65.65%	199,651	60.89%	213,574	63.25%
65+	21,923	8.13%	26,656	8.13%	31,589	9.36%
<b>Family Type</b>						
Families with children	32,321	50.08%	37,351	57.02%	38,282	51.43%

**Table 4.1: Demographics, Buena Park**

<b>Race/Ethnicity</b>	<b>(Buena Park, CA CDBG) Jurisdiction</b>		<b>(Los Angeles – Long Beach – Anaheim, CA) Region</b>	
	#	%	#	%
White, Non-Hispanic	20,670	24.90%	4,056,820	31.62%
Black, Non-Hispanic	2,685	3.23%	859,086	6.70%
Hispanic	33,180	39.97%	5,700,860	44.44%
Asian/Pacific Island, Non-Hispanic	24,447	29.45%	1,888,969	14.72%
Native American, Non-Hisp.	201	0.24%	25,102	0.20%

Two+ Races, Non-Hispanic		1,794	2.24%		267,038	2.08%
Other, Non-Hispanic		135	0.17%		30,960	0.24%
#1 country of origin	Mexico	9,682	11.66%	Mexico	1,735,902	14.34%
#2 country of origin	Korea	6,168	7.43%	Philippines	288,529	2.38%
#3 country of origin	Philippines	4,998	6.02%	El Salvador	279,381	2.31%
#4 country of origin	India	1,585	1.91%	Vietnam	234,251	1.93%
#5 country of origin	Vietnam	1,163	1.40%	Korea	224,370	1.85%
#6 country of origin	Peru	623	0.75%	Guatemala	188,854	1.56%
#7 country of origin	Thailand	499	0.60%	China excl. Hong Kong & Taiwan	174,424	1.44%
#8 country of origin	El Salvador	436	0.53%	Iran	133,596	1.10%
#9 country of origin	Taiwan	369	0.44%	Taiwan	87,643	0.72%
#10 country of origin	Afghanistan	368	0.44%	India	79,608	0.66%
#1 LEP Language	Spanish	11,829	15.49%	Spanish	2,033,088	16.79%
#2 LEP Language	Korean	6,120	8.01%	Chinese	239,576	1.98%
#3 LEP Language	Tagalog	1,848	2.42%	Korean	156,343	1.29%
#4 LEP Language	Chinese	749	0.98%	Vietnamese	147,472	1.22%
#5 LEP Language	Vietnamese	499	0.65%	Armenian	87,201	0.72%
#6 LEP Language	Other Indic Language	410	0.54%	Tagalog	86,691	0.72%
#7 LEP Language	Thai	409	0.54%	Persian	41,051	0.34%
#8 LEP Language	Gujarati	380	0.50%	Japanese	32,457	0.27%
#9 LEP Language	Other Pacific Island Language	276	0.36%	Russian	28,358	0.23%
#10 LEP Language	Urdu	213	0.28%	Arabic	23,275	0.19%
Hearing difficulty		2,403	2.90%		303,390	2.52%
Vision difficulty		1,387	1.68%		227,927	1.90%
Cognitive difficulty		2,290	2.77%		445,175	3.70%
Ambulatory difficulty		4,242	5.13%		641,347	5.34%
Self-care difficulty		1,843	2.23%		312,961	2.60%
Independent living difficulty		2,793	3.38%		496,105	4.13%
Male		39,425	49.25%		6,328,434	49.33%
Female		40,622	50.75%		6,500,403	50.67%
Under 18		20,320	25.39%		3,138,867	24.47%
18-64		51,322	64.11%		8,274,594	64.50%
65+		8,404	10.50%		1,415,376	11.03%
Families with children		8,916	46.83%		1,388,564	47.84%

## Race and Ethnicity

Buena Park has a plurality Hispanic population (39.97%), with large populations of non-Hispanic Asian residents (29.45%) and non-Hispanic Whites (24.90%). Black residents comprise 3.23% of the population, and non-Hispanic Native American population is 0.24%. The percentage of multi-race non-Hispanic population is 2.24%, and the other non-Hispanic population is 0.17%.

## National Origin

The most common country of origin for Buena Park residents is Mexico, with 11.66% of the city population comprised of residents from Mexico. The remaining most common countries of origin are, in order, Korea, Philippines, India, Vietnam, Peru, Thailand, El Salvador, Taiwan, and Afghanistan.

## Limited English Proficiency

The most commonly spoken language for those in Buena Park with Limited English Proficiency (LEP) is Spanish. The remaining most common languages for those with LEP are, in order, Korean, Tagalog, Chinese, Vietnamese, Other Indic Languages, Thai, Gujarati, Other Pacific Island Languages, and Urdu.

## Disability

The most common type of disability experienced by Buena Park residents is ambulatory difficulty. The remaining most common disabilities are, in order of prevalence, independent living difficulty, hearing difficulty, cognitive difficulty, self-care difficulty, and vision difficulty.

## Sex

Buena Park residents are 49.25% male and 50.75% female.

## Age

The majority of Buena Park residents are between 18-64, with 64.11% of residents falling in this group. 25.39% of city residents are under 18, and 10.50% are 65 or older.

## Familial Status

Families with children constitute 46.83% of Buena Park's population.

**Table 4.2: Demographic Trends, Buena Park**

Race/Ethnicity	1990 Trend		2000 Trend		2010 Trend	
	#	%	#	%	#	%
White, Non-Hispanic	39,286	58.15%	29,077	37.27%	21,298	26.61%
Black, Non-Hispanic	1,774	2.63%	3,290	4.22%	3,272	4.09%
Hispanic	16,909	25.03%	26,955	34.55%	32,288	40.34%
Asian or Pacific Islander, Non-Hispanic	9,116	13.49%	17,392	22.29%	22,574	28.20%



Native American, Non-Hispanic	327	0.48%	642	0.82%	431	0.54%
<b>National Origin</b>						
Foreign-born	15,358	22.79%	26,072	33.42%	29,903	37.36%
<b>LEP</b>						
Limited English Proficiency	9,978	14.80%	17,635	22.61%	20,822	26.01%
<b>Sex</b>						
Male	33,549	49.78%	38,549	49.42%	39,425	49.25%
Female	33,852	50.22%	39,460	50.58%	40,622	50.75%
<b>Age</b>						
Under 18	17,690	26.25%	23,458	30.07%	20,320	25.39%
18-64	44,385	65.85%	47,533	60.93%	51,322	64.11%
65+	5,325	7.90%	7,018	9.00%	8,404	10.50%
<b>Family Type</b>						
Families with children	8,496	49.42%	8,540	53.86%	8,916	46.83%

Table 5.1: Demographics, Costa Mesa

Race/Ethnicity	(Costa Mesa, CA CDBG, HOME) Jurisdiction		(Los Angeles – Long Beach – Anaheim, CA) Region			
	#	%	#	%		
White, Non-Hispanic	55,764	49.38%	4,056,820	31.62%		
Black, Non-Hispanic	1,790	1.59%	859,086	6.70%		
Hispanic	41,201	36.48%	5,700,860	44.44%		
Asian/Pacific Island, Non-Hispanic	10,613	9.40%	1,888,969	14.72%		
Native American, Non-Hisp.	208	0.18%	25,102	0.20%		
Two+ Races, Non-Hispanic	2,725	2.48%	267,038	2.08%		
Other, Non-Hispanic	246	0.22%	30,960	0.24%		
#1 country of origin	Mexico	14,995	13.28%	Mexico	14,995	13.28%
#2 country of origin	El Salvador	1,418	1.26%	El Salvador	1,418	1.26%
#3 country of origin	Vietnam	1,351	1.20%	Vietnam	1,351	1.20%
#4 country of origin	Philippines	1,219	1.08%	Philippines	1,219	1.08%
#5 country of origin	Japan	954	0.84%	Japan	954	0.84%
#6 country of origin	Guatemala	684	0.61%	Guatemala	684	0.61%
#7 country of origin	Iran	620	0.55%	Iran	620	0.55%
#8 country of origin	Canada	566	0.50%	Canada	566	0.50%
#9 country of origin	India	501	0.44%	India	501	0.44%
#10 country of origin	Korea	477	0.42%	Korea	477	0.42%

#1 LEP Language	Spanish	12,486	12.05%	Spanish	2,033,088	16.79%
#2 LEP Language	Vietnamese	835	0.81%	Chinese	239,576	1.98%
#3 LEP Language	Japanese	444	0.43%	Korean	156,343	1.29%
#4 LEP Language	Chinese	292	0.28%	Vietnamese	147,472	1.22%
#5 LEP Language	Tagalog	205	0.20%	Armenian	87,201	0.72%
#6 LEP Language	Korean	184	0.18%	Tagalog	86,691	0.72%
#7 LEP Language	Other Pacific Island Language	122	0.12%	Persian	41,051	0.34%
#8 LEP Language	Cambodian	107	0.10%	Japanese	32,457	0.27%
#9 LEP Language	Arabic	97	0.09%	Russian	28,358	0.23%
#10 LEP Language	German	82	0.08%	Arabic	23,275	0.19%
Hearing difficulty		2,462	2.19%		303,390	2.52%
Vision difficulty		1,967	1.75%		227,927	1.90%
Cognitive difficulty		3,899	3.47%		445,175	3.70%
Ambulatory difficulty		4,401	3.91%		641,347	5.34%
Self-care difficulty		1,737	1.54%		312,961	2.60%
Independent living difficulty		3,278	2.91%		496,105	4.13%
Male		55,886	50.87%		6,328,434	49.33%
Female		53,971	49.13%		6,500,403	50.67%
Under 18		23,729	21.60%		3,138,867	24.47%
18-64		75,989	69.17%		8,274,594	64.50%
65+		10,139	9.23%		1,415,376	11.03%
Families with children		11,152	48.03%		1,388,564	47.84%

## Race and Ethnicity

Costa Mesa has a near-majority White population (49.38%), with a large population of Hispanic residents (36.48%) and a sizable population of non-Hispanic Asian residents (9.40%). Black residents comprise 1.59% of the population, and non-Hispanic Native American population is 0.18%. The percentage of multi-race non-Hispanic population is 2.48%, and the other non-Hispanic population is 0.22%.

## National Origin

The most common country of origin for Costa Mesa residents is Mexico, with 13.28% of the city population comprised of residents from Mexico. The remaining most common countries of origin are, in order, El Salvador, Vietnam, Philippines, Japan, Guatemala, Iran, Canada, India, and Korea.

## Limited English Proficiency

The most commonly spoken language for those in Costa Mesa with Limited English Proficiency (LEP) is Spanish. The remaining most common languages for those with LEP are, in order, Vietnamese, Japanese, Chinese, Tagalog, Korean, Other Pacific Island Languages, Cambodian, Arabic, and German.

## Disability

The most common type of disability experienced by Costa Mesa residents is ambulatory difficulty. The remaining most common disabilities are, in order of prevalence, cognitive difficulty, independent living difficulty, hearing difficulty, vision difficulty, and self-care difficulty.

## Sex

Costa Mesa residents are 50.87% male and 49.13% female.

## Age

The majority of Costa Mesa residents are between 18-64, with 69.17% of residents falling in this group. 21.60% of city residents are under 18, and 9.23% are 65 or older.

## Familial Status

Families with children constitute 48.03% of Costa Mesa's population.

**Table 5.2: Demographic Trends, Costa Mesa**

	1990 Trend		2000 Trend		2010 Trend	
	#	%	#	%	#	%
<b>Race/Ethnicity</b>						
White, Non-Hispanic	70,120	72.26%	62,285	56.96%	56,901	51.80%
Black, Non-Hispanic	1,142	1.18%	1,653	1.51%	1,879	1.71%
Hispanic	19,300	19.89%	34,569	31.61%	39,405	35.87%
Asian or Pacific Islander, Non-Hispanic	6,024	6.21%	9,204	8.42%	10,680	9.72%
Native American, Non-Hispanic	331	0.34%	771	0.71%	673	0.61%
<b>National Origin</b>						
Foreign-born	20,844	21.50%	31,702	28.98%	29,598	26.94%
<b>LEP</b>						
Limited English Proficiency	12,652	13.05%	21,813	19.94%	17,533	15.96%
<b>Sex</b>						
Male	49,424	50.97%	55,859	51.07%	55,886	50.87%
Female	47,542	49.03%	53,518	48.93%	53,971	49.13%
<b>Age</b>						
Under 18	18,841	19.43%	25,930	23.71%	23,729	21.60%

18-64	70,221	72.42%	74,185	67.83%	75,989	69.17%
65+	7,905	8.15%	9,261	8.47%	10,139	9.23%
<b>Family Type</b>						
Families with children	9,631	43.63%	10,809	50.61%	11,152	48.03%

**Table 6.1: Demographics, Fountain Valley**

Race/Ethnicity	(Fountain Valley, CA CDBG) Jurisdiction		(Los Angeles – Long Beach – Anaheim, CA) Region			
	#	%	#	%		
White, Non-Hispanic	26,433	46.67%	4,056,820	31.62%		
Black, Non-Hispanic	256	0.45%	859,086	6.70%		
Hispanic	9,418	16.63%	5,700,860	44.44%		
Asian/Pacific Island, Non-Hispanic	18,565	32.78%	1,888,969	14.72%		
Native American, Non-Hisp.	69	0.12%	25,102	0.20%		
Two+ Races, Non-Hispanic	1,601	2.88%	267,038	2.08%		
Other, Non-Hispanic	113	0.20%	30,960	0.24%		
#1 country of origin	Vietnam	7,556	13.34%	Mexico	1,735,902	14.34%
#2 country of origin	Mexico	1,490	2.63%	Philippines	288,529	2.38%
#3 country of origin	Taiwan	696	1.23%	El Salvador	279,381	2.31%
#4 country of origin	Korea	566	1.00%	Vietnam	234,251	1.93%
#5 country of origin	Philippines	521	0.92%	Korea	224,370	1.85%
#6 country of origin	Japan	485	0.86%	Guatemala	188,854	1.56%
#7 country of origin	Egypt	454	0.80%	China excl. Hong Kong & Taiwan	174,424	1.44%
#8 country of origin	China, excl. Hong Kong and Taiwan	408	0.72%	Iran	133,596	1.10%
#9 country of origin	India	402	0.71%	Taiwan	87,643	0.72%
#10 country of origin	Canada	341	0.60%	India	79,608	0.66%
#1 LEP Language	Vietnamese	4,989	9.32%	Spanish	2,033,088	16.79%
#2 LEP Language	Chinese	1,337	2.50%	Chinese	239,576	1.98%
#3 LEP Language	Spanish	1,251	2.34%	Korean	156,343	1.29%
#4 LEP Language	Korean	361	0.67%	Vietnamese	147,472	1.22%
#5 LEP Language	Japanese	225	0.42%	Armenian	87,201	0.72%
#6 LEP Language	Arabic	203	0.38%	Tagalog	86,691	0.72%
#7 LEP Language	Tagalog	182	0.34%	Persian	41,051	0.34%
#8 LEP Language	Persian	111	0.21%	Japanese	32,457	0.27%
#9 LEP Language	Armenian	78	0.15%	Russian	28,358	0.23%
#10 LEP Language	German	71	0.13%	Arabic	23,275	0.19%
Hearing difficulty	1,842	3.26%	303,390	2.52%		

Vision difficulty	685	1.21%	227,927	1.90%
Cognitive difficulty	2,394	4.24%	445,175	3.70%
Ambulatory difficulty	3,093	5.48%	641,347	5.34%
Self-care difficulty	1,266	2.24%	312,961	2.60%
Independent living difficulty	2,261	4.01%	496,105	4.13%
Male	27,076	48.76%	6,328,434	49.33%
Female	28,451	51.24%	6,500,403	50.67%
Under 18	11,794	21.24%	3,138,867	24.47%
18-64	34,068	61.35%	8,274,594	64.50%
65+	9,664	17.40%	1,415,376	11.03%
Families with children	5,656	39.90%	1,388,564	47.84%

### Race and Ethnicity

Fountain Valley has a near-majority White population (46.67%), with a large population of non-Hispanic Asian residents (32.78%) and a sizable population of Hispanic residents (16.63%). This represents a large increase in the percentage of non-Hispanic Asian residents as compared to Orange County overall (19.78%) and a large decrease in the percentage of Hispanic residents as compared to the County (34.20%). Black residents comprise 1.57% of the population, and non-Hispanic Native Americans comprise 0.21% of the population. The percentage of multi-race non-Hispanic population is 2.71%, and the other non-Hispanic population is 0.21%.

### National Origin

The most common country of origin for Fountain Valley residents is Mexico, with 11.21% of the city population comprised of residents from Mexico. The remaining most common countries of origin are, in order, Vietnam, Korea, Philippines, China (excluding Hong Kong & Taiwan), India, Iran, Taiwan, El Salvador, and Canada.

### Limited English Proficiency

The most commonly spoken language for those in Fountain Valley with Limited English Proficiency (LEP) is Vietnamese – different than the County’s most prominent LEP language (Spanish). The remaining most common languages for those with LEP are, in order, Chinese, Spanish, Korean, Japanese, Arabic, Tagalog, Persian, Armenian, and German.

### Disability

The most common type of disability experienced by Fountain Valley residents is ambulatory difficulty. The remaining most common disabilities are, in order of prevalence, cognitive difficulty, independent living difficulty, hearing difficulty, self-care difficulty, and vision difficulty.

### Sex

Fountain Valley residents are 48.76% male and 51.24% female.

### Age

The majority of Fountain Valley residents are between 18-64, with 61.35% of residents falling in this group. 21.24% of city residents are under 18, and 17.40% are 65 or older.

### Familial Status

Families with children constitute 39.90% of Fountain Valley's population.

**Table 6.2: Demographic Trends, Fountain Valley**

	1990 Trend		2000 Trend		2010 Trend	
	#	%	#	%	#	%
<b>Race/Ethnicity</b>						
White, Non-Hispanic	38,801	71.93%	31,386	57.39%	26,642	47.98%
Black, Non-Hispanic	508	0.94%	731	1.34%	692	1.25%
Hispanic	4,884	9.05%	6,490	11.87%	8,071	14.54%
Asian or Pacific Islander, Non-Hispanic	9,405	17.43%	15,167	27.73%	19,632	35.36%
Native American, Non-Hispanic	257	0.48%	434	0.79%	350	0.63%
<b>National Origin</b>						
Foreign-born	10,915	20.20%	15,516	28.37%	16,514	29.74%
<b>LEP</b>						
Limited English Proficiency	5,757	10.65%	9,813	17.94%	9,881	17.80%
<b>Sex</b>						
Male	26,814	49.63%	26,709	48.84%	27,076	48.76%
Female	27,215	50.37%	27,980	51.16%	28,451	51.24%
<b>Age</b>						
Under 18	12,767	23.63%	13,344	24.40%	11,794	21.24%
18-64	37,304	69.04%	34,958	63.92%	34,068	61.35%
65+	3,958	7.33%	6,387	11.68%	9,664	17.40%
<b>Family Type</b>						
Families with children	6,674	47.04%	6,185	43.95%	5,656	39.90%

**Table 7.1: Demographics, Fullerton**

Race/Ethnicity	(Fullerton, CA CDBG, HOME) Jurisdiction		(Los Angeles – Long Beach – Anaheim, CA) Region	
	#	%	#	%

White, Non-Hispanic		46145	32.97%		4,056,820	31.62%
Black, Non-Hispanic		3800	2.71%		859,086	6.70%
Hispanic		50957	36.40%		5,700,860	44.44%
Asian/Pacific Island, Non-Hispanic		34692	24.78%		1,888,969	14.72%
Native American, Non-Hisp.		203	0.15%		25,102	0.20%
Two+ Races, Non-Hispanic		2,959	2.18%		267,038	2.08%
Other, Non-Hispanic		232	0.17%		30,960	0.24%
<b>Country of Origin</b>						
#1 country of origin	Mexico	14,379	10.27%	Mexico	1,735,902	14.34%
#2 country of origin	Korea	11,208	8.01%	Philippines	288,529	2.38%
#3 country of origin	Philippines	2,344	1.67%	El Salvador	279,381	2.31%
#4 country of origin	India	1,993	1.42%	Vietnam	234,251	1.93%
#5 country of origin	China excl. Hong Kong & Taiwan	1,836	1.31%	Korea	224,370	1.85%
#6 country of origin	Vietnam	1,475	1.05%	Guatemala	188,854	1.56%
#7 country of origin	Taiwan	1,105	0.79%	China excl. Hong Kong & Taiwan	174,424	1.44%
#8 country of origin	El Salvador	629	0.45%	Iran	133,596	1.10%
#9 country of origin	Canada	494	0.35%	Taiwan	87,643	0.72%
#10 country of origin	Japan	473	0.34%	India	79,608	0.66%
<b>Language</b>						
#1 LEP Language	Spanish	13,340	10.42%	Spanish	2,033,088	16.79%
#2 LEP Language	Korean	7,394	5.78%	Chinese	239,576	1.98%
#3 LEP Language	Chinese	2,134	1.67%	Korean	156,343	1.29%
#4 LEP Language	Vietnamese	828	0.65%	Vietnamese	147,472	1.22%
#5 LEP Language	Japanese	375	0.29%	Armenian	87,201	0.72%
#6 LEP Language	Tagalog	372	0.29%	Tagalog	86,691	0.72%
#7 LEP Language	Gujarati	351	0.27%	Persian	41,051	0.34%
#8 LEP Language	Arabic	228	0.18%	Japanese	32,457	0.27%
#9 LEP Language	Other Asian Language	227	0.18%	Russian	28,358	0.23%
#10 LEP Language	Other Indo- European Language	204	0.16%	Arabic	23,275	0.19%
<b>Disability</b>						
Hearing difficulty		3,344	2.40%		303,390	2.52%
Vision difficulty		2,406	1.73%		227,927	1.90%
Cognitive difficulty		4,478	3.22%		445,175	3.70%
Ambulatory difficulty		6,425	4.62%		641,347	5.34%
Self-care difficulty		2,683	1.93%		312,961	2.60%
Independent living difficulty		4,992	3.59%		496,105	4.13%
<b>Gender</b>						
Male		66,653	49.10%		66,653	49.10%
Female		69,094	50.90%		69,094	50.90%
<b>Age</b>						
Under 18		31,953	23.54%		3,138,867	24.47%
18-64		87,901	64.75%		8,274,594	64.50%

65+	15,893	11.71%	1,415,376	11.03%
Families with children	14,582	46.37%	1,388,564	47.84%

### Race and Ethnicity

Fullerton has a plurality Hispanic population (36.40%), with a large population of Whites (32.97%) and non-Hispanic Asian residents (24.78%). Black residents comprise 2.71% of the population, and non-Hispanic Native Americans comprise 0.15% of the population. The percentage of multi-race non-Hispanic population is 2.18%, and the other non-Hispanic population is 0.17%.

### National Origin

The most common country of origin for Fullerton residents is Mexico, with 10.27% of the city population comprised of residents from Mexico. The remaining most common countries of origin are, in order, Korea, Philippines, India, China (excluding Hong Kong & Taiwan), Vietnam, Taiwan, El Salvador, Canada, and Japan.

### Limited English Proficiency

The most commonly spoken language for those in Fullerton with Limited English Proficiency (LEP) is Spanish. The remaining most common languages for those with LEP are, in order, Korean, Chinese, Vietnamese, Japanese, Tagalog, Gujarati, Arabic, Other Asian Languages, and Other Indo-European Languages.

### Disability

The most common type of disability experienced by Fullerton residents is ambulatory difficulty. The remaining most common disabilities are, in order of prevalence, independent living difficulty, cognitive difficulty, hearing difficulty, self-care difficulty, and vision difficulty.

### Sex

Fullerton residents are 49.10% male and 50.90% female.

### Age

The majority of Fullerton residents are between 18-64, with 64.75% of residents falling in this group. 23.54% of city residents are under 18, and 11.71% are 65 or older.

### Familial Status

Families with children constitute 46.37% of Fullerton's population.

**Table 7.2: Demographic Trends, Fullerton**

Race/Ethnicity	1990 Trend		2000 Trend		2010 Trend	
	#	%	#	%	#	%



White, Non-Hispanic	73,647	65.17%	62,021	49.24%	52,356	38.57%
Black, Non-Hispanic	2,273	2.01%	3,060	2.43%	3,330	2.45%
Hispanic	23,894	21.14%	38,323	30.43%	47,235	34.80%
Asian or Pacific Islander, Non-Hispanic	12,608	11.16%	20,690	16.43%	31,810	23.43%
Native American, Non-Hispanic	364	0.32%	927	0.74%	707	0.52%
<b>National Origin</b>						
Foreign-born	25,948	22.98%	35,894	28.49%	39,906	29.40%
<b>LEP</b>						
Limited English Proficiency	16,188	14.33%	24,576	19.50%	25,536	18.81%
<b>Sex</b>						
Male	56,379	49.92%	62,453	49.57%	66,653	49.10%
Female	56,554	50.08%	63,542	50.43%	69,094	50.90%
<b>Age</b>						
Under 18	25,569	22.64%	32,955	26.16%	31,953	23.54%
18-64	75,660	67.00%	78,816	62.55%	87,901	64.75%
65+	11,703	10.36%	14,224	11.29%	15,893	11.71%
<b>Family Type</b>						
Families with children	12,505	44.91%	11,097	48.22%	14,582	46.37%

Table 8.1: Demographics, Garden Grove

Race/Ethnicity	(Garden Grove, CA CDBG, HOME, ESG) Jurisdiction		(Los Angeles – Long Beach – Anaheim, CA) Region			
	#	%	#	%		
White, Non-Hispanic	36,168	20.69%	4,056,820	31.62%		
Black, Non-Hispanic	1,607	0.92%	859,086	6.70%		
Hispanic	63,059	36.07%	5,700,860	44.44%		
Asian/Pacific Island, Non-Hispanic	69,872	39.97%	1,888,969	14.72%		
Native American, Non-Hisp.	514	0.29%	25,102	0.20%		
Two+ Races, Non-Hispanic	2,881	1.66%	267,038	2.08%		
Other, Non-Hispanic	235	0.14%	30,960	0.24%		
#1 country of origin	Vietnam	39,624	22.67%	Mexico	1,735,902	14.34%
#2 country of origin	Mexico	21,168	12.11%	Philippines	288,529	2.38%
#3 country of origin	Korea	3,408	1.95%	El Salvador	279,381	2.31%
#4 country of origin	Philippines	2,743	1.57%	Vietnam	234,251	1.93%
#5 country of origin	El Salvador	1,169	0.67%	Korea	224,370	1.85%
#6 country of origin	Guatemala	780	0.45%	Guatemala	188,854	1.56%
#7 country of origin	Peru	650	0.37%	China excl. Hong Kong & Taiwan	174,424	1.44%
#8 country of origin	China excl. Hong Kong & Taiwan	594	0.34%	Iran	133,596	1.10%
#9 country of origin	Cambodia	466	0.27%	Taiwan	87,643	0.72%
#10 country of origin	Egypt	406	0.23%	India	79,608	0.66%
#1 LEP Language	Vietnamese	28,226	17.39%	Spanish	2,033,088	16.79%
#2 LEP Language	Spanish	19,752	12.17%	Chinese	239,576	1.98%
#3 LEP Language	Korean	2,897	1.78%	Korean	156,343	1.29%
#4 LEP Language	Chinese	1,795	1.11%	Vietnamese	147,472	1.22%
#5 LEP Language	Tagalog	380	0.23%	Armenian	87,201	0.72%
#6 LEP Language	Cambodian	294	0.18%	Tagalog	86,691	0.72%
#7 LEP Language	Other Pacific Island Language	288	0.18%	Persian	41,051	0.34%
#8 LEP Language	Arabic	256	0.16%	Japanese	32,457	0.27%
#9 LEP Language	Japanese	237	0.15%	Russian	28,358	0.23%
#10 LEP Language	Hmong	162	0.10%	Arabic	23,275	0.19%
Hearing difficulty		5,132	2.95%		303,390	2.52%
Vision difficulty		3,044	1.75%		227,927	1.90%
Cognitive difficulty		6,805	3.91%		445,175	3.70%
Ambulatory difficulty		8,226	4.73%		641,347	5.34%
Self-care difficulty		3,996	2.30%		312,961	2.60%
Independent living difficulty		7,328	4.21%		496,105	4.13%
Male		86,373	49.85%		6,328,434	49.33%

Female	86,888	50.15%	6,500,403	50.67%
Under 18	44,233	25.53%	3,138,867	24.47%
18-64	110,100	63.55%	8,274,594	64.50%
65+	18,928	10.92%	1,415,376	11.03%
Families with children	18,046	47.97%	1,388,564	47.84%

### Race and Ethnicity

Garden Grove has a plurality non-Hispanic Asian population (39.97%), with a large population of Hispanics (36.07%) and Whites (20.69%). This represents a large increase in the percentage of non-Hispanic Asian residents as compared to Orange County overall (19.78%). Black residents comprise 0.92% of the population, and non-Hispanic Native Americans comprise 0.29% of the population. The percentage of multi-race non-Hispanic population is 1.66%, and the other non-Hispanic population is 0.14%.

### National Origin

The most common country of origin for Garden Grove residents is Vietnam, with 22.67% of the city population comprised of residents from Vietnam. This is distinct from the most common country of origin for Orange County overall (Mexico). The remaining most common countries of origin in Garden Grove are, in order, Mexico, Korea, Philippines, El Salvador, Guatemala, Peru, China (excluding Hong Kong & Taiwan), Cambodia, and Egypt.

### Limited English Proficiency

The most commonly spoken language for those in Garden Grove with Limited English Proficiency (LEP) is Vietnamese. This is distinct from the most common LEP language in the broader county (Spanish). The remaining most common languages for those with LEP are, in order, Spanish, Korean, Chinese, Tagalog, Cambodian, Other Pacific Island Languages, Arabic, Japanese, and Hmong.

### Disability

The most common type of disability experienced by Garden Grove residents is ambulatory difficulty. The remaining most common disabilities are, in order of prevalence, independent living difficulty, cognitive difficulty, hearing difficulty, self-care difficulty, and vision difficulty.

### Sex

Garden Grove residents are 49.85% male and 50.15% female.

### Age

The majority of Garden Grove residents are between 18-64, with 63.55% of residents falling in this group. 25.53% of city residents are under 18, and 10.92% are 65 or older.

### Familial Status

Families with children constitute 47.97% of Garden Grove's population.

Table 8.2: Demographic Trends, Garden Grove

Race/Ethnicity	1990 Trend		2000 Trend		2010 Trend	
	#	%	#	%	#	%
White, Non-Hispanic	79,750	54.42%	54,141	32.25%	38,900	22.45%
Black, Non-Hispanic	2,145	1.46%	2,474	1.47%	2,376	1.37%
Hispanic	34,492	23.54%	55,487	33.06%	64,694	37.34%
Asian or Pacific Islander, Non-Hispanic	29,209	19.93%	53,793	32.05%	66,272	38.25%
Native American, Non-Hispanic	631	0.43%	1,107	0.66%	725	0.42%
<b>National Origin</b>						
Foreign-born	44,669	30.48%	72,339	43.10%	74,749	43.14%
<b>LEP</b>						
Limited English Proficiency	32,715	22.32%	57,735	34.40%	56,658	32.70%
<b>Sex</b>						
Male	74,265	50.67%	84,033	50.06%	86,373	49.85%
Female	72,300	49.33%	83,818	49.94%	86,888	50.15%
<b>Age</b>						
Under 18	38,170	26.04%	48,566	28.93%	44,233	25.53%
18-64	95,383	65.08%	103,249	61.51%	110,100	63.55%
65+	13,013	8.88%	16,038	9.55%	18,928	10.92%
<b>Family Type</b>						
Families with children	17,177	48.90%	19,501	53.21%	18,046	47.97%

Table 9.1: Demographics, Huntington Beach

Race/Ethnicity	(Huntington Beach, CA CDBG, HOME) Jurisdiction		(Los Angeles – Long Beach – Anaheim, CA) Region	
	#	%	#	%
White, Non-Hispanic	126,453	63.10%	4,056,820	31.62%
Black, Non-Hispanic	2,510	1.25%	859,086	6.70%
Hispanic	38,773	19.35%	5,700,860	44.44%
Asian/Pacific Island, Non-Hispanic	24,069	12.01%	1,888,969	14.72%

Native American, Non-Hisp.		721	0.36%		25,102	0.20%
Two+ Races, Non-Hispanic		6,008	3.15%		267,038	2.08%
Other, Non-Hispanic		392	0.21%		30,960	0.24%
#1 country of origin	Mexico	7,734	3.86%	Mexico	1,735,902	14.34%
#2 country of origin	Vietnam	5,826	2.91%	Philippines	288,529	2.38%
#3 country of origin	Philippines	2,006	1.00%	El Salvador	279,381	2.31%
#4 country of origin	Canada	1,248	0.62%	Vietnam	234,251	1.93%
#5 country of origin	Egypt	1,159	0.58%	Korea	224,370	1.85%
#6 country of origin	China excl. Hong Kong and Taiwan	1,140	0.57%	Guatemala	188,854	1.56%
#7 country of origin	Japan	1,135	0.57%	China excl. Hong Kong & Taiwan	174,424	1.44%
#8 country of origin	Korea	1,061	0.53%	Iran	133,596	1.10%
#9 country of origin	India	664	0.33%	Taiwan	87,643	0.72%
#10 country of origin	Taiwan	638	0.32%	India	79,608	0.66%
#1 LEP Language	Spanish	7,526	4.10%	Spanish	2,033,088	16.79%
#2 LEP Language	Vietnamese	2,822	1.54%	Chinese	239,576	1.98%
#3 LEP Language	Chinese	1,518	0.83%	Korean	156,343	1.29%
#4 LEP Language	Korean	741	0.40%	Vietnamese	147,472	1.22%
#5 LEP Language	Arabic	730	0.40%	Armenian	87,201	0.72%
#6 LEP Language	Japanese	533	0.29%	Tagalog	86,691	0.72%
#7 LEP Language	Tagalog	270	0.15%	Persian	41,051	0.34%
#8 LEP Language	Portuguese	206	0.11%	Japanese	32,457	0.27%
#9 LEP Language	Other Indo- European Language	200	0.11%	Russian	28,358	0.23%
#10 LEP Language	Thai	150	0.08%	Arabic	23,275	0.19%
Hearing difficulty		5,818	2.91%		303,390	2.52%
Vision difficulty		3,392	1.70%		227,927	1.90%
Cognitive difficulty		7,239	3.62%		445,175	3.70%
Ambulatory difficulty		9,226	4.61%		641,347	5.34%
Self-care difficulty		3,952	1.98%		312,961	2.60%
Independent living difficulty		6,816	3.41%		496,105	4.13%
Male		94,733	49.60%		6,328,434	49.33%
Female		96,243	50.40%		6,500,403	50.67%
Under 18		39,353	20.61%		3,138,867	24.47%
18-64		124,400	65.14%		8,274,594	64.50%
65+		27,224	14.26%		1,415,376	11.03%
Families with children		20,083	41.45%		1,388,564	47.84%

## Race and Ethnicity

Huntington Beach has a majority White population (63.10%) and sizable populations of Hispanics (19.35%) and non-Hispanic Asians (12.01%). This represents a large increase in the percentage of White residents as compared to Orange County overall (41.40%). Black residents comprise 1.25% of the population, and non-Hispanic Native Americans comprise 0.36% of the population. The percentage of multi-race non-Hispanic population is 3.15%, and the other non-Hispanic population is 0.21%.

## National Origin

The most common country of origin for Huntington Beach residents is Mexico, with 3.86% of the city population comprised of residents from Mexico. The remaining most common countries of origin in Huntington Beach are, in order, Vietnam, Philippines, Canada, Egypt, China (excluding Hong Kong & Taiwan), Japan, Korea, India, and Taiwan.

## Limited English Proficiency

The most commonly spoken language for those in Huntington Beach with Limited English Proficiency (LEP) is Spanish. The remaining most common languages for those with LEP are, in order, Vietnamese, Chinese, Korean, Arabic, Japanese, Tagalog, Portuguese, Other Indo-European Languages, and Thai.

## Disability

The most common type of disability experienced by Huntington Beach residents is ambulatory difficulty. The remaining most common disabilities are, in order of prevalence, cognitive difficulty, independent living difficulty, hearing difficulty, self-care difficulty, and vision difficulty.

## Sex

Huntington Beach residents are 49.60% male and 50.40% female.

## Age

The majority of Huntington Beach residents are between 18-64, with 65.14% of residents falling in this group. 20.61% of city residents are under 18, and 14.26% are 65 or older.

## Familial Status

Families with children constitute 41.45% of Huntington Beach's population.

**Table 9.2: Demographic Trends, Huntington Beach**

	1990 Trend		2000 Trend		2010 Trend	
	#	%	#	%	#	%
White, Non-Hispanic	144,453	79.16%	137,054	71.80%	127,955	67.00%
Black, Non-Hispanic	1,602	0.88%	1,905	1.00%	2,377	1.24%

Hispanic	20,522	11.25%	27,945	14.64%	32,552	17.05%
Asian or Pacific Islander, Non-Hispanic	14,732	8.07%	20,786	10.89%	25,886	13.55%
Native American, Non-Hispanic	898	0.49%	1,925	1.01%	1,669	0.87%
<b>National Origin</b>						
Foreign-born	27,066	14.84%	32,414	16.99%	30,902	16.18%
<b>LEP</b>						
Limited English Proficiency	13,562	7.43%	18,168	9.52%	15,869	8.31%
<b>Sex</b>						
Male	91,952	50.40%	95,767	50.18%	94,733	49.60%
Female	90,486	49.60%	95,063	49.82%	96,243	50.40%
<b>Age</b>						
Under 18	37,779	20.71%	43,525	22.81%	39,353	20.61%
18-64	129,499	70.98%	127,288	66.70%	124,400	65.14%
65+	15,160	8.31%	20,017	10.49%	27,224	14.26%
<b>Family Type</b>						
Families with children	20,283	43.80%	19,930	44.46%	20,083	41.45%

Table 10.1: Demographics, Irvine

Race/Ethnicity	(Irvine, CA CDBG, HOME) Jurisdiction		(Los Angeles – Long Beach – Anaheim, CA) Region			
	#	%	#	%		
White, Non-Hispanic	107,202	41.73%	4,056,820	31.62%		
Black, Non-Hispanic	4,714	1.84%	859,086	6.70%		
Hispanic	25,025	9.74%	5,700,860	44.44%		
Asian/Pacific Island, Non-Hispanic	107,337	41.79%	1,888,969	14.72%		
Native American, Non-Hisp.	221	0.09%	25,102	0.20%		
Two+ Races, Non-Hispanic	9,526	4.50%	267,038	2.08%		
Other, Non-Hispanic	544	0.26%	30,960	0.24%		
<b>#1 country of origin</b>						
	Korea	14,066	5.48%	Mexico	1,735,902	14.34%
<b>#2 country of origin</b>						
	China excl. Hong Kong & Taiwan	13,021	5.07%	Philippines	288,529	2.38%
<b>#3 country of origin</b>						
	India	9,749	3.80%	El Salvador	279,381	2.31%
<b>#4 country of origin</b>						
	Iran	9,518	3.71%	Vietnam	234,251	1.93%

#5 country of origin	Taiwan	8,648	3.37%	Korea	224,370	1.85%
#6 country of origin	Vietnam	4,945	1.93%	Guatemala	188,854	1.56%
#7 country of origin	Philippines	4,792	1.87%	China excl. Hong Kong & Taiwan	174,424	1.44%
#8 country of origin	Japan	4,752	1.85%	Iran	133,596	1.10%
#9 country of origin	Mexico	2,956	1.15%	Taiwan	87,643	0.72%
#10 country of origin	Hong Kong	1,977	0.77%	India	79,608	0.66%
#1 LEP Language	Chinese	8,033	3.83%	Spanish	2,033,088	16.79%
#2 LEP Language	Korean	6,701	3.19%	Chinese	239,576	1.98%
#3 LEP Language	Persian	3,404	1.62%	Korean	156,343	1.29%
#4 LEP Language	Spanish	2,522	1.20%	Vietnamese	147,472	1.22%
#5 LEP Language	Vietnamese	2,033	0.97%	Armenian	87,201	0.72%
#6 LEP Language	Japanese	1,947	0.93%	Tagalog	86,691	0.72%
#7 LEP Language	Arabic	875	0.42%	Persian	41,051	0.34%
#8 LEP Language	Other Indic Language	715	0.34%	Japanese	32,457	0.27%
#9 LEP Language	Other Asian Language	578	0.28%	Russian	28,358	0.23%
#10 LEP Language	Russian	545	0.26%	Arabic	23,275	0.19%
Hearing difficulty		4,154	1.62%		303,390	2.52%
Vision difficulty		2,032	0.79%		227,927	1.90%
Cognitive difficulty		5,481	2.14%		445,175	3.70%
Ambulatory difficulty		6,719	2.62%		641,347	5.34%
Self-care difficulty		3,527	1.37%		312,961	2.60%
Independent living difficulty		5,713	2.23%		496,105	4.13%
Male		103,034	48.71%		6,328,434	49.33%
Female		108,498	51.29%		6,500,403	50.67%
Under 18		45,857	21.68%		45,857	21.68%
18-64		146,753	69.38%		146,753	69.38%
65+		18,922	8.95%		18,922	8.95%
Families with children		25,573	49.80%		1,388,564	47.84%

### Race and Ethnicity

Irvine has a plurality non-Hispanic Asian population (41.79%) with a large population of White residents (41.73%) and a relatively small population of Hispanic residents (9.74%) as compared to the county (over 34%). Black residents comprise 1.84% of the population, and non-Hispanic Native Americans comprise 0.09% of the population. The percentage of multi-race non-Hispanic population is 4.50%, and the other non-Hispanic population is 0.26%.



**National Origin**

The most common country of origin for Irvine residents is Korea, with 5.48% of the city population comprised of residents from Korea. This is distinct from the County, for which the most common country of origin is Mexico. The remaining most common countries of origin in Irvine are, in order, China (excluding Hong Kong & Tibet), India, Iran, Taiwan, Vietnam, Philippines, Japan, Mexico, and Hong Kong.

**Limited English Proficiency**

The most commonly spoken language for those in Irvine with Limited English Proficiency (LEP) is Chinese – distinct from the most common language spoken by those with LEP in the County (Spanish). The remaining most common languages for those with LEP are, in order, Korean, Persian, Spanish, Vietnamese, Japanese, Arabic, Other Indic Languages, Other Asian Languages, and Russian.

## Disability

The most common type of disability experienced by Irvine residents is ambulatory difficulty. The remaining most common disabilities are, in order of prevalence, independent living difficulty, cognitive difficulty, hearing difficulty, self-care difficulty, and vision difficulty.

## Sex

Irvine residents are 48.71% male and 51.29% female.

## Age

The majority of Irvine residents are between 18-64, with 69.38% of residents falling in this group. 21.68% of city residents are under 18, and 8.95% are 65 or older.

## Familial Status

Families with children constitute 49.80% of Irvine's population.

**Table 10.2: Demographic Trends, Irvine**

	1990 Trend		2000 Trend		2010 Trend	
	#	%	#	%	#	%
<b>Race/Ethnicity</b>						
White, Non-Hispanic	92,181	73.19%	85,972	57.41%	96,467	45.60%
Black, Non-Hispanic	3,263	2.59%	2,573	1.72%	4,514	2.13%
Hispanic	9,685	7.69%	12,271	8.19%	20,401	9.64%
Asian or Pacific Islander, Non-Hispanic	20,256	16.08%	46,268	30.90%	88,674	41.92%
Native American, Non-Hispanic	316	0.25%	618	0.41%	755	0.36%
<b>National Origin</b>						
Foreign-born	26,301	20.88%	47,114	31.46%	67,886	32.09%
<b>LEP</b>						
Limited English Proficiency	11,047	8.77%	21,335	14.25%	28,611	13.53%
<b>Sex</b>						
Male	62,975	50.00%	73,019	48.77%	103,034	48.71%
Female	62,976	50.00%	76,715	51.23%	108,498	51.29%
<b>Age</b>						
Under 18	30,335	24.08%	36,552	24.41%	45,857	21.68%

18-64	88,663	70.40%	102,353	68.36%	146,753	69.38%
65+	6,952	5.52%	10,830	7.23%	18,922	8.95%
<b>Family Type</b>						
Families with children	17,137	55.14%	16,168	52.72%	25,573	49.80%

Table 11.1: Demographics, La Habra

Race/Ethnicity	(La Habra, CA CDBG) Jurisdiction			(Los Angeles – Long Beach – Anaheim, CA) Region		
	#	%		#	%	
White, Non-Hispanic	15,817	25.53%		4,056,820	31.62%	
Black, Non-Hispanic	676	1.09%		859,086	6.70%	
Hispanic	36,975	59.67%		5,700,860	44.44%	
Asian/Pacific Island, Non-Hispanic	7,514	12.13%		1,888,969	14.72%	
Native American, Non-Hisp.	96	0.15%		25,102	0.20%	
Two+ Races, Non-Hispanic	969	1.61%		267,038	2.08%	
Other, Non-Hispanic	90	0.15%		30,960	0.24%	
<b>#1 country of origin</b>						
	Mexico	10,133	16.35%	Mexico	1,735,902	14.34%
<b>#2 country of origin</b>						
	Korea	2,248	3.63%	Philippines	288,529	2.38%
<b>#3 country of origin</b>						
	Philippines	1,379	2.23%	El Salvador	279,381	2.31%
<b>#4 country of origin</b>						
	Guatemala	365	0.59%	Vietnam	234,251	1.93%
<b>#5 country of origin</b>						
	China excl. Hong Kong and Taiwan	334	0.54%	Korea	224,370	1.85%
<b>#6 country of origin</b>						
	Indonesia	263	0.42%	Guatemala	188,854	1.56%
<b>#7 country of origin</b>						
	India	233	0.38%	China excl. Hong Kong & Taiwan	174,424	1.44%
<b>#8 country of origin</b>						
	El Salvador	228	0.37%	Iran	133,596	1.10%
<b>#9 country of origin</b>						
	Taiwan	220	0.36%	Taiwan	87,643	0.72%
<b>#10 country of origin</b>						
	Nicaragua	199	0.32%	India	79,608	0.66%
<b>#1 LEP Language</b>						
	Spanish	11,038	19.59%	Spanish	2,033,088	16.79%
<b>#2 LEP Language</b>						
	Korean	1,241	2.20%	Chinese	239,576	1.98%
<b>#3 LEP Language</b>						
	Chinese	245	0.43%	Korean	156,343	1.29%
<b>#4 LEP Language</b>						
	Tagalog	156	0.28%	Vietnamese	147,472	1.22%
<b>#5 LEP Language</b>						
	Vietnamese	105	0.19%	Armenian	87,201	0.72%
<b>#6 LEP Language</b>						
	Persian	102	0.18%	Tagalog	86,691	0.72%
<b>#7 LEP Language</b>						
	Hindi	98	0.17%	Persian	41,051	0.34%
<b>#8 LEP Language</b>						
	Other Pacific Island Language	41	0.07%	Japanese	32,457	0.27%
<b>#9 LEP Language</b>						
	Russian	41	0.07%	Russian	28,358	0.23%
<b>#10 LEP Language</b>						
	Arabic	38	0.07%	Arabic	23,275	0.19%

Hearing difficulty	1,803	2.92%	303,390	2.52%
Vision difficulty	1,044	1.69%	227,927	1.90%
Cognitive difficulty	2,272	3.68%	445,175	3.70%
Ambulatory difficulty	3,659	5.93%	641,347	5.34%
Self-care difficulty	1,530	2.48%	312,961	2.60%
Independent living difficulty	2,354	3.81%	496,105	4.13%
Male	29,680	49.24%	6,328,434	49.33%
Female	30,594	50.76%	6,500,403	50.67%
Under 18	16,021	26.58%	3,138,867	24.47%
18-64	37,554	62.31%	8,274,594	64.50%
65+	6,700	11.12%	1,415,376	11.03%
Families with children	6,885	47.85%	1,388,564	47.84%

### Race and Ethnicity

La Habra is majority Hispanic (59.67%) with a large population of Whites (25.53%) and non-Hispanic Asian residents (12.13%). This is a significantly larger Hispanic population percentage than the County as a whole (34.20%). Black residents comprise 1.09% of the population, and non-Hispanic Native Americans comprise 0.15% of the population. The percentage of multi-race non-Hispanic population is 1.61%, and the other non-Hispanic population is 0.15%.

### National Origin

The most common country of origin for La Habra residents is Mexico, with 16.35% of the city population comprised of residents from Mexico. The remaining most common countries of origin in La Habra are, in order, Korea, Philippines, Guatemala, China (excluding Hong Kong & Tibet), Indonesia, India, El Salvador, Taiwan, and Nicaragua.

### Limited English Proficiency

The most commonly spoken language for those in La Habra with Limited English Proficiency (LEP) is Spanish. The remaining most common languages for those with LEP are, in order, Korean, Chinese, Tagalog, Vietnamese, Persian, Hindi, Other Pacific Island Languages, Russian, and Arabic.

### Disability

The most common type of disability experienced by La Habra residents is ambulatory difficulty. The remaining most common disabilities are, in order of prevalence, independent living difficulty, cognitive difficulty, hearing difficulty, self-care difficulty, and vision difficulty.

### Sex

La Habra residents are 49.24% male and 50.76% female.

## Age

The majority of La Habra residents are between 18-64, with 62.31% of residents falling in this group. 26.58% of city residents are under 18, and 11.12% are 65 or older.

## Familial Status

Families with children constitute 47.85% of La Habra's population.

**Table 11.2: Demographic Trends, La Habra**

	1990 Trend		2000 Trend		2010 Trend	
	#	%	#	%	#	%
<b>Race/Ethnicity</b>						
White, Non-Hispanic	31,691	60.04%	24,513	41.17%	18,331	30.41%
Black, Non-Hispanic	422	0.80%	941	1.58%	995	1.65%
Hispanic	17,408	32.98%	28,525	47.91%	33,528	55.63%
Asian or Pacific Islander, Non-Hispanic	2,959	5.61%	4,782	8.03%	6,943	11.52%
Native American, Non-Hispanic	201	0.38%	374	0.63%	325	0.54%
<b>National Origin</b>						
Foreign-born	10,852	20.55%	16,382	27.53%	17,238	28.60%
<b>LEP</b>						
Limited English Proficiency	7,693	14.57%	12,530	21.06%	13,172	21.85%
<b>Sex</b>						
Male	26,272	49.75%	29,148	48.99%	29,680	49.24%
Female	26,539	50.25%	30,349	51.01%	30,594	50.76%
<b>Age</b>						
Under 18	13,363	25.30%	17,662	29.69%	16,021	26.58%
18-64	33,885	64.16%	35,363	59.44%	37,554	62.31%
65+	5,563	10.53%	6,472	10.88%	6,700	11.12%
<b>Family Type</b>						
Families with children	6,424	47.32%	6,353	54.73%	6,885	47.85%

Table 12.1: Demographics, La Palma

Race/Ethnicity	(La Palma, Orange County) Jurisdiction		(Los Angeles – Long Beach – Anaheim, CA) Region			
	#	%	#	%		
White, Non-Hispanic	4,179	26.43%	4,056,820	31.62%		
Black, Non-Hispanic	833	5.27%	859,086	6.70%		
Hispanic	2,781	17.59%	5,700,860	44.44%		
Asian/Pacific Island, Non-Hispanic	7398	46.78%	1,888,969	14.72%		
Native American, Non-Hisp.	83	0.52%	25,102	0.20%		
Two+ Races, Non-Hispanic	529	3.35%	267,038	2.08%		
Other, Non-Hispanic	11	0.07%	30,960	0.24%		
#1 country of origin	Korea	1,292	24.53%	Mexico	1,735,902	14.34%
#2 country of origin	India	803	15.25%	Philippines	288,529	2.38%
#3 country of origin	Philippines	592	11.24%	El Salvador	279,381	2.31%
#4 country of origin	Mexico	532	10.10%	Vietnam	234,251	1.93%
#5 country of origin	Vietnam	499	9.47%	Korea	224,370	1.85%
#6 country of origin	Taiwan	430	8.16%	Guatemala	188,854	1.56%
#7 country of origin	China, excluding Hong Kong and Taiwan	191	3.63%	China excl. Hong Kong & Taiwan	174,424	1.44%
#8 country of origin	Pakistan	152	2.89%	Iran	133,596	1.10%
#9 country of origin	Cambodia	67	1.27%	Taiwan	87,643	0.72%
#10 country of origin	Romania	63	1.20%	India	79,608	0.66%
#1 LEP Language	Korean	1,115	7.42%	Spanish	2,033,088	16.79%
#2 LEP Language	Spanish or Spanish Creole	675	4.49%	Chinese	239,576	1.98%
#3 LEP Language	Chinese	490	3.26%	Korean	156,343	1.29%
#4 LEP Language	African languages	191	1.27%	Vietnamese	147,472	1.22%
#5 LEP Language	Tagalog	161	1.07%	Armenian	87,201	0.72%
#6 LEP Language	Vietnamese	109	0.73%	Tagalog	86,691	0.72%
#7 LEP Language	Gujarati	90	0.60%	Persian	41,051	0.34%
#8 LEP Language	Japanese	78	0.52%	Japanese	32,457	0.27%
#9 LEP Language	Arabic	74	0.49%	Russian	28,358	0.23%
#10 LEP Language	Other Indic languages	69	0.46%	Arabic	23,275	0.19%
Hearing difficulty		421	2.7%		303,390	2.52%
Vision difficulty		262	1.7%		227,927	1.90%
Cognitive difficulty		476	3.1%		445,175	3.70%
Ambulatory difficulty		825	5.4%		641,347	5.34%
Self-care difficulty		496	3.3%		312,961	2.60%
Independent living difficulty		547	4.2%		496,105	4.13%

Male	7,673	48.54%	6,328,434	49.33%
Female	8,135	51.46%	6,500,403	50.67%
Under 18	2,866	18.13%	3,138,867	24.47%
18-64	10,101	63.90%	8,274,594	64.50%
65+	2,841	17.97%	1,415,376	11.03%
Families with children	3,999	81.5%	1,388,564	47.84%

### **Race and Ethnicity**

La Palma has a high Asian or Pacific Islander population at 46.78% of the population. White residents make up 26.43% of the population, Hispanic residents are 17.59%, Black residents are 5.27%, and Native Americans are 0.52%.

### **National Origin**

The most common countries of origin for foreign-born residents in the city are Korea, at 24.53%, and India, at 15.25%. The remaining most common countries for foreign-born residents, in order, are the Philippines, Mexico, Vietnam, Taiwan, China excluding Hong Kong and Taiwan, Pakistan, Cambodia, and Romania.

### **Limited English Proficiency**

The most commonly spoken language for those in La Palma with Limited English Proficiency (LEP) is Korean. The remaining most common languages for those with LEP are, in order, Spanish or Spanish Creole, Chinese, African languages, Tagalog, Vietnamese, Gujarati, Japanese, Arabic, and Other Indic Languages.

### **Disability**

The most common type of disability experienced by La Palma residents is ambulatory difficulty. The remaining most common disabilities are, in order of prevalence, independent living difficulty, self-care difficulty, cognitive difficulty, hearing difficulty, and vision difficulty.

### **Sex**

La Palma residents are 48.54% male and 51.46% female.

### **Age**

The majority of La Palma residents are between 18-64, with 63.90% of residents falling in this group. 18.13% of city residents are under 18, and 17.97% are 65 or older.

### **Familial Status**

Families with children constitute 81.5% of La Palma's population.

Table 13.1: Demographics, Laguna Niguel

Race/Ethnicity	(Laguna Niguel, CA CDBG) Jurisdiction		(Los Angeles – Long Beach – Anaheim, CA) Region			
	#	%	#	%		
White, Non-Hispanic	43,496	66.48%	4,056,820	31.62%		
Black, Non-Hispanic	1,238	1.89%	859,086	6.70%		
Hispanic	11,021	16.84%	5,700,860	44.44%		
Asian/Pacific Island, Non-Hispanic	6,613	10.11%	1,888,969	14.72%		
Native American, Non-Hisp.	74	0.11%	25,102	0.20%		
Two+ Races, Non-Hispanic	2,176	3.42%	267,038	2.08%		
Other, Non-Hispanic	119	0.19%	30,960	0.24%		
#1 country of origin	Iran	2,065	3.16%	Mexico	1,735,902	14.34%
#2 country of origin	Mexico	1,785	2.73%	Philippines	288,529	2.38%
#3 country of origin	China excl. Hong Kong & Taiwan	865	1.32%	El Salvador	279,381	2.31%
#4 country of origin	Philippines	786	1.20%	Vietnam	234,251	1.93%
#5 country of origin	El Salvador	693	1.06%	Korea	224,370	1.85%
#6 country of origin	Taiwan	629	0.96%	Guatemala	188,854	1.56%
#7 country of origin	Canada	583	0.89%	China excl. Hong Kong & Taiwan	174,424	1.44%
#8 country of origin	Korea	438	0.67%	Iran	133,596	1.10%
#9 country of origin	Egypt	407	0.62%	Taiwan	87,643	0.72%
#10 country of origin	Germany	320	0.49%	India	79,608	0.66%
#1 LEP Language	Spanish	2,022	3.36%	Spanish	2,033,088	16.79%
#2 LEP Language	Persian	994	1.65%	Chinese	239,576	1.98%
#3 LEP Language	Chinese	503	0.84%	Korean	156,343	1.29%
#4 LEP Language	Vietnamese	194	0.32%	Vietnamese	147,472	1.22%
#5 LEP Language	Korean	185	0.31%	Armenian	87,201	0.72%
#6 LEP Language	French	145	0.24%	Tagalog	86,691	0.72%
#7 LEP Language	Japanese	79	0.13%	Persian	41,051	0.34%
#8 LEP Language	Other Slavic Language	70	0.12%	Japanese	32,457	0.27%
#9 LEP Language	Tagalog	59	0.10%	Russian	28,358	0.23%
#10 LEP Language	Russian	57	0.09%	Arabic	23,275	0.19%
Hearing difficulty	1,815	2.78%	303,390	2.52%		
Vision difficulty	807	1.23%	227,927	1.90%		
Cognitive difficulty	1,965	3.00%	445,175	3.70%		
Ambulatory difficulty	1,943	2.97%	641,347	5.34%		
Self-care difficulty	938	1.43%	312,961	2.60%		
Independent living difficulty	1,910	2.92%	496,105	4.13%		
Male	30,893	48.50%	6,328,434	49.33%		
Female	32,803	51.50%	6,500,403	50.67%		



Under 18	14,428	22.65%	3,138,867	24.47%
18-64	41,100	64.53%	8,274,594	64.50%
65+	8,168	12.82%	1,415,376	11.03%
Families with children	7,796	44.73%	1,388,564	47.84%

### **Race and Ethnicity**

Laguna Niguel is majority White (66.48%) with sizable minority populations of Hispanics (16.84%) and non-Hispanic Asian residents (10.11%) This is a significantly larger White population than the county as a whole (41.40%). Black residents comprise 1.89% of the population, and non-Hispanic Native Americans comprise 0.11% of the population. The percentage of multi-race non-Hispanic population is 3.42%, and the other non-Hispanic population is 0.19%.

### **National Origin**

The most common country of origin for Laguna Niguel residents is Iran, with 3.16% of the city population comprised of residents from Iran. This is distinct from the most common country of origin for county residents overall (Mexico). The remaining most common countries of origin in Laguna Niguel are, in order, Mexico, China (excluding Hong Kong & Taiwan), Philippines, El Salvador, Taiwan, Canada, Korea, Egypt, and Germany.

### **Limited English Proficiency**

The most commonly spoken language for those in Laguna Niguel with Limited English Proficiency (LEP) is Spanish. The remaining most common languages for those with LEP are, in order, Persian, Chinese, Vietnamese, Korean, French, Japanese, Other Slavic Languages, Tagalog, and Russian.

### **Disability**

The most common type of disability experienced by Laguna Niguel residents is cognitive difficulty. The remaining most common disabilities are, in order of prevalence, ambulatory difficulty, independent living difficulty, hearing difficulty, self-care difficulty, and vision difficulty.

### **Sex**

Laguna Niguel residents are 48.50% male and 51.50% female.

### **Age**

The majority of Laguna Niguel residents are between 18-64, with 64.53% of residents falling in this group. 22.65% of city residents are under 18, and 12.82% are 65 or older.

### **Familial Status**

Families with children constitute 44.73% of Laguna Niguel's population.

Table 13.2: Demographic Trends, Laguna Niguel

Race/Ethnicity	1990 Trend		2000 Trend		2010 Trend	
	#	%	#	%	#	%
White, Non-Hispanic	37,998	83.58%	49,243	77.33%	46,192	72.52%
Black, Non-Hispanic	517	1.14%	936	1.47%	966	1.52%
Hispanic	3,422	7.53%	6,591	10.35%	8,842	13.88%
Asian or Pacific Islander, Non-Hispanic	3,364	7.40%	5,875	9.23%	7,203	11.31%
Native American, Non-Hispanic	93	0.20%	310	0.49%	331	0.52%
<b>National Origin</b>						
Foreign-born	6,198	13.60%	11,286	17.67%	13,355	20.97%
<b>LEP</b>						
Limited English Proficiency	2,169	4.76%	4,238	6.64%	4,317	6.78%
<b>Sex</b>						
Male	22,303	48.94%	31,200	48.85%	30,893	48.50%
Female	23,269	51.06%	32,665	51.15%	32,803	51.50%
<b>Age</b>						
Under 18	10,922	23.97%	17,408	27.26%	14,428	22.65%
18-64	31,371	68.84%	41,029	64.24%	41,100	64.53%
65+	3,280	7.20%	5,429	8.50%	8,168	12.82%
<b>Family Type</b>						
Families with children	6,218	48.60%	7,957	53.94%	7,796	44.73%

Table 14.1: Demographics, Lake Forest

Race/Ethnicity	(Lake Forest, CA CDBG) Jurisdiction		(Los Angeles – Long Beach – Anaheim, CA) Region	
	#	%	#	%
White, Non-Hispanic	44,160	53.98%	44160	53.98%
Black, Non-Hispanic	1,476	1.80%	1476	1.80%
Hispanic	20,057	24.52%	20057	24.52%
Asian/Pacific Island, Non-Hispanic	12,740	15.57%	12740	15.57%
Native American, Non-Hisp.	361	0.44%	361	0.44%

Two+ Races, Non-Hispanic		2,393	3.09%		2,393	3.09%
Other, Non-Hispanic		184	0.24%		184	0.24%
#1 country of origin	Mexico	4,765	5.82%	Mexico	1,735,902	14.34%
#2 country of origin	Philippines	2,714	3.32%	Philippines	288,529	2.38%
#3 country of origin	Vietnam	1,117	1.37%	El Salvador	279,381	2.31%
#4 country of origin	India	1,055	1.29%	Vietnam	234,251	1.93%
#5 country of origin	Iran	753	0.92%	Korea	224,370	1.85%
#6 country of origin	Korea	739	0.90%	Guatemala	188,854	1.56%
#7 country of origin	El Salvador	704	0.86%	China excl. Hong Kong & Taiwan	174,424	1.44%
#8 country of origin	China excl. Hong Kong and Taiwan	576	0.70%	Iran	133,596	1.10%
#9 country of origin	Canada	509	0.62%	Taiwan	87,643	0.72%
#10 country of origin	Guatemala	485	0.59%	India	79,608	0.66%
#1 LEP Language	Spanish	5,074	6.89%	Spanish	5,074	6.89%
#2 LEP Language	Vietnamese	684	0.93%	Vietnamese	684	0.93%
#3 LEP Language	Chinese	483	0.66%	Chinese	483	0.66%
#4 LEP Language	Tagalog	428	0.58%	Tagalog	428	0.58%
#5 LEP Language	Korean	396	0.54%	Korean	396	0.54%
#6 LEP Language	Persian	385	0.52%	Persian	385	0.52%
#7 LEP Language	Japanese	236	0.32%	Japanese	236	0.32%
#8 LEP Language	Other Pacific Island Language	205	0.28%	Other Pacific Island Language	205	0.28%
#9 LEP Language	Arabic	145	0.20%	Arabic	145	0.20%
#10 LEP Language	Scandinavian Language	96	0.13%	Scandinavian Language	96	0.13%
Hearing difficulty		2,141	2.62%		303,390	2.52%
Vision difficulty		715	0.88%		227,927	1.90%
Cognitive difficulty		2,001	2.45%		445,175	3.70%
Ambulatory difficulty		2,705	3.31%		641,347	5.34%
Self-care difficulty		1,371	1.68%		312,961	2.60%
Independent living difficulty		2,451	3.00%		496,105	4.13%
Male		38,359	49.58%		6,328,434	49.33%
Female		39,011	50.42%		6,500,403	50.67%
Under 18		19,017	24.58%		19,017	24.58%
18-64		51,306	66.31%		51,306	66.31%
65+		7,047	9.11%		7,047	9.11%
Families with children		9,581	48.85%		1,388,564	47.84%

## Race and Ethnicity

Lake Forest is majority White (53.98%) with sizable minority populations of Hispanics (24.52%) and non-Hispanic Asian residents (15.57%) This is a moderately larger White population than the county as a whole (41.40%). Black residents comprise 1.80% of the population, and non-Hispanic Native Americans comprise 0.44% of the population. The percentage of multi-race non-Hispanic population is 3.09%, and the other non-Hispanic population is 0.24%.

## National Origin

The most common country of origin for Lake Forest residents is Mexico, with 5.82% of the city population comprised of residents from Mexico. The remaining most common countries of origin in Lake Forest are, in order, Philippines, Vietnam, India, Iran, Korea, El Salvador, China (excluding Hong Kong & Taiwan), Canada, and Guatemala.

## Limited English Proficiency

The most commonly spoken language for those in Lake Forest with Limited English Proficiency (LEP) is Spanish. The remaining most common languages for those with LEP are, in order, Vietnamese, Chinese, Tagalog, Korean, Persian, Japanese, Other Pacific Island Languages, Arabic, and Scandinavian Languages.

## Disability

The most common type of disability experienced by Lake Forest residents is ambulatory difficulty. The remaining most common disabilities are, in order of prevalence, independent living difficulty, hearing difficulty, cognitive difficulty, self-care difficulty, and vision difficulty.

## Sex

Lake Forest residents are 49.58% male and 50.42% female.

## Age

The majority of Lake Forest residents are between 18-64, with 66.31% of residents falling in this group. 24.58% of city residents are under 18, and 9.11% are 65 or older.

## Familial Status

Families with children constitute 48.85% of Laguna Niguel's population.

**Table 14.2: Demographic Trends, Lake Forest**

	1990 Trend		2000 Trend		2010 Trend	
	#	%	#	%	#	%
White, Non-Hispanic	42,174	78.97%	50,433	67.52%	43,702	56.48%
Black, Non-Hispanic	908	1.70%	1,596	2.14%	1,566	2.02%

Hispanic	5,491	10.28%	12,968	17.36%	19,165	24.77%
Asian or Pacific Islander, Non-Hispanic	4,560	8.54%	8,665	11.60%	12,232	15.81%
Native American, Non-Hispanic	178	0.33%	451	0.60%	481	0.62%
<b>National Origin</b>						
Foreign-born	7,305	13.69%	14,986	20.06%	17,450	22.55%
<b>LEP</b>						
Limited English Proficiency	3,511	6.58%	7,915	10.59%	8,219	10.62%
<b>Sex</b>						
Male	26,304	49.29%	36,511	48.87%	38,359	49.58%
Female	27,061	50.71%	38,202	51.13%	39,011	50.42%
<b>Age</b>						
Under 18	13,865	25.98%	21,344	28.57%	19,017	24.58%
18-64	35,856	67.19%	47,998	64.24%	51,306	66.31%
65+	3,643	6.83%	5,372	7.19%	7,047	9.11%
<b>Family Type</b>						
Families with children	7,705	53.68%	10,230	56.68%	9,581	48.85%

Table 15.1: Demographics, Mission Viejo

Race/Ethnicity	(Mission Viejo, CA CDBG) Jurisdiction		(Los Angeles – Long Beach – Anaheim, CA) Region			
	#	%	#	%		
White, Non-Hispanic	64,552	66.87%	4,056,820	31.62%		
Black, Non-Hispanic	1,312	1.36%	859,086	6.70%		
Hispanic	16,350	16.94%	5,700,860	44.44%		
Asian/Pacific Island, Non-Hispanic	10,253	10.62%	1,888,969	14.72%		
Native American, Non-Hisp.	201	0.21%	25,102	0.20%		
Two+ Races, Non-Hispanic	3,108	3.36%	267,038	2.08%		
Other, Non-Hispanic	185	0.20%	30,960	0.24%		
<b>#1 country of origin</b>						
	Mexico	3,664	3.80%	Mexico	1,735,902	14.34%
<b>#2 country of origin</b>						
	Iran	2,599	2.69%	Philippines	288,529	2.38%
<b>#3 country of origin</b>						
	Philippines	1,653	1.71%	El Salvador	279,381	2.31%
<b>#4 country of origin</b>						
	Vietnam	972	1.01%	Vietnam	234,251	1.93%

#5 country of origin	China excl. Hong Kong & Taiwan	690	0.71%	Korea	224,370	1.85%
#6 country of origin	Korea	640	0.66%	Guatemala	188,854	1.56%
#7 country of origin	Taiwan	581	0.60%	China excl. Hong Kong & Taiwan	174,424	1.44%
#8 country of origin	Canada	562	0.58%	Iran	133,596	1.10%
#9 country of origin	India	374	0.39%	Taiwan	87,643	0.72%
#10 country of origin	El Salvador	341	0.35%	India	79,608	0.66%
#1 LEP Language	Spanish	2,626	2.93%	Spanish	2,033,088	16.79%
#2 LEP Language	Persian	1,187	1.33%	Chinese	239,576	1.98%
#3 LEP Language	Chinese	635	0.71%	Korean	156,343	1.29%
#4 LEP Language	Vietnamese	408	0.46%	Vietnamese	147,472	1.22%
#5 LEP Language	Arabic	264	0.30%	Armenian	87,201	0.72%
#6 LEP Language	Korean	196	0.22%	Tagalog	86,691	0.72%
#7 LEP Language	Japanese	184	0.21%	Persian	41,051	0.34%
#8 LEP Language	Tagalog	112	0.13%	Japanese	32,457	0.27%
#9 LEP Language	Other Pacific Island Language	95	0.11%	Russian	28,358	0.23%
#10 LEP Language	Russian	78	0.09%	Arabic	23,275	0.19%
Hearing difficulty		3,325	3.46%		303,390	2.52%
Vision difficulty		1,719	1.79%		227,927	1.90%
Cognitive difficulty		3,474	3.61%		445,175	3.70%
Ambulatory difficulty		5,015	5.22%		641,347	5.34%
Self-care difficulty		2,574	2.68%		312,961	2.60%
Independent living difficulty		3,937	4.10%		496,105	4.13%
Male		45,368	49.01%		6,328,434	49.33%
Female		47,192	50.99%		6,500,403	50.67%
Under 18		21,375	23.09%		3,138,867	24.47%
18-64		58,357	63.05%		8,274,594	64.50%
65+		12,828	13.86%		1,415,376	11.03%
Families with children		10,884	44.01%		1,388,564	47.84%

## Race and Ethnicity

Mission Viejo is majority White (66.87%) with sizable minority populations of Hispanics (16.94%) and non-Hispanic Asian residents (10.62%) This is a significantly larger White population than the county as a whole (41.40%). Black residents comprise 1.36% of the population, and non-Hispanic Native Americans comprise 0.21% of the population. The percentage of multi-race non-Hispanic population is 3.36%, and the other non-Hispanic population is 0.20%.

## National Origin

The most common country of origin for Mission Viejo residents is Mexico, with 3.80% of the city population comprised of residents from Mexico. The remaining most common countries of origin in Mission Viejo are, in order, Iran, Philippines, Vietnam, China (excluding Hong Kong & Taiwan), Korea, Taiwan, Canada, India, and El Salvador.

## Limited English Proficiency

The most commonly spoken language for those in Mission Viejo with Limited English Proficiency (LEP) is Spanish. The remaining most common languages for those with LEP are, in order, Persian, Chinese, Vietnamese, Arabic, Korean, Japanese, Tagalog, Other Pacific Island Languages, and Russian.

## Disability

The most common type of disability experienced by Mission Viejo residents is ambulatory difficulty. The remaining most common disabilities are, in order of prevalence, independent living difficulty, cognitive difficulty, hearing difficulty, self-care difficulty, and vision difficulty.

## Sex

Mission Viejo residents are 49.01% male and 50.99% female.

## Age

The majority of Mission Viejo residents are between 18-64, with 63.05% of residents falling in this group. 23.09% of city residents are under 18, and 13.86% are 65 or older.

## Familial Status

Families with children constitute 44.01% of Mission Viejo's population.

**Table 15.2: Demographic Trends, Mission Viejo**

	1990 Trend		2000 Trend		2010 Trend	
	#	%	#	%	#	%
<b>Race/Ethnicity</b>						
White, Non-Hispanic	67,490	83.86%	69,945	75.84%	63,297	68.38%
Black, Non-Hispanic	759	0.94%	1,331	1.44%	1,638	1.77%
Hispanic	6,583	8.18%	11,246	12.19%	16,286	17.60%
Asian or Pacific Islander, Non-Hispanic	5,327	6.62%	8,512	9.23%	10,597	11.45%
Native American, Non-Hispanic	198	0.25%	507	0.55%	475	0.51%
<b>National Origin</b>						
Foreign-born	10,815	13.44%	15,120	16.39%	16,427	17.75%

<b>LEP</b>						
Limited English Proficiency	4,189	5.21%	6,072	6.58%	6,250	6.75%
<b>Sex</b>						
Male	39,987	49.69%	44,952	48.73%	45,368	49.01%
Female	40,480	50.31%	47,294	51.27%	47,192	50.99%
<b>Age</b>						
Under 18	22,602	28.09%	26,099	28.29%	21,375	23.09%
18-64	51,800	64.37%	56,701	61.47%	58,357	63.05%
65+	6,065	7.54%	9,446	10.24%	12,828	13.86%
<b>Family Type</b>						
Families with children	11,971	53.71%	11,488	51.77%	10,884	44.01%

Table 17.1: Demographics, Orange (City)

Race/Ethnicity	(Orange, CA CDBG, HOME) Jurisdiction		(Los Angeles – Long Beach – Anaheim, CA) Region			
	#	%	#	%		
White, Non-Hispanic	63,146	45.01%	4,056,820	31.62%		
Black, Non-Hispanic	2,025	1.44%	859,086	6.70%		
Hispanic	55,293	39.41%	5,700,860	44.44%		
Asian/Pacific Island, Non-Hispanic	16,243	11.58%	1,888,969	14.72%		
Native American, Non-Hisp.	292	0.21%	25,102	0.20%		
Two+ Races, Non-Hispanic	2,692	1.92%	267,038	2.08%		
Other, Non-Hispanic	258	0.18%	30,960	0.24%		
#1 country of origin	Mexico	16,969	12.10%	Mexico	1,735,902	14.34%
#2 country of origin	Vietnam	2,596	1.85%	Philippines	288,529	2.38%
#3 country of origin	Philippines	2,298	1.64%	El Salvador	279,381	2.31%
#4 country of origin	Korea	1,039	0.74%	Vietnam	234,251	1.93%
#5 country of origin	India	986	0.70%	Korea	224,370	1.85%
#6 country of origin	Guatemala	758	0.54%	Guatemala	188,854	1.56%
#7 country of origin	Taiwan	682	0.49%	China excl. Hong Kong & Taiwan	174,424	1.44%
#8 country of origin	Iran	640	0.46%	Iran	133,596	1.10%
#9 country of origin	China excl. Hong Kong and Taiwan	558	0.40%	Taiwan	87,643	0.72%
#10 country of origin	El Salvador	526	0.37%	India	79,608	0.66%



#1 LEP Language	Spanish	18,642	14.45%	Spanish	2,033,088	16.79%
#2 LEP Language	Vietnamese	2,048	1.59%	Chinese	239,576	1.98%
#3 LEP Language	Korean	1,149	0.89%	Korean	156,343	1.29%
#4 LEP Language	Chinese	779	0.60%	Vietnamese	147,472	1.22%
#5 LEP Language	Tagalog	313	0.24%	Armenian	87,201	0.72%
#6 LEP Language	Arabic	264	0.20%	Tagalog	86,691	0.72%
#7 LEP Language	Japanese	205	0.16%	Persian	41,051	0.34%
#8 LEP Language	Gujarati	193	0.15%	Japanese	32,457	0.27%
#9 LEP Language	Cambodian	192	0.15%	Russian	28,358	0.23%
#10 LEP Language	Persian	185	0.14%	Arabic	23,275	0.19%
Hearing difficulty		2,921	2.14%		303,390	2.52%
Vision difficulty		1,841	1.35%		227,927	1.90%
Cognitive difficulty		4,106	3.01%		445,175	3.70%
Ambulatory difficulty		5,357	3.93%		641,347	5.34%
Self-care difficulty		2,762	2.02%		312,961	2.60%
Independent living difficulty		4,334	3.18%		496,105	4.13%
Male		68,542	50.29%		6,328,434	49.33%
Female		67,753	49.71%		6,500,403	50.67%
Under 18		31,745	23.29%		3,138,867	24.47%
18-64		89,676	65.80%		8,274,594	64.50%
65+		14,874	10.91%		1,415,376	11.03%
Families with children		14,250	45.66%		1,388,564	47.84%

## Race and Ethnicity

Orange has a plurality of White residents (45.01%) with significant minority populations of Hispanics (39.41%) and non-Hispanic Asian residents (11.58%). Black residents comprise 1.44% of the population, and non-Hispanic Native Americans comprise 0.21% of the population. The percentage of multi-race non-Hispanic population is 1.92%, and the other non-Hispanic population is 0.18%.

## National Origin

The most common country of origin for Orange residents is Mexico, with 12.10% of the city population comprised of residents from Mexico. The remaining most common countries of origin in Orange are, in order, Vietnam, Philippines, Korea, India, Guatemala, Taiwan, Iran, China (excluding Hong Kong and Taiwan), and El Salvador.

## Limited English Proficiency

The most commonly spoken language for those in Orange with Limited English Proficiency (LEP) is Spanish. The remaining most common languages for those with LEP are, in order, Vietnamese, Korean, Chinese, Tagalog, Arabic, Japanese, Gujarati, Cambodian, and Persian.

## Disability

The most common type of disability experienced by Orange residents is ambulatory difficulty. The remaining most common disabilities are, in order of prevalence, independent living difficulty, cognitive difficulty, hearing difficulty, self-care difficulty, and vision difficulty.

## Sex

Orange residents are 50.29% male and 49.71% female.

## Age

The majority of Orange residents are between 18-64, with 65.80% of residents falling in this group. 23.29% of city residents are under 18, and 10.91% are 65 or older.

## Familial Status

Families with children constitute 45.66% of Orange's population.

**Table 17.2: Demographic Trends, Orange (City)**

	1990 Trend		2000 Trend		2010 Trend	
	#	%	#	%	#	%
<b>Race/Ethnicity</b>						
White, Non-Hispanic	76,480	67.86%	71,105	54.48%	63,698	46.74%
Black, Non-Hispanic	1,411	1.25%	2,258	1.73%	2,478	1.82%
Hispanic	26,031	23.10%	42,446	32.52%	52,480	38.50%
Asian or Pacific Islander, Non-Hispanic	8,193	7.27%	13,081	10.02%	16,512	12.11%
Native American, Non-Hispanic	421	0.37%	840	0.64%	793	0.58%
<b>National Origin</b>						
Foreign-born	22,772	20.22%	33,137	25.40%	35,300	25.90%
<b>LEP</b>						
Limited English Proficiency	15,638	13.88%	22,812	17.49%	24,965	18.32%
<b>Sex</b>						
Male	56,489	50.15%	64,927	49.77%	68,542	50.29%
Female	56,148	49.85%	65,535	50.23%	67,753	49.71%
<b>Age</b>						
Under 18	27,188	24.14%	35,677	27.35%	31,745	23.29%

18-64	75,361	66.91%	81,767	62.67%	89,676	65.80%
65+	10,089	8.96%	13,018	9.98%	14,874	10.91%
<b>Family Type</b>	76,480	67.86%	71,105	54.48%	63,698	46.74%
Families with children	1,411	1.25%	2,258	1.73%	2,478	1.82%

**Table 18.1: Demographics, Rancho Santa Margarita**

Race/Ethnicity	(Rancho Santa Margarita, CA CDBG) Jurisdiction		(Los Angeles – Long Beach – Anaheim, CA) Region			
	#	%	#	%		
White, Non-Hispanic	31,096	63.36%	4,056,820	31.62%		
Black, Non-Hispanic	1,210	2.47%	859,086	6.70%		
Hispanic	9,604	19.57%	5,700,860	44.44%		
Asian/Pacific Island, Non-Hispanic	5,137	10.47%	1,888,969	14.72%		
Native American, Non-Hisp.	0	0.00%	25,102	0.20%		
Two+ Races, Non-Hispanic	1,604	3.31%	267,038	2.08%		
Other, Non-Hispanic	97	0.20%	30,960	0.24%		
#1 country of origin	Mexico	1,379	2.81%	Mexico	1,735,902	14.34%
#2 country of origin	Philippines	901	1.84%	Philippines	288,529	2.38%
#3 country of origin	El Salvador	475	0.97%	El Salvador	279,381	2.31%
#4 country of origin	Iran	446	0.91%	Vietnam	234,251	1.93%
#5 country of origin	China excl. Hong Kong and Taiwan	439	0.89%	Korea	224,370	1.85%
#6 country of origin	India	356	0.73%	Guatemala	188,854	1.56%
#7 country of origin	Vietnam	345	0.70%	China excl. Hong Kong & Taiwan	174,424	1.44%
#8 country of origin	Germany	263	0.54%	Iran	133,596	1.10%
#9 country of origin	Korea	232	0.47%	Taiwan	87,643	0.72%
#10 country of origin	Argentina	208	0.42%	India	79,608	0.66%
#1 LEP Language	Spanish	2,183	4.80%	Spanish	2,033,088	16.79%
#2 LEP Language	Vietnamese	224	0.49%	Chinese	239,576	1.98%
#3 LEP Language	Korean	223	0.49%	Korean	156,343	1.29%
#4 LEP Language	Arabic	192	0.42%	Vietnamese	147,472	1.22%
#5 LEP Language	Tagalog	190	0.42%	Armenian	87,201	0.72%
#6 LEP Language	Persian	187	0.41%	Tagalog	86,691	0.72%
#7 LEP Language	Chinese	155	0.34%	Persian	41,051	0.34%
#8 LEP Language	Japanese	87	0.19%	Japanese	32,457	0.27%
#9 LEP Language	Other Slavic Language	54	0.12%	Russian	28,358	0.23%
#10 LEP Language	German	42	0.09%	Arabic	23,275	0.19%

Hearing difficulty	677	1.38%	303,390	2.52%
Vision difficulty	442	0.90%	227,927	1.90%
Cognitive difficulty	838	1.71%	445,175	3.70%
Ambulatory difficulty	1,108	2.26%	641,347	5.34%
Self-care difficulty	477	0.97%	312,961	2.60%
Independent living difficulty	715	1.46%	496,105	4.13%
Male	23,681	48.81%	6,328,434	49.33%
Female	24,839	51.19%	6,500,403	50.67%
Under 18	13,719	28.27%	3,138,867	24.47%
18-64	31,402	64.72%	8,274,594	64.50%
65+	3,399	7.01%	1,415,376	11.03%
Families with children	7,256	56.76%	1,388,564	47.84%

### Race and Ethnicity

Rancho Santa Margarita is majority White (63.36%) with significant minority populations of Hispanics (19.57%) and non-Hispanic Asian residents (10.47%). This is a significantly larger White population than the county as a whole (41.40%). Black residents comprise 2.47% of the population, and non-Hispanic Native Americans comprise 0% of the population. The percentage of multi-race non-Hispanic population is 3.31%, and the other non-Hispanic population is 0.20%.

### National Origin

The most common country of origin for Rancho Santa Margarita residents is Mexico, with 2.81% of the city population comprised of residents from Mexico. The remaining most common countries of origin in Rancho Santa Margarita are, in order, Philippines, El Salvador, Iran, China (excluding Hong Kong and Taiwan), India, Vietnam, Germany, Korea, and Argentina.

### Limited English Proficiency

The most commonly spoken language for those in Rancho Santa Margarita with Limited English Proficiency (LEP) is Spanish. The remaining most common languages for those with LEP are, in order, Vietnamese, Korean, Arabic, Tagalog, Persian, Chinese, Japanese, Other Slavic Languages, and German.

### Disability

The most common type of disability experienced by Rancho Santa Margarita residents is ambulatory difficulty. The remaining most common disabilities are, in order of prevalence, cognitive difficulty, independent living difficulty, hearing difficulty, self-care difficulty, and vision difficulty.

### Sex

Rancho Santa Margarita residents are 48.81% male and 51.19% female.

## Age

The majority of Rancho Santa Margarita residents are between 18-64, with 64.72% of residents falling in this group. 28.27% of city residents are under 18, and 7.01% are 65 or older.

## Familial Status

Families with children constitute 56.76% of Rancho Santa Margarita's population.

**Table 18.2: Demographic Trends, Rancho Santa Margarita**

	1990 Trend <sup>1</sup>		2000 Trend		2010 Trend	
	#	%	#	%	#	%
<b>Race/Ethnicity</b>						
White, Non-Hispanic	9,721	80.59%	35,728	74.82%	32,644	67.28%
Black, Non-Hispanic	147	1.22%	1,014	2.12%	1,111	2.29%
Hispanic	1,183	9.81%	6,019	12.60%	8,850	18.24%
Asian or Pacific Islander, Non-Hispanic	932	7.73%	4,350	9.11%	5,521	11.38%
Native American, Non-Hispanic	43	0.36%	325	0.68%	270	0.56%
<b>National Origin</b>						
Foreign-born	1,753	14.49%	6,404	13.40%	7,746	15.97%
<b>LEP</b>						
Limited English Proficiency	653	5.40%	2,595	5.43%	2,723	5.61%
<b>Sex</b>						
Male	6,055	50.06%	23,527	49.21%	23,681	48.81%
Female	6,041	49.94%	24,281	50.79%	24,839	51.19%
<b>Age</b>						
Under 18	3,118	25.78%	15,827	33.10%	13,719	28.27%
18-64	8,519	70.43%	29,814	62.36%	31,402	64.72%
65+	459	3.79%	2,168	4.53%	3,399	7.01%
<b>Family Type</b>						
Families with children	1,819	54.54%	7,149	64.49%	7,256	56.76%

<sup>1</sup> Rancho Santa Margarita was incorporated in 2000 so boundaries prior to incorporation may be different.

Table 19.1: Demographics, San Clemente

Race/Ethnicity	(San Clemente, CA CDBG) Jurisdiction		(Los Angeles – Long Beach – Anaheim, CA) Region			
	#	%	#	%		
White, Non-Hispanic	47,747	73.20%	4,056,820	31.62%		
Black, Non-Hispanic	433	0.66%	859,086	6.70%		
Hispanic	11,665	17.88%	5,700,860	44.44%		
Asian/Pacific Island, Non-Hispanic	2,940	4.51%	1,888,969	14.72%		
Native American, Non-Hisp.	75	0.11%	25,102	0.20%		
Two+ Races, Non-Hispanic	1,551	2.49%	267,038	2.08%		
Other, Non-Hispanic	89	0.14%	30,960	0.24%		
#1 country of origin	Mexico	2,877	4.41%	Mexico	1,735,902	14.34%
#2 country of origin	Canada	400	0.61%	Philippines	288,529	2.38%
#3 country of origin	Iran	363	0.56%	El Salvador	279,381	2.31%
#4 country of origin	Philippines	321	0.49%	Vietnam	234,251	1.93%
#5 country of origin	Germany	264	0.40%	Korea	224,370	1.85%
#6 country of origin	England	202	0.31%	Guatemala	188,854	1.56%
#7 country of origin	Colombia	198	0.30%	China excl. Hong Kong & Taiwan	174,424	1.44%
#8 country of origin	Korea	179	0.27%	Iran	133,596	1.10%
#9 country of origin	India	175	0.27%	Taiwan	87,643	0.72%
#10 country of origin	Poland	162	0.25%	India	79,608	0.66%
#1 LEP Language	Spanish	2,672	4.47%	Spanish	2,033,088	16.79%
#2 LEP Language	Vietnamese	103	0.17%	Chinese	239,576	1.98%
#3 LEP Language	Tagalog	91	0.15%	Korean	156,343	1.29%
#4 LEP Language	Korean	83	0.14%	Vietnamese	147,472	1.22%
#5 LEP Language	Persian	74	0.12%	Armenian	87,201	0.72%
#6 LEP Language	Japanese	60	0.10%	Tagalog	86,691	0.72%
#7 LEP Language	Chinese	53	0.09%	Persian	41,051	0.34%
#8 LEP Language	Greek	34	0.06%	Japanese	32,457	0.27%
#9 LEP Language	Thai	34	0.06%	Russian	28,358	0.23%
#10 LEP Language	Other Pacific Island Language	17	0.03%	Arabic	23,275	0.19%
Hearing difficulty	1,950	3.01%	303,390	2.52%		
Vision difficulty	783	1.21%	227,927	1.90%		
Cognitive difficulty	1,581	2.44%	445,175	3.70%		
Ambulatory difficulty	2,060	3.18%	641,347	5.34%		
Self-care difficulty	929	1.43%	312,961	2.60%		
Independent living difficulty	1,675	2.59%	496,105	4.13%		
Male	31,315	50.27%	6,328,434	49.33%		
Female	30,980	49.73%	6,500,403	50.67%		

Under 18	14,972	24.03%	3,138,867	24.47%
18-64	39,094	62.76%	8,274,594	64.50%
65+	8,228	13.21%	1,415,376	11.03%
Families with children	7,482	45.56%	1,388,564	47.84%

### **Race and Ethnicity**

San Clemente is majority White (73.20%) with a significant minority population of Hispanics (17.88%). This is a significantly larger White population than the county as a whole (41.40%). Black residents comprise 0.66% of the population, and non-Hispanic Native Americans comprise 0.11% of the population. The percentage of multi-race non-Hispanic population is 2.49%, and the other non-Hispanic population is 0.14%.

### **National Origin**

The most common country of origin for San Clemente residents is Mexico, with 4.41% of the city population comprised of residents from Mexico. The remaining most common countries of origin in San Clemente are, in order, Canada, Iran, Philippines, Germany, England, Colombia, Korea, India, and Poland.

### **Limited English Proficiency**

The most commonly spoken language for those in San Clemente with Limited English Proficiency (LEP) is Spanish. The remaining most common languages for those with LEP are, in order, Vietnamese, Tagalog, Korean, Persian, Japanese, Chinese, Greek, Thai, and Other Pacific Island Languages.

### **Disability**

The most common type of disability experienced by San Clemente residents is ambulatory difficulty. The remaining most common disabilities are, in order of prevalence, hearing difficulty, independent living difficulty, cognitive difficulty, self-care difficulty, and vision difficulty.

### **Sex**

San Clemente residents are 50.27% male and 49.73% female.

### **Age**

The majority of San Clemente residents are between 18-64, with 62.76% of residents falling in this group. 24.03% of city residents are under 18, and 13.21% are 65 or older.

### **Familial Status**

Families with children constitute 45.56% of San Clemente's population.

Table 19.2: Demographic Trends, San Clemente

Race/Ethnicity	1990 Trend		2000 Trend		2010 Trend	
	#	%	#	%	#	%
White, Non-Hispanic	35,093	83.45%	40,022	78.55%	47,349	76.01%
Black, Non-Hispanic	250	0.59%	442	0.87%	577	0.93%
Hispanic	5,435	12.92%	8,028	15.76%	10,518	16.88%
Asian or Pacific Islander, Non-Hispanic	1,074	2.55%	1,802	3.54%	3,236	5.19%
Native American, Non-Hispanic	140	0.33%	419	0.82%	488	0.78%
<b>National Origin</b>						
Foreign-born	5,069	12.11%	6,797	13.34%	7,605	12.21%
<b>LEP</b>						
Limited English Proficiency	2,552	6.09%	3,666	7.20%	2,694	4.32%
<b>Sex</b>						
Male	21,017	50.19%	26,076	51.18%	31,315	50.27%
Female	20,856	49.81%	24,871	48.82%	30,980	49.73%
<b>Age</b>						
Under 18	9,037	21.58%	12,640	24.81%	14,972	24.03%
18-64	27,570	65.84%	31,879	62.57%	39,094	62.76%
65+	5,267	12.58%	6,428	12.62%	8,228	13.21%
<b>Family Type</b>						
Families with children	4,973	43.73%	4,960	45.52%	7,482	45.56%

Table 20.1: Demographics, San Juan Capistrano

Race/Ethnicity	(San Juan Capistrano, Orange County) Jurisdiction		(Los Angeles – Long Beach – Anaheim, CA) Region	
	#	%	#	%
White, Non-Hispanic	20,600	57.30%	4,056,820	31.62%
Black, Non-Hispanic	32	0.09%	859,086	6.70%
Hispanic	13,073	36.37%	5,700,860	44.44%
Asian/Pacific Island, Non-Hispanic	1186	3.30%	1,888,969	14.72%
Native American, Non-Hisp.	140	0.39%	25,102	0.20%



Two+ Races, Non-Hispanic		595	1.66%		267,038	2.08%
Other, Non-Hispanic		322	0.90%		30,960	0.24%
#1 country of origin	Mexico	5,627	68.92%	Mexico	1,735,902	14.34%
#2 country of origin	Canada	272	3.33%	Philippines	288,529	2.38%
#3 country of origin	England	271	3.32%	El Salvador	279,381	2.31%
#4 country of origin	Peru	191	2.34%	Vietnam	234,251	1.93%
#5 country of origin	Iran	150	1.84%	Korea	224,370	1.85%
#6 country of origin	Cuba	149	1.82%	Guatemala	188,854	1.56%
#7 country of origin	Philippines	147	1.80%	China excl. Hong Kong & Taiwan	174,424	1.44%
#8 country of origin	China, excluding Hong Kong and Taiwan	142	1.74%	Iran	133,596	1.10%
#9 country of origin	India	126	1.54%	Taiwan	87,643	0.72%
#10 country of origin	Poland	119	1.46%	India	79,608	0.66%
#1 LEP Language	Spanish or Spanish Creole:	5,935	17.65%	Spanish	2,033,088	16.79%
#2 LEP Language	Persian:	143	0.43%	Chinese	239,576	1.98%
#3 LEP Language	Chinese:	102	0.30%	Korean	156,343	1.29%
#4 LEP Language	Other Indic languages:	54	0.16%	Vietnamese	147,472	1.22%
#5 LEP Language	Vietnamese:	48	0.14%	Armenian	87,201	0.72%
#6 LEP Language	German:	33	0.10%	Tagalog	86,691	0.72%
#7 LEP Language	Japanese:	32	0.10%	Persian	41,051	0.34%
#8 LEP Language	Russian:	29	0.09%	Japanese	32,457	0.27%
#9 LEP Language	Mon- Khmer, Cambodian:	29	0.09%	Russian	28,358	0.23%
#10 LEP Language	Tagalog:	28	0.08%	Arabic	23,275	0.19%
Hearing difficulty		1,181	3.3%		303,390	2.52%
Vision difficulty		744	2.1%		227,927	1.90%
Cognitive difficulty		1,134	3.4%		445,175	3.70%
Ambulatory difficulty		2,144	6.4%		641,347	5.34%
Self-care difficulty		1,251	3.7%		312,961	2.60%
Independent living difficulty		1,653	6.0%		496,105	4.13%
Male		48.03%	11.0%		6,328,434	49.33%
Female		51.97%	9.4%		6,500,403	50.67%
Under 18		8,381	23.35%		3,138,867	24.47%
18-64		20,925	58.29%		8,274,594	64.50%
65+		6,593	18.37%		1,415,376	11.03%
Families with children		8,839	72.3%		1,388,564	47.84%

## Race and Ethnicity

San Juan Capistrano is a majority White city, with 57.30% of residents being White. 0.09% of residents are Black, 36.37% Hispanic, 3.30% Asian or Pacific Islander, and 0.39% Native American.

## National Origin

The most common countries of origin for foreign-born residents in the city is Mexico, at 68.92%. The remaining most common countries for foreign-born residents, in order, are Canada, England, Peru, Iran, Cuba, the Philippines, China, excluding Hong Kong and Taiwan, India, and Poland.

## Limited English Proficiency

The most commonly spoken language for those in San Juan Capistrano with Limited English Proficiency (LEP) is Spanish or Spanish Creole. The remaining most common languages for those with LEP are, in order, Persian, Chinese, other Indic languages, Vietnamese, German, Japanese, Russian, Mon-Khmer Cambodian, and Tagalog.

## Disability

The most common types of disability experienced by San Juan Capistrano residents in order are ambulatory, independent living, self-care, cognitive, hearing, and vision.

## Sex

San Juan Capistrano residents are 48.03% male and 51.97% female.

## Age

The majority of residents are between 18-64, with 58.29% of residents falling in this group. 23.35% of city residents are under 18, and 18.37% are 65 or older.

## Familial Status

Families with children constitute 72.3% of the population.

**Table 21.1: Demographics, Santa Ana**

Race/Ethnicity	(Santa Ana, CA CDBG, HOME, ESG) Jurisdiction		(Los Angeles – Long Beach – Anaheim, CA) Region	
	#	%	#	%
White, Non-Hispanic	31,499	9.42%	4,056,820	31.62%
Black, Non-Hispanic	2,716	0.81%	859,086	6.70%
Hispanic	258,449	77.27%	5,700,860	44.44%
Asian/Pacific Island, Non-Hispanic	38,872	11.62%	1,888,969	14.72%
Native American, Non-Hisp.	430	0.13%	25,102	0.20%
Two+ Races, Non-Hispanic	2,184	0.68%	267,038	2.08%
Other, Non-Hispanic	377	0.12%	30,960	0.24%

#1 country of origin	Mexico	108,270	32.37%	Mexico	108,270	32.37%
#2 country of origin	Vietnam	20,391	6.10%	Vietnam	20,391	6.10%
#3 country of origin	El Salvador	6,021	1.80%	El Salvador	6,021	1.80%
#4 country of origin	Guatemala	3,153	0.94%	Guatemala	3,153	0.94%
#5 country of origin	Philippines	2,234	0.67%	Philippines	2,234	0.67%
#6 country of origin	China excl. Hong Kong and Taiwan	1,215	0.36%	China excl. Hong Kong and Taiwan	1,215	0.36%
#7 country of origin	Cambodia	1,211	0.36%	Cambodia	1,211	0.36%
#8 country of origin	Korea	740	0.22%	Korea	740	0.22%
#9 country of origin	Honduras	707	0.21%	Honduras	707	0.21%
#10 country of origin	Peru	494	0.15%	Peru	494	0.15%
#1 LEP Language	Spanish	123,215	41.06%	Spanish	2,033,088	16.79%
#2 LEP Language	Vietnamese	13,682	4.56%	Chinese	239,576	1.98%
#3 LEP Language	Chinese	984	0.33%	Korean	156,343	1.29%
#4 LEP Language	Tagalog	676	0.23%	Vietnamese	147,472	1.22%
#5 LEP Language	Cambodian	618	0.21%	Armenian	87,201	0.72%
#6 LEP Language	Laotian	327	0.11%	Tagalog	86,691	0.72%
#7 LEP Language	Korean	284	0.09%	Persian	41,051	0.34%
#8 LEP Language	Japanese	224	0.07%	Japanese	32,457	0.27%
#9 LEP Language	Other Indic Language	222	0.07%	Russian	28,358	0.23%
#10 LEP Language	Other Pacific Island Language	171	0.06%	Arabic	23,275	0.19%
Hearing difficulty		6,745	2.04%		303,390	2.52%
Vision difficulty		9,075	2.74%		227,927	1.90%
Cognitive difficulty		9,177	2.77%		445,175	3.70%
Ambulatory difficulty		11,321	3.42%		641,347	5.34%
Self-care difficulty		5,603	1.69%		312,961	2.60%
Independent living difficulty		9,146	2.76%		496,105	4.13%
Male		164,857	51.05%		6,328,434	49.33%
Female		158,082	48.95%		6,500,403	50.67%
Under 18		99,297	30.75%		3,138,867	24.47%
18-64		201,647	62.44%		8,274,594	64.50%
65+		21,995	6.81%		1,415,376	11.03%
Families with children		34,031	57.04%		1,388,564	47.84%

### Race and Ethnicity

Santa Ana is majority Hispanic (77.27%) with a significant minority population of non-Hispanic Asian residents (11.62%). This is a significantly larger Hispanic population than the county as a whole (34.20%). Black residents comprise 0.81% of the population, and non-Hispanic Native Americans comprise 0.13% of

the population. The percentage of multi-race non-Hispanic population is 0.68%, and the other non-Hispanic population is 0.12%.

### National Origin

The most common country of origin for Santa Ana residents is Mexico, with 32.37% of the city population comprised of residents from Mexico. The remaining most common countries of origin in Santa Ana are, in order, Vietnam, El Salvador, Guatemala, Philippines, China (excluding Hong Kong and Taiwan), Cambodia, Korea, Honduras, and Peru.

### Limited English Proficiency

The most commonly spoken language for those in Santa Ana with Limited English Proficiency (LEP) is Spanish. The remaining most common languages for those with LEP are, in order, Vietnamese, Chinese, Tagalog, Cambodian, Laotian, Korean, Japanese, Other Indic Languages, and Other Pacific Island Languages.

### Disability

The most common type of disability experienced by Santa Ana residents is ambulatory difficulty. The remaining most common disabilities are, in order of prevalence, cognitive difficulty, independent living difficulty, vision difficulty, hearing difficulty, and self-care difficulty.

### Sex

Santa Ana residents are 51.05% male and 48.95% female.

### Age

The majority of Santa Ana residents are between 18-64, with 62.44% of residents falling in this group. 30.75% of city residents are under 18, and 6.81% are 65 or older.

### Familial Status

Families with children constitute 57.04% of Santa Ana's population.

**Table 21.2: Demographic Trends, Santa Ana**

	1990 Trend		2000 Trend		2010 Trend	
	#	%	#	%	#	%
White, Non-Hispanic	68,937	23.58%	42,837	12.74%	30,994	9.60%
Black, Non-Hispanic	6,272	2.15%	4,817	1.43%	3,662	1.13%
Hispanic	189,758	64.92%	254,995	75.81%	251,792	77.97%

Asian or Pacific Islander, Non-Hispanic	26,112	8.93%	31,510	9.37%	35,171	10.89%
Native American, Non-Hispanic	671	0.23%	1,333	0.40%	891	0.28%
<b>National Origin</b>						
Foreign-born	148,116	50.69%	178,689	53.13%	159,506	49.39%
<b>LEP</b>						
Limited English Proficiency	125,596	42.98%	155,759	46.31%	147,471	45.67%
<b>Sex</b>						
Male	155,301	53.15%	174,039	51.75%	164,857	51.05%
Female	136,895	46.85%	162,299	48.25%	158,082	48.95%
<b>Age</b>						
Under 18	89,063	30.48%	118,041	35.10%	99,297	30.75%
18-64	186,981	63.99%	200,328	59.56%	201,647	62.44%
65+	16,151	5.53%	17,969	5.34%	21,995	6.81%
<b>Family Type</b>						
Families with children	32,142	58.43%	35,540	64.63%	34,031	57.04%

Table 22: Demographics, Tustin

Race/Ethnicity	(Tustin, CA CDBG) Jurisdiction		(Los Angeles – Long Beach – Anaheim, CA) Region			
	#	%	#	%		
White, Non-Hispanic	24,289	30.36%	4,056,820	31.62%		
Black, Non-Hispanic	1,926	2.41%	859,086	6.70%		
Hispanic	32,982	41.22%	5,700,860	44.44%		
Asian/Pacific Island, Non-Hispanic	17,542	21.93%	1,888,969	14.72%		
Native American, Non-Hisp.	418	0.52%	25,102	0.20%		
Two+ Races, Non-Hispanic	1,949	2.62%	267,038	2.08%		
Other, Non-Hispanic	169	0.23%	30,960	0.24%		
#1 country of origin	Mexico	11,270	14.09%	Mexico	1,735,902	14.34%
#2 country of origin	Vietnam	2,115	2.64%	Philippines	288,529	2.38%
#3 country of origin	India	2,048	2.56%	El Salvador	279,381	2.31%
#4 country of origin	Philippines	1,677	2.10%	Vietnam	234,251	1.93%
#5 country of origin	Korea	1,446	1.81%	Korea	224,370	1.85%

#6 country of origin	China excl. Hong Kong & Taiwan	1,250	1.56%	Guatemala	188,854	1.56%
#7 country of origin	Taiwan	1,040	1.30%	China excl. Hong Kong & Taiwan	174,424	1.44%
#8 country of origin	Iran	507	0.63%	Iran	133,596	1.10%
#9 country of origin	Guatemala	405	0.51%	Taiwan	87,643	0.72%
#10 country of origin	Canada	339	0.42%	India	79,608	0.66%
#1 LEP Language	Spanish	10,333	14.60%	Spanish	2,033,088	16.79%
#2 LEP Language	Vietnamese	1,665	2.35%	Chinese	239,576	1.98%
#3 LEP Language	Korean	844	1.19%	Korean	156,343	1.29%
#4 LEP Language	Chinese	816	1.15%	Vietnamese	147,472	1.22%
#5 LEP Language	Tagalog	400	0.57%	Armenian	87,201	0.72%
#6 LEP Language	Other Indic Language	285	0.40%	Tagalog	86,691	0.72%
#7 LEP Language	Hindi	218	0.31%	Persian	41,051	0.34%
#8 LEP Language	Persian	216	0.31%	Japanese	32,457	0.27%
#9 LEP Language	Other Asian Language	183	0.26%	Russian	28,358	0.23%
#10 LEP Language	Arabic	165	0.23%	Arabic	23,275	0.19%
Hearing difficulty		1,749	2.19%		303,390	2.52%
Vision difficulty		1,216	1.52%		227,927	1.90%
Cognitive difficulty		2,308	2.89%		445,175	3.70%
Ambulatory difficulty		2,894	3.63%		641,347	5.34%
Self-care difficulty		1,162	1.46%		312,961	2.60%
Independent living difficulty		2,353	2.95%		496,105	4.13%
Male		36,263	48.83%		6,328,434	49.33%
Female		37,995	51.17%		6,500,403	50.67%
Under 18		19,341	26.05%		3,138,867	24.47%
18-64		48,704	65.59%		8,274,594	64.50%
65+		6,213	8.37%		1,415,376	11.03%
Families with children		9,226	52.64%		1,388,564	47.84%

## Race and Ethnicity

Tustin is majority Hispanic (41.22%) with a significant minority population of White residents (30.36%) and non-Hispanic Asian residents (21.93%). Black residents comprise 2.41% of the population, and non-Hispanic Native Americans comprise 0.52% of the population. The percentage of multi-race non-Hispanic population is 2.62%, and the other non-Hispanic population is 0.23%.

## National Origin

The most common country of origin for Tustin residents is Mexico, with 14.09% of the city population comprised of residents from Mexico. The remaining most common countries of origin in Tustin are, in

order, Vietnam, India, Philippines, Korea, China (excluding Hong Kong and Taiwan), Taiwan, Iran, Guatemala, and Canada.

### Limited English Proficiency

The most commonly spoken language for those in Tustin with Limited English Proficiency (LEP) is Spanish. The remaining most common languages for those with LEP are, in order, Vietnamese, Korean, Chinese, Tagalog, Other Indic Language, Hindi, Persian, Other Asian Language, and Arabic.

### Disability

The most common type of disability experienced by Tustin residents is ambulatory difficulty. The remaining most common disabilities are, in order of prevalence, independent living difficulty, cognitive difficulty, hearing difficulty, vision difficulty, and self-care difficulty.

### Sex

Tustin residents are 48.83% male and 51.17% female.

### Age

The majority of Tustin residents are between 18-64, with 65.59% of residents falling in this group. 26.05% of city residents are under 18, and 8.37% are 65 or older.

### Familial Status

Families with children constitute 47.84% of Tustin's population.

**Table 22.2: Demographic Trends, Tustin**

	1990 Trend		2000 Trend		2010 Trend	
	#	%	#	%	#	%
<b>Race/Ethnicity</b>						
White, Non-Hispanic	33,203	64.04%	29,936	45.70%	26,741	36.01%
Black, Non-Hispanic	2,546	4.91%	2,001	3.05%	1,879	2.53%
Hispanic	10,687	20.61%	22,177	33.85%	28,873	38.88%
Asian or Pacific Islander, Non-Hispanic	5,105	9.85%	10,452	15.95%	16,240	21.87%
Native American, Non-Hispanic	197	0.38%	401	0.61%	314	0.42%
<b>National Origin</b>						
Foreign-born	11,250	21.67%	21,580	32.92%	24,470	32.95%
<b>LEP</b>						
Limited English Proficiency	6,814	13.13%	13,970	21.31%	14,937	20.12%

<b>Sex</b>						
Male	26,403	50.87%	32,163	49.07%	36,263	48.83%
Female	25,502	49.13%	33,386	50.93%	37,995	51.17%
<b>Age</b>						
Under 18	12,604	24.28%	17,885	27.28%	19,341	26.05%
18-64	35,509	68.41%	42,998	65.60%	48,704	65.59%
65+	3,792	7.31%	4,665	7.12%	6,213	8.37%
<b>Family Type</b>						
Families with children	6,634	51.65%	8,043	53.99%	9,226	52.64%

Table 23.1: Demographics, Westminster

<b>Race/Ethnicity</b>	<b>(Westminster, CA CDBG, HOME) Jurisdiction</b>		<b>(Los Angeles – Long Beach – Anaheim, CA) Region</b>			
	<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>		
White, Non-Hispanic	22,450	24.46%	4,056,820	31.62%		
Black, Non-Hispanic	797	0.87%	859,086	6.70%		
Hispanic	21,783	23.73%	5,700,860	44.44%		
Asian/Pacific Island, Non-Hispanic	43,957	47.89%	1,888,969	14.72%		
Native American, Non-Hisp.	384	0.42%	25,102	0.20%		
Two+ Races, Non-Hispanic	1,858	2.07%	267,038	2.08%		
Other, Non-Hispanic	121	0.13%	30,960	0.24%		
#1 country of origin	Vietnam	26,801	29.20%	Mexico	1,735,902	14.34%
#2 country of origin	Mexico	7,184	7.83%	Philippines	288,529	2.38%
#3 country of origin	Philippines	906	0.99%	El Salvador	279,381	2.31%
#4 country of origin	China excl. Hong Kong & Taiwan	467	0.51%	Vietnam	234,251	1.93%
#5 country of origin	Egypt	428	0.47%	Korea	224,370	1.85%
#6 country of origin	Cambodia	379	0.41%	Guatemala	188,854	1.56%
#7 country of origin	Peru	294	0.32%	China excl. Hong Kong & Taiwan	174,424	1.44%
#8 country of origin	Laos	277	0.30%	Iran	133,596	1.10%
#9 country of origin	Taiwan	273	0.30%	Taiwan	87,643	0.72%
#10 country of origin	Korea	254	0.28%	India	79,608	0.66%
#1 LEP Language	Vietnamese	22,514	26.32%	Spanish	2,033,088	16.79%
#2 LEP Language	Spanish	6,446	7.53%	Chinese	239,576	1.98%
#3 LEP Language	Chinese	1,026	1.20%	Korean	156,343	1.29%
#4 LEP Language	Korean	234	0.27%	Vietnamese	147,472	1.22%
#5 LEP Language	Cambodian	223	0.26%	Armenian	87,201	0.72%



#6 LEP Language	Tagalog	213	0.25%	Tagalog	86,691	0.72%
#7 LEP Language	Laotian	202	0.24%	Persian	41,051	0.34%
#8 LEP Language	Japanese	154	0.18%	Japanese	32,457	0.27%
#9 LEP Language	Arabic	147	0.17%	Russian	28,358	0.23%
#10 LEP Language	Armenian	77	0.09%	Arabic	23,275	0.19%
Hearing difficulty		3,399	3.71%		303,390	2.52%
Vision difficulty		1,959	2.14%		227,927	1.90%
Cognitive difficulty		5,517	6.02%		445,175	3.70%
Ambulatory difficulty		6,308	6.89%		641,347	5.34%
Self-care difficulty		2,964	3.24%		312,961	2.60%
Independent living difficulty		5,665	6.19%		496,105	4.13%
Male		44,523	49.57%		6,328,434	49.33%
Female		45,295	50.43%		6,500,403	50.67%
Under 18		21,014	23.40%		3,138,867	24.47%
18-64		56,236	62.61%		8,274,594	64.50%
65+		12,568	13.99%		1,415,376	11.03%
Families with children		9,079	44.54%		1,388,564	47.84%

### Race and Ethnicity

Westminster is majority non-Hispanic Asian residents (47.89%) with a significant minority population of White residents (24.46%) and Hispanic residents (23.73%). This is a significantly higher percentage of non-Hispanic Asian residents than Orange County overall (19.78%). Black residents comprise 0.87% of the population, and non-Hispanic Native Americans comprise 0.42% of the population. The percentage of multi-race non-Hispanic population is 2.07%, and the other non-Hispanic population is 0.13%.

### National Origin

The most common country of origin for Westminster residents is Vietnam, with 29.20% of the city population comprised of residents from Vietnam. This is distinct from the most common country of origin for all Orange County residents (Mexico). The remaining most common countries of origin in Westminster are, in order, Mexico, Philippines, China (excluding Hong Kong and Taiwan), Egypt, Cambodia, Peru, Laos, Taiwan, and Korea.

### Limited English Proficiency

The most commonly spoken language for those in Westminster with Limited English Proficiency (LEP) is Vietnamese. This is distinct from the most common LEP language overall in Orange County (Spanish). The remaining most common languages for those with LEP are, in order, Spanish, Chinese, Korean, Cambodian, Tagalog, Laotian, Japanese, Arabic, and Armenian.

### Disability

The most common type of disability experienced by Westminster residents is ambulatory difficulty. The remaining most common disabilities are, in order of prevalence, independent living difficulty, cognitive difficulty, hearing difficulty, self-care difficulty, and vision difficulty.

## Sex

Westminster residents are 49.57% male and 50.43% female.

## Age

The majority of Westminster residents are between 18-64, with 62.61% of residents falling in this group. 23.40% of city residents are under 18, and 13.99% are 65 or older.

## Familial Status

Families with children constitute 44.54% of Westminster's population.

**Table 23.2: Demographic Trends, Westminster**

	1990 Trend		2000 Trend		2010 Trend	
	#	%	#	%	#	%
<b>Race/Ethnicity</b>						
White, Non-Hispanic	45,552	57.77%	32,550	36.89%	23,627	26.31%
Black, Non-Hispanic	775	0.98%	985	1.12%	1,047	1.17%
Hispanic	15,131	19.19%	19,678	22.30%	21,709	24.17%
Asian or Pacific Islander, Non-Hispanic	16,918	21.45%	33,809	38.32%	42,829	47.68%
Native American, Non-Hispanic	357	0.45%	756	0.86%	454	0.51%
<b>National Origin</b>						
Foreign-born	22,718	28.86%	37,094	42.04%	39,808	44.32%
<b>LEP</b>						
Limited English Proficiency	16,594	21.08%	28,427	32.22%	30,447	33.90%
<b>Sex</b>						
Male	40,162	51.03%	44,216	50.11%	44,523	49.57%
Female	38,546	48.97%	44,019	49.89%	45,295	50.43%
<b>Age</b>						
Under 18	19,745	25.09%	23,821	27.00%	21,014	23.40%
18-64	51,871	65.90%	54,970	62.30%	56,236	62.61%
65+	7,093	9.01%	9,443	10.70%	12,568	13.99%
<b>Family Type</b>						

Families with children	9,049	46.90%	9,753	49.37%	9,079	44.54%
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## Los Angeles – Long Beach – Anaheim, CA Region

### Religion

The most common religious group is Roman Catholic. Approximately 797,473 County residents identify as Roman Catholic, which is 26.49% of the total population. The second most common is nondenominational, which accounts for 122,205 residents, or 4.06% of the total population. Southern Baptist Convention and Mormon account for 2.30% and 2.22% of the population respectively. The remaining religions, which account for less than 1% of the total county population, are Assemblies of God, Buddhism, Muslim, Presbyterian, Lutheran, and Church of Christ.

**Table 24: Demographic Trends, Region**

Race/Ethnicity	1990 Trend		2000 Trend		2010 Trend	
	#	%	#	%	#	%
White, Non-Hispanic	5,166,768	45.86%	4,417,595	35.72%	4,056,820	31.62%
Black, Non-Hispanic	971,105	8.62%	1,001,103	8.10%	932,431	7.27%
Hispanic	3,914,001	34.74%	5,117,049	41.38%	5,700,862	44.44%
Asian or Pacific Islander, Non-Hispanic	1,146,691	10.18%	1,651,006	13.35%	2,046,118	15.95%
Native American, Non-Hispanic	36,210	0.32%	66,029	0.53%	54,362	0.42%
<b>National Origin</b>						
Foreign-born	3,469,567	30.80%	4,299,323	34.77%	4,380,850	34.15%
<b>LEP</b>						
Limited English Proficiency	2,430,630	21.57%	3,132,663	25.33%	3,053,077	23.80%
<b>Sex</b>						
Male	5,626,077	49.94%	6,107,286	49.39%	6,328,434	49.33%
Female	5,640,051	50.06%	6,258,058	50.61%	6,500,403	50.67%
<b>Age</b>						
Under 18	2,911,031	25.84%	3,518,245	28.45%	3,138,867	24.47%
18-64	7,280,517	64.62%	7,641,369	61.80%	8,274,594	64.50%

65+	1,074,580	9.54%	1,205,730	9.75%	1,415,376	11.03%
<b>Family Type</b>						
Families with children	1,318,473	50.20%	1,143,222	53.64%	1,388,564	47.84%

Over time, the non-Hispanic white population has dropped over time since 1990 both measured both by percentage change and overall population decline. The white population has dropped by 21.48% since 1990, and has decreased by 1,109,948 people over that span. The white population has gone from representing 45.86% of the region's population to representing 31.62% of the region's population. By contrast, the Hispanic population in Orange County has grown significantly: 1,786,859 more people identify as Hispanic currently as compared to 1990, and Hispanic residents now represent 44.44% of the region's population, up from 34.74% in 1990. The Asian, non-Hispanic population has also increased over this time period, albeit at a slower pace than the Hispanic population: 237,963 more residents are non-Hispanic Asians, and their proportion of the region's population has increased from 10.18% to 14.72% today. The Black population has decreased slightly (from 8.62% to 6.70%), while the Native American population has remained relatively flat (0.32% to 0.20%).

The percentage of population with LEP has seen an increase of approximately 2%. The percentage of the population that are families with children has decreased slightly, by approximately 2.5% since 1990. The population of residents under 18 has remained essentially constant. The population of residents from 18-64 has also remained basically constant, while the percentage of those over 65 years of age has increased slightly (by approximately 1.5%).

## A. General Issues

### i. Segregation/Integration

#### 1. Analysis

- a. *Describe and compare segregation levels in the jurisdiction and region. Identify the racial/ethnic groups that experience the highest levels of segregation.*

#### Dissimilarity Index

	Value	Level of Segregation
Dissimilarity Index Value (0-100)	0-40	Low Segregation
	41-54	Moderate Segregation
	55-100	High Segregation

The tables below reflect the Dissimilarity Indices for each jurisdiction. The Dissimilarity Index measures the percentage of a certain group's population that would have to move to a different census tract in order to be evenly distributed within a city or metropolitan area in relation to another group. The higher the Dissimilarity Index, the higher the extent of the segregation.

Overall, Orange County experiences moderate levels of segregation, with significant variances in some individual jurisdictions. The Non-White/White value is 44.71, Black/White 46.98, Hispanic/White 52.82, and Asian or Pacific Islander/White 43.19. These values have all increased sharply since 2010, though values had remained consistent from 2000 and 2010. Jurisdictional values tend to indicate low levels of segregation in comparison to the county as a whole, but this is due to the spatial distribution of populations *across* different jurisdictions rather than *within* different jurisdictions.

Areas in central Orange County have the highest Dissimilarity Index values for their populations. Orange City, Santa Ana and Tustin are particularly affected. The Black/White index value for the city of Orange is 42.35, as opposed to a 22.63 Non-White/White index value. Neighboring Santa Ana has a 50.58 Non-White/White index value, and Tustin 48.19. Hispanic residents are affected in Santa Ana, with Dissimilarity Index value of 52.62, and Black and Hispanic residents are especially segregated with values of 66.02 and 57.43, respectively. These measures are relevant because Hispanic residents are more concentrated in Anaheim and Santa Ana, compared to the rest of the county.

Black residents face consistently high Dissimilarity Index values, especially compared to Non-White/White or other populations' index values. They experience higher levels of segregation in La Habra, Laguna Niguel, Mission Viejo, Orange and Santa Ana, and especially high levels in Newport Beach and Tustin, at 67.68 and 66.02, respectively. This is not represented in county-wide Dissimilarity Index values likely due to Black residents being comparatively more evenly distributed throughout the county than in individual jurisdictions.

Hispanic residents also face somewhat high Dissimilarity Index values, though values in individual jurisdictions are typically below the 40.00 threshold. Noticeable differences are evident in Costa Mesa, Fountain Valley, Santa Ana, and Tustin, which have relatively high levels of segregation. In Santa Ana and Tustin, Dissimilarity Index values for Hispanic residents in relation to White residents are 52.62 and 57.43 respectively.

Dissimilarity Index values for Asian or Pacific Islander residents vary. Some jurisdictions have lower values, and others higher. In Garden Grove, values for Asian or Pacific Islanders are higher than for other groups.

**Table 1 Dissimilarity Index Values by Race and Ethnicity for Orange County**

<b>Racial/Ethnic Dissimilarity Index</b>	<b>1990 Trend</b>	<b>2000 Trend</b>	<b>2010 Trend</b>	<b>Current</b>
Non-White/White	30.38	34.71	33.58	44.71
Black/White	32.60	33.63	32.27	46.98
Hispanic/White	36.13	41.08	38.18	52.82
Asian or Pacific Islander/White	32.58	34.31	34.82	43.19

**Table 2: Dissimilarity Index Values by Race and Ethnicity for Aliso Viejo**

<b>Racial/Ethnic Dissimilarity Index</b>	<b>Current</b>
Non-White/White	13.03
Black/White	50.89
Hispanic/White	22.57
Asian or Pacific Islander/White	14.98

**Table 3: Dissimilarity Index Values by Race and Ethnicity for Anaheim**

Racial/Ethnic Dissimilarity Index	1990 Trend	2000 Trend	2010 Trend	Current
Non-White/White	29.37	31.67	31.72	31.70
Black/White	22.24	26.01	27.90	39.71
Hispanic/White	38.81	40.34	38.84	38.40
Asian or Pacific Islander/White	13.26	17.36	21.59	25.16

**Table 4: Dissimilarity Index Values by Race and Ethnicity for Buena Park**

Racial/Ethnic Dissimilarity Index	1990 Trend	2000 Trend	2010 Trend	Current
Non-White/White	18.17	22.07	21.40	23.51
Black/White	21.76	23.51	25.25	42.66
Hispanic/White	26.64	33.21	30.85	36.71
Asian or Pacific Islander/White	11.56	13.87	16.44	15.49

**Table 5: Dissimilarity Index Values by Race and Ethnicity for Costa Mesa**

Racial/Ethnic Dissimilarity Index	1990 Trend	2000 Trend	2010 Trend	Current
Non-White/White	29.76	36.82	34.36	35.80
Black/White	30.21	27.11	27.72	44.23
Hispanic/White	34.42	45.28	41.93	42.06
Asian or Pacific Islander/White	30.34	31.93	30.60	42.65

**Table 6: Dissimilarity Index Values by Race and Ethnicity for Fountain Valley**

Racial/Ethnic Dissimilarity Index	1990 Trend	2000 Trend	2010 Trend	Current
Non-White/White	14.25	22.27	23.54	34.00
Black/White	27.24	27.57	26.28	39.71
Hispanic/White	21.64	28.33	29.59	42.15
Asian or Pacific Islander/White	13.85	22.12	23.58	33.68

**Table 7: Dissimilarity Index Values by Race and Ethnicity for Fullerton**

Racial/Ethnic Dissimilarity Index	1990 Trend	2000 Trend	2010 Trend	Current
Non-White/White	25.53	31.15	30.52	29.76
Black/White	30.59	31.83	26.53	28.59
Hispanic/White	33.72	39.98	38.28	35.96
Asian or Pacific Islander/White	30.41	33.48	35.24	33.56

**Table 8: Dissimilarity Index Values by Race and Ethnicity for Garden Grove**

Racial/Ethnic Dissimilarity Index	1990 Trend	2000 Trend	2010 Trend	Current
Non-White/White	25.06	31.79	32.16	34.93
Black/White	22.18	23.11	23.45	35.03
Hispanic/White	27.67	32.64	33.20	36.26
Asian or Pacific Islander/White	27.45	34.98	33.98	38.21



**Table 9: Dissimilarity Index Values by Race and Ethnicity for Huntington Beach**

Racial/Ethnic Dissimilarity Index	1990 Trend	2000 Trend	2010 Trend	Current
Non-White/White	21.11	23.44	21.58	25.52
Black/White	21.45	19.99	24.21	37.58
Hispanic/White	28.10	33.37	30.09	28.86
Asian or Pacific Islander/White	22.86	20.11	18.25	26.26

**Table 10: Dissimilarity Index Values by Race and Ethnicity for Irvine**

Racial/Ethnic Dissimilarity Index	1990 Trend	2000 Trend	2010 Trend	Current
Non-White/White	16.50	21.56	18.01	19.24
Black/White	43.00	27.84	19.37	39.54
Hispanic/White	21.99	22.81	17.89	26.58
Asian or Pacific Islander/White	18.18	22.57	18.73	73.67

**Table 11: Dissimilarity Index Values by Race and Ethnicity for La Habra**

Racial/Ethnic Dissimilarity Index	1990 Trend	2000 Trend	2010 Trend	Current
Non-White/White	28.16	26.70	24.12	25.08
Black/White	12.56	13.23	19.35	40.12
Hispanic/White	33.91	30.92	28.56	30.22
Asian or Pacific Islander/White	40.47	38.68	36.53	27.99

**Table 12: Dissimilarity Index Values by Race and Ethnicity for La Palma**

Racial/Ethnic Dissimilarity Index	Current
Non-White/White	9.67
Black/White	17.98
Hispanic/White	1.93
Asian or Pacific Islander/White	13.62

**Table 13: Dissimilarity Index Values by Race and Ethnicity for Laguna Niguel**

Racial/Ethnic Dissimilarity Index	1990 Trend	2000 Trend	2010 Trend	Current
Non-White/White	9.17	12.98	16.34	20.29
Black/White	13.82	22.75	16.24	45.64

Hispanic/White	13.34	20.76	22.79	27.18
Asian or Pacific Islander/White	13.37	12.68	13.82	18.94

**Table 14: Dissimilarity Index Values by Race and Ethnicity for Lake Forest**

Racial/Ethnic Dissimilarity Index	1990 Trend	2000 Trend	2010 Trend	Current
Non-White/White	9.39	15.38	17.28	19.97
Black/White	12.43	12.16	9.52	26.59
Hispanic/White	15.72	26.10	27.63	30.04
Asian or Pacific Islander/White	8.84	11.06	13.46	17.18

**Table 15: Dissimilarity Index Values by Race and Ethnicity for Mission Viejo**

Racial/Ethnic Dissimilarity Index	1990 Trend	2000 Trend	2010 Trend	Current
Non-White/White	13.67	15.18	15.75	29.15
Black/White	18.03	20.63	16.83	43.54
Hispanic/White	12.26	18.75	20.96	20.00
Asian or Pacific Islander/White	20.00	16.83	13.98	16.84

**Table 16: Dissimilarity Index Values by Race and Ethnicity for Orange (City)**

Racial/Ethnic Dissimilarity Index	1990 Trend	2000 Trend	2010 Trend	Current
Non-White/White	23.79	24.21	22.68	22.63
Black/White	24.12	24.45	24.72	42.35
Hispanic/White	30.24	29.79	26.90	27.94
Asian or Pacific Islander/White	19.54	22.34	22.70	27.55

**Table 17: Dissimilarity Index Values by Race and Ethnicity for Rancho Santa Margarita**

Racial/Ethnic Dissimilarity Index	1990 Trend	2000 Trend	2010 Trend	Current
Non-White/White	5.43	12.26	14.07	18.27
Black/White	7.18	12.64	13.35	23.56
Hispanic/White	5.73	19.52	23.13	24.53
Asian or Pacific Islander/White	6.70	8.56	9.55	17.95

**Table 18: Dissimilarity Index Values by Race and Ethnicity for San Clemente**

Racial/Ethnic Dissimilarity Index	1990 Trend	2000 Trend	2010 Trend	Current
Non-White/White	21.89	25.93	16.76	17.23
Black/White	13.86	19.08	14.93	37.45
Hispanic/White	27.16	32.90	23.71	21.95
Asian or Pacific Islander/White	14.66	14.76	16.56	27.33

**Table 20: Dissimilarity Index Values by Race and Ethnicity for Santa Ana**

Racial/Ethnic Dissimilarity Index	1990 Trend	2000 Trend	2010 Trend	Current
Non-White/White	47.73	49.25	46.51	50.58
Black/White	36.60	28.03	25.25	42.30
Hispanic/White	53.07	53.60	50.02	52.62
Asian or Pacific Islander/White	43.05	46.79	46.94	43.95

**Table 21: Dissimilarity Index Values by Race and Ethnicity for Tustin**

Racial/Ethnic Dissimilarity Index	1990 Trend	2000 Trend	2010 Trend	Current
Non-White/White	26.33	36.73	32.93	48.19
Black/White	42.49	35.11	29.03	66.02

Hispanic/White	31.14	48.19	42.55	57.43
Asian or Pacific Islander/White	19.20	17.74	19.76	28.73

**Table 22: Dissimilarity Index Values by Race and Ethnicity for Westminster**

Racial/Ethnic Dissimilarity Index	1990 Trend	2000 Trend	2010 Trend	Current
Non-White/White	24.58	28.05	31.59	11.95
Black/White	11.56	14.18	17.62	35.61
Hispanic/White	30.31	29.74	31.83	9.64
Asian or Pacific Islander/White	23.15	29.73	34.65	16.31

*b. Explain how these segregation levels have changed over time (since 1990).*

In addition to the Dissimilarity Index, social scientists also use the Isolation and Exposure Indices to measure segregation. These indices, when taken together, capture the neighborhood demographics experienced, on average, by members of a particular racial or ethnic groups within a city or metropolitan area. The Isolation Index measures what percentage of the census tract in which a person of a certain racial identity lives is comprised of other persons of that same racial/ethnic group. Values for the Isolation Index range from 0 to 100. The Exposure Index is a group's exposure to all racial groups. Values for the Exposure Index also range from 0 to 100. A larger value means that the average group member lives in a census tract with a higher percentage of people from another group.

**Table 23 Isolation Index Values by Race and Ethnicity, Orange County**

Isolation Index	Current
White/White	55.16
Black/Black	3.32
Hispanic/Hispanic	52.81
Asian/Asian	31.84

**Table 24: Aliso Viejo**

Isolation Index	Current
White/White	62.94
Black/Black	3.97
Hispanic/Hispanic	19.52
Asian/Asian	16.32

**Table 25: Anaheim**

Isolation Index	1980	1990	2000	2010	Current
White/White	78.8	62.1	44.9	37.1	35.8

Black/Black	1.8	3.1	3.6	3.6	3.61
Hispanic/Hispanic	28.6	44.8	58.2	61.7	59.25
Asian/Asian	4.4	10.8	16.5	20	22.66

**Table 26: Buena Park**

Isolation Index	1980	1990	2000	2010	Current
White/White	76.3	60.3	42.2	31.8	27.37
Black/Black	1.6	3.1	4.7	4.6	5.08
Hispanic/Hispanic	20	29	40.1	45.2	49.04
Asian/Asian	5.2	15.1	24.5	31.6	34.19

**Table 27: Costa Mesa**

Isolation Index	1980	1990	2000	2010	Current
White/White	84.1	74.8	64.6	59.7	57.38
Black/Black	1.6	1.8	2	2.1	3.18
Hispanic/Hispanic	14.9	29.3	47.7	49.2	45.35
Asian/Asian	6.4	9.7	12.7	14.3	22.27

**Table 28: Fountain Valley**

Isolation Index	1980	1990	2000	2010	Current
White/White	83.9	73.4	60.6	52.4	45.93
Black/Black	0.8	1.2	1.7	1.5	0.75
Hispanic/Hispanic	7.1	9.2	12.4	15.1	29.93
Asian/Asian	7.6	18.6	30.7	38.8	42.97

**Table 29: Fullerton**

Isolation Index	1980	1990	2000	2010	Current
White/White	81	68.4	55.9	45.6	40.27
Black/Black	2.8	3	3.1	3	3.19
Hispanic/Hispanic	24.8	33.3	43.7	47.8	47.56
Asian/Asian	7	21	31.4	41	38.19

**Table 30: Garden Grove**

Isolation Index	1980	1990	2000	2010	Current
White/White	80.4	59	42	34.3	32.11
Black/Black	1.1	1.7	1.8	1.5	2.54
Hispanic/Hispanic	25.4	30.4	39.4	43.4	44.37
Asian/Asian	7.5	24.6	39.8	45.4	45.88

**Table 31: Huntington Beach**

Isolation Index	1980	1990	2000	2010	Current
White/White	85.4	80.5	74.4	69.8	63.99

Black/Black	1	1.1	1.2	1.7	2.68
Hispanic/Hispanic	9.5	18.3	26.7	26.9	27.39
Asian/Asian	5.9	9.7	12.6	14.8	21.32

**Table 32: Irvine**

Isolation Index	1980	1990	2000	2010	Current
White/White	84.3	74.5	59.2	47	46.09
Black/Black	3.6	4.4	2.2	2.5	3.19
Hispanic/Hispanic	7.1	7	8	10.4	15.57
Asian/Asian	8.4	19.4	35.1	44.6	41.54

**Table 33: La Habra**

Isolation Index	1980	1990	2000	2010	Current
White/White	76.6	64.7	46.5	34.7	35.40
Black/Black	0.4	1	1.8	2	1.79
Hispanic/Hispanic	31.2	41.9	55.4	62.7	62.64
Asian/Asian	2.8	5.8	15.4	22.5	18.18

**Table 34: Laguna Niguel**

Isolation Index	1980	1990	2000	2010	Current
White/White	92.7	83.2	77.9	73.4	68.74
Black/Black	0.4	1.4	1.8	1.7	3.98
Hispanic/Hispanic	4.4	8.4	12.2	16.7	20.88
Asian/Asian	2.2	8.2	9.8	12.3	11.02

**Table 35: Lake Forest**

Isolation Index	1980	1990	2000	2010	Current
White/White	n/a	n/a	67.9	59.3	54.69
Black/Black	n/a	n/a	2.4	2.2	2.95
Hispanic/Hispanic	n/a	n/a	23.1	30.7	32.32
Asian/Asian	n/a	n/a	11.6	16.2	17.49

**Table 36: Mission Viejo**

Isolation Index	1980	1990	2000	2010	Current
White/White	89.8	85.2	76.8	70.1	67.55
Black/Black	0.8	1	1.8	2	3.11
Hispanic/Hispanic	5.9	8.2	15.6	20.8	21.55
Asian/Asian	3.4	7	10.2	12.5	12.48

**Table 37: Orange (City)**

Isolation Index	1980	1990	2000	2010	Current
White/White	82.9	70.3	58.5	50.4	52.18

Black/Black	1.4	1.8	2.3	2.2	2.71
Hispanic/Hispanic	17	30.6	39.7	43.9	44.99
Asian/Asian	3.7	10.2	13.6	15.9	14.10

**Table 38: Rancho Santa Margarita**

Isolation Index	1980	1990	2000	2010	Current
White/White	n/a	78.3	74.9	68	67.91
Black/Black	n/a	1.4	2.3	2.4	2.28
Hispanic/Hispanic	n/a	11.6	15.1	21.9	21.90
Asian/Asian	n/a	8.2	9.6	11.9	10.65

**Table 39: San Clemente**

Isolation Index	1980	1990	2000	2010	Current
White/White	88.4	84.5	80.4	77.1	75.50
Black/Black	1.2	0.7	1	1	1.62
Hispanic/Hispanic	10	19.3	25.8	22.4	23.44
Asian/Asian	1.7	2.9	4.1	6.1	6.16

**Table 40: Santa Ana**

Isolation Index	1980	1990	2000	2010	Current
White/White	58.9	41.7	28.4	20.6	25.46
Black/Black	7.7	3.5	2.4	1.8	2.16
Hispanic/Hispanic	58.5	74.6	81.4	82.4	82.04
Asian/Asian	7	17.7	22.1	25.9	16.90

**Table 41: Tustin**

Isolation Index	1980	1990	2000	2010	Current
White/White	83.7	66.3	54.3	43.2	52.44
Black/Black	6.1	9.9	3.6	2.7	4.84
Hispanic/Hispanic	10.2	27	51.3	51.9	56.10
Asian/Asian	4.4	12.1	19.6	26.7	19.86

**Table 42: Westminster**

Isolation Index	1980	1990	2000	2010	Current
White/White	78.2	60.7	43.2	34.3	16.61
Black/Black	0.8	1.1	1.2	1.3	0.78
Hispanic/Hispanic	14.5	24.8	26	28.6	28.35
Asian/Asian	9.5	25.9	45.8	55.4	57.40

Isolation values for different populations vary widely across the county and individual jurisdictions. Values for White residents are generally higher than for other residents, likely due to the larger number of White residents overall. In Orange County, White residents have an

Isolation Index value of 55.16, Black residents 3.32, Hispanic residents 52.81, and Asian residents 31.84. Values for the county are sometimes higher than values in individual jurisdictions for White, Hispanic, and Asian residents, again likely due to higher segregation across jurisdictions rather than within them. Isolation values have generally decreased for White residents over time, increased for Hispanic and Asian residents, and remained low for Black residents.

There are notable exceptions, however. White residents have especially high Isolation values in Aliso Viejo, Costa Mesa, Huntington Beach, Laguna Niguel, Lake Forest, Mission Viejo, Rancho Santa Margarita, and San Clemente. While some of those cities have lower non-White populations, Lake Forest's significant Hispanic population suggests that White residents are disproportionately isolated. San Clemente has the highest White Isolation index value at 75.5. Buena Park has the lowest at 27.37.

Isolation index values for Black residents are uniformly low. Values are in the single digits, due to the low Black population across the county. These values have remained low and fairly consistent since the 1980s, with no noticeable exceptions.

Hispanic residents have experienced the highest Isolation Index value change over the last few decades. This is partly due to the increasing size of the population in the county. Certain areas have exceptionally high Hispanic Isolation Index values, however including La Habra at 62.64 and Santa Ana with 82.04.

**Table 43 Exposure Index Values for Orange County**

<b>Exposure Index</b>	<b>Current</b>
Black/White	38.76
Hispanic/White	27.47
Asian/White	35.78
White/Black	1.47
Hispanic/Black	1.56
Asian/Black	1.64
White/Hispanic	22.69
Black/Hispanic	34.09
Asian/Hispanic	27.54
White/Asian	17.10
Black/Asian	20.66
Hispanic/Asian	15.93

**Table 44: Anaheim**

<b>Exposure Index</b>	<b>1980</b>	<b>1990</b>	<b>2000</b>	<b>2010</b>	<b>Current</b>
Black/White	76.7	57.2	36.7	27.8	25.38
Hispanic/White	65.9	45.4	27.3	21.2	20.8
Asian/White	78.7	61.6	41	31.4	28.44
White/Black	1.1	2.4	2.8	2.9	2.03



Hispanic/Black	1	2.2	2.6	2.7	2.09
Asian/Black	1.2	2.5	3.2	3.2	2.12
White/Hispanic	14.8	25.2	35.6	40.7	40.09
Black/Hispanic	15.8	29.7	43.1	49.9	50.48
Asian/Hispanic	14.2	24.6	37.8	44.8	44.5
White/Asian	3.9	9.8	15.2	18.6	19.66
Black/Asian	4.1	9.4	15.1	18.1	18.31
Hispanic/Asian	3.1	7.1	10.7	13.8	15.96

**Table 45: Buena Park**

Exposure Index	1980	1990	2000	2010	Current
Black/White	70.7	55.1	35.3	25.5	20.09
Hispanic/White	72.8	54.7	33	24.4	20.39
Asian/White	73.7	58.7	39.4	28.6	25.83
White/Black	1	2.2	3.8	3.7	3.01
Hispanic/Black	1.2	2.6	4.4	4.3	4.15
Asian/Black	1.2	2.4	4	3.8	3.12
White/Hispanic	17.1	22.9	29	34.6	34.98
Black/Hispanic	20.5	27.1	36.4	42.2	47.49
Asian/Hispanic	17.7	23.1	30.5	35.3	34.03
White/Asian	4.1	13.8	23.4	29.2	31.53
Black/Asian	5	14	22	27	25.39
Hispanic/Asian	4.2	13	20.6	25.4	24.21

**Table 46: Costa Mesa**

Exposure Index	1980	1990	2000	2010	Current
Black/White	83.3	71.4	57.2	51.6	48.14
Hispanic/White	78.6	63.2	42.6	40.2	39.24
Asian/White	81.4	69.5	57.2	52.7	43.84
White/Black	0.6	1.2	1.5	1.7	1.49
Hispanic/Black	0.6	1.2	1.4	1.6	1.23
Asian/Black	0.6	1.3	1.9	2.1	2.21
White/Hispanic	9.7	17.6	23.8	27.8	25.99
Black/Hispanic	9.8	19.4	28.9	33.3	26.41
Asian/Hispanic	10.2	19.1	26.7	30	28.27
White/Asian	4.2	6	8.5	9.9	11.69
Black/Asian	4	7	10.5	12.1	19.1
Hispanic/Asian	4.3	5.9	7.1	8.2	11.38

**Table 47: Fountain Valley**

Exposure Index	1980	1990	2000	2010	Current
Black/White	83.5	70.8	54.9	47	40.9

Hispanic/White	83.4	71.6	55.4	46.4	29.3
Asian/White	83.3	71.8	55.2	45.9	32.95
White/Black	0.7	0.9	1.3	1.2	0.47
Hispanic/Black	0.7	1.1	1.6	1.4	0.47
Asian/Black	0.7	0.9	1.4	1.2	0.35
White/Hispanic	6.8	8	10.1	12.4	16.67
Black/Hispanic	7	9.6	12.7	15.1	23.22
Asian/Hispanic	6.8	8.1	11	13.3	21.16
White/Asian	7	17.2	26.3	33.2	33.5
Black/Asian	7	17.8	29.1	35.5	31.29
Hispanic/Asian	7	17.4	28.8	36.2	37.8

**Table 48: Fullerton**

Exposure Index	1980	1990	2000	2010	Current
Black/White	73.3	59.5	44.7	37.3	32.48
Hispanic/White	67.9	54.6	40	33	29.88
Asian/White	78.6	60.7	44.3	33.9	30.48
White/Black	1.5	1.9	2.2	2.4	2.39
Hispanic/Black	2.1	2.6	2.8	2.7	2.76
Asian/Black	1.5	1.8	2.1	2.1	2.17
White/Hispanic	11.6	18.1	24.8	29.7	31.92
Black/Hispanic	18.1	26.4	35.6	37.8	40.13
Asian/Hispanic	11.3	16.1	21	22.4	25.69
White/Asian	4.4	11.2	15.7	21.5	21.94
Black/Asian	4.1	11.2	15.2	21.1	21.26
Hispanic/Asian	3.7	9	12	15.8	17.3

**Table 49: Garden Grove**

Exposure Index	1980	1990	2000	2010	Current
Black/White	77	53	32.7	23.4	28.9
Hispanic/White	66.7	48.2	27.9	19.2	17.18
Asian/White	77	50.5	27.6	18.9	17.02
White/Black	0.8	1.3	1.4	1.4	1.48
Hispanic/Black	0.8	1.4	1.5	1.3	0.92
Asian/Black	0.9	1.4	1.4	1.3	0.89
White/Hispanic	11.5	20.7	27.8	31.3	31.25
Black/Hispanic	13.8	23.7	33	36.9	32.61
Asian/Hispanic	12.7	22.9	30.2	33.9	34.42
White/Asian	5.6	18.4	27.6	32.4	32.34
Black/Asian	6.2	21	31.4	37.7	32.74
Hispanic/Asian	5.4	19.4	30.2	35.6	35.94

**Table 50: Huntington Beach**

<b>Exposure Index</b>	<b>1980</b>	<b>1990</b>	<b>2000</b>	<b>2010</b>	<b>Current</b>
Black/White	83.9	77.5	69.4	64.5	59.11
Hispanic/White	82.9	71.8	60.4	57.7	52.89
Asian/White	83.4	77.2	70.9	66.3	54.76
White/Black	0.7	0.9	1	1.2	1.26
Hispanic/Black	0.8	1	1.1	1.4	1.3
Asian/Black	0.7	0.9	1.1	1.3	1.21
White/Hispanic	7.7	10.2	12.3	14.6	17.18
Black/Hispanic	8.6	12.8	16.1	18.8	19.87
Asian/Hispanic	8.2	11.7	13.8	16.5	18.84
White/Asian	4.7	7.8	10.7	13.2	13.44
Black/Asian	4.8	7.9	11.7	13.9	13.99
Hispanic/Asian	5	8.3	10.3	13	14.24

**Table 51: Irvine**

<b>Exposure Index</b>	<b>1980</b>	<b>1990</b>	<b>2000</b>	<b>2010</b>	<b>Current</b>
Black/White	76.8	70	54.1	43.9	39.74
Hispanic/White	81.2	71.9	55.2	44	42.26
Asian/White	81.7	72.1	53.8	43.4	41.17
White/Black	1.3	1.6	1.6	2.1	1.57
Hispanic/Black	2	2.2	1.9	2.3	1.72
Asian/Black	1.8	1.7	1.8	2.2	1.83
White/Hispanic	5.8	6.1	7.1	8.6	10.98
Black/Hispanic	8.3	7.9	8.2	9.9	11.29
Asian/Hispanic	6.7	6.5	7.6	9.2	10.48
White/Asian	7.3	17.4	30.3	41.3	36.5
Black/Asian	9.6	17.2	33.6	43	41.09
Hispanic/Asian	8.4	18.7	33	42.6	35.75

**Table 52: La Habra**

<b>Exposure Index</b>	<b>1980</b>	<b>1990</b>	<b>2000</b>	<b>2010</b>	<b>Current</b>
Black/White	75.6	63.3	42.5	30.8	30.02
Hispanic/White	65.7	53.6	36.6	27.4	25.8
Asian/White	77.6	63.8	43.5	32.1	34.55
White/Black	0.3	0.9	1.7	1.7	1.09
Hispanic/Black	0.3	0.8	1.6	1.6	1.09
Asian/Black	0.4	0.9	1.8	2.1	0.96
White/Hispanic	19.7	29.8	43.4	51.9	48.56
Black/Hispanic	20.2	30.9	47.1	53.6	56.34
Asian/Hispanic	17.9	29	38.1	42.5	44.47
White/Asian	2.2	4	7	10.8	12.95

Black/Asian	2.6	4.3	7.4	12.8	9.89
Hispanic/Asian	1.7	3.3	5.2	7.6	8.86

**Table 53: Laguna Niguel**

Exposure Index	1980	1990	2000	2010	Current
Black/White	92.4	82.4	75.5	70.9	59.48
Hispanic/White	92.4	82.6	75.1	69.4	62.18
Asian/White	92.1	82.7	76.6	71.2	65.29
White/Black	0.4	1.3	1.4	1.5	1.64
Hispanic/Black	0.4	1.4	1.7	1.6	2.3
Asian/Black	0.4	1.3	1.4	1.6	2.11
White/Hispanic	4.2	7.7	10.1	13.3	15.5
Black/Hispanic	4.3	8.4	11.9	15.1	20.84
Asian/Hispanic	4.4	7.6	10.6	14.2	16.95
White/Asian	2	7.5	9.1	11.1	9.62
Black/Asian	2.1	7.5	9.1	11.6	11.33
Hispanic/Asian	2.1	7.4	9.3	11.5	10.03

**Table 54: Lake Forest**

Exposure Index	1980	1990	2000	2010	Current
Black/White	n/a	n/a	67.3	58.3	52.72
Hispanic/White	n/a	n/a	62.4	52	47.67
Asian/White	n/a	n/a	66.5	57.4	52.56
White/Black	n/a	n/a	2.1	2	2.01
Hispanic/Black	n/a	n/a	2	1.9	2.01
Asian/Black	n/a	n/a	2.2	2	1.87
White/Hispanic	n/a	n/a	17.4	22.4	23.84
Black/Hispanic	n/a	n/a	17.4	23	26.34
Asian/Hispanic	n/a	n/a	18.4	23.5	24
White/Asian	n/a	n/a	11.2	15.5	15.36
Black/Asian	n/a	n/a	11.5	15.6	14.3
Hispanic/Asian	n/a	n/a	11.2	14.7	14.02

**Table 55: Mission Viejo**

Exposure Index	1980	1990	2000	2010	Current
Black/White	88.9	83.9	73.6	67.4	67.06
Hispanic/White	89.1	84.3	72	65	61.99
Asian/White	88.6	83.8	74.5	68	65.26
White/Black	0.7	0.9	1.4	1.7	1.62
Hispanic/Black	0.7	1	1.6	1.9	1.46
Asian/Black	0.7	1	1.6	1.8	1.47
White/Hispanic	5.6	7.6	11.5	16	15.89

Black/Hispanic	5.9	8.2	13.5	18.3	15.45
Asian/Hispanic	6	7.9	12.4	17	16.76
White/Asian	2.8	6	9	11.4	10.9
Black/Asian	3.2	6.5	9.8	11.4	10.12
Hispanic/Asian	3.1	6.2	9.4	11.5	10.92

**Table 56: Orange (City)**

Exposure Index	1980	1990	2000	2010	Current
Black/White	79	35.2	51.7	43.3	43.93
Hispanic/White	76.8	60.6	48	42.2	42.34
Asian/White	81.1	67.4	54.7	47.5	48.65
White/Black	0.9	1.2	1.6	1.6	1.09
Hispanic/Black	1.1	1.4	1.8	1.9	1.28
Asian/Black	0.9	1.2	1.8	1.9	1.16
White/Hispanic	11.6	20.4	28.3	34.4	33.22
Black/Hispanic	14.8	25.2	34	40.5	40.53
Asian/Hispanic	12.9	20.8	28.8	34	33.15
White/Asian	3.2	7.6	10.4	12.8	10.58
Black/Asian	3.2	7.5	10.8	13.2	10.22
Hispanic/Asian	3.4	7	9.3	11.2	9.19

**Table 57: Rancho Santa Margarita**

Exposure Index	1980	1990	2000	2010	Current
Black/White	n/a	78.3	73.2	66	66.49
Hispanic/White	n/a	78.3	72.1	63.6	62.68
Asian/White	n/a	78.3	74	66.6	65.32
White/Black	n/a	1.4	2.1	2.3	1.73
Hispanic/Black	n/a	1.4	2.3	2.4	1.63
Asian/Black	n/a	1.4	2.2	2.4	1.9
White/Hispanic	n/a	11.6	12.6	17.7	16.66
Black/Hispanic	n/a	11.6	14	19.3	16.6
Asian/Hispanic	n/a	11.6	13	18.4	17.99
White/Asian	n/a	8.2	9.2	11.3	9.43
Black/Asian	n/a	8.1	9.3	11.5	10.51
Hispanic/Asian	n/a	8.2	9.2	11.2	9.77

**Table 58: San Clemente**

Exposure Index	1980	1990	2000	2010	Current
Black/White	85.5	82.3	75.9	75.3	76.35
Hispanic/White	86	77.1	68.6	70.8	68.96
Asian/White	87.1	83.6	79.3	76.4	74.08
White/Black	0.8	0.6	0.8	0.9	0.75

Hispanic/Black	1.1	0.6	1	0.9	0.63
Asian/Black	1	0.6	0.9	1	0.76
White/Hispanic	8.2	11.9	13.9	15.7	15.89
Black/Hispanic	10.4	13.8	18.2	17	14.78
Asian/Hispanic	9	12.4	14.5	15.5	14.98
White/Asian	1.5	2.6	3.7	5.4	4.29
Black/Asian	1.6	2.8	3.8	5.7	4.45
Hispanic/Asian	1.6	2.5	3.3	4.9	3.77

**Table 59: Santa Ana**

Exposure Index	1980	1990	2000	2010	Current
Black/White	38.2	27.1	19.5	14.5	15.73
Hispanic/White	30.8	15.8	9.3	7.5	8.57
Asian/White	46.2	27.4	15.4	11.1	13.25
White/Black	3.3	2.6	2.3	1.8	1.29
Hispanic/Black	4	2	1.3	1	0.83
Asian/Black	4.8	2.4	1.6	1.2	0.96
White/Hispanic	30.8	44.4	56.7	63.9	60.58
Black/Hispanic	45.6	59.1	66.7	71.8	71.44
Asian/Hispanic	39.2	52.2	60.1	61.5	67.45
White/Asian	4.9	10.8	11.8	13.2	10.72
Black/Asian	5.9	9.9	10.6	11.4	9.44
Hispanic/Asian	4.2	7.3	7.5	8.7	7.72

**Table 60: Tustin**

Exposure Index	1980	1990	2000	2010	Current
Black/White	78	57	40.3	32.5	20.01
Hispanic/White	81.4	56.6	30.8	26.3	23.47
Asian/White	83	62.7	48.9	37.2	39.02
White/Black	2.4	4.9	2.8	2.3	1.36
Hispanic/Black	3	6.3	3.5	2.7	3.49
Asian/Black	2.6	4.6	2.9	2.4	2.56
White/Hispanic	8.5	18.5	23.5	30	25.32
Black/Hispanic	10.2	24	39	42.8	55.54
Asian/Hispanic	8.6	20.1	27.2	33.1	34.8
White/Asian	4	9.8	17.9	23.8	17.08
Black/Asian	4	8.4	15.6	21.4	16.51
Hispanic/Asian	3.9	9.6	13.1	18.5	14.12

**Table 61: Westminster**

Exposure Index	1980	1990	2000	2010	Current
Black/White	78.8	57.8	38.6	29.6	17.19

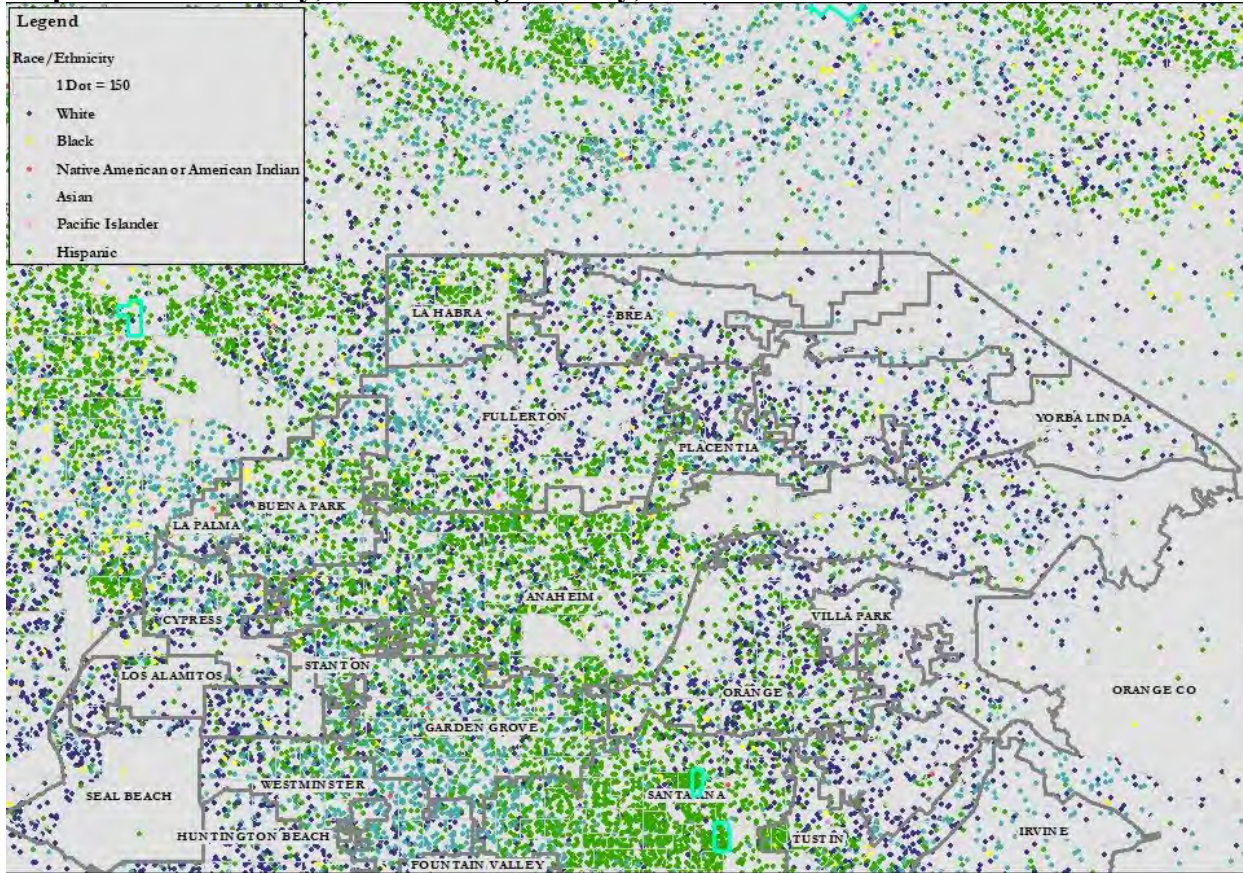
Hispanic/White	74.1	52	33.4	24.5	16.4
Asian/White	75	53.8	31.1	21.4	15.21
White/Black	0.7	1	1.2	1.3	0.45
Hispanic/Black	0.6	1	1.1	1.2	0.51
Asian/Black	0.6	1	1	1	0.36
White/Hispanic	11.5	17.3	20	22.6	27.06
Black/Hispanic	11.4	18.7	21.8	25.7	31.71
Asian/Hispanic	12.9	18.8	20.9	21.7	24.54
White/Asian	7.7	20.5	34.1	41.1	53.04
Black/Asian	7.1	21.9	37	42.6	47.49
Hispanic/Asian	8.5	21.6	38.2	45.1	51.88

Exposure Index values are for the most part consistent with proportions of populations in individual jurisdictions. While Non-White/White exposure values are decreasing, exposure to Hispanic and Asian populations is increasing, and to the Black population is remaining the same. Exposure to White residents is exceptionally high in Mission Viejo and San Clemente. Areas with high Hispanic populations have high exposure to Hispanic residents as well, as seen in Santa Ana, but less so in Lake Forest, indicating higher levels of segregation.

- c. Identify areas in the jurisdiction and region with relatively high segregation and integration by race/ethnicity, national origin, or LEP group, and indicate the predominant groups living in each area.*

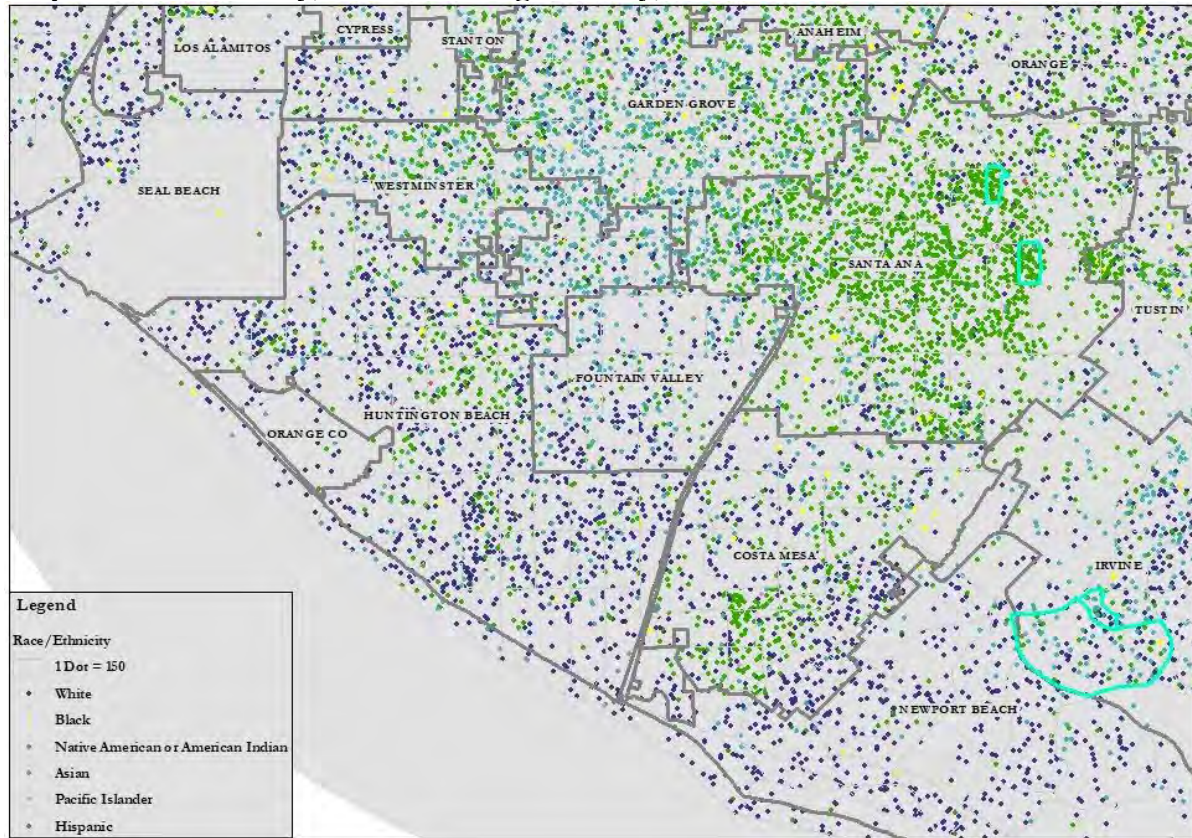
# Race/Ethnicity

## Map 1: Race/Ethnicity, North Orange County, CA



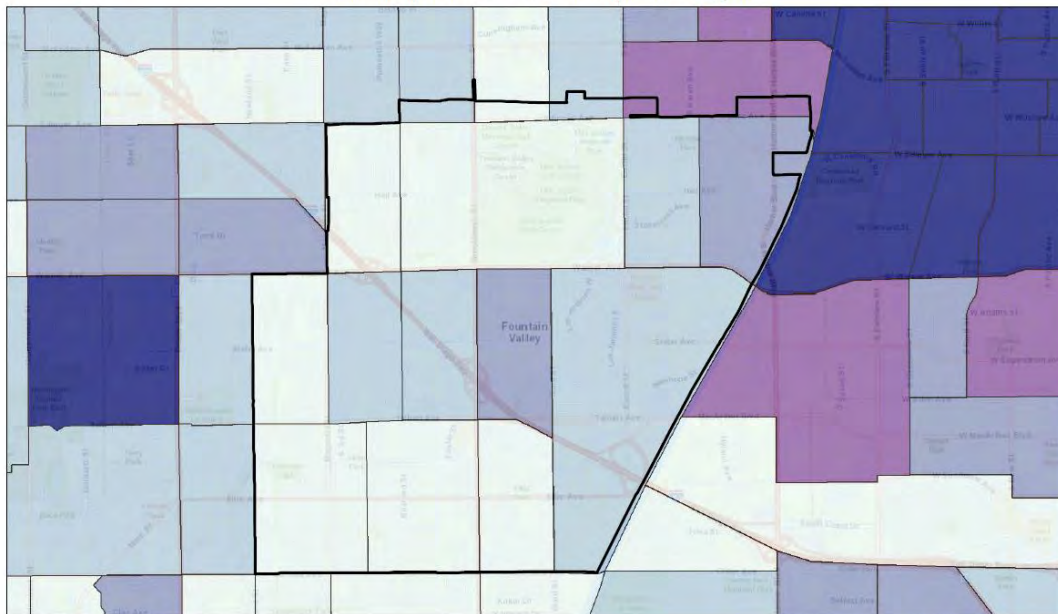


Map 2: Race/Ethnicity, Central Orange County, CA

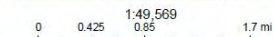


Map 2.1: Hispanic Origin, Central Orange County

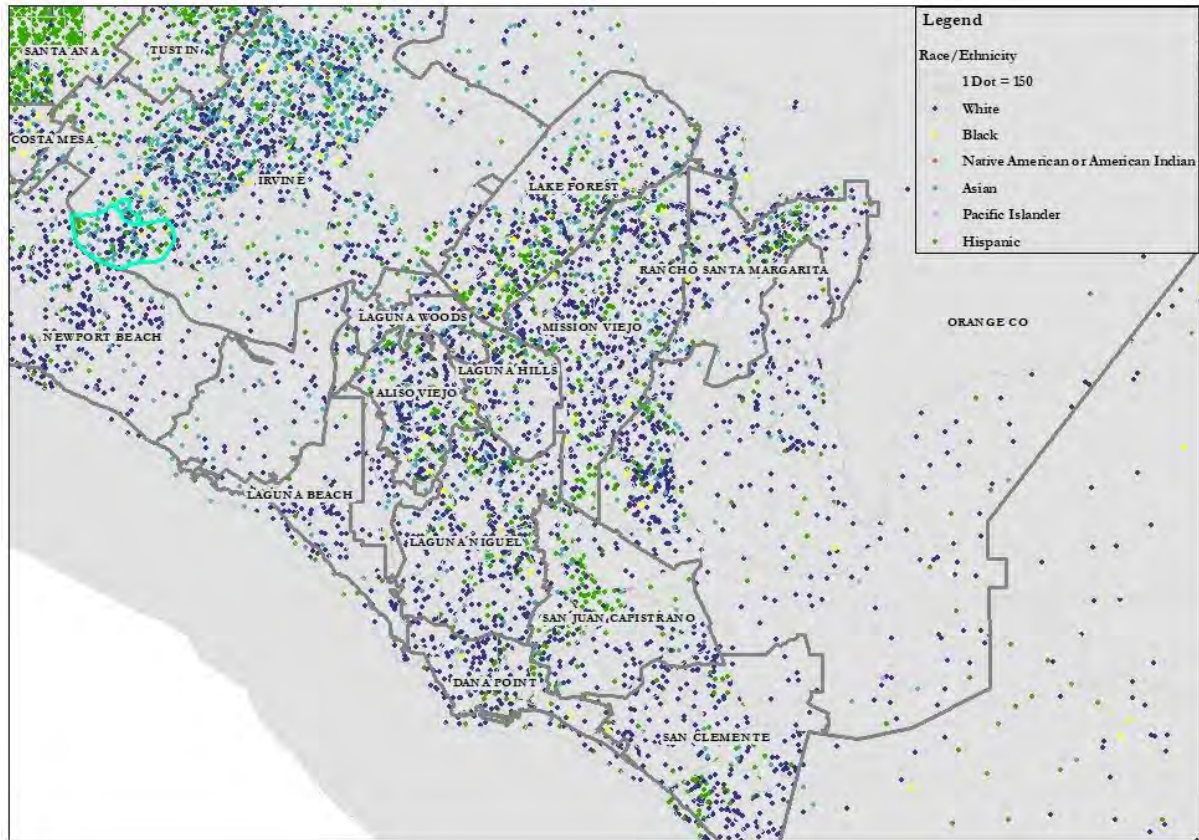
CPD Maps - Persons of Hispanic Origin



March 16, 2020



1:49,569  
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

**Map 3: Race/Ethnicity, South Orange County, CA**

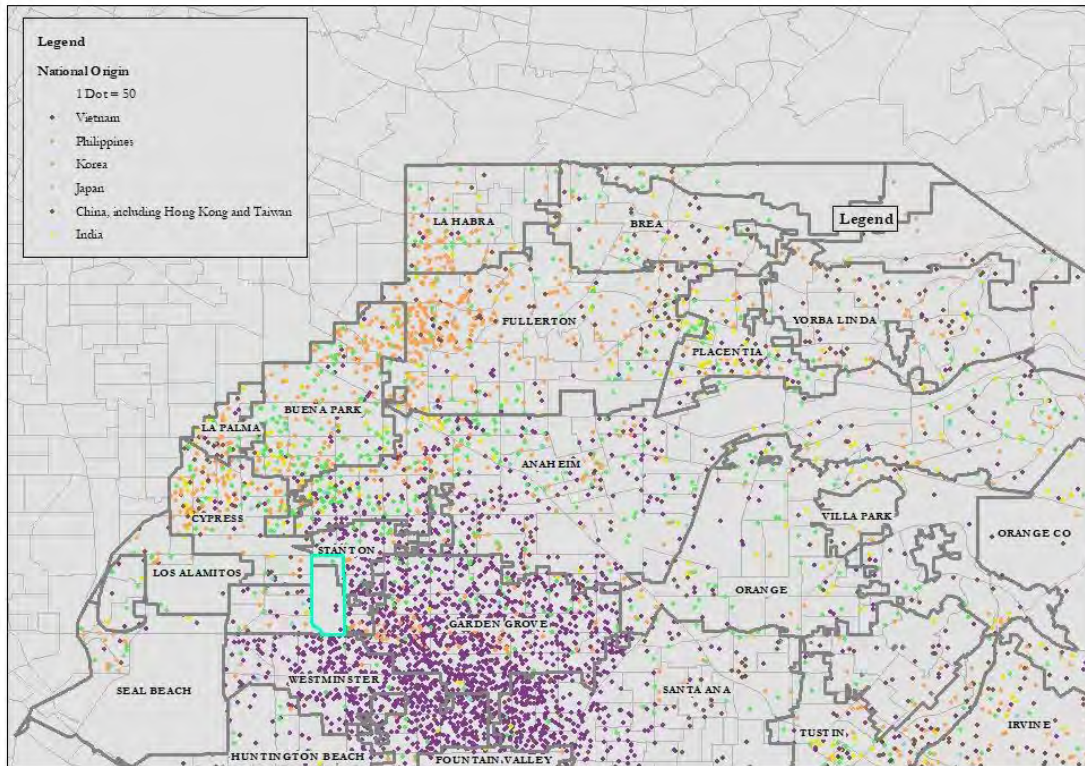
Clear patterns of segregation both across and within jurisdictions are visible in the above maps. In general, White residents tend to reside towards the outer edges of the county, while Hispanic and sometimes Asian residents are found more in the center of the county. La Habra, Anaheim, Buena Park, Santa Ana, Tustin, and parts of Costa Mesa have higher concentrations of Hispanic residents, while Fullerton, Westminster, Garden Grove, and Anaheim have higher populations of Asian residents. In areas with high Hispanic or Asian populations are present, segregation within a jurisdiction is more visible. For example, Hispanic residents are found more in northern Anaheim, western Costa Mesa, eastern Tustin, northern Huntington Beach, southeastern Lake Forest, and northwestern San Juan Capistrano. Asian residents are more heavily concentrated in Garden Grove, northern Fullerton, eastern Westminster, and northwestern Irvine.

### **Integration**

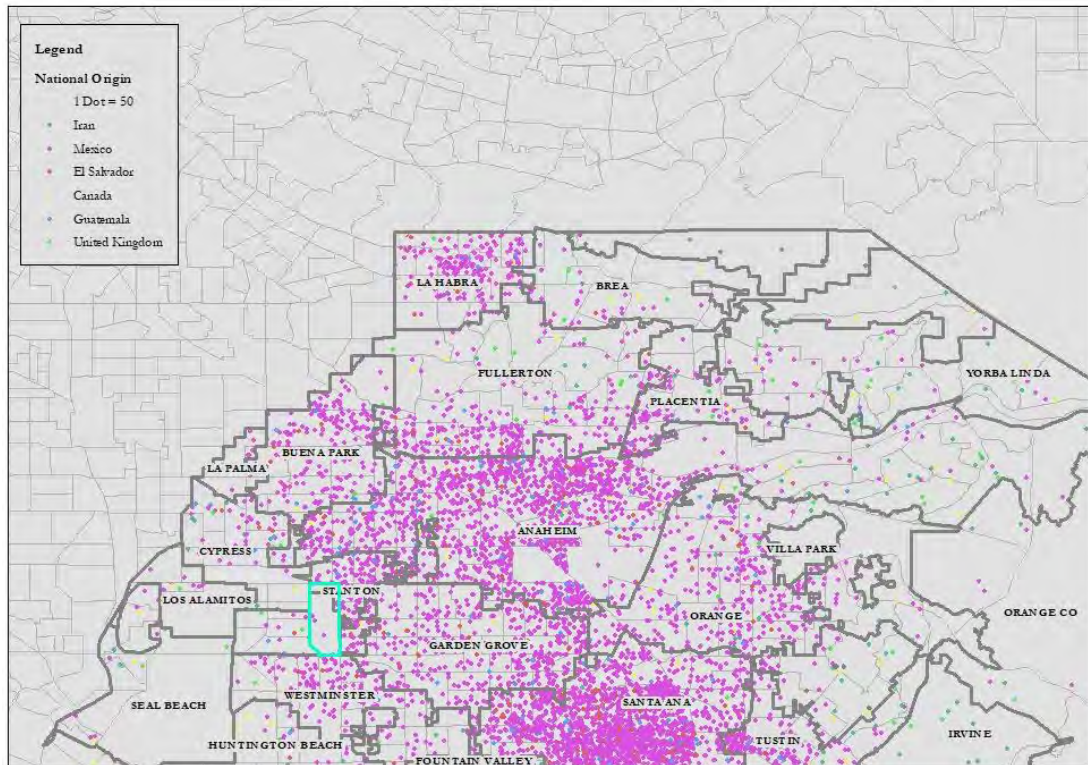
More integrated areas of the County include the city of Orange, Fountain Valley, and Mission Viejo.

### National Origin

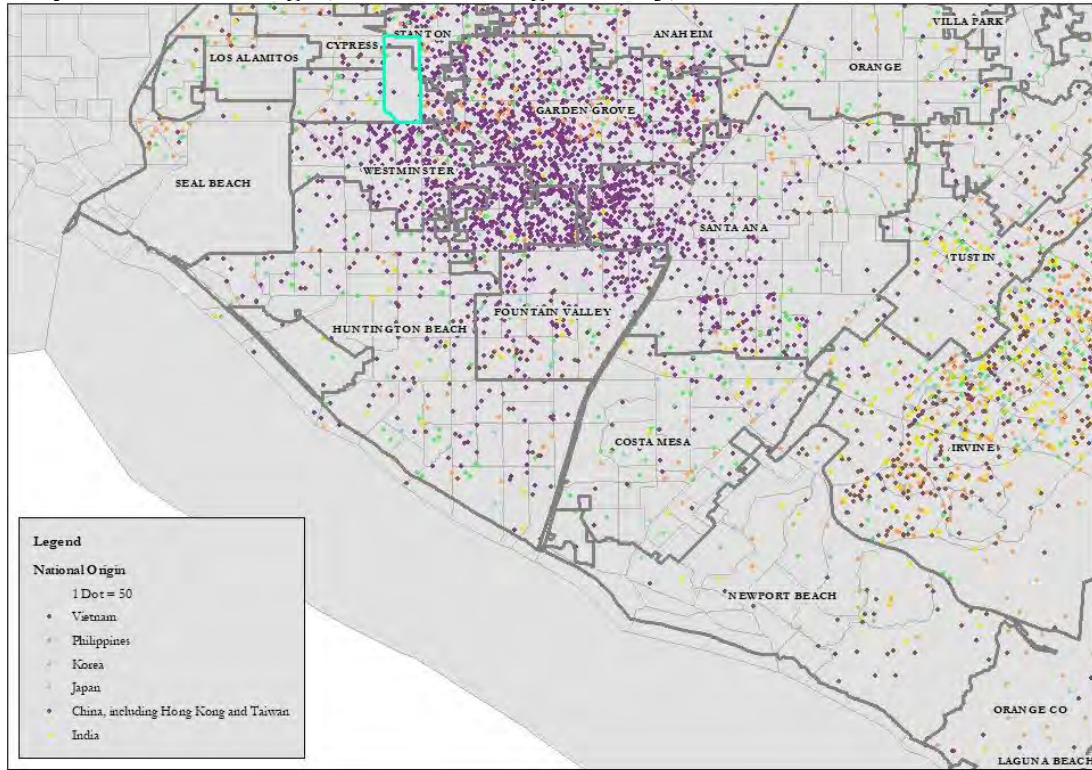
#### Map 4: National Origin, North Orange County, CA



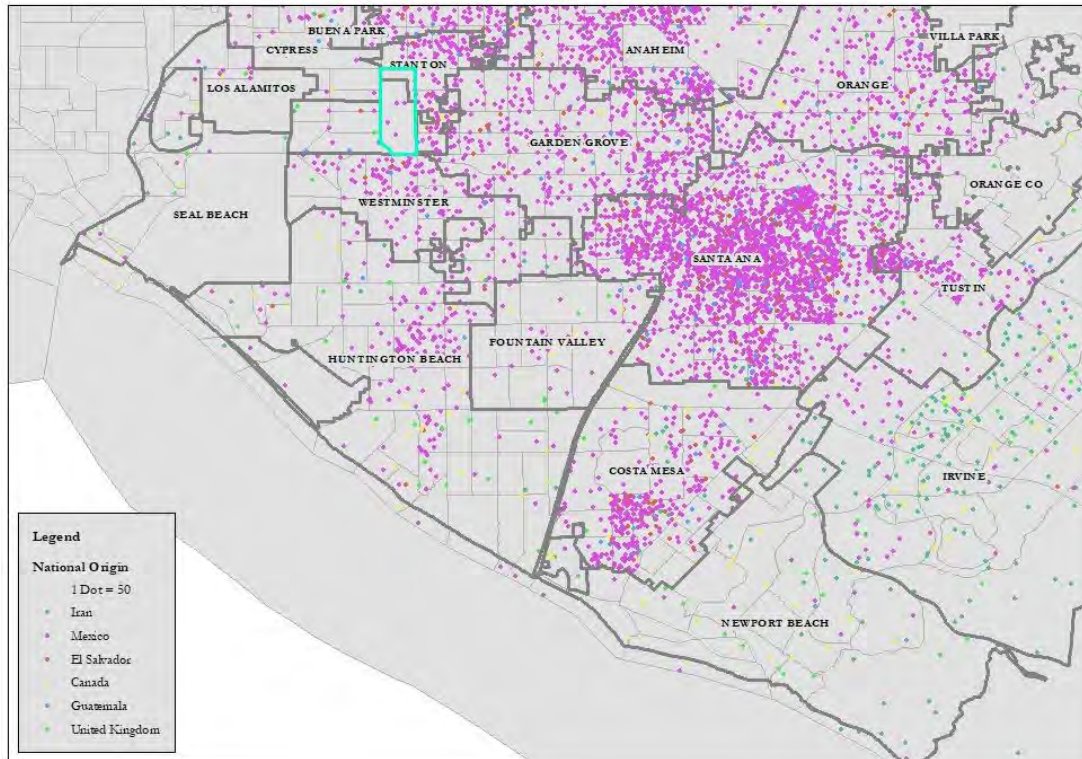
#### Map 5: National Origin, North Orange County, CA



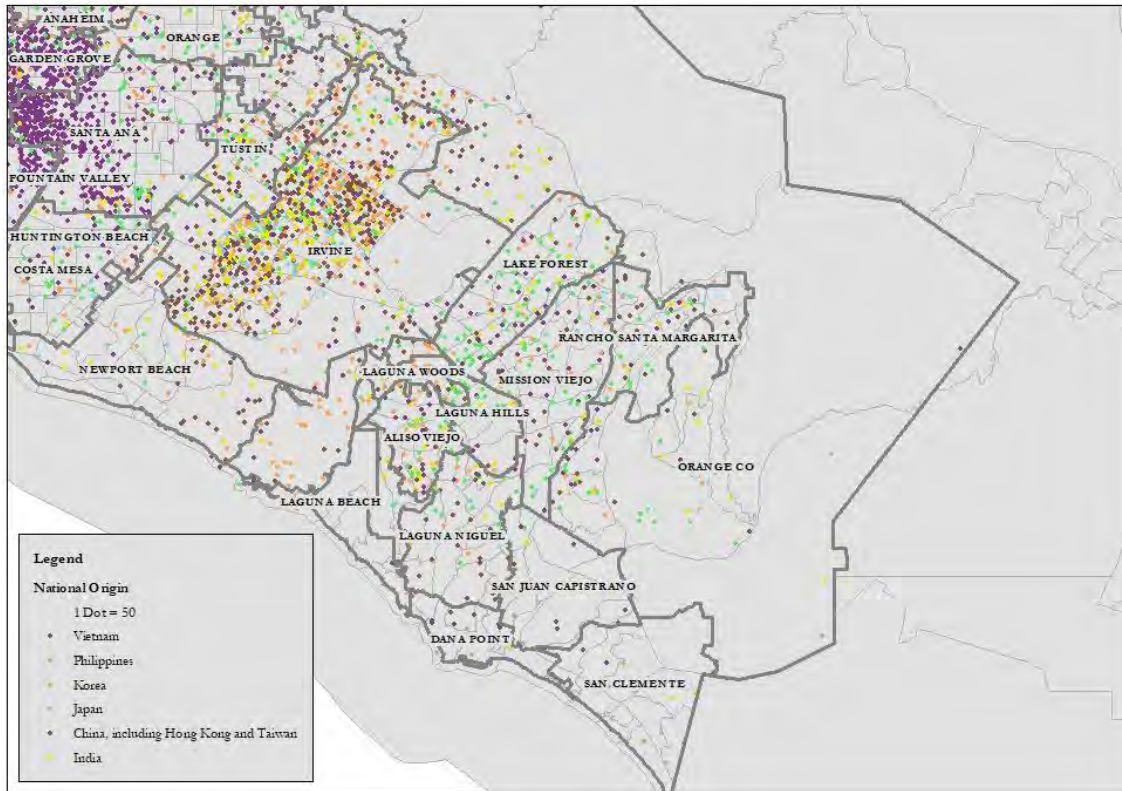
Map 6: National Origin, Central Orange County, CA



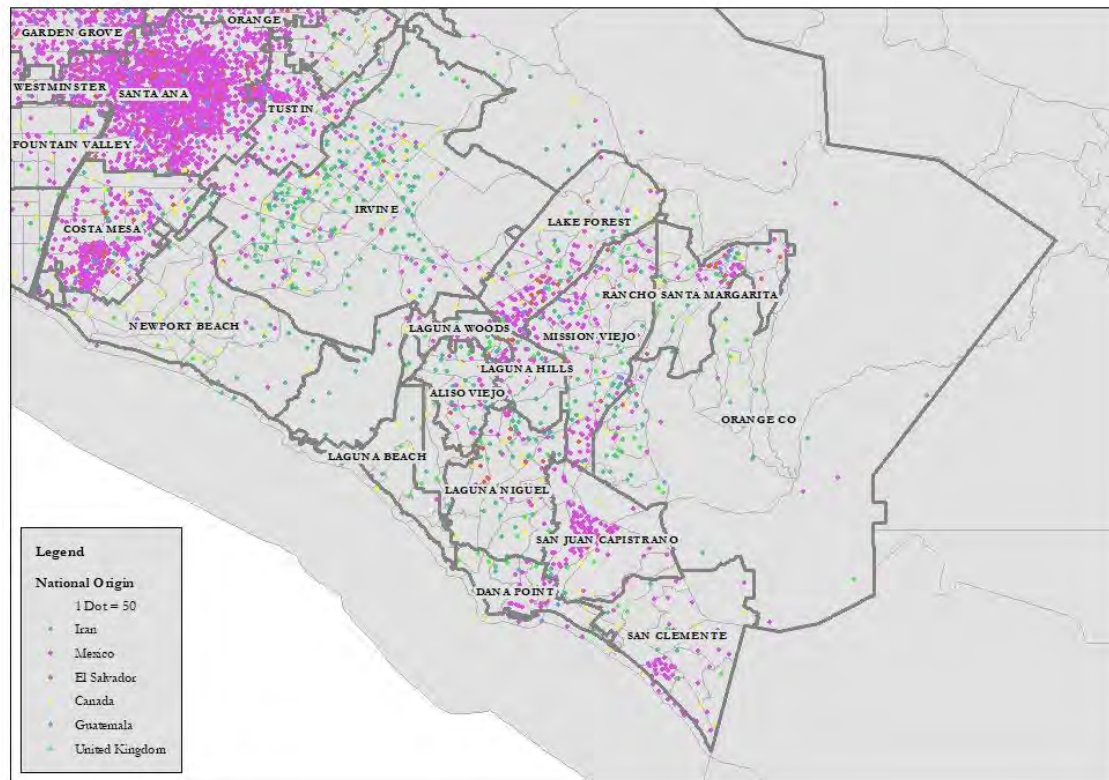
Map 7: National Origin, Central Orange County, CA



**Map 8: National Origin, South Orange County, CA**



**Map 9: National Origin, South Orange County, CA**

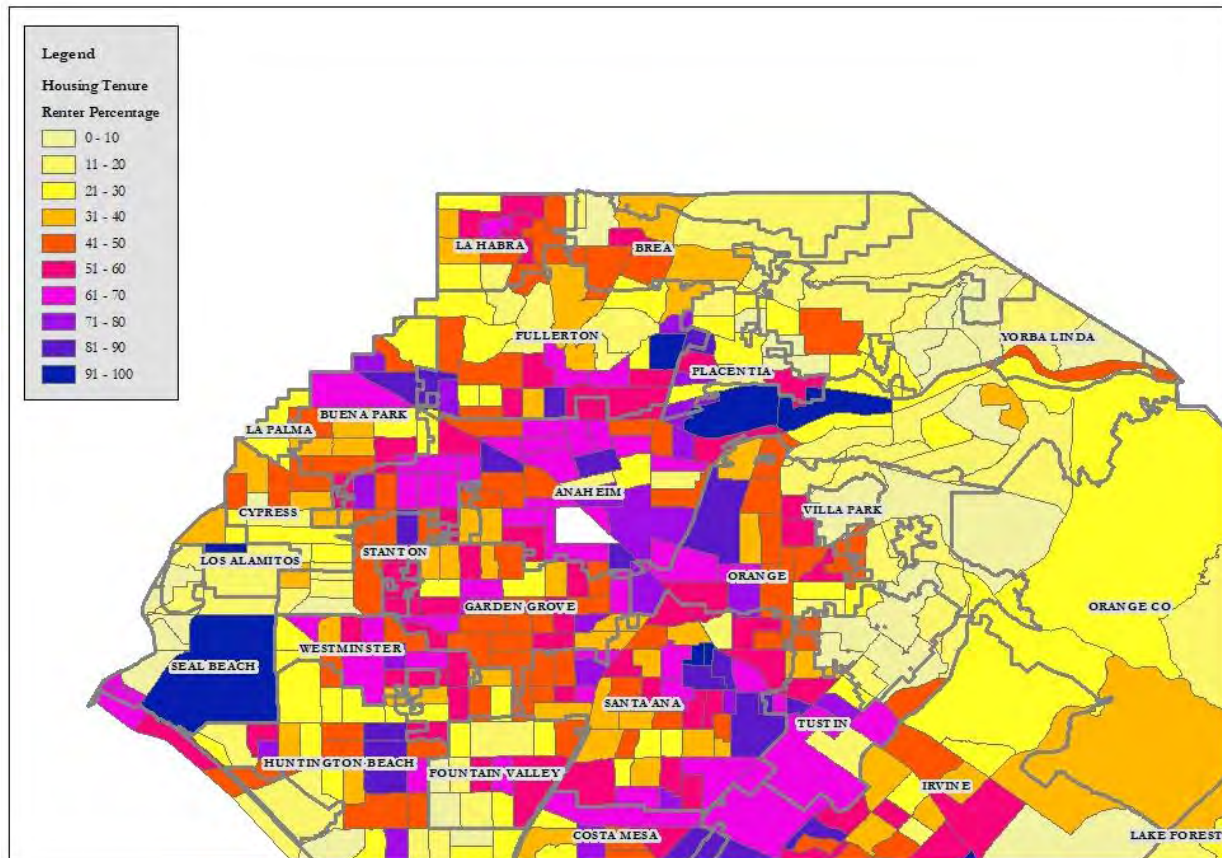


There are some clear patterns of settlement based on national origin in Orange County. The maps above show the largest populations of foreign national origins in both the county overall and in individual jurisdictions. These maps were formed using the top five largest foreign born populations in each jurisdiction, but due to the high levels of overlap across jurisdictions, 12 populations total are represented.

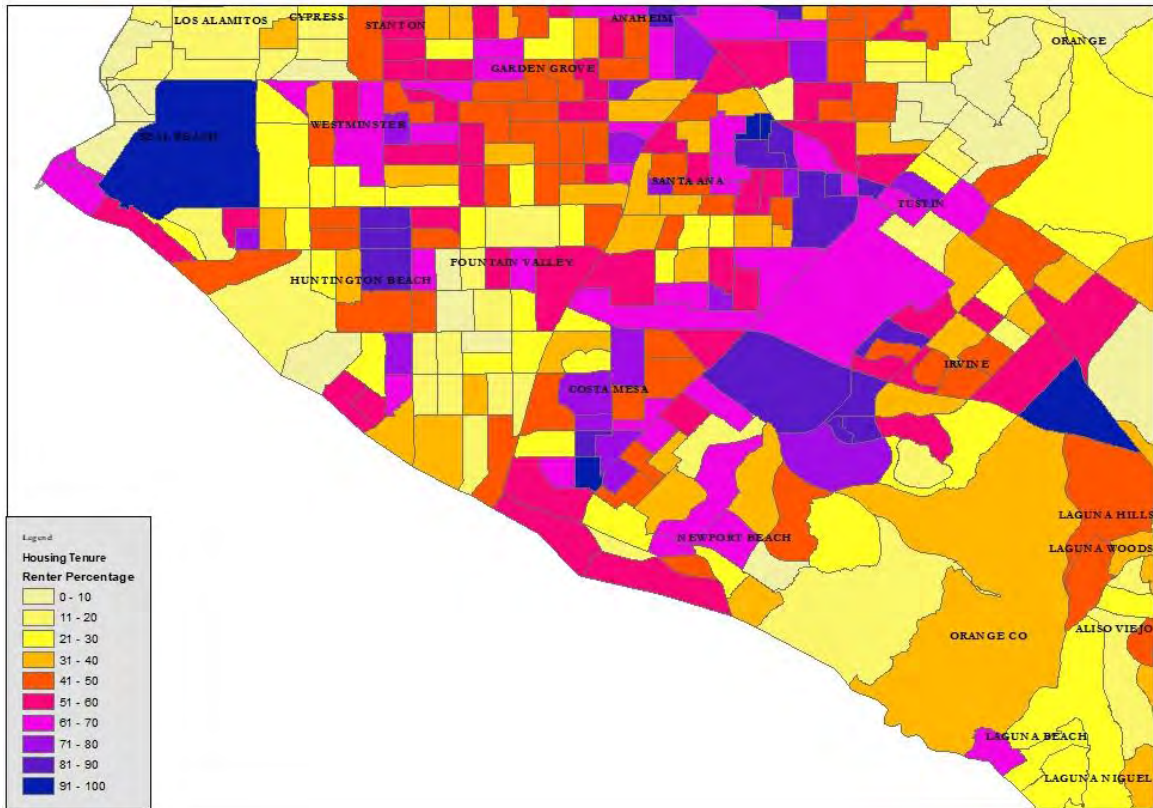
In northern Orange County, there is a high Korean population in La Habra and Fullerton. A very large Vietnamese population exists in the area stretching from Garden Grove into Westminster, and a Filipino population is most populous in Buena Park and Anaheim. Anaheim, along with Santa Ana, also contains a large Mexican population, stretching into south Costa Mesa. Mexican residents are similarly scattered throughout central Orange County, though less are present in Irvine. Irvine has significant populations of all represented populations, and higher numbers of residents from the United Kingdom in particular. Mexican residents are especially present in the area bordering Lake Forest, Mission Viejo and Laguna Hills, and central San Juan Capistrano.

- d. Consider and describe the location of owner and renter occupied housing in the jurisdiction and region in determining whether such housing is located in segregated or integrated areas, and describe trends over time.

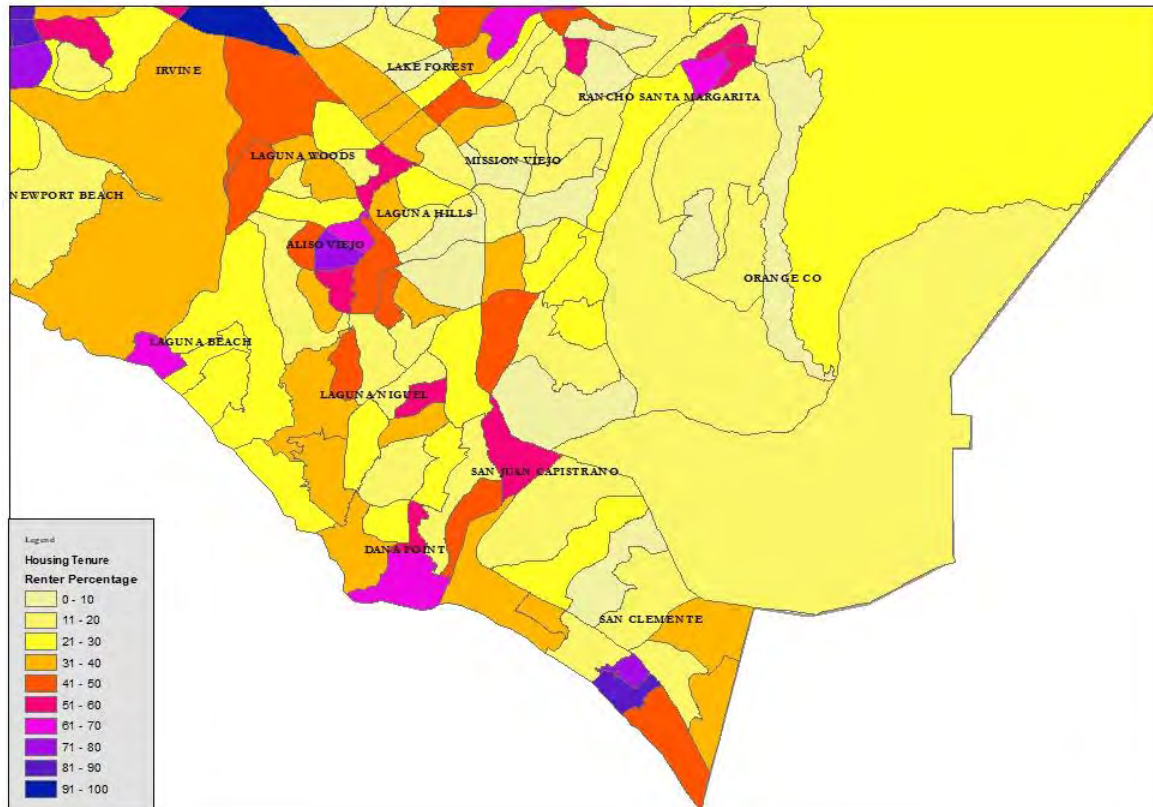
**Map 10: North Orange County, Housing Tenure**



Map 11: Central Orange County, Housing Tenure



Map 12: South Orange County, Housing Tenure



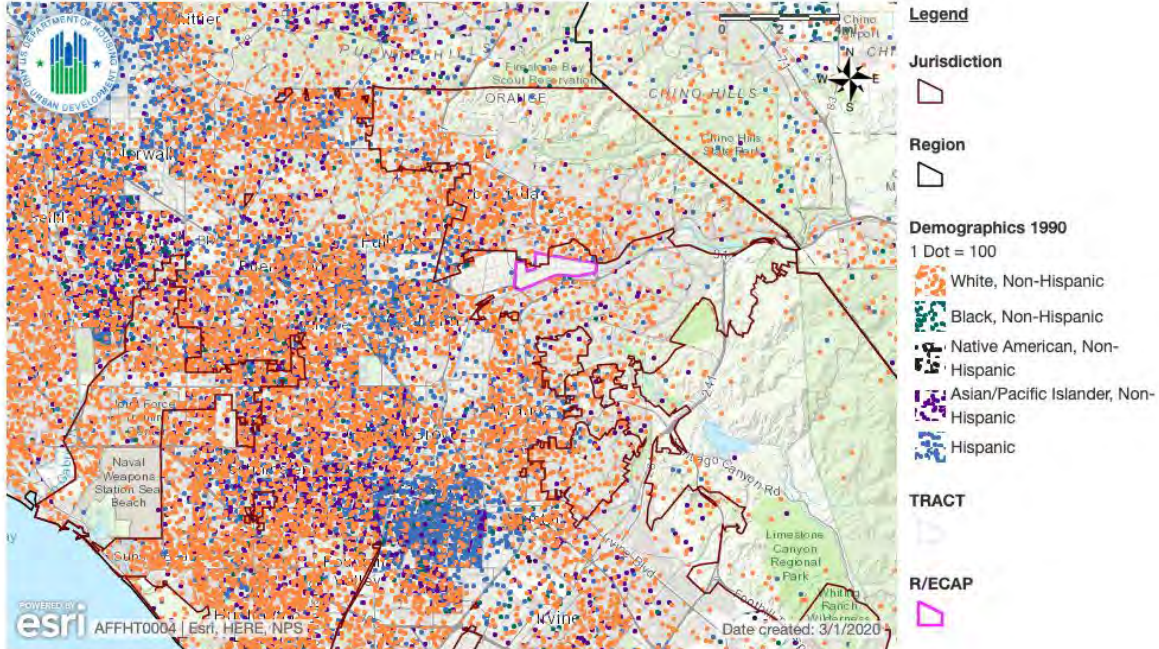
Housing tenure varies widely across the county. Northern and more rural areas of the county tend to have less renters, as compared to more populous areas towards the center of the county. Anaheim, Santa Ana, Costa Mesa, Seal Beach, and Irvine tend to have much more renters than average. Some of these areas have high populations of Hispanic residents specifically, including Anaheim and Santa Ana. Irvine has a high population of students, which may explain the higher percentages of renters in that city too.

*e. Discuss how patterns of segregation have changed over time (since 1990).*



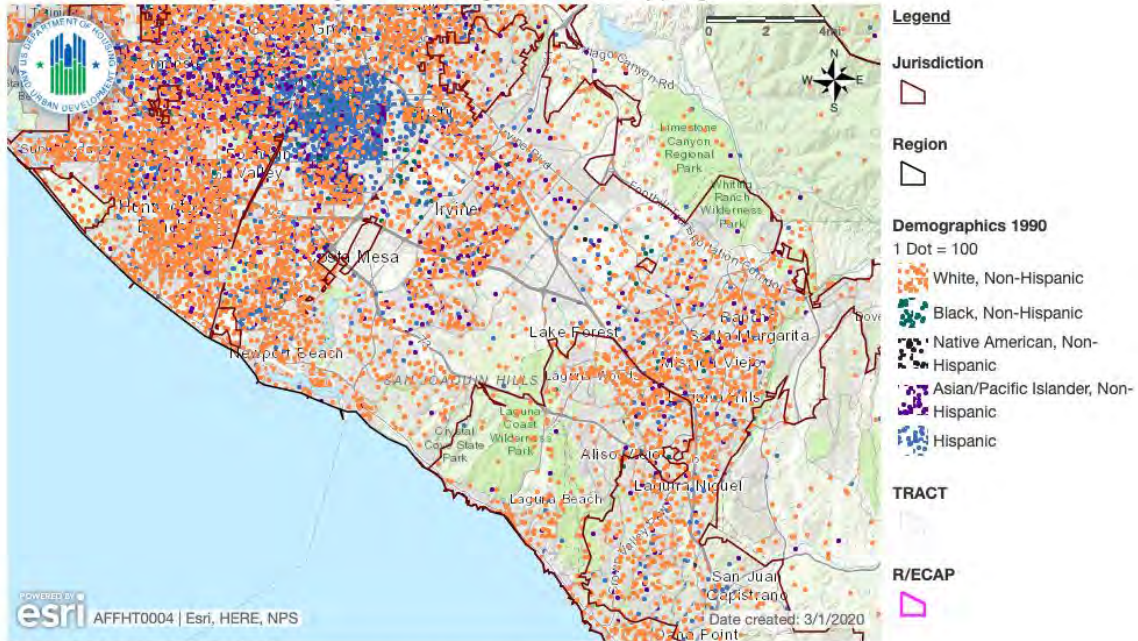
### Maps 13 & 14: Race/Ethnicity in 1990

#### HUD Affirmatively Furthering Fair Housing Data and Mapping Tool



**Name:** Map 2 - Race/Ethnicity Trends  
**Description:** Past race/ethnicity dot density map for Jurisdiction and Region with R/ECAPs  
**Jurisdiction:** Orange County (CDBG, HOME, ESG)  
**Region:** Los Angeles-Long Beach-Anaheim, CA  
**HUD-Provided Data Version:** AFFHT0004

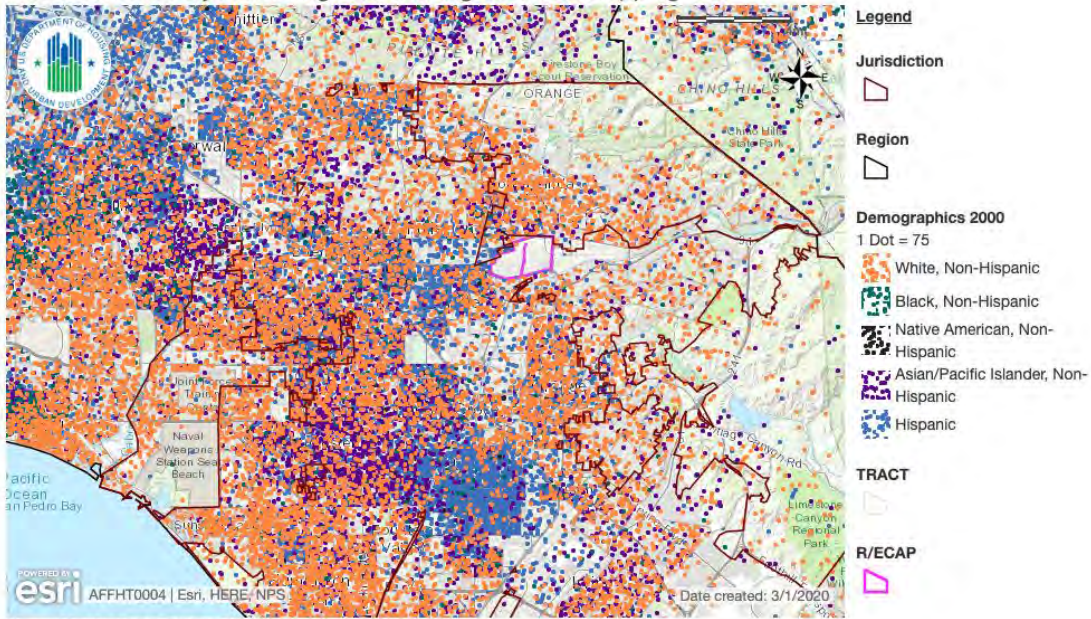
#### HUD Affirmatively Furthering Fair Housing Data and Mapping Tool



**Name:** Map 2 - Race/Ethnicity Trends  
**Description:** Past race/ethnicity dot density map for Jurisdiction and Region with R/ECAPs  
**Jurisdiction:** Orange County (CDBG, HOME, ESG)  
**Region:** Los Angeles-Long Beach-Anaheim, CA  
**HUD-Provided Data Version:** AFFHT0004

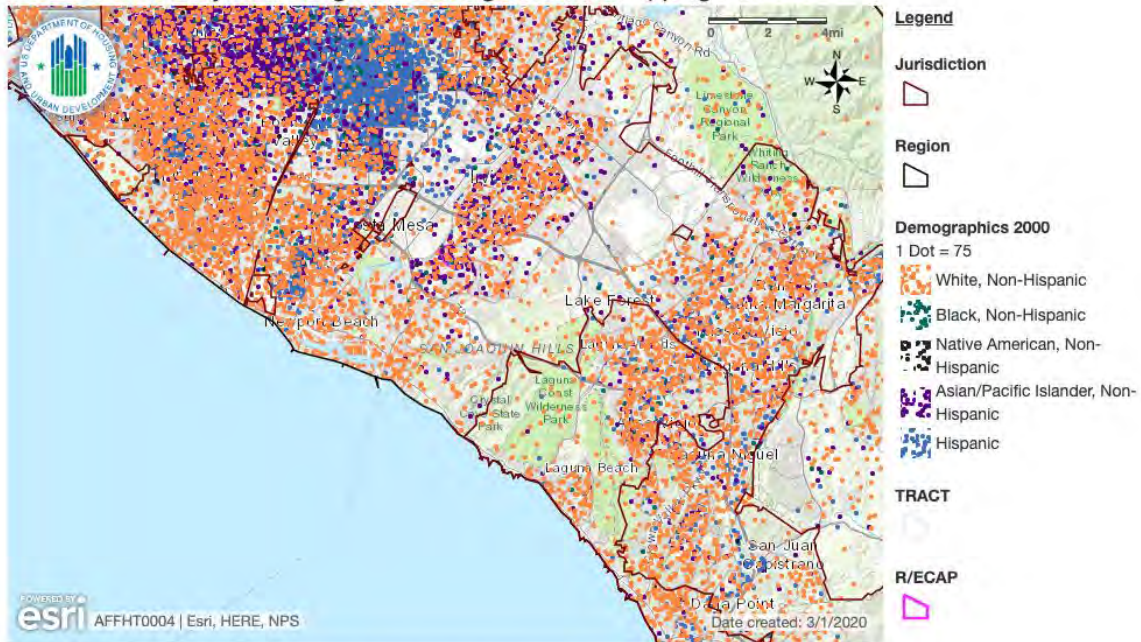
## Maps 15 & 16: Race/Ethnicity in 2000

### HUD Affirmatively Furthering Fair Housing Data and Mapping Tool



**Name:** Map 2 - Race/Ethnicity Trends  
**Description:** Past race/ethnicity dot density map for Jurisdiction and Region with R/ECAPs  
**Jurisdiction:** Orange County (CDBG, HOME, ESG)  
**Region:** Los Angeles-Long Beach-Anaheim, CA  
**HUD-Provided Data Version:** AFFHT0004

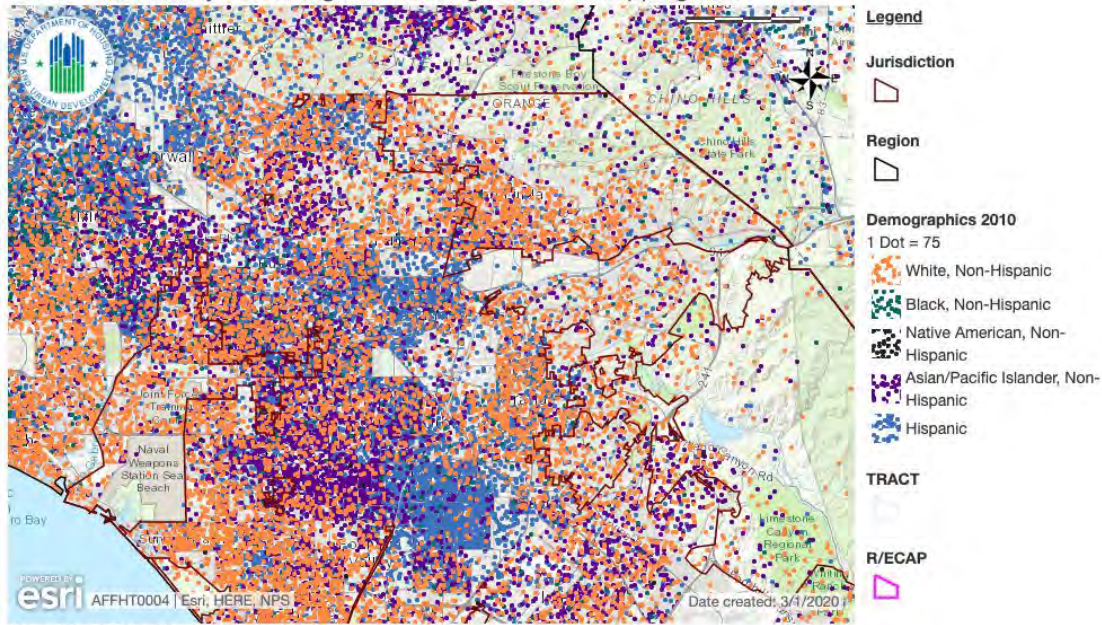
### HUD Affirmatively Furthering Fair Housing Data and Mapping Tool



**Name:** Map 2 - Race/Ethnicity Trends  
**Description:** Past race/ethnicity dot density map for Jurisdiction and Region with R/ECAPs  
**Jurisdiction:** Orange County (CDBG, HOME, ESG)  
**Region:** Los Angeles-Long Beach-Anaheim, CA  
**HUD-Provided Data Version:** AFFHT0004

## Maps 17 & 18: Race/Ethnicity in 2010

### HUD Affirmatively Furthering Fair Housing Data and Mapping Tool



**Name:** Map 2 - Race/Ethnicity Trends

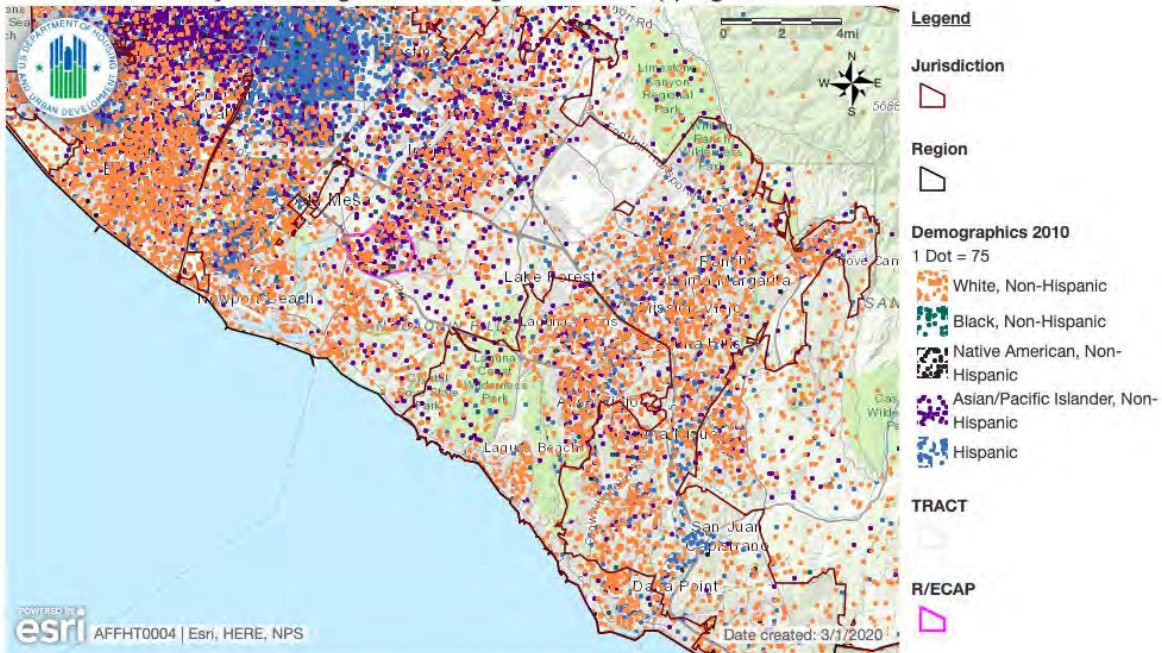
**Description:** Past race/ethnicity dot density map for Jurisdiction and Region with R/ECAPs

**Jurisdiction:** Orange County (CDBG, HOME, ESG)

**Region:** Los Angeles-Long Beach-Anaheim, CA

**HUD-Provided Data Version:** AFFHT0004

### HUD Affirmatively Furthering Fair Housing Data and Mapping Tool



**Name:** Map 2 - Race/Ethnicity Trends

**Description:** Past race/ethnicity dot density map for Jurisdiction and Region with R/ECAPs

**Jurisdiction:** Orange County (CDBG, HOME, ESG)

**Region:** Los Angeles-Long Beach-Anaheim, CA

**HUD-Provided Data Version:** AFFHT0004

The main trends present in residential patterns in the County are in Asian and Hispanic populations. Asian and Hispanic populations were small but significant in 1990, and for the most part constrained to certain sections of the Central part of the County. This was mostly in the vicinity of Garden Grove and Westminster. By the 2000s, the Hispanic population began growing more rapidly in Anaheim, and Hispanic and Asian populations grew more rapidly into other northern parts of the county, including in Buena Park and Fullerton. There are fewer visible changes in residential patterns from 2000 to 2010.

### **Additional Information**

*Beyond the HUD-provided data, provide additional relevant information, if any, about segregation in the jurisdiction and region affecting groups with other protected characteristics.*

HUD does not provide and the Census Bureau does not collect data concerning religious affiliation, but religion remains a prohibited basis for discrimination under the Fair Housing Act. Although the data discussed above with respect to national origin and LEP status can provide some insight into residential patterns with respect to religion given correlations between language, national origin, and religion, the resulting picture is merely a rough proxy. It is also a proxy that does not genuinely capture minority religious communities whose members are less likely to be recent immigrants.

The tables below, from USC's Center for Religion and Civic Culture, indicates the number of each type of religious center located in the county's jurisdictions. These numbers roughly correlate to residential patterns based on race/ethnicity and national origin. Areas with higher numbers of Buddhist or Hindu centers, including Anaheim, Fullerton, Garden Grove, Huntington Beach, and Irvine, indicate more Asian or Pacific Islander residents or residents of Asian descent in those jurisdictions.

**Table 65.1: Religious Centers, Orange County**

Religious Center	ALISO VIEJO	ANAHEIM	BUENA PARK	COSTA MESA	FOUNTAIN VALLEY	FULLERTON
BUDDHIST		25	1	8	5	1
CATHOLIC		22	3	2	4	11
CHRISTIAN-OTHER	1	42	10	26	10	28
HINDU		6	3	2		5
JEWISH	2	12	2	3	3	4
MUSLIM		8		1	1	7
ORTHODOX		9		2		5
OTHER		37	4	23	4	13
OTHER-INDIA		9	7			2
OTHER-INTERRELIGIOUS				1		1
OTHER-JAPANESE		5			3	
PENTECOSTAL		1				
PROTESTANT	12	452	143	177	70	266
Grand Total	15	628	173	245	100	343

**Table 65.2: Religious Centers, Orange County**

Religious Center	GARDEN GROVE	HUNTINGTON BEACH	IRVINE	LA HABRA	LA PALMA	LAGUNA NIGUEL
BUDDHIST	46	1	4			
CATHOLIC	4	18	8	3		2
CHRISTIAN-OTHER	33	20	19	6		8
HINDU	2	3				
JEWISH	2	5	16		1	2
MUSLIM	3	1	1			
ORTHODOX	5		9	2		
OTHER	17	4	18	9		3
OTHER-INDIA			3			
OTHER-INTERRELIGIOUS						
OTHER-JAPANESE						
PENTECOSTAL						
PROTESTANT	301	180	150	124	16	39
Grand Total	413	232	228	144	17	54

**Table 65.3: Religious Centers, Orange County**

Religious Center	LAKE FOREST	MISSION VIEJO	NEWPORT BEACH	ORANGE	RANCHO SANTA MARGARITA
BUDDHIST		2	1		
CATHOLIC			7	27	1
CHRISTIAN-OTHER	5	13	20	19	5
HINDU	1	1	2		
JEWISH		6	9	2	1
MUSLIM	1			2	
ORTHODOX				1	
OTHER	2	15	13	14	
OTHER-INDIA				2	
OTHER-INTERRELIGIOUS		1	1		
OTHER-JAPANESE				5	
PENTCOSTAL					
PROTESTANT	16	64	51	263	13
Grand Total	25	102	104	335	20

**Table 65.4: Religious Centers, Orange County**

Religious Center	SAN CLEMENTE	SAN JUAN CAPISTRANO	TUSTIN	WESTMINSTER
BUDDHIST				23
CATHOLIC	4	5	6	6
CHRISTIAN-OTHER	8	8	13	16
HINDU			2	
JEWISH			6	5
MUSLIM			1	1
ORTHODOX			2	
OTHER	1	11	6	8
OTHER-INDIA		2	2	
OTHER-INTERRELIGIOUS				
OTHER-JAPANESE				
PENTECOSTAL				
PROTESTANT	57	52	98	150
Grand Total	70	78	136	209

### Contributing Factors of Segregation

*Consider the listed factors and any other factors affecting the jurisdiction and Region. Identify factors that significantly create, contribute to, perpetuate, or increase the severity of segregation.*

**Please see the Appendix for the following Contributing Factors to Segregation:**

- Community opposition
- Displacement of residents due to economic pressures
- Lack of community revitalization strategies
- Lack of private investment in specific neighborhoods
- Lack of public investment in specific, neighborhoods, including services and amenities
- Lack of local or regional cooperation
- Land use and zoning laws
- Lending discrimination
- Location and type of affordable housing
- Loss of affordable housing
- Occupancy codes and restrictions
- Private discrimination
- Source of income discrimination
- Lack of public investment in specific, neighborhoods, including services and amenities

**ii. Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs)**

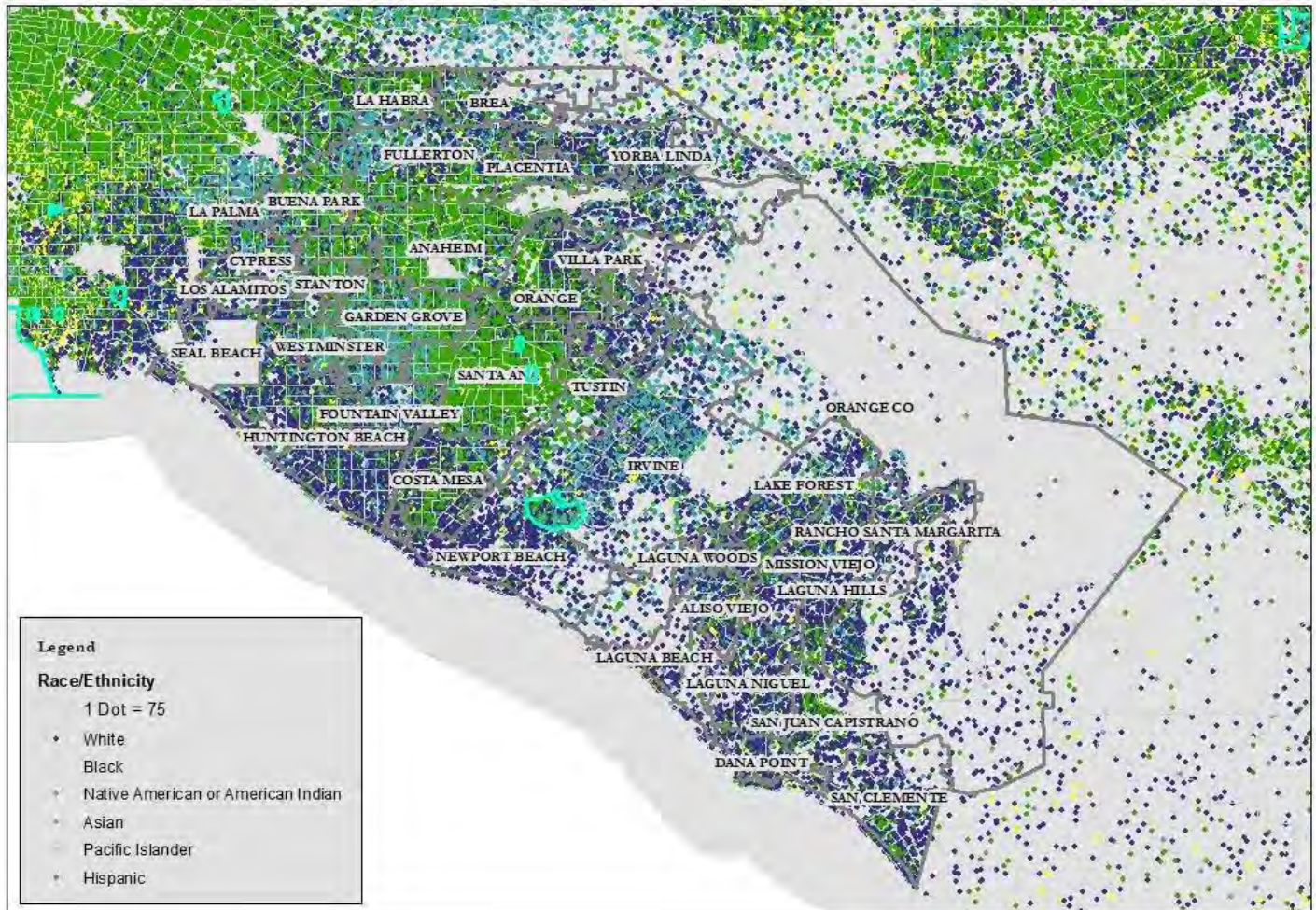
R/ECAPs are geographic areas with significant concentrations of poverty and minority populations. HUD has developed a census-tract based definition of R/ECAPs. In terms of racial or ethnic concentration, R/ECAPs are areas with a non-White population of 50 percent or more. With regards to poverty, R/ECAPs are census tracts in which 40 percent or more of individuals are living at or below the poverty limit or that have a poverty rate three times the average poverty rate for the metropolitan area, whichever threshold is lower.

Where one lives has a substantial effect on mental and physical health, education, crime levels, and economic opportunity. Urban areas that are more residentially segregated by race and income tend to have lower levels of upward economic mobility than other areas. Research has found that racial inequality is thus amplified by residential segregation. Concentrated poverty is also associated with higher crime rates and worse health outcomes. However, these areas may also offer some opportunities as well. Individuals may actively choose to settle in neighborhoods containing R/ECAPs due to proximity to job centers and access to public services. Ethnic enclaves in particular may help immigrants build a sense of community and adapt to life in the U.S. The businesses, social networks, and institutions in ethnic enclaves may help immigrants preserve their cultural identities while providing a variety of services that allow them to establish themselves in their new homes. Overall, identifying R/ECAPs is important in order to better understand entrenched patterns of segregation and poverty.

- a) Identify any R/ECAPs or groupings of R/ECAP tracts within the jurisdiction and Region.*



Map 1: R/ECAPs in Orange County



There are four R/ECAPs in Orange County, two of which are found in Santa Ana, two of which are found in Irvine. The two R/ECAPs found in Santa Ana are predominantly Hispanic and found close to the Santa Ana Freeway. The northernmost R/ECAP is located along North Spurgeon Street, while the more southern R/ECAP is found along South Standard Avenue. The R/ECAPs found in Irvine are adjacent to each other and located on the campus of University of California, Irvine, making it likely that they qualify as R/ECAPs due to the high proportions of students. These R/ECAPs have a much more diverse group of residents, with some White, Asian or Pacific Islander, Hispanic and Black residents.

- b) Describe and identify the predominant protected classes residing in R/ECAPs in the jurisdiction and Region. How do these demographics of the R/ECAPs compare with the demographics of the jurisdiction and Region?

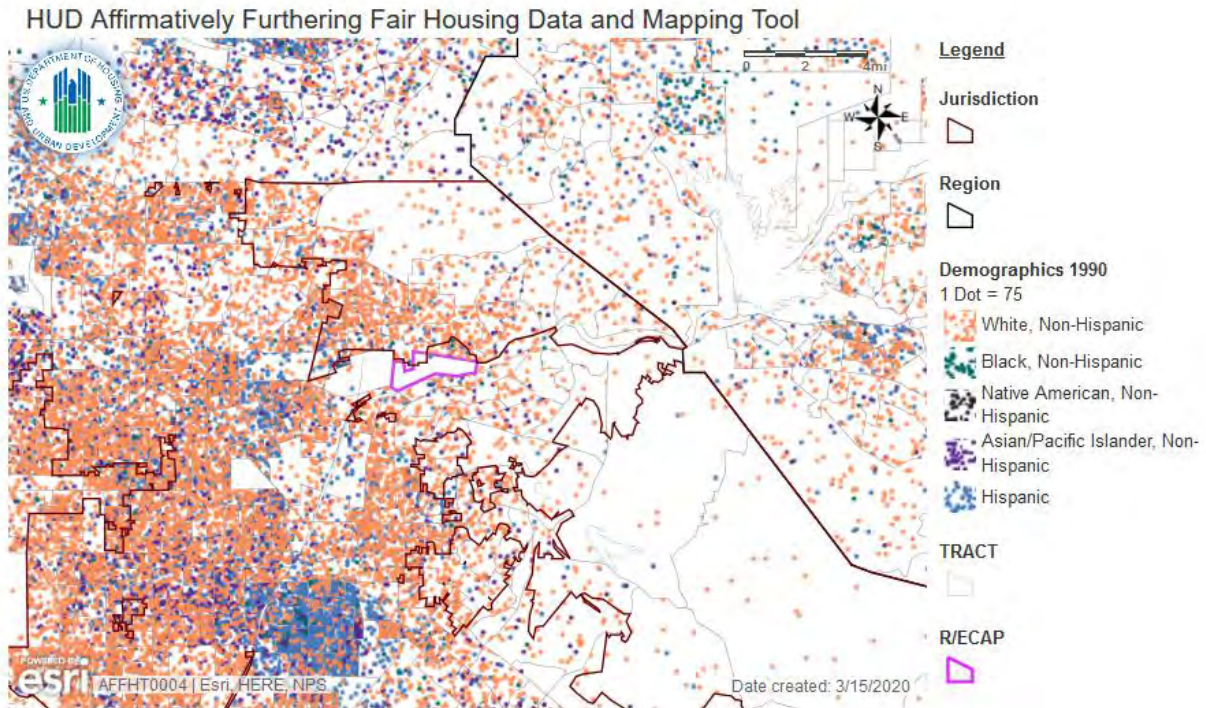
<b>Table 1 - R/ECAP Demographics</b>			
	<b>Jurisdiction</b>		
<b>R/ECAP Race/Ethnicity</b>		<b>#</b>	<b>%</b>
Total Population in R/ECAPs		33458	
White, Non-Hispanic		7858	23.49%
Black, Non-Hispanic		7858	1.63%
Hispanic			48.50%
Asian or Pacific Islander, Non-Hispanic		79300	23.70%
Native American, Non-Hispanic		48	0.14%
<b>R/ECAP Family Type</b>			
Total Families in R/ECAPs		7848	
Families with children		2529	32.22%
<b>R/ECAP National Origin</b>			
Total Population in R/ECAPs			
#1 country of origin	Mexico	5782	17.28%
#2 country of origin	China, excluding Hong Kong and Taiwan	1387	4.15%
#3 country of origin	Korea	520	1.55%
#4 country of origin	El Salvador	464	1.39%

#5 country of origin	India	459	1.37%
#6 country of origin	Iran	395	1.18%
#7 country of origin	Saudi Arabia	219	0.65%
#8 country of origin	Russia	195	0.58%
#9 country of origin	Cambodia	192	0.57%
#10 country of origin	Taiwan	187	0.56%
Note 1: 10 most populous groups at the jurisdiction level may not be the same as the 10 most populous at the Region level, and are thus labeled separately.			
Note 2: Data Sources: Decennial Census; ACS			
<a href="http://www.hudexchange.info/resource/4848/affh-data-documentation">Note 3: Refer to the Data Documentation for details (www.hudexchange.info/resource/4848/affh-data-documentation).</a>			

These R/ECAPs primarily contain Asian or Pacific Islander or Hispanic residents. 23.49% of residents are White, 1.63% are Black, 48.50% are Hispanic, 23.70% are Asian or Pacific Islander, and 0.14% are Native American. 32.22% of households are families with children (they are likely located primarily in the Santa Ana R/ECAPs). The most populous countries of origin, in order, are Mexico at 17.28% of the total population, China, excluding Hong Kong and Taiwan at 4.15%, Korea at 1.55%, El Salvador at 1.39%, India at 1.37%, Iran at 1.18%, Saudi Arabia at 0.65%, Russia at 0.58%, Cambodia at 0.57%, and Taiwan at 0.56%.

- c) *Describe how R/ECAPs have changed over time in the jurisdiction and the Region (since 1990).*

**Map 2: R/ECAPs 1990, Orange County**



**Name:** Map 2 - Race/Ethnicity Trends

**Description:** Past race/ethnicity dot density map for Jurisdiction and Region with R/ECAPs

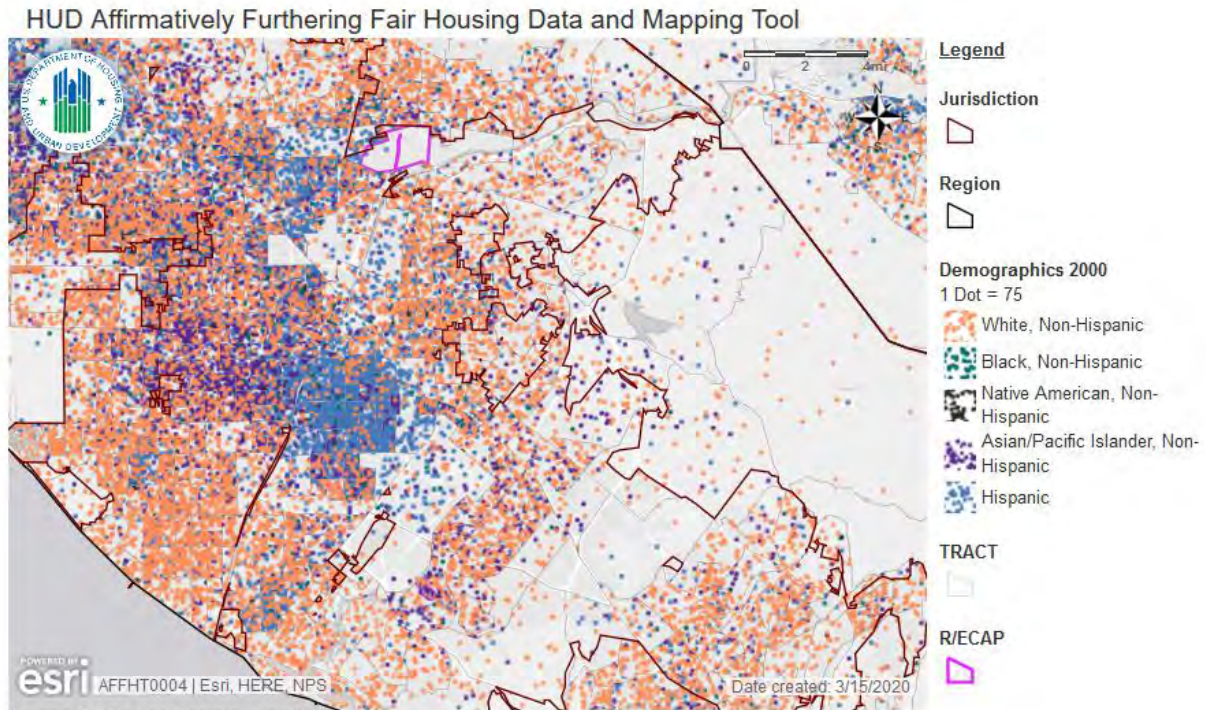
**Jurisdiction:** Orange County (CDBG, HOME, ESG)

**Region:** Los Angeles-Long Beach-Anaheim, CA

**HUD-Provided Data Version:** AFFHT0004

In 1990, one R/ECAP was present in Orange County, along E La Palma Ave in Yorba Linda. This R/ECAP had a low population, with 82 total residents. 47.56% of the population was Hispanic, 8.54% was Asian, and the remainder were White.

### Map 3: R/ECAPs 2000, Orange County



**Name:** Map 2 - Race/Ethnicity Trends

**Description:** Past race/ethnicity dot density map for Jurisdiction and Region with R/ECAPs

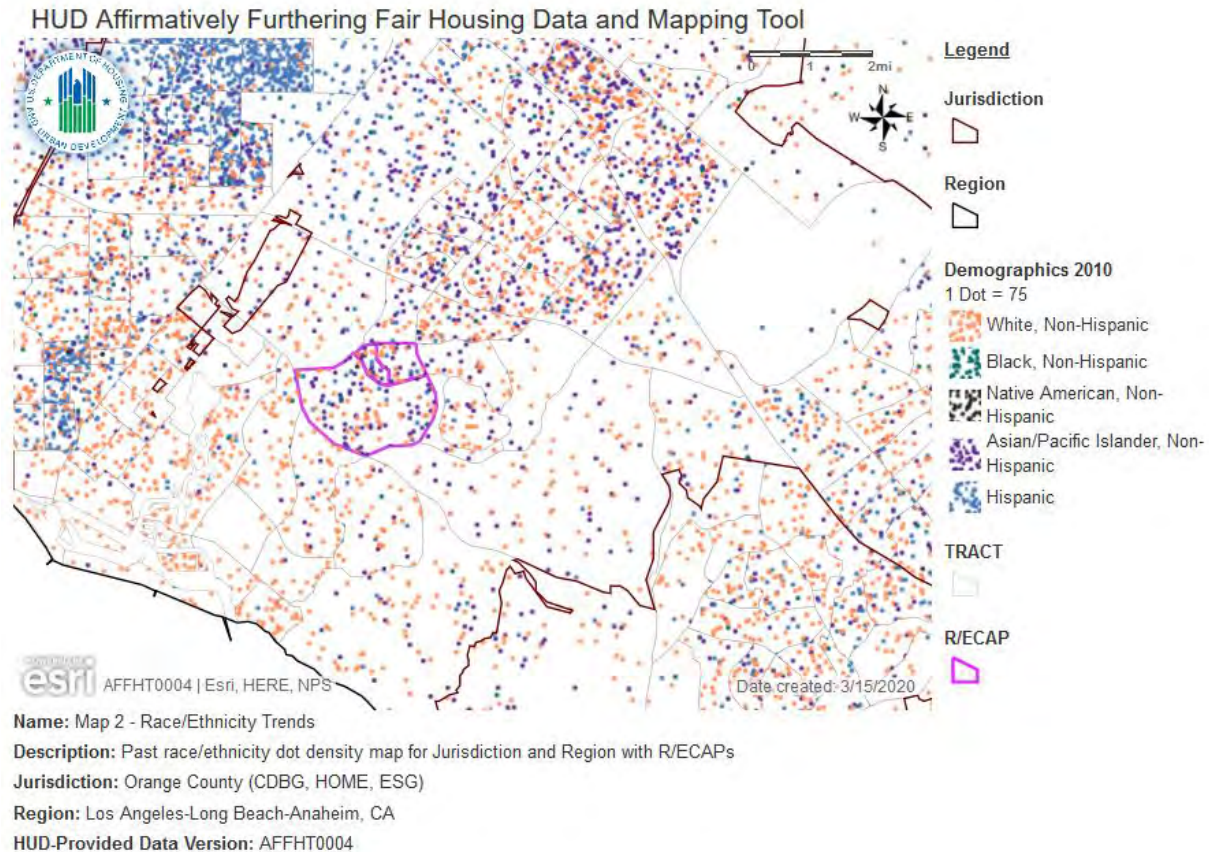
**Jurisdiction:** Orange County (CDBG, HOME, ESG)

**Region:** Los Angeles-Long Beach-Anaheim, CA

**HUD-Provided Data Version:** AFFHT0004

By 2000, the R/ECAP present in Orange County had shifted slightly to the West, in the area between E Orangethorpe Ave and E Frontera St. This R/ECAP remained sparsely populated, with 302 residents, 19.21% of which were White, 0.99% were Native American, 4.64% Asian or Pacific Islander, and 75.17% Hispanic. The original R/ECAP had a larger Hispanic population than before, and a shrinking White population. Another R/ECAP appeared in the northernmost portion of the University of California, Irvine campus, likely due to the presence of students. The R/ECAP had 2672 residents, which were 34.73% White, 1.57% Black, 0.41% Native American, 53.41% Asian or Pacific Islander, and 7.49% Hispanic.

## Map 4: R/ECAPs 2010, Orange County



By 2010, the R/ECAP in Santa Ana was no longer present. The high level of fluctuation in this R/ECAP indicates that the area hovers around the 40% poverty threshold to qualify as a R/ECAP. The second R/ECAP, which appeared on the University of California, Irvine campus is again likely caused by the presence of diverse students, though increasing poverty is also likely a factor. All the areas with R/ECAPs in the maps above once again were present in the most current map of R/ECAPs, suggesting that these will be continued areas for concern in the future.

### Contributing Factors of R/ECAPs

*Consider the listed factors and any other factors affecting the jurisdiction and Region. Identify factors that significantly create, contribute to, perpetuate, or increase the severity of R/ECAPs.*

### **Please see the Appendix for the following Contributing Factors to R/ECAPs:**

- Community opposition
- Deteriorated and abandoned properties
- Displacement of residents due to economic pressures
- Lack of community revitalization strategies
- Lack of local or regional cooperation
- Lack of private investments in specific neighborhoods

- Lack of public investments in specific neighborhoods, including services or amenities
- Land use and zoning laws
- Location and type of affordable housing
- Loss of affordable housing
- Occupancy codes and restrictions
- Private discrimination
- Source of income discrimination

### iii. Disparities in Access to Opportunity

The following section describes locational differences and disparities experienced by different groups in accessing key features of opportunity: educational quality, economic factors, transportation, and environmental health. Access to neighborhoods with higher levels of opportunity can be more difficult due to discrimination and when there may not be a sufficient range and supply of housing in such neighborhoods. In addition, the continuing legacy of discrimination and segregation can impact the availability of quality infrastructure, educational resources, environmental protections, and economic drivers, all of which can create disparities in access to opportunity.

Three opportunity indices (economic, educational, and environmental) use data assembled by the California Fair Housing Task Force on behalf of the Department of Housing and Community Development (HCD) and California Tax Credit Allocation Committee (TCAC) for the 2020 TCAC/HCD Opportunity Map<sup>2</sup>. The Economic Opportunity Index is a composite of four indicators<sup>3</sup> depicting elements of neighborhood socio-economic character. The Environmental Opportunity Index reflects indicators<sup>4</sup> from the exposures and environmental effects subcomponents of the “pollution burden” domain of CalEnviroScreen 3.0. The Educational Opportunity Index is a composite of four educational indicators<sup>5</sup> capturing information on student proficiency, graduation rates, and student poverty. All indices range from 0 to 100, reflecting percentiles scaled to census tracts in Orange County<sup>6</sup>, and with higher values indicating higher levels of opportunity.

The two transportation indicators (transit trips and low transportation cost) analyzed below employ data from version 3.0 of the Location Affordability Index (LAI)<sup>7</sup>. The transit trips index measures how often low-income families in a neighborhood use public transportation. The index ranges from 0 to 100, with higher values indicating a higher likelihood that residents in a neighborhood utilize public transit. The low transportation cost index measures cost of transportation and proximity to public transportation by neighborhood. It too varies from 0 to 100, and higher scores point to lower transportation costs in that neighborhood.

#### 1. Educational Opportunities

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<sup>2</sup> Data files and methodology details available for download here:

<https://www.treasurer.ca.gov/ctcac/opportunity.asp>

<sup>3</sup> The Economic Opportunity Index summarizes the following four indicators: (1) **Poverty**: % of population with income above 200% of federal poverty line (2013-17 ACS); (2) **Adult Education**: % of adults with a bachelor’s degree or above (2013-17 ACS); (3) **Employment**: % of adults aged 20-64 who are employed in civilian labor force or in armed forces (2013-17 ACS); (4) **Jobs proximity**: number of jobs filled by workers with less than a BA that fall within a given radius of each census tract population-weighted centroid (2017 LEHD LODES). See methodology document for further details.

<sup>4</sup> See methodology document for additional details. Also note that because higher pollution exposure and effects reflects a negative outcome, the final composite environmental index is inverted to ensure that higher index values denote higher opportunity.

<sup>5</sup> (1) **Math and Reading Proficiency**: % of 4<sup>th</sup> graders who meet/exceed literacy or math standards; (2) **Graduation**: % of students who graduate high school in 4 years; (3) **Student Poverty**: % of students not receiving free or reduced-price lunch. All indicators use data from 2017-18 CA DOE.

<sup>6</sup> Similarly, data computed for LA County (for regional comparisons) are scaled to census tracts in LA County.

<sup>7</sup> Data available for download here: <https://www.hudexchange.info/programs/location-affordability-index/>



1. *For the protected class group(s) HUD has provided data, describe any disparities in access to education in the jurisdiction and region.*

Countywide, there are disparities across racial/ethnic groups in access to educational opportunities as measured by the index. Across all tracts in Orange County, non-Hispanic Whites exhibit the highest exposure to educational opportunity (index score of about 59) and non-Hispanic Asians second-highest (53). Hispanics have the lowest access to these opportunities (31), with non-Hispanic Blacks in between (46).

Several jurisdictions score highly (index values at or above 60) on educational opportunity across all racial categories. These cities include Aliso Viejo, Huntington Beach, Irvine, Laguna Niguel, La Palma, Mission Viejo, and Rancho Santa Margarita.

Other jurisdictions obtain low scores on the index. San Juan Capistrano has low educational opportunity, scoring below 10 on the index for all races/ethnicities. San Clemente, Anaheim, and Santa Ana fare similarly poorly, although non-Hispanic Whites score higher (39) than other race/ethnic groups in that city. Buena Park, Costa Mesa, Garden Grove, Orange City, La Habra and Westminster are other cities that struggle with educational opportunity, all with scores in the 30s to 40s on the composite education index.

Finally, a few cities have educational opportunity patterns that mirror those of Orange County overall. Non-Hispanic Whites in Fountain Valley have high exposure to educational opportunity (scores of about 60), whereas Hispanics in the city do not (30). In both Fullerton and Tustin, Non-Hispanic Whites and Asians have much higher access than do Blacks and Hispanics.

2. *For the protected class group(s) HUD has provided data, describe how the disparities in access to education relate to residential living patterns in the jurisdiction and region.*

Jurisdictions that score low on the education opportunity index exhibit different residential patterns. For instance, Santa Ana has high concentrations of Hispanics and a very light presence of any other racial or ethnic group. Anaheim also has high concentrations of Hispanics in the low-opportunity western neighborhoods of the city, but Whites and Asian/Pacific Islanders also appear to reside in those tracts (although at lower densities). The high opportunity eastern Anaheim neighborhoods are almost exclusively White. Garden Grove, Westminster, Buena Park and La Habra are examples of cities with low educational opportunity and that have a noticeable mix of Hispanics, Asians and Whites. Costa Mesa, San Juan Capistrano and San Clemente are low opportunity jurisdictions with high densities of Whites (although San Juan Capistrano and Costa Mesa have important Hispanic populations as well).

Jurisdictions with the highest educational opportunity also appear to have primarily large concentrations of non-Hispanic Whites and Asian/Pacific Islanders. Irvine, Aliso Viejo and Huntington Beach are good examples of cities with large populations of those two groups. Other high opportunity cities, by contrast appear more segregated and more heavily populated by non-Hispanic Whites. Rancho Santa Margarita and Mission Viejo are two examples of such places.

## 2. Environmental Opportunities

1. *For the protected class group(s) HUD has provided data, describe any disparities in access to environmental opportunity in the jurisdiction and region.*

Countywide, there are disparities across racial/ethnic groups in access to environmental opportunities, measured as lower exposure to and effects from pollution. Across all tracts in Orange County, non-Hispanic Whites exhibit the highest access to environmentally healthy neighborhoods (index score of about 54). All other racial/ethnic groups obtain lower index scores in the 40s: Hispanics score lowest at 41, followed by non-Hispanic Blacks (45), non-Hispanic Asian/Pacific Islander (47), and non-Hispanic Native American (48).

Several jurisdictions score especially highly on environmental opportunity across all racial categories. Laguna Niguel, Aliso Viejo, Mission Viejo, and Rancho Santa Margarita all have index scores in the 70s to 90s for all racial and ethnic groups. Fountain Valley and Huntington Beach also have higher access to environmental health, scoring in the 50s to low-70s on the index.

Other cities are low-scoring across the board. Orange City, La Habra, and Fullerton are the least environmentally healthy, with index scores in the 20s. Anaheim, Buena Park, Irvine, Santa Ana, and Westminster also have low access to environmental opportunity, scoring in the 30s to 40s on the index.

Other cities have disparate environmental scores between races. One such jurisdiction is Costa Mesa, in which Hispanics, non-Hispanic Whites, and non-Hispanic Native Americans score the highest (50s), while non-Hispanic Blacks (44) and non-Hispanic Asian/Pacific Islanders (35) score lower. Another such city is Tustin, with non-Hispanic Blacks and Hispanics scoring the lowest (20s/30s) and non-Hispanic Whites the highest (55).

*2. For the protected class group(s) HUD has provided data, describe how the disparities in access to environmental opportunity relate to residential living patterns in the jurisdiction and region.*

Jurisdictions with the highest environmental opportunity appear to have primarily large concentrations of non-Hispanic Whites and Asian/Pacific Islanders. Laguna Niguel, Aliso Viejo, Fountain Valley and Huntington Beach are good examples of cities with large populations of those two groups. Other high opportunity cities, by contrast appear more segregated and more heavily populated by non-Hispanic Whites. Rancho Santa Margarita and Mission Viejo are two examples of such places.

Lower-scoring cities exhibit a diversity of residential patterns. For example, Orange (city) has concentrations of both Hispanics and non-Hispanic Whites. Similarly, Fullerton has concentrations of Hispanic neighborhoods as well as non-Hispanic Whites and Asian/Pacific Islanders. Anaheim and La Habra follow a similar pattern. By contrast, Santa Ana is a city with low environmental quality that is characterized almost exclusively by dense concentrations of Hispanics.

#### b. Economic Opportunities

*1. For the protected class groups HUD has provided data, describe any disparities in access to economic opportunity by protected class groups in the jurisdiction and region*

In Orange County, there are significant disparities in access to economic opportunity. Non-Hispanic White residents have the greatest access to economic opportunity. Asian and Pacific

Islander residents (49), Native Americans (46), and Black residents (46) have lower index scores in the high to mid-40s. Hispanic residents (32) have the lowest access to economic opportunity of all racial and ethnic groups in Orange County. Among residents living below the poverty line, there are significant disparities between groups. White residents have the highest economic opportunity score (30) followed by Black residents (27) and Asian Americans and Pacific Islanders (23). Poor Native Americans and Hispanic residents have the lowest economic opportunity scores (19).

There are major disparities in economic opportunity scores across racial/ethnic groups in other cities in the County. Generally, Asian and White residents tend to have the highest index scores in these cities. For instance, Tustin has very high scores for non-Hispanic White residents (77) as well as Asian residents (67) but Black and Hispanic residents have significantly lower scores (in the 40s). In Fullerton, Asian residents have the highest score (64) while Black residents have a score of 44 and Hispanic residents have a score of 37. In Santa Ana, White residents have the highest score (41) while Hispanics have the lowest (18). Costa Mesa has relatively high access to economic opportunity for all groups (high 50s to high 60s) but Hispanic residents have a significantly lower score (42). In La Habra, economic opportunity scores are relatively low for all groups (30s and 40s) but White residents have significantly higher scores than other racial/ethnic groups. Other jurisdictions with relatively large disparities by protected class groups include Anaheim, Buena Park, Fountain Valley, Lake Forest, and Orange City. In these cities, Hispanic residents have significantly lower access to economic opportunity than other racial/ethnic groups.

A number of jurisdictions have relatively little disparity between groups. There are high economic opportunity scores for all racial and ethnic groups in Aliso Viejo and Irvine (high 60s to low 70s), although there are large disparities across racial/ethnic groups for the population living below the poverty line in Irvine. La Palma also has relatively high opportunity and little variation in scores between groups (index values ranging from 60 to 66). Huntington Beach, Laguna Niguel, Mission Viejo, and Rancho Santa Margarita have moderate economic opportunity scores for all racial/ethnic groups (scores from the mid 40s to mid 50s). San Clemente has moderately low economic opportunity scores with little difference between groups (scores ranging from 40-46). There is low access to economic opportunity for all racial and ethnic groups in Garden Grove (index scores range from 9-25) and Westminster (scores in the 10s).

*2. For the protected class groups HUD has provided data, describe how disparities in access to employment relate to residential living patterns in the jurisdiction and region*

Economic Opportunity Index scores are generally lower in North Orange County than in South Orange County. Scores are especially low in Westminster, Garden Grove, and much of Santa Ana and Anaheim. Scores are generally high in much of Irvine, La Palma, and Tustin and along the coast from Newport Beach to Laguna Niguel as well as in unincorporated areas near the eastern border with Riverside County.

Areas in Orange County with the highest index scores tend to have large concentrations of non-Hispanic and Asian residents. By contrast, areas with the highest concentration of Hispanic residents tend to have lower economic index scores. Cities such as Fullerton and Costa Mesa are

examples of localities with segregated living patterns and significant disparities between racial and ethnic groups. Neighborhoods in these cities with higher Hispanic populations score lower than neighborhoods that are heavily populated by non-Hispanic and Asian residents.

c. Transportation

*1. For the protected class groups HUD has provided data, describe any disparities in access to transportation related to costs and access to public transit in the jurisdiction and region.*

As previously mentioned, higher scores on the low transportation cost index indicate greater access to low cost transportation. When analyzing Orange County as a whole, non-Hispanic Whites have the lowest scores (34). Asians and Pacific Islanders as well as Native Americans have a score of 38. Black residents have a score of 39 while Hispanic residents have the highest score (42). Regionally, low transportation cost index scores are similar for all racial and ethnic groups. Non-Hispanic Whites and Native Americans both have a score of 19, Asians/Pacific Islanders as well as Hispanics have a score of 20, and Black residents have a score of 21.

There are no significant disparities between racial/ethnic groups in the low transportation cost index in most jurisdictions in Orange County. Index scores are in the 20s for all groups in Laguna Niguel, Mission Viejo, and San Clemente. Scores are in the low to mid 30s for all racial/ethnic groups in Buena Park, Lake Forest, La Palma, Orange City. Scores are in the high 30s to low 40s for all groups in Aliso Viejo, Anaheim, Fountain Valley, Fullerton, Garden Grove, Irvine, Huntington Beach, La Habra. Scores are moderate (in the high 40s to low 50s) across groups in Costa Mesa, Santa Ana, and Westminster.

In both Tustin and Rancho Santa Margarita, White and Asian residents have significantly lower scores on the low transportation cost index compared to Black and Hispanic residents. These patterns are similar to those of Orange County overall.

Transit index scores do not vary significantly by racial or ethnic group in most jurisdictions in Orange County. Scores are moderate for all groups in Santa Ana with every group having a score in the low 50s. Scores are moderately low (30s to 40s) across the board in Anaheim, Buena Park, Costa Mesa, Fountain Valley, Fullerton, Garden Grove, Huntington Beach, Irvine, La Habra, La Palma, Orange City, and Westminster. Transit use is extremely low (scores of 3 and lower) for all groups in Aliso Viejo, Laguna Niguel, Lake Forest, Mission Viejo, Rancho Santa Margarita, San Clemente, and San Juan Capistrano. There is also little difference in transit index scores by racial or ethnic group in Orange County with all groups scoring in the low 20s.

There is a significant disparity between groups in Tustin and Countywide. Hispanics in Tustin have the highest transit index scores (64) followed closely by African Americans (60). Asian and White residents have significantly lower scores (49 and 42 respectively). Countywide, Hispanics have the highest transit index score (41) while non-Hispanic Whites have a significantly lower score (27) than other racial and ethnic groups.

*2. For the protected class groups HUD has provided data, describe how disparities in access to transportation related to residential living patterns in the jurisdiction and region*

Low transportation cost index scores as well as transit index scores are generally higher in North Orange County than in South Orange County. Scores are generally higher in jurisdictions with greater levels of density. Generally, North Orange County cities have a variety of residential living patterns with varying levels of density. Additionally, some jurisdictions have highly segregated living patterns while others have a mix of multiple racial and ethnic groups across neighborhoods. Jurisdictions and neighborhoods with greater concentrations of non-Hispanic White residents tend to have lower transit index scores and transportation cost index scores.

South Orange County has a greater concentration of non-White Hispanic residents and has lower levels of transit service than North Orange County. This pattern likely contributes to disparities in transportation cost index and transit index scores between non-Hispanic Whites and other racial and ethnic groups in South Orange County jurisdictions and countywide.

f. Patterns in Disparities in Access to Opportunity

*1. For the protected class groups HUD has provided data, identify and discuss any overarching patterns of access to opportunity and exposure to adverse community factors. Include how these patterns compare to patterns of segregation, integration, and R/ECAPs. Describe these patterns for the jurisdiction and region*

Generally, access to opportunity is highest for non-Hispanic Whites and Asians/Pacific Islanders in Orange County. By contrast, access to opportunity is generally lower for Black residents than for non-Hispanic Whites and Asians and access is lowest for Hispanics. Metrics are lower on average in census tracts with more of each of these groups. Geographically, access to economic, environmental, and educational opportunity is generally lowest in portions of North Orange County. Anaheim, Garden Grove, Santa Ana, and Westminster all have relatively low scores across various dimensions of opportunity. Access to opportunity is also low in San Juan Capistrano. However, access to transportation is generally better in North Orange County than in South Orange County.

## Maps and Tables Appendix:

**Table 1: Index Values, Aliso Viejo**

Aliso Viejo	"Economic Opportunity Index"	"Environmental Opportunity Index"	"Educational Opportunity Index"	"Low Transportation Cost Index"	Transit Index
<b>Total Population</b>					
White, Non-Hispanic	72.30550385	83.83909607	72.71175385	37.90481567	2.982049465
Black, Non-Hispanic	66.52386475	85.23960114	71.72485352	43.27718735	3.305222511
Hispanic	65.70877838	85.67479706	69.67499542	43.99542999	3.4930861
Asian or Pacific Islander, Non-Hispanic	71.44657135	87.03471375	72.0605011	38.21439362	3.052240849
Native American, Non-Hispanic	66.95543671	85.84021759	72.0728302	44.31396484	3.418583393
<b>Population below federal poverty line</b>					
White, Non-Hispanic	72.1219101	76.88407898	76.13404083	40.00963593	3.032668829
Black, Non-Hispanic	73.1000061	82.69999695	66.6000061	30.55382347	2.297693729
Hispanic	67.39414215	84.66527557	75.61569214	42.99341965	3.097574472
Asian or Pacific Islander, Non-Hispanic	67.48900604	85.0457077	69.90343475	44.67321396	3.799084425
Native American, Non-Hispanic	73.30000305	88	66.19999695	30.19909286	2.297693729

**Table 2: Index Values, Anaheim**

Anaheim	"Economic Opportunity Index"	"Environmental Opportunity Index"	"Educational Opportunity Index"	"Low Transportation Cost Index"	Transit Index
<b>Total Population</b>					
White, Non-Hispanic	43.93139267	38.43595505	39.49500275	35.00980759	38.28310013
Black, Non-Hispanic	30.85617065	43.77084732	24.11480904	41.09883118	42.81028366
Hispanic	24.94393539	35.08900452	16.60894966	42.32661819	45.37927628
Asian or Pacific	35.78163528	45.57190704	28.93398666	38.00388718	40.76144028

Islander, Non-Hispanic Native American, Non-Hispanic	31.95301437	39.92325211	25.63920212	40.02379227	43.23343277
<b>Population below federal poverty line</b>					
White, Non-Hispanic	31.62712288	41.38234711	26.39390373	40.36358643	42.55496979
Black, Non-Hispanic	21.08607101	37.48281479	15.80590439	42.93815613	42.37175751
Hispanic	18.12784386	35.43183517	11.7365303	44.72396088	48.39587402
Asian or Pacific Islander, Non-Hispanic Native American, Non-Hispanic	31.28238106	50.9586525	23.88062859	39.64730453	41.40625763
Islander, Non-Hispanic Native American, Non-Hispanic	19.2225132	23.75654411	28.95340347	40.15534973	44.56227112

**Table 3: Index Values, Buena Park**

Buena Park	"Economic Opportunity Index"	"Environmental Opportunity Index"	"Educational Opportunity Index"	"Low Transportation Cost Index"	Transit Index
<b>Total Population</b>					
White, Non-Hispanic	46.83927917	44.0955658	42.70969772	33.90605164	37.46681976
Black, Non-Hispanic	32.80804825	33.55254364	34.25307465	36.66135025	37.74475479
Hispanic	28.33981895	29.21013069	30.79724121	37.55573654	37.4323349
Asian or Pacific Islander, Non-Hispanic Native American, Non-Hispanic	47.61252594	39.32788467	42.41317368	34.37330246	37.90651321
Islander, Non-Hispanic Native American, Non-Hispanic	40.82292938	40.50382233	38.02802658	34.82195663	37.10214996
<b>Population below federal poverty line</b>					
White, Non-Hispanic	40.31472397	40.72068405	37.29474258	36.05626297	37.11514664
Black, Non-Hispanic	25.9830513	38.49584198	35.70261765	40.10052872	38.47552109
Hispanic	17.92495918	21.97593117	24.49638939	39.0867157	37.56377792
Asian or Pacific	41.90719986	39.55010986	39.26160431	35.59976578	37.79622269

Islander, Non-Hispanic Native American, Non-Hispanic	81.6641922	33.69506073	49.20370483	31.88211632	37.17000198
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**Table 4: Index Values, Costa Mesa**

Costa Mesa	"Economic Opportunity Index"	"Environment al Opportunity Index"	"Educational Opportunity Index"	"Low Transportatio n Cost Index"	Transit Index
<b>Total Population</b>					
White, Non-Hispanic	67.58622742	55.52037811	38.89334488	47.27882385	43.22631836
Black, Non-Hispanic	60.21097183	43.73588943	35.36569214	51.47803497	47.67166901
Hispanic	41.75721741	52.17251968	29.46787262	49.68540573	45.92378235
Asian or Pacific Islander, Non-Hispanic	62.83917236	34.57888412	37.24597931	51.76671982	49.81667328
Native American, Non-Hispanic	57.93167114	57.8879776	36.08298874	49.50308228	45.41753769
<b>Population below federal poverty line</b>					
White, Non-Hispanic	59.96794891	54.49015427	36.67170334	49.62751389	44.84539795
Black, Non-Hispanic	69.71747589	15.24660206	44.42038727	60.94523239	57.05648804
Hispanic	30.79871941	51.77633667	27.76061058	50.66155243	45.77159119
Asian or Pacific Islander, Non-Hispanic	65.26630402	45.6599617	37.13913345	51.9749794	47.06335831
Native American, Non-Hispanic	47.94121552	40.6466217	39.73918915	44.072155	50.18476486



Table 5: Index Values, Fountain Valley

Fountain Valley	"Economic Opportunity Index"	"Environmental Opportunity Index"	"Educational Opportunity Index"	"Low Transportation Cost Index"	Transit Index
<b>Total Population</b>					
White, Non-Hispanic	60.60261536	64.15343475	58.0732193	34.88885498	39.57632446
Black, Non-Hispanic	53.71952438	56.91206741	44.76111221	39.96112061	40.72764587
Hispanic	41.24127579	59.6288147	33.37312698	39.45233154	41.81933975
Asian or Pacific Islander, Non-Hispanic	44.98392868	58.26979065	41.64525986	37.5691185	40.36568451
Native American, Non-Hispanic	52.49386597	69.90551758	47.91042709	36.09816742	39.42101669
<b>Population below federal poverty line</b>					
White, Non-Hispanic	64.17408752	71.23667908	61.07992172	32.63380432	39.16001511
Black, Non-Hispanic	64.10958862	65.91918182	73.40000153	42.57266617	40.4589119
Hispanic	31.28120613	67.20317078	28.9899292	39.14260483	41.5614624
Asian or Pacific Islander, Non-Hispanic	44.84921646	49.497612	36.71788025	40.1937294	40.57577133
Native American, Non-Hispanic	18	72.09999847	6.900000095	39.88677597	43.88391495

Table 6: Index Values, Fullerton

Fullerton	"Economic Opportunity Index"	"Environmental Opportunity Index"	"Educational Opportunity Index"	"Low Transportation Cost Index"	Transit Index
<b>Total Population</b>					
White, Non-Hispanic	55.78549576	26.03284073	58.12939072	38.56270599	36.36819077
Black, Non-Hispanic	43.93449402	23.39889526	50.62736893	43.17352676	39.78337097
Hispanic	37.14920425	20.28424263	43.05700684	41.48886108	39.47481537
Asian or Pacific	64.09486389	25.70118332	65.7769165	35.43569183	35.37657928

Islander, Non-Hispanic Native American, Non-Hispanic	42.6170578	22.90802765	48.14080048	41.21847534	38.35867691
<b>Population below federal poverty line</b>					
White, Non-Hispanic	42.62480927	23.49648094	50.72012711	45.41986847	40.98034668
Black, Non-Hispanic	26.27262497	20.02443314	37.49615479	50.76286316	44.32195663
Hispanic	29.84314728	19.52399254	38.35726547	43.06222916	41.15517044
Asian or Pacific	57.70301437	27.73388481	64.75909424	42.01194	39.39395523
Islander, Non-Hispanic Native American, Non-Hispanic	43.26682663	22.70192337	51.35336685	38.76887131	34.99217987

Table 7: Index Values, Garden Grove

Garden Grove	"Economic Opportunity Index"	"Environmental Opportunity Index"	"Educational Opportunity Index"	"Low Transportation Cost Index"	Transit Index
<b>Total Population</b>					
White, Non-Hispanic	36.39666367	47.3960228	40.38077927	36.63133621	39.78887558
Black, Non-Hispanic	27.92678833	47.87880325	33.18390274	41.15602112	41.82769394
Hispanic	22.90080643	47.05417633	29.86315918	41.03567505	42.94892883
Asian or Pacific	23.95595741	49.54003143	35.30280304	40.51235199	40.41277313
Islander, Non-Hispanic Native American, Non-Hispanic	27.66724777	46.53165817	34.10087204	41.22572708	41.86322403
<b>Population below federal poverty line</b>					
White, Non-Hispanic	30.0959301	47.71313477	35.78342056	39.06194305	41.55861664
Black, Non-Hispanic	27.44144821	54.79440689	33.70690918	39.97136688	38.74142075
Hispanic	18.94665909	46.0896759	26.74869919	43.83759689	44.6900177
Asian or Pacific	22.66533279	47.17929077	37.85955429	40.4188385	39.69983673

Islander, Non-Hispanic Native American, Non-Hispanic	18.80149269	38.3007431	27.1022377	48.05475616	43.73262405
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**Table 8: Index Values, Huntington Beach**

Huntington Beach	"Economic Opportunity Index"	"Environmental Opportunity Index"	"Educational Opportunity Index"	"Low Transportation Cost Index"	Transit Index
<b>Total Population</b>					
White, Non-Hispanic	64.58568573	71.44684601	69.54529572	37.66327667	35.70833206
Black, Non-Hispanic	55.74852371	61.43478394	59.94100952	40.57863235	36.41617966
Hispanic	48.91268921	56.34483719	59.14129257	42.3997879	36.54937363
Asian or Pacific	55.79597092	58.89957809	60.11377335	38.13786316	35.30189133
Islander, Non-Hispanic Native American, Non-Hispanic	59.45223999	69.95332336	66.42298126	39.55618668	36.38960266
<b>Population below federal poverty line</b>					
White, Non-Hispanic	63.94906235	71.72304535	68.93916321	40.83568192	37.38664627
Black, Non-Hispanic	46.80564499	57.03628922	63.21209335	44.36582947	38.40356827
Hispanic	37.6064682	48.60849762	55.68051147	45.98036194	37.06981277
Asian or Pacific	55.28670883	58.22230911	58.15016174	42.73658752	36.3033371
Islander, Non-Hispanic Native American, Non-Hispanic	63.99184036	89.20612335	79.1040802	25.95944023	33.74476242

Table 9: Index Values, Irvine

Irvine	"Economic Opportunity Index"	"Environmental Opportunity Index"	"Educational Opportunity Index"	"Low Transportation Cost Index"	Transit Index
<b>Total Population</b>					
White, Non-Hispanic	73.63127136	39.08622742	81.49776459	36.18370819	35.191082
Black, Non-Hispanic	70.55041504	36.09516525	81.03330994	39.19680023	37.68433762
Hispanic	68.2244339	34.8563385	75.89785004	37.90677261	35.78848267
Asian or Pacific Islander, Non-Hispanic Native American, Non-Hispanic	73.3141861	38.35515213	85.66765594	37.19092941	37.06846237
American, Non-Hispanic	68.81182861	37.30687332	78.0866394	37.68278122	34.32770157
<b>Population below federal poverty line</b>					
White, Non-Hispanic	62.00982285	41.2605896	81.79143524	41.65803909	40.29730606
Black, Non-Hispanic	78.47797394	30.86845207	85.13333893	36.81203842	36.52822113
Hispanic	45.06617737	43.96442032	84.95259094	44.5932579	42.19712067
Asian or Pacific Islander, Non-Hispanic Native American, Non-Hispanic	50.49572372	45.72290802	87.87575531	44.2512207	42.13927078
American, Non-Hispanic	34.17985535	56.2374115	91.07769775	53.02960205	50.96051407

Table 10: Index Values, Los Angeles County

Los Angeles County	"Economic Opportunity Index"	"Environmental Opportunity Index"	"Educational Opportunity Index"	"Low Transportation Cost Index"	Transit Index
<b>Total Population</b>					
White, Non-Hispanic	65.67538452	55.94469833	67.478302	18.965065	21.0825634
Black, Non-Hispanic	40.16342545	53.13132858	33.42098999	21.05691338	24.56006813
Hispanic	36.33623123	45.2298851	38.80290604	19.82450485	23.3633194
Asian or Pacific	57.39865494	49.95420074	61.21666336	20.27166367	23.09456062

Islander, Non-Hispanic Native American, Non-Hispanic	45.30443192	51.25786972	49.35198593	19.37051392	21.6207428
<b>Population below federal poverty line</b>					
White, Non-Hispanic	57.50989532	51.78505325	59.31045151	23.57732391	25.74990845
Black, Non-Hispanic	31.36289787	50.94706726	26.02533722	23.28333092	27.20900345
Hispanic	31.3007412	42.91162491	31.26461411	22.65198517	26.92627716
Asian or Pacific	50.03251266	47.77090454	55.55622864	24.86695862	28.33756065
Islander, Non-Hispanic Native American, Non-Hispanic	34.06453323	48.27433014	35.94702911	22.76408005	26.06622124

**Table 11: Index Values, Laguna Niguel**

Laguna Niguel	"Economic Opportunity Index"	"Environmental Opportunity Index"	"Educational Opportunity Index"	"Low Transportation Cost Index"	Transit Index
<b>Total Population</b>					
White, Non-Hispanic	51.88405609	94.96172333	69.4879303	26.46920204	2.232567787
Black, Non-Hispanic	49.20069885	94.27303314	70.40055847	27.88728714	2.385162592
Hispanic	46.48111725	94.03167725	69.29504395	29.60008812	2.543926477
Asian or Pacific	51.05093765	94.28031921	70.32914734	28.43764305	2.466272593
Islander, Non-Hispanic Native American, Non-Hispanic	52.94462585	95.30413055	70.03966522	27.89173698	2.296560049
<b>Population below federal poverty line</b>					
White, Non-Hispanic	48.66943741	93.59718323	70.38157654	27.90661812	2.297754049
Black, Non-Hispanic	61.86949158	94.28262329	58.08516693	32.82440567	2.653566122
Hispanic	47.95252228	94.91544342	73.69073486	29.40856171	2.452992439
Asian or Pacific	42.89958572	90.35707855	72.27500153	34.07725906	2.88683486

Islander, Non-Hispanic Native American, Non-Hispanic	N/A	N/A	N/A	N/A	N/A
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**Table 12: Index Values, La Habra**

La Habra	"Economic Opportunity Index"	"Environmental Opportunity Index"	"Educational Opportunity Index"	"Low Transportation Cost Index"	Transit Index
<b>Total Population</b>					
White, Non-Hispanic	40.55103683	27.87729454	48.14756012	35.66272736	35.27762604
Black, Non-Hispanic	35.30363846	29.53260612	45.65385437	39.55151749	35.42910004
Hispanic	32.31658936	27.45372391	44.28807068	38.3514595	34.83366394
Asian or Pacific	39.38534927	24.85019112	49.1582222	37.03078079	37.28299713
Islander, Non-Hispanic Native American, Non-Hispanic	38.17602921	30.35684967	47.53630066	35.54092407	33.94094467
<b>Population below federal poverty line</b>					
White, Non-Hispanic	40.29798126	29.05448341	48.00325012	35.98387527	34.38015747
Black, Non-Hispanic	31.18307686	28.36153793	45.95999908	39.51876068	36.60215759
Hispanic	27.1908226	25.55690002	41.80315781	39.25904846	35.26225281
Asian or Pacific	32.04285431	28.29251671	42.60680389	37.83418655	36.04021072
Islander, Non-Hispanic Native American, Non-Hispanic	24.10000038	11.80000019	38	44.92282867	41.23970032

Table 13: Index Values, La Palma

La Palma	"Economic Opportunity Index"	"Environmental Opportunity Index"	"Educational Opportunity Index"	"Low Transportation Cost Index"	Transit Index
<b>Total Population</b>					
White, Non-Hispanic	60.54538345	52.2887764	74.90605927	31.26264191	33.98268509
Black, Non-Hispanic	62.44117737	50.76352692	79.34926605	30.94960976	32.45330429
Hispanic	60.14683151	53.11293411	76.4289093	31.19957161	33.79656219
Asian or Pacific Islander, Non-Hispanic Native American, Non-Hispanic	59.61754608	54.71827316	80.94405365	30.98505211	33.03434372
American, Non-Hispanic	66.49090576	44.5484848	74.41212463	31.03777504	32.16746521
<b>Population below federal poverty line</b>					
White, Non-Hispanic	56.16556168	58.63651657	78.42116547	31.26299286	34.6687851
Black, Non-Hispanic	62	52.13999939	83.30000305	30.76098061	31.77929115
Hispanic	62.43789673	49.73848724	74.32682037	31.21320152	33.49207687
Asian or Pacific Islander, Non-Hispanic Native American, Non-Hispanic	57.32141113	57.53029633	80.26992798	31.11726379	33.91407013
American, Non-Hispanic	59.40000153	51.29999924	62.90000153	31.94073486	36.83267593

Table 14: Index Values, Lake Forest

Lake Forest	"Economic Opportunity Index"	"Environmental Opportunity Index"	"Educational Opportunity Index"	"Low Transportation Cost Index"	Transit Index
<b>Total Population</b>					
White, Non-Hispanic	52.10555649	54.81097412	60.88927078	31.83229065	3.096983671
Black, Non-Hispanic	49.18192673	55.03483963	61.46455765	34.36283493	3.168195009
Hispanic	39.65441513	43.67831039	53.05497742	35.60156631	3.339822292
Asian or Pacific	51.61265182	53.55771637	59.62294769	32.0095787	2.971857309

Islander, Non-Hispanic Native American, Non-Hispanic	45.60740662	53.91375732	59.4603157	34.44470978	3.268085241
<b>Population below federal poverty line</b>					
White, Non-Hispanic	42.87811661	48.27126312	56.19835281	35.24717331	3.274830103
Black, Non-Hispanic	58.93999863	62.13200378	49.3239975	28.69176102	3.198252678
Hispanic	23.69203186	17.86175346	43.00056839	33.14248276	3.199719906
Asian or Pacific	34.96779251	36.78378296	52.04999924	39.137043	3.588968277
Islander, Non-Hispanic Native American, Non-Hispanic	6.400000095	10.10000038	39.90000153	50.44693375	4.321035862

**Table 15: Index Values, Mission Viejo**

Mission Viejo	"Economic Opportunity Index"	"Environmental Opportunity Index"	"Educational Opportunity Index"	"Low Transportation Cost Index"	Transit Index
<b>Total Population</b>					
White, Non-Hispanic	54.71001434	80.4629364	68.59661865	20.06777954	2.14685297
Black, Non-Hispanic	53.97848892	77.18696594	69.5125351	22.50149727	2.178300142
Hispanic	49.20601654	77.96643066	69.57389832	24.251894	2.186423779
Asian or Pacific	56.29401779	79.96483612	69.64553833	20.08021736	2.172489405
Islander, Non-Hispanic Native American, Non-Hispanic	52.15392685	77.70209503	68.03507996	20.00351524	2.125685453
<b>Population below federal poverty line</b>					
White, Non-Hispanic	52.77148438	79.52762604	68.10930634	20.6295166	2.147603989
Black, Non-Hispanic	47.77692413	72.13846588	60.4153862	30.359375	2.514009476
Hispanic	41.74552917	75.55897522	73.74349976	27.94129181	2.138385296
Asian or Pacific	50.18946457	76.0255127	75.70388031	27.29961014	2.231768131



Islander, Non-Hispanic Native American, Non-Hispanic	N/A	N/A	N/A	N/A	N/A
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Table 16: Index Values, Orange City

Orange City	"Economic Opportunity Index"	"Environmental Opportunity Index"	"Educational Opportunity Index"	"Low Transportation Cost Index"	Transit Index
<b>Total Population</b>					
White, Non-Hispanic	59.93873978	24.79452133	42.08477402	31.92243958	36.35044479
Black, Non-Hispanic	54.84865952	18.7726078	35.12828445	37.30315018	39.30299377
Hispanic	47.76997757	19.34976578	33.2277832	36.87007141	38.43082809
Asian or Pacific Islander, Non-Hispanic Native American, Non-Hispanic	61.62908554	28.02267647	45.12159348	31.81376266	35.78025818
American, Non-Hispanic	52.82477188	20.58942604	36.06827545	34.44309235	37.73715973
<b>Population below federal poverty line</b>					
White, Non-Hispanic	53.57085419	17.67649841	33.95972061	36.44538879	39.62675095
Black, Non-Hispanic	35.50442505	12.76637173	29.51858521	37.15558624	28.86623383
Hispanic	41.78118134	23.23805237	32.39267731	36.83862305	39.01893616
Asian or Pacific Islander, Non-Hispanic Native American, Non-Hispanic	61.44256592	21.8933773	41.95364761	37.79168701	37.63070297
American, Non-Hispanic	31.33373451	10.93734932	20.50963974	41.80668259	43.29630661

Table 17: Index Values, Orange County

Orange County	"Economic Opportunity Index"	"Environmental Opportunity Index"	"Educational Opportunity Index"	"Low Transportation Cost Index"	Transit Index
<b>Total Population</b>					
White, Non-Hispanic	59.36914825	53.88697052	58.6191597	33.84046555	27.43986702
Black, Non-Hispanic	45.8503685	45.21717072	45.6352005	39.68424606	36.21459579
Hispanic	31.86008644	41.02077866	30.86243248	41.80742645	41.28927612
Asian or Pacific Islander, Non-Hispanic	49.36313629	46.78428268	52.50125504	37.48302841	36.11438751
Native American, Non-Hispanic	46.39406204	48.79929352	45.07330704	37.47456741	33.02807617
<b>Population below federal poverty line</b>					
White, Non-Hispanic	51.70472336	51.01126099	52.13442612	39.18977356	32.26565933
Black, Non-Hispanic	36.25161743	40.4234581	37.29018784	40.77672958	35.60103607
Hispanic	22.65623665	39.02124786	23.81145287	45.65877533	46.35126877
Asian or Pacific Islander, Non-Hispanic	38.94393158	46.38044739	48.32249832	41.97251129	39.51419449
Native American, Non-Hispanic	35.89070892	38.62186813	40.92134476	40.15331268	40.17951965

Table 18: Index Values, Rancho Santa Margarita

Rancho Santa Margarita	"Economic Opportunity Index"	"Environmental Opportunity Index"	"Educational Opportunity Index"	"Low Transportation Cost Index"	Transit Index
<b>Total Population</b>					
White, Non-Hispanic	55.31455231	77.42084503	74.73116302	22.26515198	1.739218593
Black, Non-Hispanic	48.5736618	78.66453552	72.82685852	29.90576553	2.138027906
Hispanic	46.87901688	79.68223572	71.21639252	31.94477654	2.276622057
Asian or Pacific	52.71126556	76.4618454	74.23796082	25.72115326	1.882683992

Islander, Non-Hispanic Native American, Non-Hispanic	52.11122513	76.42857361	73.22245026	27.17526817	1.988348365
<b>Population below federal poverty line</b>					
White, Non-Hispanic	46.90814972	80.66777802	70.89245605	30.65854645	2.180054665
Black, Non-Hispanic	N/A	N/A	N/A	N/A	N/A
Hispanic	37.29422379	84.92796326	66.2130661	40.81872559	2.736426592
Asian or Pacific	60.54124069	82.12485504	78.08983612	16.653265	1.491689444
Islander, Non-Hispanic Native American, Non-Hispanic	N/A	N/A	N/A	N/A	N/A

**Table 19: Index Values, San Clemente**

San Clemente	"Economic Opportunity Index"	"Environmental Opportunity Index"	"Educational Opportunity Index"	"Low Transportation Cost Index"	Transit Index
<b>Total Population</b>					
White, Non-Hispanic	43.86069107	53.53229904	26.15826035	20.86557388	1.323781729
Black, Non-Hispanic	44.58891678	53.67986298	26.91267014	20.62924576	1.308523178
Hispanic	40.03211212	58.22519684	23.51825714	25.35934067	1.459569693
Asian or Pacific	46.24467087	51.4276619	27.82583618	19.14149284	1.219676495
Islander, Non-Hispanic Native American, Non-Hispanic	41.8181076	55.99135971	26.10987663	23.12410355	1.460949898
<b>Population below federal poverty line</b>					
White, Non-Hispanic	40.29958344	52.50610733	22.75804329	23.32270622	1.429345369
Black, Non-Hispanic	21.60899544	46.30582047	12.44285679	22.93115044	1.561009169
Hispanic	38.13341522	59.1672554	19.66854095	25.5105629	1.351897478
Asian or Pacific	36.40293121	78.38371277	26.14299583	19.77955627	0.901919305

Islander, Non-Hispanic Native American, Non-Hispanic	40.5885849	56.44565201	26.93206596	15.30980492	0.906552672
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**Table 20: Index Values, San Juan Capistrano**

San Juan Capistrano	"Economic Opportunity Index"	"Environmental Opportunity Index"	"Educational Opportunity Index"	"Low Transportation Cost Index"	Transit Index
<b>Total Population</b>					
White, Non-Hispanic	24.8559227	40.60459518	3.96122098	28.67803192	2.159676313
Black, Non-Hispanic	17.48586845	44.83804321	4.980434895	30.27136993	2.118023157
Hispanic	9.223362923	51.43849182	6.480751991	31.45836258	1.975713015
Asian or Pacific	24.93882942	43.21843719	4.463120461	27.79998398	2.022916555
Islander, Non-Hispanic Native American, Non-Hispanic	12.91760635	49.70633698	6.045070648	30.53370857	1.976489902
<b>Population below federal poverty line</b>					
White, Non-Hispanic	24.2220974	38.93087769	3.655807257	29.47362709	2.26116538
Black, Non-Hispanic	53.59999847	39.20000076	2.900000095	17.58180046	1.543227077
Hispanic	8.015656471	53.10263824	6.83494997	31.40584183	1.918851495
Asian or Pacific	8.699999809	32.79999924	2.900000095	37.69218826	2.949278355
Islander, Non-Hispanic Native American, Non-Hispanic	N/A	N/A	N/A	N/A	N/A

Table 21: Index Values, Santa Ana

Santa Ana	"Economic Opportunity Index"	"Environmental Opportunity Index"	"Educational Opportunity Index"	"Low Transportation Cost Index"	Transit Index
<b>Total Population</b>					
White, Non-Hispanic	40.84465027	33.96951294	24.41191101	47.15653229	52.06034851
Black, Non-Hispanic	29.20541	38.66877747	19.36479187	48.0304451	54.12454987
Hispanic	18.03375626	41.18429947	15.26601601	46.74744034	54.8878212
Asian or Pacific Islander, Non-Hispanic Native American, Non-Hispanic	25.11046028	46.18630219	18.69794273	47.20291138	54.18437576
American, Non-Hispanic	25.56700134	38.30905533	17.4342041	45.30844498	52.30129623
<b>Population below federal poverty line</b>					
White, Non-Hispanic	31.77580452	34.26587677	19.81741333	48.76362228	52.66421127
Black, Non-Hispanic	25.08537483	23.57221222	20.0210247	50.08654785	50.39803314
Hispanic	14.87970352	41.16586304	15.27909184	50.43182755	57.66402054
Asian or Pacific Islander, Non-Hispanic Native American, Non-Hispanic	25.55044937	45.79997253	17.13907242	48.1301918	52.26394272
American, Non-Hispanic	16.78843117	43.75597	12.58059692	42.92389297	57.04358673

Table 22: Index Values, Tustin

Tustin	"Economic Opportunity Index"	"Environmental Opportunity Index"	"Educational Opportunity Index"	"Low Transportation Cost Index"	Transit Index
<b>Total Population</b>					
White, Non-Hispanic	77.3833313	55.53118134	57.9779892	37.03637695	41.61579132
Black, Non-Hispanic	49.5615654	33.86757278	33.26813889	54.51399994	60.01934433
Hispanic	42.9604187	28.64287949	27.41756248	56.88419342	63.88144684
Asian or Pacific	67.04686737	46.94258499	49.78988266	44.89656067	48.62200546

Islander, Non-Hispanic Native American, Non-Hispanic	63.12244797	43.92755127	47.4581604	43.06391144	49.6460228
<b>Population below federal poverty line</b>					
White, Non-Hispanic	57.39323807	42.8909874	38.77998352	47.96840286	52.79444885
Black, Non-Hispanic	36.90000153	22.5	25.10000038	55.18679047	64.45001984
Hispanic	32.15452576	17.71869659	18.61776543	65.68024445	74.0960083
Asian or Pacific Islander, Non-Hispanic Native American, Non-Hispanic	42.37282944	30.59916115	25.81988907	55.87603378	61.07912064
	26.20000076	13.69999981	14.19999981	65.00455475	66.8004303

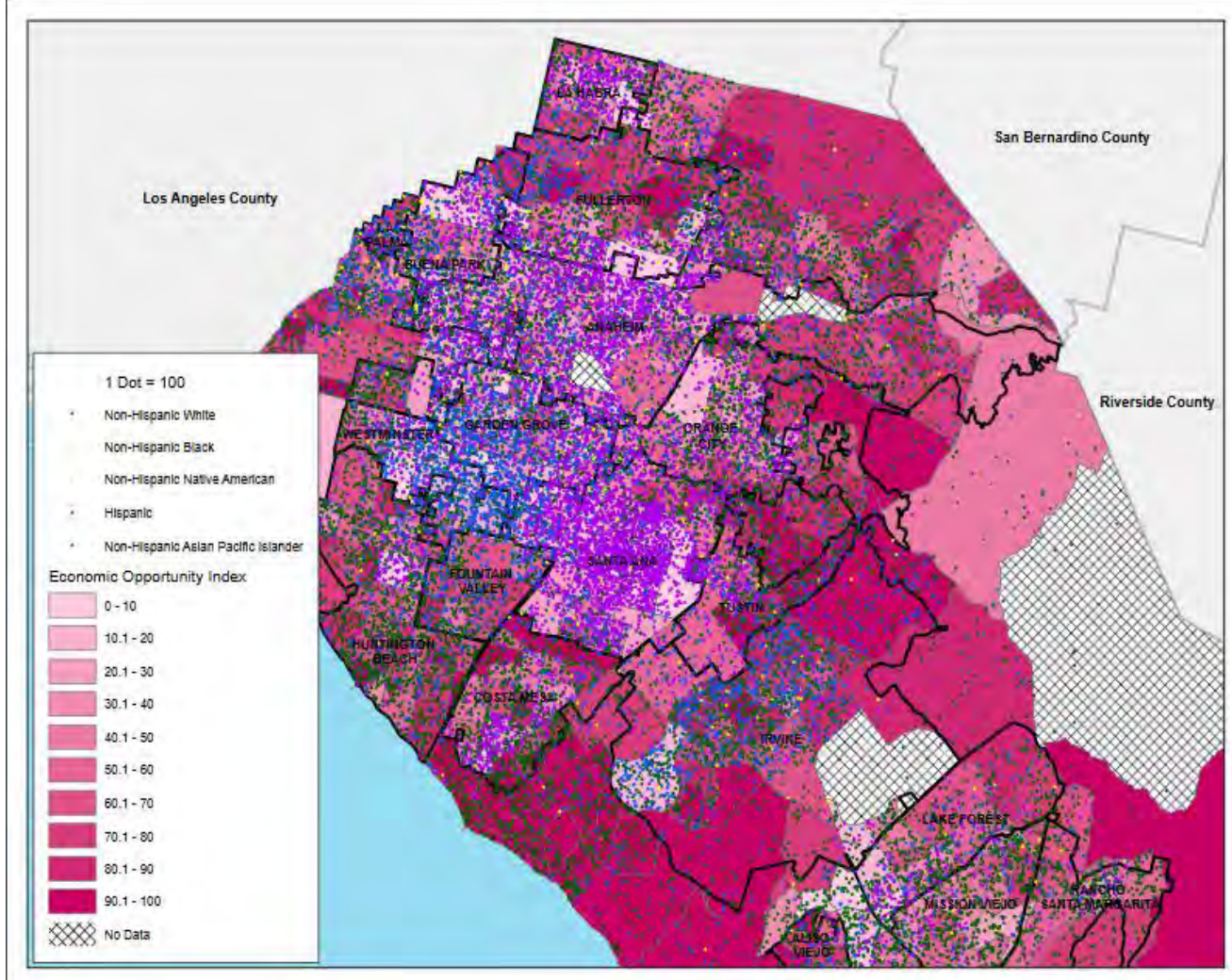
**Table 23: Index Values, Westminster**

Westminster	"Economic Opportunity Index"	"Environmental Opportunity Index"	"Educational Opportunity Index"	"Low Transportation Cost Index"	Transit Index
<b>Total Population</b>					
White, Non-Hispanic	13.81653023	42.93841171	35.6662941	44.7712059	37.7172699
Black, Non-Hispanic	10.56679821	38.13873291	32.76600647	45.53092575	37.15086365
Hispanic	11.77696323	40.45322037	32.86334991	44.28075409	36.86459732
Asian or Pacific Islander, Non-Hispanic Native American, Non-Hispanic	14.33915138	46.11770248	35.44109344	44.00982666	37.56019592
	15.28125	44.0395813	36.25625229	43.3792572	37.29174042
<b>Population below federal poverty line</b>					
White, Non-Hispanic	15.20829582	44.93229675	37.83362961	45.77521515	38.73999023
Black, Non-Hispanic	8.191836357	21.56734848	37.28163528	40.71427536	33.28907013
Hispanic	10.51876068	37.48429489	28.36954689	43.8158226	36.38402557
Asian or Pacific	12.96408653	44.58031464	32.6651535	44.92889404	37.62247467

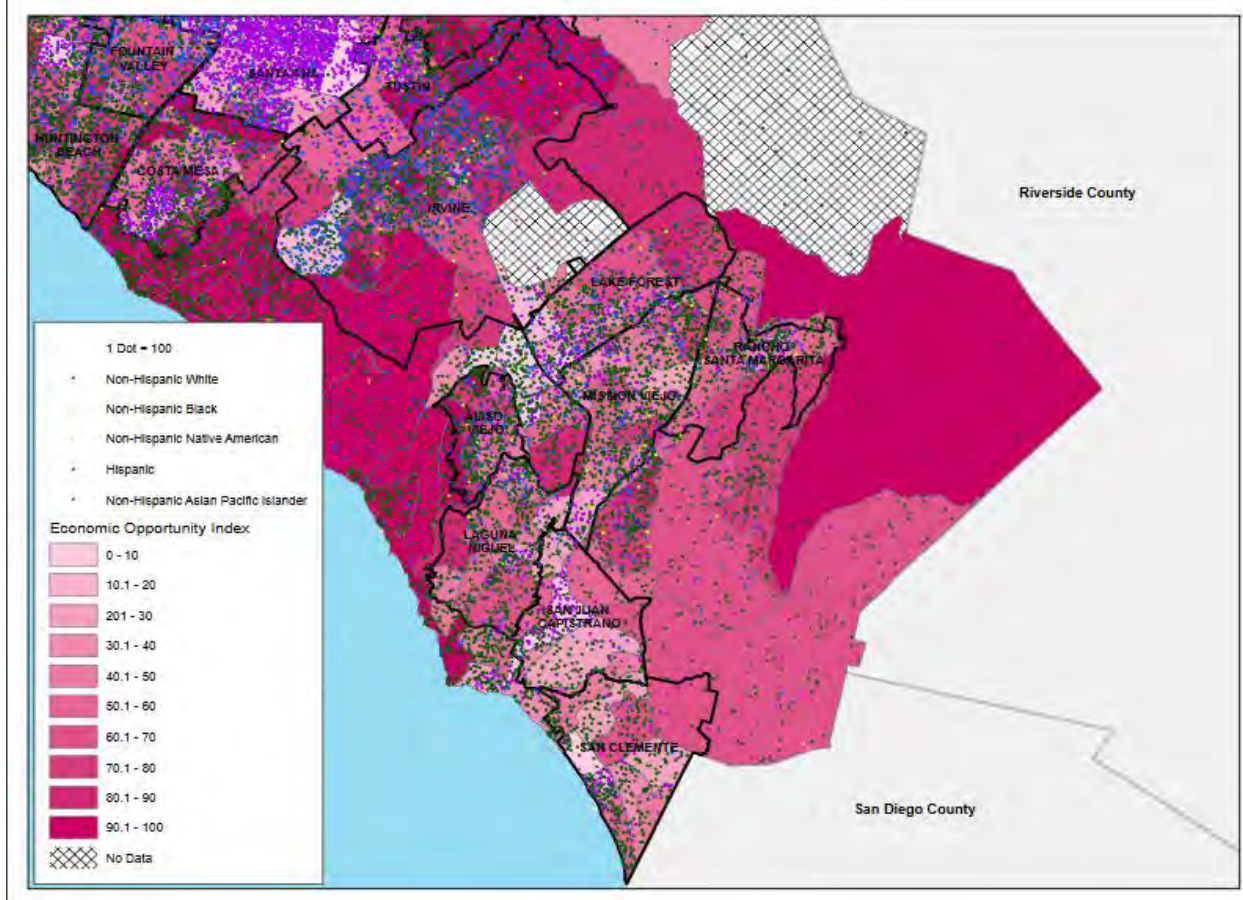
Islander, Non-Hispanic Native

American, 25.30000114 48.70000076 52.20000076 45.22904587 41.23970032  
 Non-Hispanic

**Map 1: Economic Opportunity Index, North Orange County**

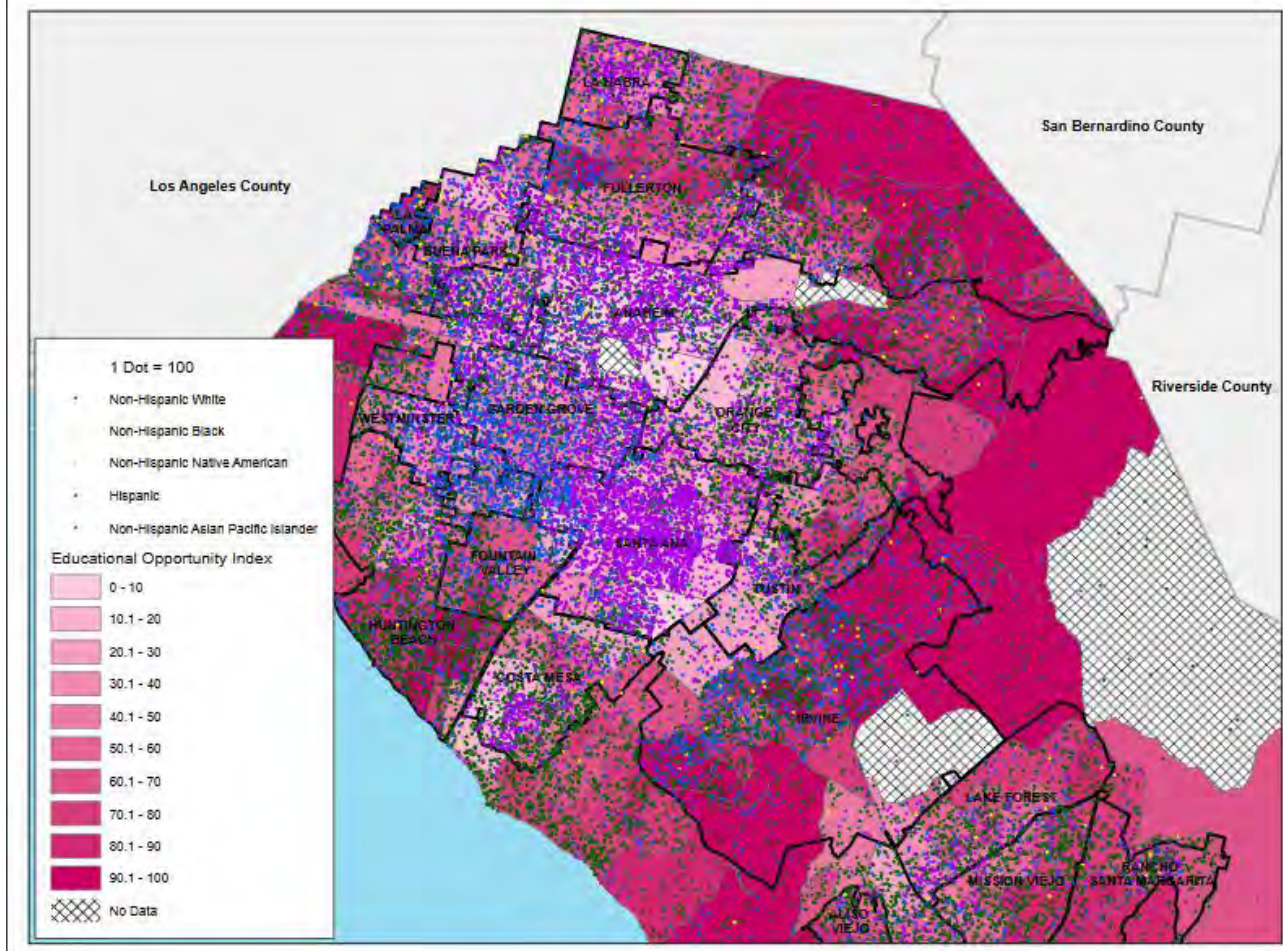


**Map 2: Economic Opportunity Index, South Orange County**

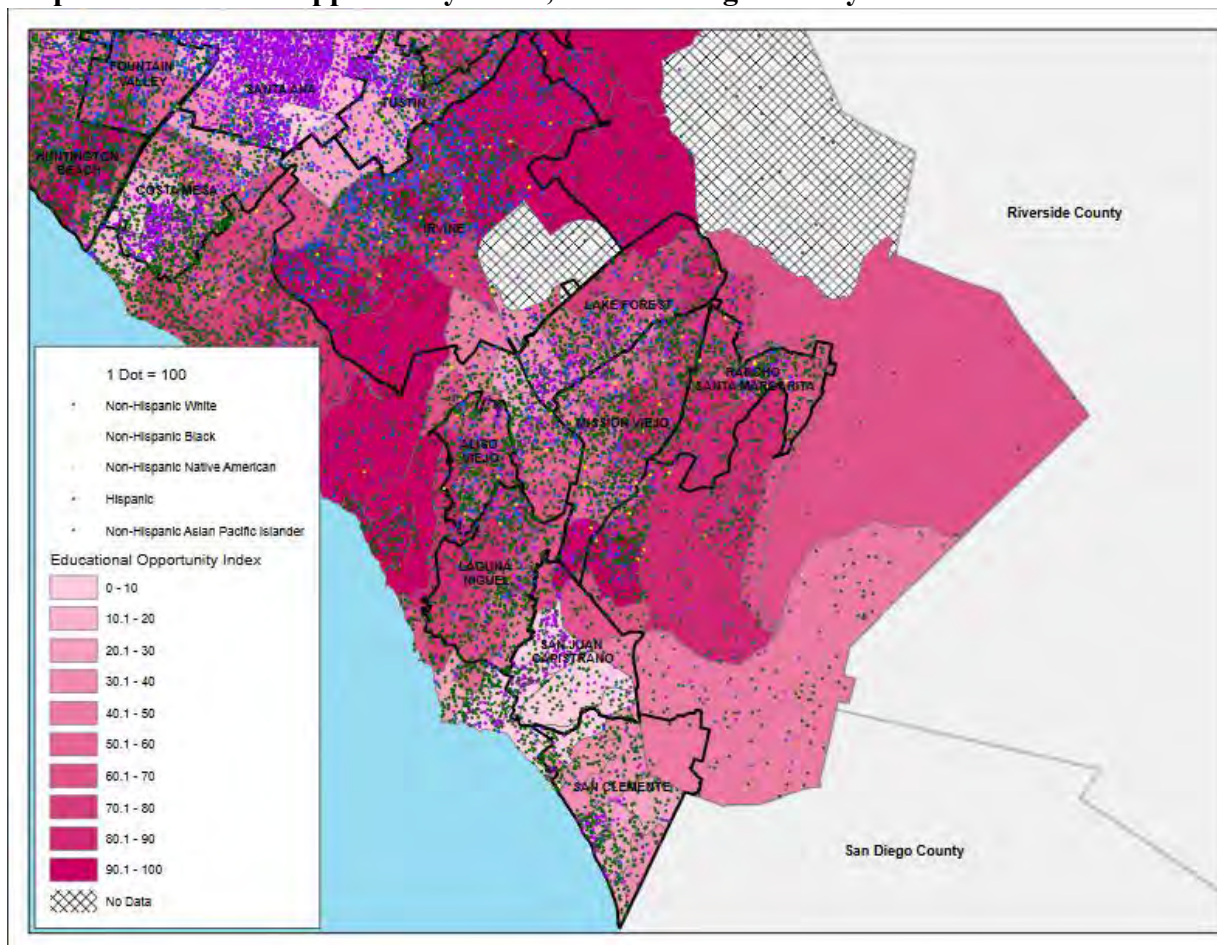




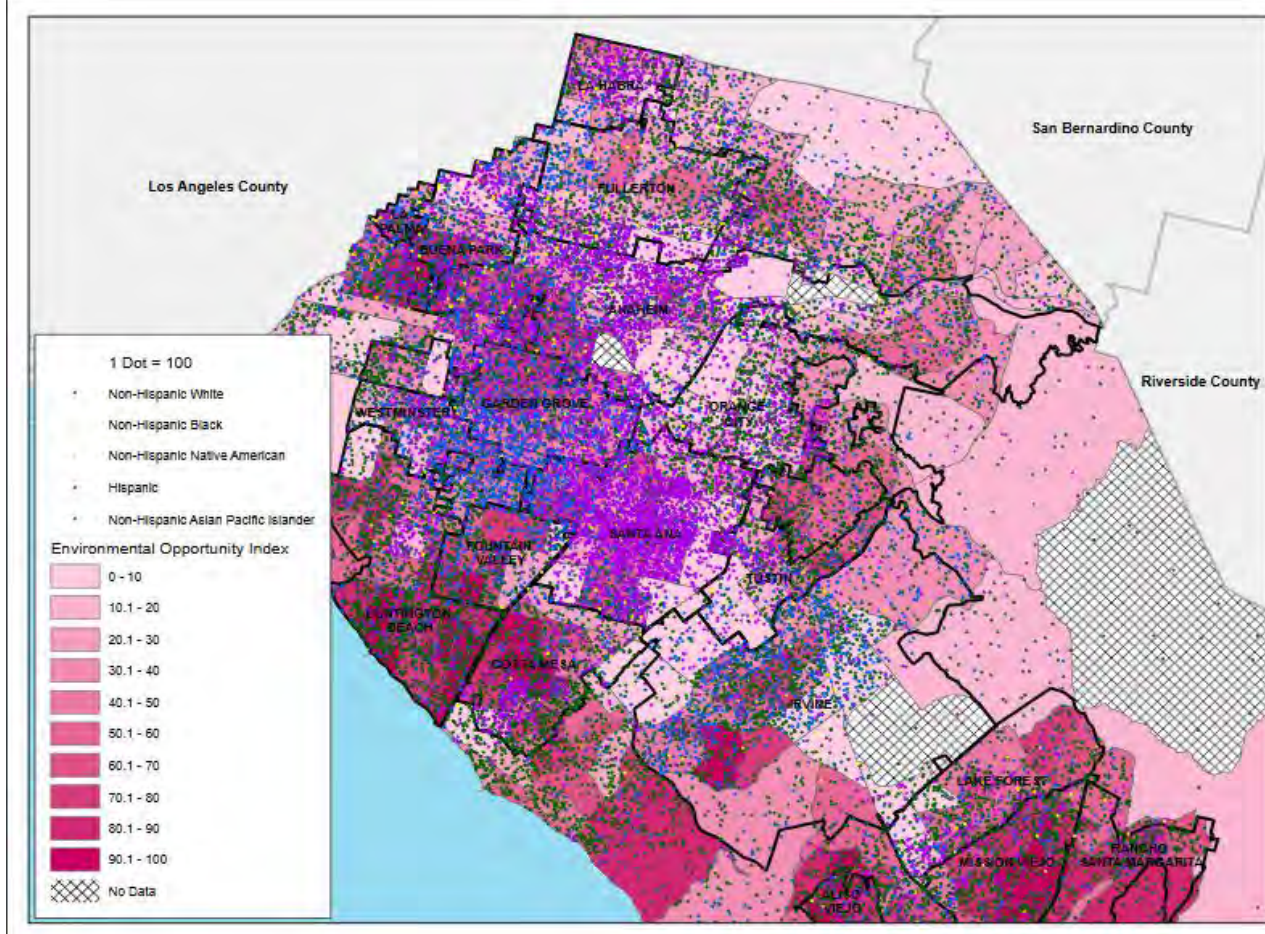
**Map 3: Educational Opportunity Index, North Orange County**



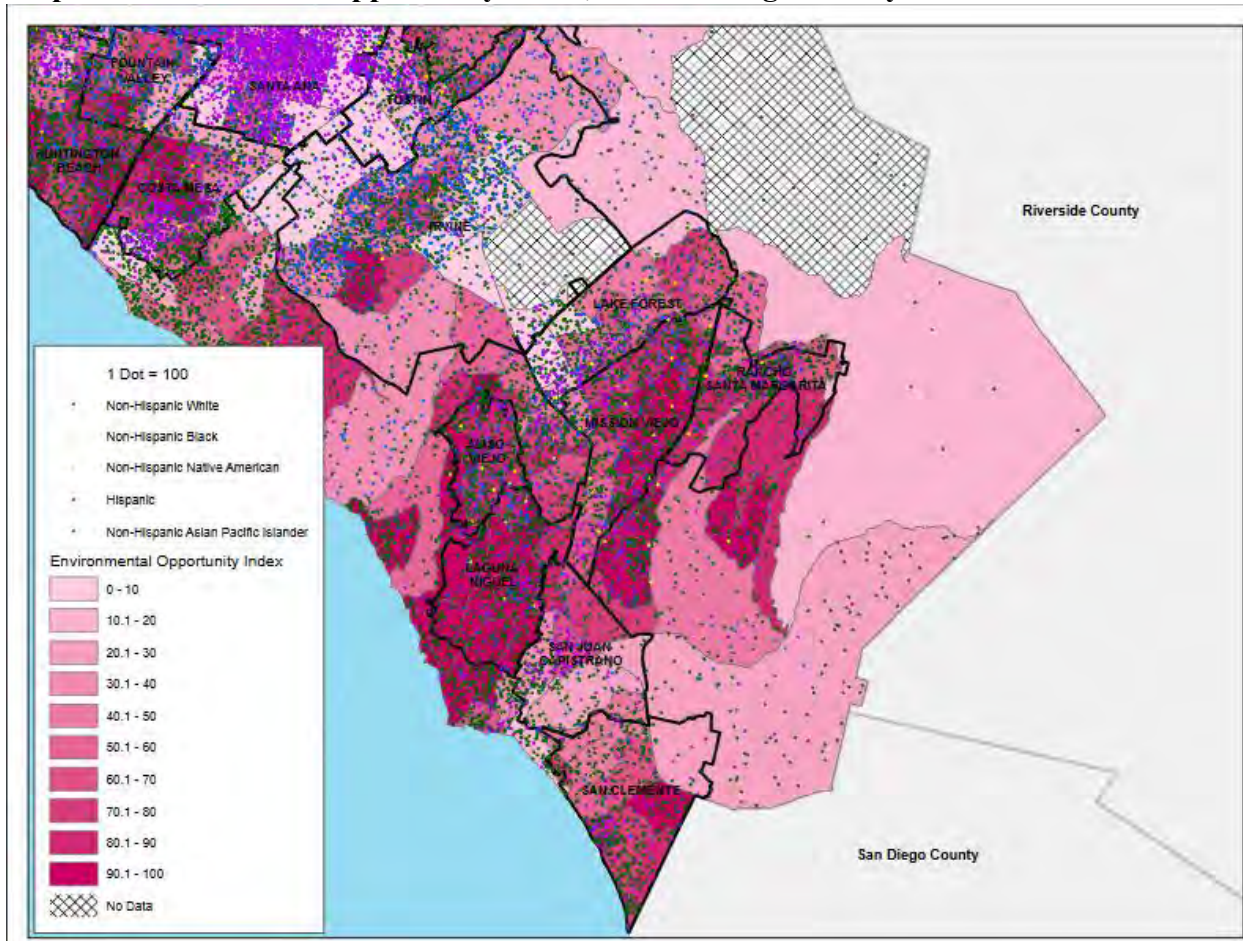
**Map 4: Educational Opportunity Index, South Orange County**



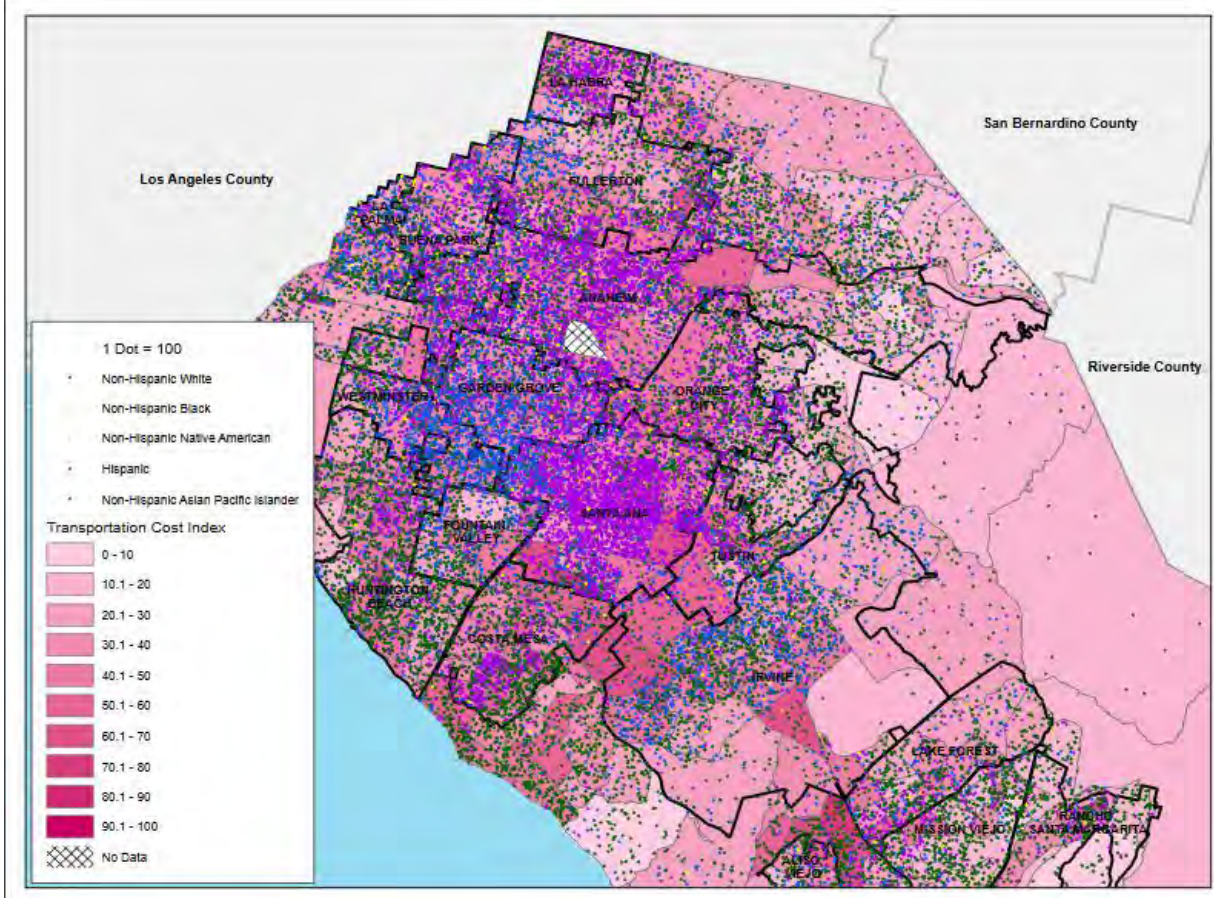
Map 5: Environmental Opportunity Index, North Orange County



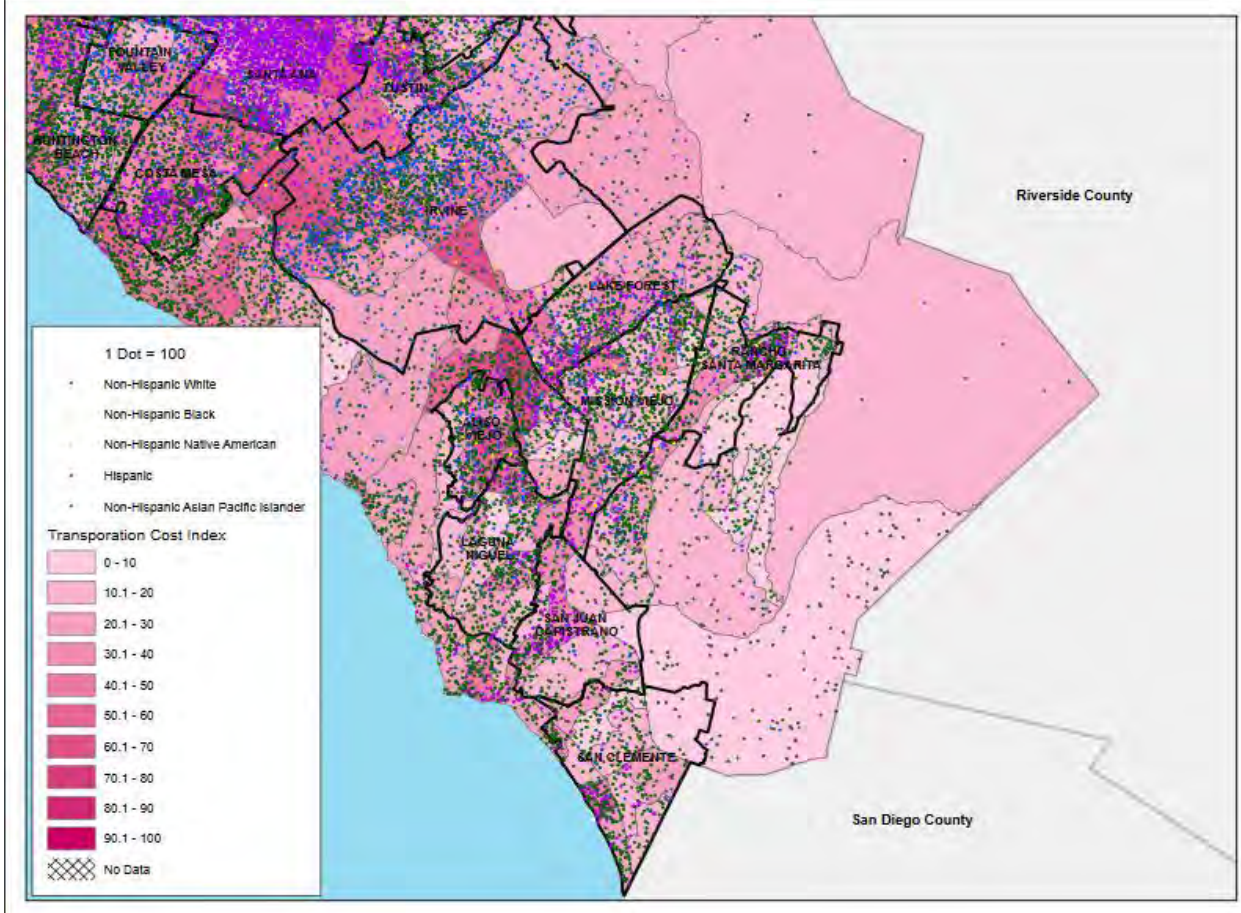
**Map 6: Environmental Opportunity Index, South Orange County**



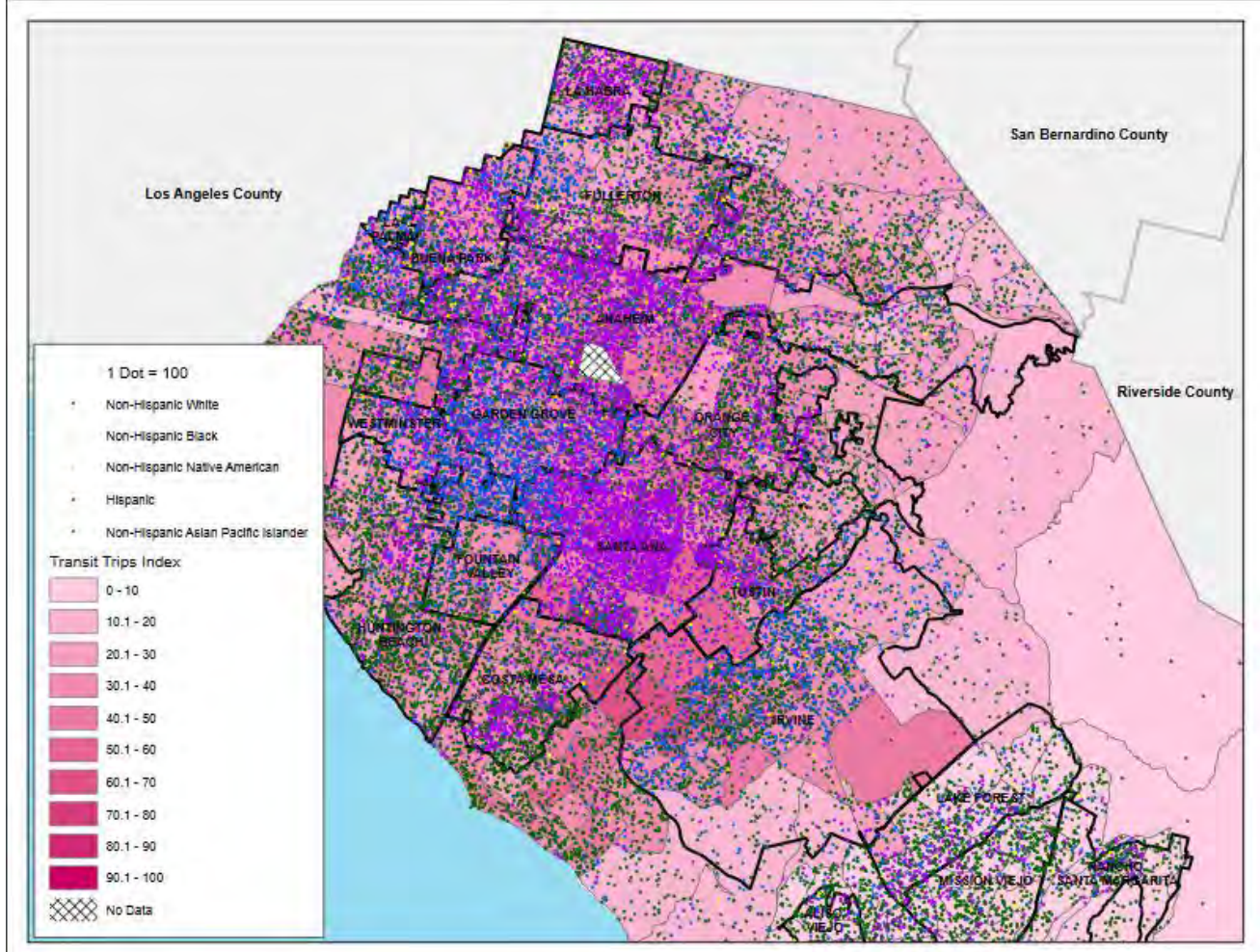
Map 7: Transportation Cost Index, North Orange County



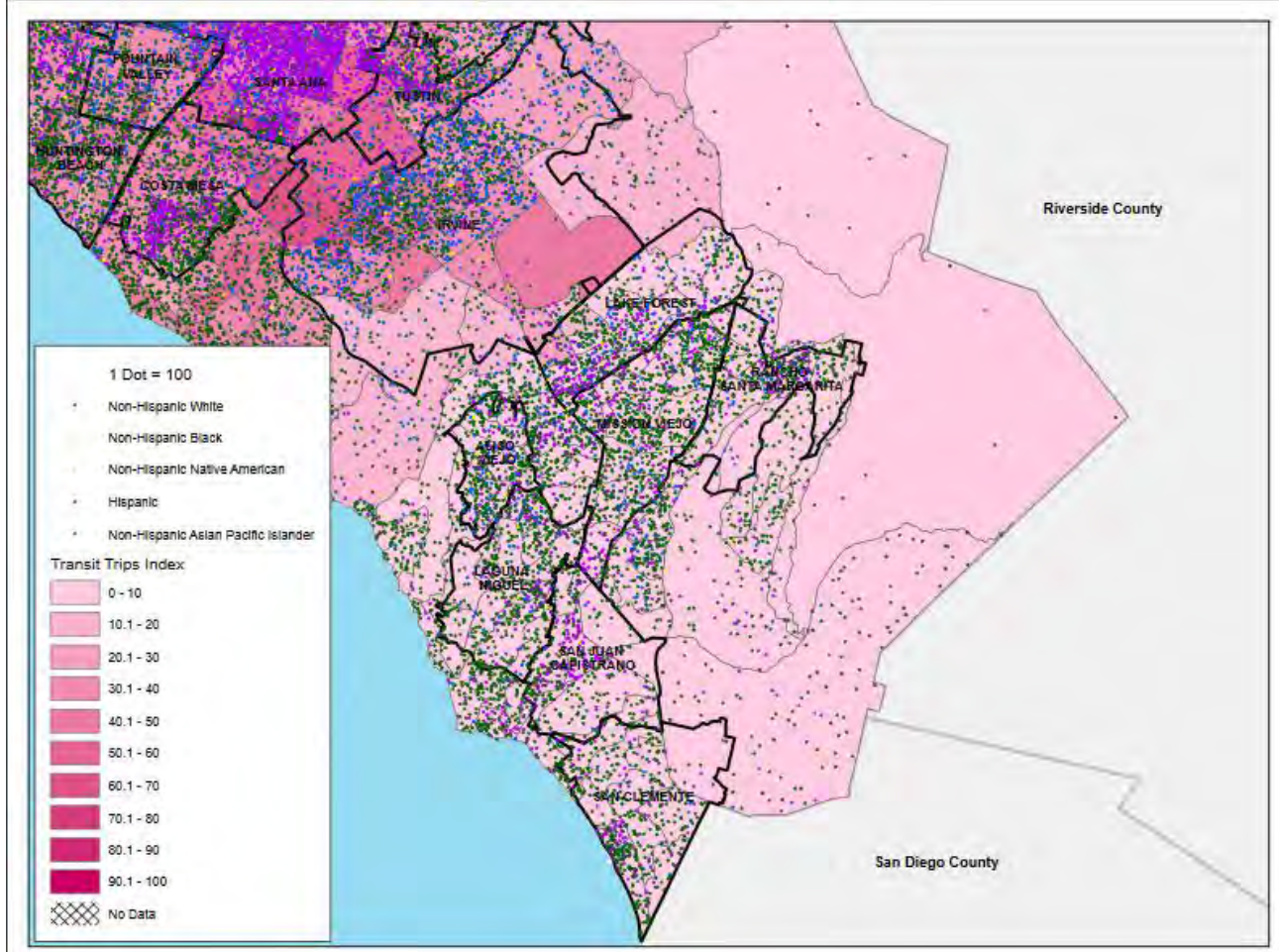
Map 8: Transportation Cost Index, South Orange County



**Map 9: Transit Trips Index, North Orange County**



Map 10: Transit Trips Index, South Orange County





#### **iv. Disproportionate Housing Needs**<sup>8</sup>

*Which groups (by race/ethnicity and family status) experience higher rates of housing cost burden, overcrowding, or substandard housing when compared to other groups? Which groups also experience higher rates of severe housing burdens when compared to other groups?*

Across Orange County, many residents face high rates of housing problems, severe housing problems, and severe housing cost burden. The four HUD-designated housing problems include when a “1) housing unit lacks complete kitchen facilities; 2) housing unit lacks complete plumbing facilities; 3) household is overcrowded;<sup>9</sup> and 4) household is cost burdened”<sup>10</sup>. Households are considered to have a housing problem if they experience at least one of the above. This analysis also considers what HUD designates as severe housing problems, which are a lack of kitchen or plumbing, more than one person per room, or cost burden greater than 50%.

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<sup>8</sup> The AFFH rule defines “disproportionate housing needs” as “a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing needs when compared to the proportion of members of any other relevant groups or the total population experiencing that category of housing need in the applicable geographic area.” 24 C.F.R. § 5.152

<sup>9</sup> Households having more than 1.01 to 1.5 persons per room are considered overcrowded and those having more than 1.51 persons per room are considered severely overcrowded. The person per room analysis excludes bathrooms, porches, foyers, halls, or half-rooms.

<sup>10</sup> [https://www.huduser.gov/portal/datasets/cp/CHAS/bg\\_chas.html](https://www.huduser.gov/portal/datasets/cp/CHAS/bg_chas.html)

## Housing Problems

Table 1: Housing Problems, Orange County

Demographics of Households with Disproportionate Housing Needs			
Disproportionate Housing Needs	Jurisdiction		
Households experiencing any of 4 housing problems	# with problems	# households	% with problems
<b>Race/Ethnicity</b>			
White, Non-Hispanic	206,658	540,773	38.22%
Black, Non-Hispanic	8,074	16,719	48.29%
Hispanic	152,740	241,841	63.16%
Asian or Pacific Islander, Non-Hispanic	84,193	186,038	45.26%
Native American, Non-Hispanic	1063	2,179	48.78%
<b>Total</b>	<b>452,728</b>	<b>987,550</b>	<b>45.84%</b>
<b>Household Type and Size</b>			
Family households, <5 people	228740	576690	39.66%
Family households, 5+ people	95050	145028	65.54%
Non-family households	138270	273662	50.53%
Households experiencing any of 4 Severe Housing Problems	# with severe problems	# households	% with severe problems
<b>Race/Ethnicity</b>			
White, Non-Hispanic	104324	540,773	19.29%
Black, Non-Hispanic	4816	16,719	28.81%
Hispanic	107752	241,841	44.55%
Asian or Pacific Islander, Non-Hispanic	50205	186,038	26.99%
Native American, Non-Hispanic	544	2,179	24.97%
<b>Total</b>	<b>267,641</b>	<b>987,550</b>	<b>27.10%</b>

Demographics of Households with Severe Housing Cost Burden			
Households with Severe Housing Cost Burden	Jurisdiction		
Race/Ethnicity	# with severe cost burden	# households	% with severe cost burden
White, Non-Hispanic	93564	540,773	17.30%
Black, Non-Hispanic	3774	16,719	22.57%
Hispanic	59920	241,841	24.78%

<b>Asian or Pacific Islander, Non-Hispanic</b>	36879	186,038	19.82%
<b>Native American, Non-Hispanic</b>	432	2,179	19.83%
<b>Total</b>	194,569	987,550	19.70%
<b>Household Type and Size</b>			
<b>Family households, &lt;5 people</b>	79610	576690	13.80%
<b>Family households, 5+ people</b>	24586	145028	16.95%
<b>Non-family households</b>	39386	273662	14.39%

Table 2: Housing Problems, Aliso Viejo

<b>Demographics of Households with Disproportionate Housing Needs</b>			
<b>Disproportionate Housing Needs</b>	<b>Jurisdiction</b>		
<b>Households experiencing any of 4 housing problems</b>	<b># with problems</b>	<b># households</b>	<b>% with problems</b>
<b>Race/Ethnicity</b>			
<b>White, Non-Hispanic</b>	4,840	12,570	38.50%
<b>Black, Non-Hispanic</b>	235	380	61.84%
<b>Hispanic</b>	930	2,120	43.87%
<b>Asian or Pacific Islander, Non-Hispanic</b>	995	2,830	35.16%
<b>Native American, Non-Hispanic</b>	20	70	28.57%
<b>Total</b>	7,020	17,970	39.07%
<b>Household Type and Size</b>			
<b>Family households, &lt;5 people</b>	3955	11390	34.72%
<b>Family households, 5+ people</b>	705	1420	49.65%
<b>Non-family households</b>	2635	5605	47.01%
<b>Households experiencing any of 4 Severe Housing Problems</b>	<b># with severe problems</b>	<b># households</b>	<b>% with severe problems</b>
<b>Race/Ethnicity</b>			
<b>White, Non-Hispanic</b>	2075	12,570	16.51%

<b>Black, Non-Hispanic</b>	140	380	36.84%
<b>Hispanic</b>	400	2,120	18.87%
<b>Asian or Pacific Islander, Non-Hispanic</b>	425	2,830	15.02%
<b>Native American, Non-Hispanic</b>	0	70	0.00%
<b>Total</b>	3,040	17,970	16.92%

<b>Demographics of Households with Severe Housing Cost Burden</b>			
<b>Households with Severe Housing Cost Burden</b>	<b>Jurisdiction</b>		
<b>Race/Ethnicity</b>	<b># with severe cost burden</b>	<b># households</b>	<b>% with severe cost burden</b>
<b>White, Non-Hispanic</b>	1840	12,570	14.64%
<b>Black, Non-Hispanic</b>	140	380	36.84%
<b>Hispanic</b>	225	2,120	10.61%
<b>Asian or Pacific Islander, Non-Hispanic</b>	350	2,830	12.37%
<b>Native American, Non-Hispanic</b>	0	70	0.00%
<b>Total</b>	2,555	17,970	14.22%
<b>Household Type and Size</b>			
<b>Family households, &lt;5 people</b>	1010	11390	8.87%
<b>Family households, 5+ people</b>	150	1420	10.56%
<b>Non-family households</b>	730	5605	13.02%

Table 3: Housing Problems, Anaheim

<b>Demographics of Households with Disproportionate Housing Needs</b>			
<b>Disproportionate Housing Needs</b>	<b>Jurisdiction</b>		
<b>Households experiencing any of 4 housing problems</b>	<b># with problems</b>	<b># households</b>	<b>% with problems</b>

<b>Race/Ethnicity</b>			
<b>White, Non-Hispanic</b>	15,085	36,390	41.45%
<b>Black, Non-Hispanic</b>	1,409	2,688	52.42%
<b>Hispanic</b>	28,175	41,509	67.88%
<b>Asian or Pacific Islander, Non-Hispanic</b>	8,305	17,464	47.55%
<b>Native American, Non-Hispanic</b>	105	170	61.76%
<b>Total</b>	53,079	98,221	54.04%
<b>Household Type and Size</b>			
<b>Family households, &lt;5 people</b>	24720	53980	45.79%
<b>Family households, 5+ people</b>	15450	20740	74.49%
<b>Non-family households</b>	13885	24384	56.94%
<b>Households experiencing any of 4 Severe Housing Problems</b>	<b># with severe problems</b>	<b># households</b>	<b>% with severe problems</b>
<b>Race/Ethnicity</b>			
<b>White, Non-Hispanic</b>	8425	36,390	23.15%
<b>Black, Non-Hispanic</b>	993	2,688	36.94%
<b>Hispanic</b>	20590	41,509	49.60%
<b>Asian or Pacific Islander, Non-Hispanic</b>	5065	17,464	29.00%
<b>Native American, Non-Hispanic</b>	85	170	50.00%
<b>Total</b>	35,158	98,221	35.79%

<b>Demographics of Households with Severe Housing Cost Burden</b>			
<b>Households with Severe Housing Cost Burden</b>	<b>Jurisdiction</b>		
	<b># with severe cost burden</b>	<b># households</b>	<b>% with severe cost burden</b>
<b>Race/Ethnicity</b>			
<b>White, Non-Hispanic</b>	7210	36,390	19.81%
<b>Black, Non-Hispanic</b>	810	2,688	30.13%
<b>Hispanic</b>	11330	41,509	27.30%

<b>Asian or Pacific Islander, Non-Hispanic</b>	3290	17,464	18.84%
<b>Native American, Non-Hispanic</b>	50	170	29.41%
<b>Total</b>	22,690	98,221	23.10%
<b>Household Type and Size</b>			
<b>Family households, &lt;5 people</b>	9845	53980	18.24%
<b>Family households, 5+ people</b>	4225	20740	20.37%
<b>Non-family households</b>	4050	24384	16.61%

Table 4: Housing Problems, Buena Park

<b>Demographics of Households with Disproportionate Housing Needs</b>			
<b>Disproportionate Housing Needs</b>	<b>Jurisdiction</b>		
<b>Households experiencing any of 4 housing problems</b>	<b># with problems</b>	<b># households</b>	<b>% with problems</b>
<b>Race/Ethnicity</b>			
<b>White, Non-Hispanic</b>	2,500	7,540	33.16%
<b>Black, Non-Hispanic</b>	455	835	54.49%
<b>Hispanic</b>	4,725	7,705	61.32%
<b>Asian or Pacific Islander, Non-Hispanic</b>	3,505	6,830	51.32%
<b>Native American, Non-Hispanic</b>	80	99	80.81%
<b>Total</b>	11,265	23,009	48.96%
<b>Household Type and Size</b>			
<b>Family households, &lt;5 people</b>	6340	14230	44.55%
<b>Family households, 5+ people</b>	3060	4930	62.07%
<b>Non-family households</b>	2045	3910	52.30%
<b>Households experiencing any of 4 Severe Housing Problems</b>	<b># with severe problems</b>	<b># households</b>	<b>% with severe problems</b>
<b>Race/Ethnicity</b>			
<b>White, Non-Hispanic</b>	1125	7,540	14.92%
<b>Black, Non-Hispanic</b>	300	835	35.93%
<b>Hispanic</b>	3050	7,705	39.58%
<b>Asian or Pacific Islander, Non-Hispanic</b>	2070	6,830	30.31%

<b>Native American, Non-Hispanic</b>	50	99	50.51%
<b>Total</b>	6,595	23,009	28.66%

<b>Demographics of Households with Severe Housing Cost Burden</b>			
<b>Households with Severe Housing Cost Burden</b>	<b>Jurisdiction</b>		
<b>Race/Ethnicity</b>	<b># with severe cost burden</b>	<b># households</b>	<b>% with severe cost burden</b>
<b>White, Non-Hispanic</b>	955	7,540	12.67%
<b>Black, Non-Hispanic</b>	255	835	30.54%
<b>Hispanic</b>	1780	7,705	23.10%
<b>Asian or Pacific Islander, Non-Hispanic</b>	1515	6,830	22.18%
<b>Native American, Non-Hispanic</b>	50	99	50.51%
<b>Total</b>	4,555	23,009	19.80%
<b>Household Type and Size</b>			
<b>Family households, &lt;5 people</b>	2445	14230	17.18%
<b>Family households, 5+ people</b>	770	4930	15.62%
<b>Non-family households</b>	569	3910	14.55%

Table 5: Housing Problems, Costa Mesa

<b>Demographics of Households with Disproportionate Housing Needs</b>			
<b>Disproportionate Housing Needs</b>	<b>Jurisdiction</b>		
<b>Households experiencing any of 4 housing problems</b>	<b># with problems</b>	<b># households</b>	<b>% with problems</b>
<b>Race/Ethnicity</b>			
<b>White, Non-Hispanic</b>	10,055	25,230	39.85%
<b>Black, Non-Hispanic</b>	320	695	46.04%
<b>Hispanic</b>	6,820	10,105	67.49%
<b>Asian or Pacific Islander, Non-Hispanic</b>	1,670	3,870	43.15%
<b>Native American, Non-Hispanic</b>	25	70	35.71%
<b>Total</b>	18,890	39,970	47.26%
<b>Household Type and Size</b>			

Family households, <5 people	8775	20195	43.45%
Family households, 5+ people	3175	4175	76.05%
Non-family households	7325	15975	45.85%
Households experiencing any of 4 Severe Housing Problems	# with severe problems	# households	% with severe problems
<b>Race/Ethnicity</b>			
White, Non-Hispanic	5335	25,230	21.15%
Black, Non-Hispanic	200	695	28.78%
Hispanic	4650	10,105	46.02%
Asian or Pacific Islander, Non-Hispanic	804	3,870	20.78%
Native American, Non-Hispanic	15	70	21.43%
<b>Total</b>	<b>11,004</b>	<b>39,970</b>	<b>27.53%</b>

<b>Demographics of Households with Severe Housing Cost Burden</b>			
<b>Households with Severe Housing Cost Burden</b>	<b>Jurisdiction</b>		
	<b># with severe cost burden</b>	<b># households</b>	<b>% with severe cost burden</b>
<b>Race/Ethnicity</b>			
White, Non-Hispanic	4905	25,230	19.44%
Black, Non-Hispanic	125	695	17.99%
Hispanic	2960	10,105	29.29%
Asian or Pacific Islander, Non-Hispanic	610	3,870	15.76%
Native American, Non-Hispanic	15	70	21.43%
<b>Total</b>	<b>8,615</b>	<b>39,970</b>	<b>21.55%</b>
<b>Household Type and Size</b>			
Family households, <5 people	3460	20195	17.13%
Family households, 5+ people	904	4175	21.65%
Non-family households	2650	15975	16.59%

Table 6: Housing Problems, Fountain Valley

<b>Demographics of Households with Disproportionate Housing Needs</b>			
<b>Disproportionate Housing Needs</b>	<b>Jurisdiction</b>		
	<b># with problems</b>	<b># households</b>	<b>% with problems</b>
<b>Households experiencing any of 4 housing problems</b>			



<b>Race/Ethnicity</b>			
<b>White, Non-Hispanic</b>	3,910	10,405	37.58%
<b>Black, Non-Hispanic</b>	75	175	42.86%
<b>Hispanic</b>	1,290	2,174	59.34%
<b>Asian or Pacific Islander, Non-Hispanic</b>	2,425	5,785	41.92%
<b>Native American, Non-Hispanic</b>	0	55	0.00%
<b>Total</b>	7,700	18,594	41.41%
<b>Household Type and Size</b>			
<b>Family households, &lt;5 people</b>	4625	12275	37.68%
<b>Family households, 5+ people</b>	1110	2200	50.45%
<b>Non-family households</b>	2150	4325	49.71%
<b>Households experiencing any of 4 Severe Housing Problems</b>	<b># with severe problems</b>	<b># households</b>	<b>% with severe problems</b>
<b>Race/Ethnicity</b>			
<b>White, Non-Hispanic</b>	1860	10,405	17.88%
<b>Black, Non-Hispanic</b>	25	175	14.29%
<b>Hispanic</b>	585	2,174	26.91%
<b>Asian or Pacific Islander, Non-Hispanic</b>	1419	5,785	24.53%
<b>Native American, Non-Hispanic</b>	0	55	0.00%
<b>Total</b>	3,889	18,594	20.92%

<b>Demographics of Households with Severe Housing Cost Burden</b>			
<b>Households with Severe Housing Cost Burden</b>	<b>Jurisdiction</b>		
	<b># with severe cost burden</b>	<b># households</b>	<b>% with severe cost burden</b>
<b>Race/Ethnicity</b>			
<b>White, Non-Hispanic</b>	1630	10,405	15.67%
<b>Black, Non-Hispanic</b>	25	175	14.29%
<b>Hispanic</b>	350	2,174	16.10%
<b>Asian or Pacific Islander, Non-Hispanic</b>	1105	5,785	19.10%
<b>Native American, Non-Hispanic</b>	0	55	0.00%
<b>Total</b>	3,110	18,594	16.73%
<b>Household Type and Size</b>			
<b>Family households, &lt;5 people</b>	1245	12275	10.14%
<b>Family households, 5+ people</b>	250	2200	11.36%

Non-family households	629	4325	14.54%
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Table 7: Housing Problems, Fullerton

Demographics of Households with Disproportionate Housing Needs			
Disproportionate Housing Needs	Jurisdiction		
	# with problems	# households	% with problems
Households experiencing any of 4 housing problems			
<b>Race/Ethnicity</b>			
White, Non-Hispanic	7,960	20,005	39.79%
Black, Non-Hispanic	655	1,448	45.23%
Hispanic	7,620	11,890	64.09%
Asian or Pacific Islander, Non-Hispanic	5,085	10,615	47.90%
Native American, Non-Hispanic	20	90	22.22%
<b>Total</b>	<b>21,340</b>	<b>44,048</b>	<b>48.45%</b>
<b>Household Type and Size</b>			
Family households, <5 people	10595	25185	42.07%
Family households, 5+ people	4450	6275	70.92%
Non-family households	6925	12920	53.60%
Households experiencing any of 4 Severe Housing Problems	# with severe problems	# households	% with severe problems
<b>Race/Ethnicity</b>			
White, Non-Hispanic	4320	20,005	21.59%
Black, Non-Hispanic	433	1,448	29.90%
Hispanic	5250	11,890	44.15%
Asian or Pacific Islander, Non-Hispanic	3125	10,615	29.44%
Native American, Non-Hispanic	20	90	22.22%
<b>Total</b>	<b>13,148</b>	<b>44,048</b>	<b>29.85%</b>

Demographics of Households with Severe Housing Cost Burden			
Households with Severe Housing Cost Burden	Jurisdiction		
	# with severe cost burden	# households	% with severe cost burden
<b>Race/Ethnicity</b>			
White, Non-Hispanic	3665	20,005	18.32%
Black, Non-Hispanic	375	1,448	25.90%
Hispanic	2950	11,890	24.81%

<b>Asian or Pacific Islander, Non-Hispanic</b>	2495	10,615	23.50%
<b>Native American, Non-Hispanic</b>	0	90	0.00%
<b>Total</b>	9,485	44,048	21.53%
<b>Household Type and Size</b>			
<b>Family households, &lt;5 people</b>	3695	25185	14.67%
<b>Family households, 5+ people</b>	1029	6275	16.40%
<b>Non-family households</b>	2664	12920	20.62%

Table 8: Housing Problems, Garden Grove

<b>Demographics of Households with Disproportionate Housing Needs</b>			
<b>Disproportionate Housing Needs</b>	<b>Jurisdiction</b>		
<b>Households experiencing any of 4 housing problems</b>	<b># with problems</b>	<b># households</b>	<b>% with problems</b>
<b>Race/Ethnicity</b>			
<b>White, Non-Hispanic</b>	5,055	14,255	35.46%
<b>Black, Non-Hispanic</b>	287	592	48.48%
<b>Hispanic</b>	8,945	13,550	66.01%
<b>Asian or Pacific Islander, Non-Hispanic</b>	10,303	18,418	55.94%
<b>Native American, Non-Hispanic</b>	130	148	87.84%
<b>Total</b>	24,720	46,963	52.64%
<b>Household Type and Size</b>			
<b>Family households, &lt;5 people</b>	12495	26390	47.35%
<b>Family households, 5+ people</b>	7515	10735	70.00%
<b>Non-family households</b>	5059	9854	51.34%
<b>Households experiencing any of 4 Severe Housing Problems</b>	<b># with severe problems</b>	<b># households</b>	<b>% with severe problems</b>
<b>Race/Ethnicity</b>			
<b>White, Non-Hispanic</b>	2645	14,255	18.55%

<b>Black, Non-Hispanic</b>	173	592	29.22%
<b>Hispanic</b>	6540	13,550	48.27%
<b>Asian or Pacific Islander, Non-Hispanic</b>	6775	18,418	36.78%
<b>Native American, Non-Hispanic</b>	85	148	57.43%
<b>Total</b>	16,218	46,963	34.53%

<b>Demographics of Households with Severe Housing Cost Burden</b>			
<b>Households with Severe Housing Cost Burden</b>	<b>Jurisdiction</b>		
<b>Race/Ethnicity</b>	<b># with severe cost burden</b>	<b># households</b>	<b>% with severe cost burden</b>
<b>White, Non-Hispanic</b>	2135	14,255	14.98%
<b>Black, Non-Hispanic</b>	145	592	24.49%
<b>Hispanic</b>	3435	13,550	25.35%
<b>Asian or Pacific Islander, Non-Hispanic</b>	4685	18,418	25.44%
<b>Native American, Non-Hispanic</b>	85	148	57.43%
<b>Total</b>	10,485	46,963	22.33%
<b>Household Type and Size</b>			
<b>Family households, &lt;5 people</b>	4950	26390	18.76%
<b>Family households, 5+ people</b>	1945	10735	18.12%
<b>Non-family households</b>	1450	9854	14.71%

Table 9: Housing Problems, Huntington Beach

<b>Demographics of Households with Disproportionate Housing Needs</b>			
<b>Disproportionate Housing Needs</b>	<b>Jurisdiction</b>		
<b>Households experiencing any of 4 housing problems</b>	<b># with problems</b>	<b># households</b>	<b>% with problems</b>
<b>Race/Ethnicity</b>			

<b>White, Non-Hispanic</b>	19,865	53,650	37.03%
<b>Black, Non-Hispanic</b>	344	753	45.68%
<b>Hispanic</b>	5,500	10,855	50.67%
<b>Asian or Pacific Islander, Non-Hispanic</b>	3,089	8,114	38.07%
<b>Native American, Non-Hispanic</b>	74	274	27.01%
<b>Total</b>	28,872	73,646	39.20%
<b>Household Type and Size</b>			
<b>Family households, &lt;5 people</b>	15230	43760	34.80%
<b>Family households, 5+ people</b>	3035	5995	50.63%
<b>Non-family households</b>	11235	24905	45.11%
<b>Households experiencing any of 4 Severe Housing Problems</b>	<b># with severe problems</b>	<b># households</b>	<b>% with severe problems</b>
<b>Race/Ethnicity</b>			
<b>White, Non-Hispanic</b>	9745	53,650	18.16%
<b>Black, Non-Hispanic</b>	179	753	23.77%
<b>Hispanic</b>	3570	10,855	32.89%
<b>Asian or Pacific Islander, Non-Hispanic</b>	1669	8,114	20.57%
<b>Native American, Non-Hispanic</b>	55	274	20.07%
<b>Total</b>	15,218	73,646	20.66%

<b>Demographics of Households with Severe Housing Cost Burden</b>			
<b>Households with Severe Housing Cost Burden</b>	<b>Jurisdiction</b>		
	<b># with severe cost burden</b>	<b># households</b>	<b>% with severe cost burden</b>
<b>Race/Ethnicity</b>			
<b>White, Non-Hispanic</b>	9030	53,650	16.83%
<b>Black, Non-Hispanic</b>	139	753	18.46%
<b>Hispanic</b>	2580	10,855	23.77%
<b>Asian or Pacific Islander, Non-Hispanic</b>	1475	8,114	18.18%
<b>Native American, Non-Hispanic</b>	45	274	16.42%
<b>Total</b>	13,269	73,646	18.02%
<b>Household Type and Size</b>			
<b>Family households, &lt;5 people</b>	5195	43760	11.87%
<b>Family households, 5+ people</b>	899	5995	15.00%
<b>Non-family households</b>	3245	24905	13.03%

Table 10: Housing Problems, Irvine

<b>Demographics of Households with Disproportionate Housing Needs</b>			
<b>Disproportionate Housing Needs</b>	<b>Jurisdiction</b>		
<b>Households experiencing any of 4 housing problems</b>	<b># with problems</b>	<b># households</b>	<b>% with problems</b>
<b>Race/Ethnicity</b>			
<b>White, Non-Hispanic</b>	18,555	45,505	40.78%
<b>Black, Non-Hispanic</b>	865	1,795	48.19%
<b>Hispanic</b>	3,310	6,790	48.75%
<b>Asian or Pacific Islander, Non-Hispanic</b>	13,955	33,220	42.01%
<b>Native American, Non-Hispanic</b>	65	130	50.00%
<b>Total</b>	36,750	87,440	42.03%
<b>Household Type and Size</b>			
<b>Family households, &lt;5 people</b>	20175	52685	38.29%
<b>Family households, 5+ people</b>	3630	6270	57.89%
<b>Non-family households</b>	14279	28074	50.86%
<b>Households experiencing any of 4 Severe Housing Problems</b>	<b># with severe problems</b>	<b># households</b>	<b>% with severe problems</b>
<b>Race/Ethnicity</b>			
<b>White, Non-Hispanic</b>	9085	45,505	19.96%
<b>Black, Non-Hispanic</b>	570	1,795	31.75%
<b>Hispanic</b>	1805	6,790	26.58%
<b>Asian or Pacific Islander, Non-Hispanic</b>	7850	33,220	23.63%
<b>Native American, Non-Hispanic</b>	10	130	7.69%
<b>Total</b>	19,320	87,440	22.10%

<b>Demographics of Households with Severe Housing Cost Burden</b>			
<b>Households with Severe Housing Cost Burden</b>	<b>Jurisdiction</b>		
<b>Race/Ethnicity</b>	<b># with severe cost burden</b>	<b># households</b>	<b>% with severe cost burden</b>
<b>White, Non-Hispanic</b>	7700	45,505	16.92%
<b>Black, Non-Hispanic</b>	315	1,795	17.55%
<b>Hispanic</b>	1510	6,790	22.24%
<b>Asian or Pacific Islander, Non-Hispanic</b>	6110	33,220	18.39%
<b>Native American, Non-Hispanic</b>	10	130	7.69%
<b>Total</b>	15,645	87,440	17.89%
<b>Household Type and Size</b>			
<b>Family households, &lt;5 people</b>	6605	52685	12.54%
<b>Family households, 5+ people</b>	1055	6270	16.83%
<b>Non-family households</b>	5460	28074	19.45%

Table 11: Housing Problems, La Habra

<b>Demographics of Households with Disproportionate Housing Needs</b>			
<b>Disproportionate Housing Needs</b>	<b>Jurisdiction</b>		
<b>Households experiencing any of 4 housing problems</b>	<b># with problems</b>	<b># households</b>	<b>% with problems</b>
<b>Race/Ethnicity</b>			
<b>White, Non-Hispanic</b>	2,910	7,363	39.52%
<b>Black, Non-Hispanic</b>	144	304	47.37%
<b>Hispanic</b>	4,800	8,870	54.11%
<b>Asian or Pacific Islander, Non-Hispanic</b>	965	2,260	42.70%
<b>Native American, Non-Hispanic</b>	10	10	100.00%
<b>Total</b>	8,829	18,807	46.95%
<b>Household Type and Size</b>			
<b>Family households, &lt;5 people</b>	4335	10875	39.86%

<b>Family households, 5+ people</b>	2325	3285	70.78%
<b>Non-family households</b>	2240	4600	48.70%
<b>Households experiencing any of 4 Severe Housing Problems</b>	<b># with severe problems</b>	<b># households</b>	<b>% with severe problems</b>
<b>Race/Ethnicity</b>			
<b>White, Non-Hispanic</b>	1630	7,363	22.14%
<b>Black, Non-Hispanic</b>	59	304	19.41%
<b>Hispanic</b>	3285	8,870	37.03%
<b>Asian or Pacific Islander, Non-Hispanic</b>	700	2,260	30.97%
<b>Native American, Non-Hispanic</b>	10	10	100.00%
<b>Total</b>	5,684	18,807	30.22%

<b>Demographics of Households with Severe Housing Cost Burden</b>			
<b>Households with Severe Housing Cost Burden</b>	<b>Jurisdiction</b>		
<b>Race/Ethnicity</b>	<b># with severe cost burden</b>	<b># households</b>	<b>% with severe cost burden</b>
<b>White, Non-Hispanic</b>	1240	7,363	16.84%
<b>Black, Non-Hispanic</b>	55	304	18.09%
<b>Hispanic</b>	1765	8,870	19.90%
<b>Asian or Pacific Islander, Non-Hispanic</b>	485	2,260	21.46%
<b>Native American, Non-Hispanic</b>	10	10	100.00%
<b>Total</b>	3,555	18,807	18.90%
<b>Household Type and Size</b>			
<b>Family households, &lt;5 people</b>	1640	10875	15.08%
<b>Family households, 5+ people</b>	465	3285	14.16%
<b>Non-family households</b>	555	4600	12.07%

Table 12: Housing Problems, La Palma

<b>Demographics of Households with Disproportionate Housing Needs</b>			
<b>Disproportionate Housing Needs</b>	<b>Jurisdiction</b>		
<b>Households experiencing any of 4 housing problems</b>	<b># with problems</b>	<b># households</b>	<b>% with problems</b>
<b>Race/Ethnicity</b>			



<b>White, Non-Hispanic</b>	430	1,619	26.56%
<b>Black, Non-Hispanic</b>	150	370	40.54%
<b>Hispanic</b>	320	709	45.13%
<b>Asian or Pacific Islander, Non-Hispanic</b>	810	2,148	37.71%
<b>Native American, Non-Hispanic</b>	30	30	100.00%
<b>Total</b>	1,740	4,876	35.68%
<b>Household Type and Size</b>			
<b>Family households, &lt;5 people</b>	1015	3220	31.52%
<b>Family households, 5+ people</b>	340	765	44.44%
<b>Non-family households</b>	435	930	46.77%
<b>Households experiencing any of 4 Severe Housing Problems</b>	<b># with severe problems</b>	<b># households</b>	<b>% with severe problems</b>
<b>Race/Ethnicity</b>			
<b>White, Non-Hispanic</b>	210	1,619	12.97%
<b>Black, Non-Hispanic</b>	75	370	20.27%
<b>Hispanic</b>	239	709	33.71%
<b>Asian or Pacific Islander, Non-Hispanic</b>	434	2,148	20.20%
<b>Native American, Non-Hispanic</b>	0	30	0.00%
<b>Total</b>	958	4,876	19.65%

<b>Demographics of Households with Severe Housing Cost Burden</b>			
<b>Households with Severe Housing Cost Burden</b>	<b>Jurisdiction</b>		
	<b># with severe cost burden</b>	<b># households</b>	<b>% with severe cost burden</b>
<b>Race/Ethnicity</b>			
<b>White, Non-Hispanic</b>	140	1,619	8.65%
<b>Black, Non-Hispanic</b>	70	370	18.92%
<b>Hispanic</b>	175	709	24.68%
<b>Asian or Pacific Islander, Non-Hispanic</b>	340	2,148	15.83%
<b>Native American, Non-Hispanic</b>	0	30	0.00%
<b>Total</b>	725	4,876	14.87%
<b>Household Type and Size</b>			
<b>Family households, &lt;5 people</b>	325	3220	10.09%
<b>Family households, 5+ people</b>	160	765	20.92%
<b>Non-family households</b>	75	930	8.06%

Table 13: Housing Problems, Laguna Niguel

<b>Demographics of Households with Disproportionate Housing Needs</b>			
<b>Disproportionate Housing Needs</b>	<b>Jurisdiction</b>		
<b>Households experiencing any of 4 housing problems</b>	<b># with problems</b>	<b># households</b>	<b>% with problems</b>
<b>Race/Ethnicity</b>			
<b>White, Non-Hispanic</b>	7,480	18,280	40.92%
<b>Black, Non-Hispanic</b>	145	395	36.71%
<b>Hispanic</b>	2,010	3,210	62.62%
<b>Asian or Pacific Islander, Non-Hispanic</b>	835	2,350	35.53%
<b>Native American, Non-Hispanic</b>	65	85	76.47%
<b>Total</b>	10,535	24,320	43.32%
<b>Household Type and Size</b>			
<b>Family households, &lt;5 people</b>	6000	15965	37.58%
<b>Family households, 5+ people</b>	815	1680	48.51%
<b>Non-family households</b>	3975	6930	57.36%
<b>Households experiencing any of 4 Severe Housing Problems</b>	<b># with severe problems</b>	<b># households</b>	<b>% with severe problems</b>
<b>Race/Ethnicity</b>			
<b>White, Non-Hispanic</b>	3445	18,280	18.85%
<b>Black, Non-Hispanic</b>	65	395	16.46%
<b>Hispanic</b>	1210	3,210	37.69%
<b>Asian or Pacific Islander, Non-Hispanic</b>	390	2,350	16.60%
<b>Native American, Non-Hispanic</b>	15	85	17.65%
<b>Total</b>	5,125	24,320	21.07%

<b>Demographics of Households with Severe Housing Cost Burden</b>			
<b>Households with Severe Housing Cost Burden</b>	<b>Jurisdiction</b>		
<b>Race/Ethnicity</b>	<b># with severe cost burden</b>	<b># households</b>	<b>% with severe cost burden</b>
<b>White, Non-Hispanic</b>	3310	18,280	18.11%
<b>Black, Non-Hispanic</b>	35	395	8.86%
<b>Hispanic</b>	905	3,210	28.19%

<b>Asian or Pacific Islander, Non-Hispanic</b>	325	2,350	13.83%
<b>Native American, Non-Hispanic</b>	15	85	17.65%
<b>Total</b>	4,590	24,320	18.87%
<b>Household Type and Size</b>			
<b>Family households, &lt;5 people</b>	1745	15965	10.93%
<b>Family households, 5+ people</b>	265	1680	15.77%
<b>Non-family households</b>	900	6930	12.99%

Table 14: Housing Problems, Lake Forest

<b>Demographics of Households with Disproportionate Housing Needs</b>			
<b>Disproportionate Housing Needs</b>	<b>Jurisdiction</b>		
<b>Households experiencing any of 4 housing problems</b>	<b># with problems</b>	<b># households</b>	<b>% with problems</b>
<b>Race/Ethnicity</b>			
<b>White, Non-Hispanic</b>	6,230	18,240	34.16%
<b>Black, Non-Hispanic</b>	235	535	43.93%
<b>Hispanic</b>	2,700	4,370	61.78%
<b>Asian or Pacific Islander, Non-Hispanic</b>	1,310	3,870	33.85%
<b>Native American, Non-Hispanic</b>	15	19	78.95%
<b>Total</b>	10,490	27,034	38.80%
<b>Household Type and Size</b>			
<b>Family households, &lt;5 people</b>	5800	17525	33.10%
<b>Family households, 5+ people</b>	1640	3165	51.82%
<b>Non-family households</b>	3340	6660	50.15%
<b>Households experiencing any of 4 Severe Housing Problems</b>	<b># with severe problems</b>	<b># households</b>	<b>% with severe problems</b>
<b>Race/Ethnicity</b>			
<b>White, Non-Hispanic</b>	2740	18,240	15.02%

<b>Black, Non-Hispanic</b>	135	535	25.23%
<b>Hispanic</b>	1855	4,370	42.45%
<b>Asian or Pacific Islander, Non-Hispanic</b>	660	3,870	17.05%
<b>Native American, Non-Hispanic</b>	15	19	78.95%
<b>Total</b>	5,405	27,034	19.99%

<b>Demographics of Households with Severe Housing Cost Burden</b>			
<b>Households with Severe Housing Cost Burden</b>	<b>Jurisdiction</b>		
<b>Race/Ethnicity</b>	<b># with severe cost burden</b>	<b># households</b>	<b>% with severe cost burden</b>
<b>White, Non-Hispanic</b>	2395	18,240	13.13%
<b>Black, Non-Hispanic</b>	100	535	18.69%
<b>Hispanic</b>	1340	4,370	30.66%
<b>Asian or Pacific Islander, Non-Hispanic</b>	435	3,870	11.24%
<b>Native American, Non-Hispanic</b>	15	19	78.95%
<b>Total</b>	4,285	27,034	15.85%
<b>Household Type and Size</b>			
<b>Family households, &lt;5 people</b>	1825	17525	10.41%
<b>Family households, 5+ people</b>	445	3165	14.06%
<b>Non-family households</b>	804	6660	12.07%

Table 15: Housing Problems, Mission Viejo

<b>Demographics of Households with Disproportionate Housing Needs</b>			
<b>Disproportionate Housing Needs</b>	<b>Jurisdiction</b>		
<b>Households experiencing any of 4 housing problems</b>	<b># with problems</b>	<b># households</b>	<b>% with problems</b>
<b>Race/Ethnicity</b>			

<b>White, Non-Hispanic</b>	8,690	25,265	34.40%
<b>Black, Non-Hispanic</b>	199	389	51.16%
<b>Hispanic</b>	2,105	4,099	51.35%
<b>Asian or Pacific Islander, Non-Hispanic</b>	955	3,050	31.31%
<b>Native American, Non-Hispanic</b>	20	30	66.67%
<b>Total</b>	11,969	32,833	36.45%
<b>Household Type and Size</b>			
<b>Family households, &lt;5 people</b>	7265	22375	32.47%
<b>Family households, 5+ people</b>	950	3305	28.74%
<b>Non-family households</b>	4055	7870	51.52%
<b>Households experiencing any of 4 Severe Housing Problems</b>	<b># with severe problems</b>	<b># households</b>	<b>% with severe problems</b>
<b>Race/Ethnicity</b>			
<b>White, Non-Hispanic</b>	3779	25,265	14.96%
<b>Black, Non-Hispanic</b>	79	389	20.31%
<b>Hispanic</b>	995	4,099	24.27%
<b>Asian or Pacific Islander, Non-Hispanic</b>	465	3,050	15.25%
<b>Native American, Non-Hispanic</b>	20	30	66.67%
<b>Total</b>	5,338	32,833	16.26%

<b>Demographics of Households with Severe Housing Cost Burden</b>			
<b>Households with Severe Housing Cost Burden</b>	<b>Jurisdiction</b>		
	<b># with severe cost burden</b>	<b># households</b>	<b>% with severe cost burden</b>
<b>Race/Ethnicity</b>			
<b>White, Non-Hispanic</b>	3505	25,265	13.87%
<b>Black, Non-Hispanic</b>	60	389	15.42%
<b>Hispanic</b>	865	4,099	21.10%
<b>Asian or Pacific Islander, Non-Hispanic</b>	335	3,050	10.98%
<b>Native American, Non-Hispanic</b>	20	30	66.67%
<b>Total</b>	4,785	32,833	14.57%
<b>Household Type and Size</b>			
<b>Family households, &lt;5 people</b>	1770	22375	7.91%
<b>Family households, 5+ people</b>	245	3305	7.41%
<b>Non-family households</b>	725	7870	9.21%

Table 16: Housing Problems, Orange (City)

<b>Demographics of Households with Disproportionate Housing Needs</b>			
<b>Disproportionate Housing Needs</b>	<b>Jurisdiction</b>		
<b>Households experiencing any of 4 housing problems</b>	<b># with problems</b>	<b># households</b>	<b>% with problems</b>
<b>Race/Ethnicity</b>			
<b>White, Non-Hispanic</b>	8,845	24,095	36.71%
<b>Black, Non-Hispanic</b>	365	530	68.87%
<b>Hispanic</b>	7,255	12,030	60.31%
<b>Asian or Pacific Islander, Non-Hispanic</b>	1,810	4,979	36.35%
<b>Native American, Non-Hispanic</b>	45	75	60.00%
<b>Total</b>	18,320	41,709	43.92%
<b>Household Type and Size</b>			
<b>Family households, &lt;5 people</b>	8815	23870	36.93%
<b>Family households, 5+ people</b>	4080	6705	60.85%
<b>Non-family households</b>	5800	11369	51.02%
<b>Households experiencing any of 4 Severe Housing Problems</b>	<b># with severe problems</b>	<b># households</b>	<b>% with severe problems</b>
<b>Race/Ethnicity</b>			
<b>White, Non-Hispanic</b>	4580	24,095	19.01%
<b>Black, Non-Hispanic</b>	235	530	44.34%
<b>Hispanic</b>	5105	12,030	42.44%
<b>Asian or Pacific Islander, Non-Hispanic</b>	1130	4,979	22.70%
<b>Native American, Non-Hispanic</b>	4	75	5.33%
<b>Total</b>	11,054	41,709	26.50%

<b>Demographics of Households with Severe Housing Cost Burden</b>
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Households with Severe Housing Cost Burden	Jurisdiction		
	Race/Ethnicity	# with severe cost burden	# households
White, Non-Hispanic	4155	24,095	17.24%
Black, Non-Hispanic	195	530	36.79%
Hispanic	2935	12,030	24.40%
Asian or Pacific Islander, Non-Hispanic	795	4,979	15.97%
Native American, Non-Hispanic	4	75	5.33%
<b>Total</b>	<b>8,084</b>	<b>41,709</b>	<b>19.38%</b>
Household Type and Size			
Family households, <5 people	3145	23870	13.18%
Family households, 5+ people	1105	6705	16.48%
Non-family households	2185	11369	19.22%

Table 17: Housing Problems, Rancho Santa Margarita

Demographics of Households with Disproportionate Housing Needs			
Disproportionate Housing Needs	Jurisdiction		
	Households experiencing any of 4 housing problems	# with problems	# households
Race/Ethnicity			
White, Non-Hispanic	4,505	11,890	37.89%
Black, Non-Hispanic	140	285	49.12%
Hispanic	1,629	2,674	60.92%
Asian or Pacific Islander, Non-Hispanic	565	1,855	30.46%
Native American, Non-Hispanic	0	0	#DIV/0!
<b>Total</b>	<b>6,839</b>	<b>16,704</b>	<b>40.94%</b>
Household Type and Size			
Family households, <5 people	4000	11285	35.45%
Family households, 5+ people	745	1720	43.31%

Non-family households	2250	3975	56.60%
<b>Households experiencing any of 4 Severe Housing Problems</b>	<b># with severe problems</b>	<b># households</b>	<b>% with severe problems</b>
<b>Race/Ethnicity</b>			
White, Non-Hispanic	2000	11,890	16.82%
Black, Non-Hispanic	84	285	29.47%
Hispanic	720	2,674	26.93%
Asian or Pacific Islander, Non-Hispanic	175	1,855	9.43%
Native American, Non-Hispanic	0	0	#DIV/0!
<b>Total</b>	<b>2,979</b>	<b>16,704</b>	<b>17.83%</b>

<b>Demographics of Households with Severe Housing Cost Burden</b>			
<b>Households with Severe Housing Cost Burden</b>	<b>Jurisdiction</b>		
<b>Race/Ethnicity</b>	<b># with severe cost burden</b>	<b># households</b>	<b>% with severe cost burden</b>
White, Non-Hispanic	1860	11,890	15.64%
Black, Non-Hispanic	85	285	29.82%
Hispanic	500	2,674	18.70%
Asian or Pacific Islander, Non-Hispanic	130	1,855	7.01%
Native American, Non-Hispanic	0	0	#DIV/0!
<b>Total</b>	<b>2,575</b>	<b>16,704</b>	<b>15.42%</b>
<b>Household Type and Size</b>			
Family households, <5 people	1220	11285	10.81%
Family households, 5+ people	140	1720	8.14%
Non-family households	570	3975	14.34%

Table 18: Housing Problems, San Clemente

<b>Demographics of Households with Disproportionate Housing Needs</b>			
<b>Disproportionate Housing Needs</b>	<b>Jurisdiction</b>		
<b>Households experiencing any of 4 housing problems</b>	<b># with problems</b>	<b># households</b>	<b>% with problems</b>
<b>Race/Ethnicity</b>			



<b>White, Non-Hispanic</b>	7,940	19,490	40.74%
<b>Black, Non-Hispanic</b>	30	125	24.00%
<b>Hispanic</b>	2,005	3,264	61.43%
<b>Asian or Pacific Islander, Non-Hispanic</b>	310	970	31.96%
<b>Native American, Non-Hispanic</b>	10	20	50.00%
<b>Total</b>	10,295	23,869	43.13%
<b>Household Type and Size</b>			
<b>Family households, &lt;5 people</b>	5670	14590	38.86%
<b>Family households, 5+ people</b>	1240	2445	50.72%
<b>Non-family households</b>	3689	7229	51.03%
<b>Households experiencing any of 4 Severe Housing Problems</b>	<b># with severe problems</b>	<b># households</b>	<b>% with severe problems</b>
<b>Race/Ethnicity</b>			
<b>White, Non-Hispanic</b>	4055	19,490	20.81%
<b>Black, Non-Hispanic</b>	20	125	16.00%
<b>Hispanic</b>	1375	3,264	42.13%
<b>Asian or Pacific Islander, Non-Hispanic</b>	145	970	14.95%
<b>Native American, Non-Hispanic</b>	10	20	50.00%
<b>Total</b>	5,605	23,869	23.48%

<b>Demographics of Households with Severe Housing Cost Burden</b>			
<b>Households with Severe Housing Cost Burden</b>	<b>Jurisdiction</b>		
	<b># with severe cost burden</b>	<b># households</b>	<b>% with severe cost burden</b>
<b>Race/Ethnicity</b>			
<b>White, Non-Hispanic</b>	3685	19,490	18.91%
<b>Black, Non-Hispanic</b>	20	125	16.00%
<b>Hispanic</b>	960	3,264	29.41%
<b>Asian or Pacific Islander, Non-Hispanic</b>	95	970	9.79%
<b>Native American, Non-Hispanic</b>	10	20	50.00%
<b>Total</b>	4,770	23,869	19.98%
<b>Household Type and Size</b>			
<b>Family households, &lt;5 people</b>	1855	14590	12.71%
<b>Family households, 5+ people</b>	405	2445	16.56%
<b>Non-family households</b>	1149	7229	15.89%

Table 19: Housing Problems, San Juan Capistrano

<b>Demographics of Households with Disproportionate Housing Needs</b>			
<b>Disproportionate Housing Needs</b>	<b>Jurisdiction</b>		
<b>Households experiencing any of 4 housing problems</b>	<b># with problems</b>	<b># households</b>	<b>% with problems</b>
<b>Race/Ethnicity</b>			
<b>White, Non-Hispanic</b>	3,805	8,630	44.09%
<b>Black, Non-Hispanic</b>	0	0	#DIV/0!
<b>Hispanic</b>	1,915	2,725	70.28%
<b>Asian or Pacific Islander, Non-Hispanic</b>	115	340	33.82%
<b>Native American, Non-Hispanic</b>	30	80	37.50%
<b>Total</b>	5,865	11,775	49.81%
<b>Household Type and Size</b>			
<b>Family households, &lt;5 people</b>	2945	6970	42.25%
<b>Family households, 5+ people</b>	1425	1925	74.03%
<b>Non-family households</b>	1590	2915	54.55%
<b>Households experiencing any of 4 Severe Housing Problems</b>	<b># with severe problems</b>	<b># households</b>	<b>% with severe problems</b>
<b>Race/Ethnicity</b>			
<b>White, Non-Hispanic</b>	2070	8,630	23.99%
<b>Black, Non-Hispanic</b>	0	0	#DIV/0!
<b>Hispanic</b>	1650	2,725	60.55%
<b>Asian or Pacific Islander, Non-Hispanic</b>	70	340	20.59%
<b>Native American, Non-Hispanic</b>	30	80	37.50%
<b>Total</b>	3,820	11,775	32.44%

<b>Demographics of Households with Severe Housing Cost Burden</b>
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Households with Severe Housing Cost Burden	Jurisdiction		
	Race/Ethnicity	# with severe cost burden	# households
White, Non-Hispanic	2015	8,630	23.35%
Black, Non-Hispanic	0	0	#DIV/0!
Hispanic	1070	2,725	39.27%
Asian or Pacific Islander, Non-Hispanic	65	340	19.12%
Native American, Non-Hispanic	30	80	37.50%
<b>Total</b>	<b>3,180</b>	<b>11,775</b>	<b>27.01%</b>
Household Type and Size			
Family households, <5 people	1100	6970	15.78%
Family households, 5+ people	555	1925	28.83%
Non-family households	275	2915	9.43%

Table 20: Housing Problems, Santa Ana

Demographics of Households with Disproportionate Housing Needs			
Disproportionate Housing Needs	Jurisdiction		
	Households experiencing any of 4 housing problems	# with problems	# households
Race/Ethnicity			
White, Non-Hispanic	4,650	12,430	37.41%
Black, Non-Hispanic	435	899	48.39%
Hispanic	36,965	50,935	72.57%
Asian or Pacific Islander, Non-Hispanic	5,440	9,959	54.62%
Native American, Non-Hispanic	63	128	49.22%
<b>Total</b>	<b>47,553</b>	<b>74,351</b>	<b>63.96%</b>

<b>Household Type and Size</b>			
<b>Family households, &lt;5 people</b>	18765	34015	55.17%
<b>Family households, 5+ people</b>	22140	27010	81.97%
<b>Non-family households</b>	7055	13590	51.91%
<b>Households experiencing any of 4 Severe Housing Problems</b>	<b># with severe problems</b>	<b># households</b>	<b>% with severe problems</b>
<b>Race/Ethnicity</b>			
<b>White, Non-Hispanic</b>	2495	12,430	20.07%
<b>Black, Non-Hispanic</b>	234	899	26.03%
<b>Hispanic</b>	29395	50,935	57.71%
<b>Asian or Pacific Islander, Non-Hispanic</b>	3450	9,959	34.64%
<b>Native American, Non-Hispanic</b>	8	128	6.25%
<b>Total</b>	35,582	74,351	47.86%

<b>Demographics of Households with Severe Housing Cost Burden</b>			
<b>Households with Severe Housing Cost Burden</b>	<b>Jurisdiction</b>		
<b>Race/Ethnicity</b>	<b># with severe cost burden</b>	<b># households</b>	<b>% with severe cost burden</b>
<b>White, Non-Hispanic</b>	2130	12,430	17.14%
<b>Black, Non-Hispanic</b>	195	899	21.69%
<b>Hispanic</b>	12800	50,935	25.13%
<b>Asian or Pacific Islander, Non-Hispanic</b>	2155	9,959	21.64%
<b>Native American, Non-Hispanic</b>	10	128	7.81%
<b>Total</b>	17,290	74,351	23.25%
<b>Household Type and Size</b>			
<b>Family households, &lt;5 people</b>	8010	34015	23.55%
<b>Family households, 5+ people</b>	4990	27010	18.47%

Non-family households	1809	13590	13.31%
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Table 21: Housing Problems, Tustin

Demographics of Households with Disproportionate Housing Needs			
Disproportionate Housing Needs	Jurisdiction		
	# with problems	# households	% with problems
Households experiencing any of 4 housing problems			
<b>Race/Ethnicity</b>			
White, Non-Hispanic	4,465	10,495	42.54%
Black, Non-Hispanic	380	609	62.40%
Hispanic	5,485	7,705	71.19%
Asian or Pacific Islander, Non-Hispanic	2,644	6,089	43.42%
Native American, Non-Hispanic	60	120	50.00%
<b>Total</b>	<b>13,034</b>	<b>25,018</b>	<b>52.10%</b>
<b>Household Type and Size</b>			
Family households, <5 people	6690	14315	46.73%
Family households, 5+ people	2840	3775	75.23%
Non-family households	3825	7465	51.24%
Households experiencing any of 4 Severe Housing Problems	# with severe problems	# households	% with severe problems
<b>Race/Ethnicity</b>			
White, Non-Hispanic	2085	10,495	19.87%
Black, Non-Hispanic	205	609	33.66%
Hispanic	3915	7,705	50.81%
Asian or Pacific Islander, Non-Hispanic	1519	6,089	24.95%
Native American, Non-Hispanic	10	120	8.33%
<b>Total</b>	<b>7,734</b>	<b>25,018</b>	<b>30.91%</b>

Demographics of Households with Severe Housing Cost Burden			
Households with Severe Housing Cost Burden	Jurisdiction		
	# with severe cost burden	# households	% with severe cost burden
<b>Race/Ethnicity</b>			
White, Non-Hispanic	1840	10,495	17.53%
Black, Non-Hispanic	170	609	27.91%
Hispanic	1975	7,705	25.63%

<b>Asian or Pacific Islander, Non-Hispanic</b>	969	6,089	15.91%
<b>Native American, Non-Hispanic</b>	0	120	0.00%
<b>Total</b>	4,954	25,018	19.80%
<b>Household Type and Size</b>			
<b>Family households, &lt;5 people</b>	2300	14315	16.07%
<b>Family households, 5+ people</b>	589	3775	15.60%
<b>Non-family households</b>	1025	7465	13.73%

A few trends are immediately clear in housing needs in Orange County. The housing problems data displayed in the charts above include houses that have 1 of 4 housing problems by race/ethnicity and family type, 1 of 4 severe housing problems by race/ethnicity, and severe housing cost burden by race/ethnicity and family type. Overall, across the County, Black and Hispanic residents are more likely to face all of these housing problems, with varying rates across different jurisdictions.

Some figures in the data above may be inaccurate depending on the number of households of a particular group in a jurisdiction. For example, 0 Black households are written in San Juan Capistrano. It may be that this figure was lower than the margin of error, so figures with low or no households should carry less weight in indicating frequency of problems. However, the County data overall gives an idea of housing needs for smaller populations.

In the County, 45.84% of residents overall face 1 of 4 housing problems. White and Asian or Pacific Islander residents have slightly lower rates of housing problems, at 38.22% and 45.26% respectively, while Black residents have a slightly higher rate of 48.29%. Hispanic residents have the highest rates at 63.16% countywide. Native American residents have a rate similar to the average at 48.74%, but the low populations of Native American residents across jurisdictions may lead to misleading data (which is why they are not as frequently discussed here). Housing problems are found in differing rates across family types, with 39.66% for families of 5 or less, 65.59% for families of 5 or more, and 50.53% for non-family households.

Housing problems occur more frequently in more populated areas of the County, including in Anaheim and Santa Ana in particular. There are some more obvious discrepancies in rates of housing problems across different demographic groups. Black residents in Aliso Viejo experience housing problems at a rate of 61.84%, in Orange (city) at 68.87%, in Tustin at 62.40%, and in Buena Park at 54.49%. Hispanic residents experience rates of housing problems that are high overall, but significantly higher in southern Orange County, at 72.57% in Santa Ana, 71.19% in Tustin, and 70.28% in San Juan Capistrano. Asian residents generally experience average or lower rates of housing problems, with exceptions in Garden Grove and Santa Ana, where they experience housing problems at rates of 55.94% and 54.62% respectively.

Rates of severe housing problems are overall lower than housing problems at 27.10%, but more drastic discrepancies exist compared to the white population. White residents face severe housing problems at a rate of 19.29%. Black residents experience them at a rate of 28.81%, Hispanic residents at 44.55%,

Asian or Pacific Islander residents at 26.99%, and Native American residents at 24.97%. Rates of severe housing problems are especially high in parts of north and south Orange County, including Anaheim, Buena Park, Garden Grove, Orange, San Juan Capistrano, and Santa Ana. Black residents experience severe housing problems at rates of 36.84% in Aliso Viejo and 44.34% in Orange (city). Hispanic residents face severe housing problems at significantly high rates of 49.60% in Anaheim, 60.55% in San Juan Capistrano, and 50.81% in Tustin, but also higher than average in Buena Park, Costa Mesa, Garden Grove, La Habra, Laguna Niguel, Lake Forest, Orange and San Clemente. Asian residents face noticeably high rates of severe housing problems in Garden Grove, at 36.78%.

Severe housing cost burden is a large but not as frequent problem for residents in Orange County. The average rate of residents experiencing severe housing cost burden is 19.70% across the county. Overall, White residents have a rate of 17.30%, Black residents 22.57%, Hispanic residents 24.78%, Asian American or Pacific Islander residents 19.82%, and Native American residents 19.83%. Families of 5 or less have a rate of 13.8%, families of 5 or more 16.95%, and non-family households 14.39%. Discrepancies across race/ethnicity or family type are much lower than for housing problems or severe housing problems in the County. Black and Hispanic residents still face higher than average rates of severe housing cost burdens in some individual jurisdictions, however. In Orange (city), Black residents experience severe housing cost burden at a rate of 36.79%. Hispanic residents experience rates of housing cost burden at 30.66% in Lake Forest, and 39.27% in San Juan Capistrano.

**Table 17: Percentage of Overcrowded Households by Race or Ethnicity, 2013-2017 American Community Survey**

<b>Geography</b>	<b>White, Non-Hispanic</b>	<b>Black</b>	<b>Native American</b>	<b>Asian American or Pacific Islander</b>	<b>Hispanic</b>
<b>Orange County, California</b>	1.95%	6.52%	11.38%	7.76%	25.72%
<b>Aliso Viejo city, California</b>	1.47%	0.00%	0.00%	2.79%	7.47%
<b>Anaheim city, California</b>	3.20%	5.94%	27.51%	9.81%	29.07%
<b>Buena Park city, California</b>	4.33%	8.11%	17.03%	7.17%	23.11%
<b>Costa Mesa city, California</b>	2.70%	9.01%	16.30%	7.20%	25.16%
<b>Fountain Valley city, California</b>	1.93%	0.00%	0.00%	6.46%	15.37%
<b>Fullerton city, California</b>	2.63%	4.20%	23.42%	6.42%	23.52%
<b>Garden Grove city, California</b>	3.46%	9.69%	15.77%	12.23%	30.05%
<b>Huntington Beach city, California</b>	1.50%	6.45%	0.00%	3.16%	14.59%

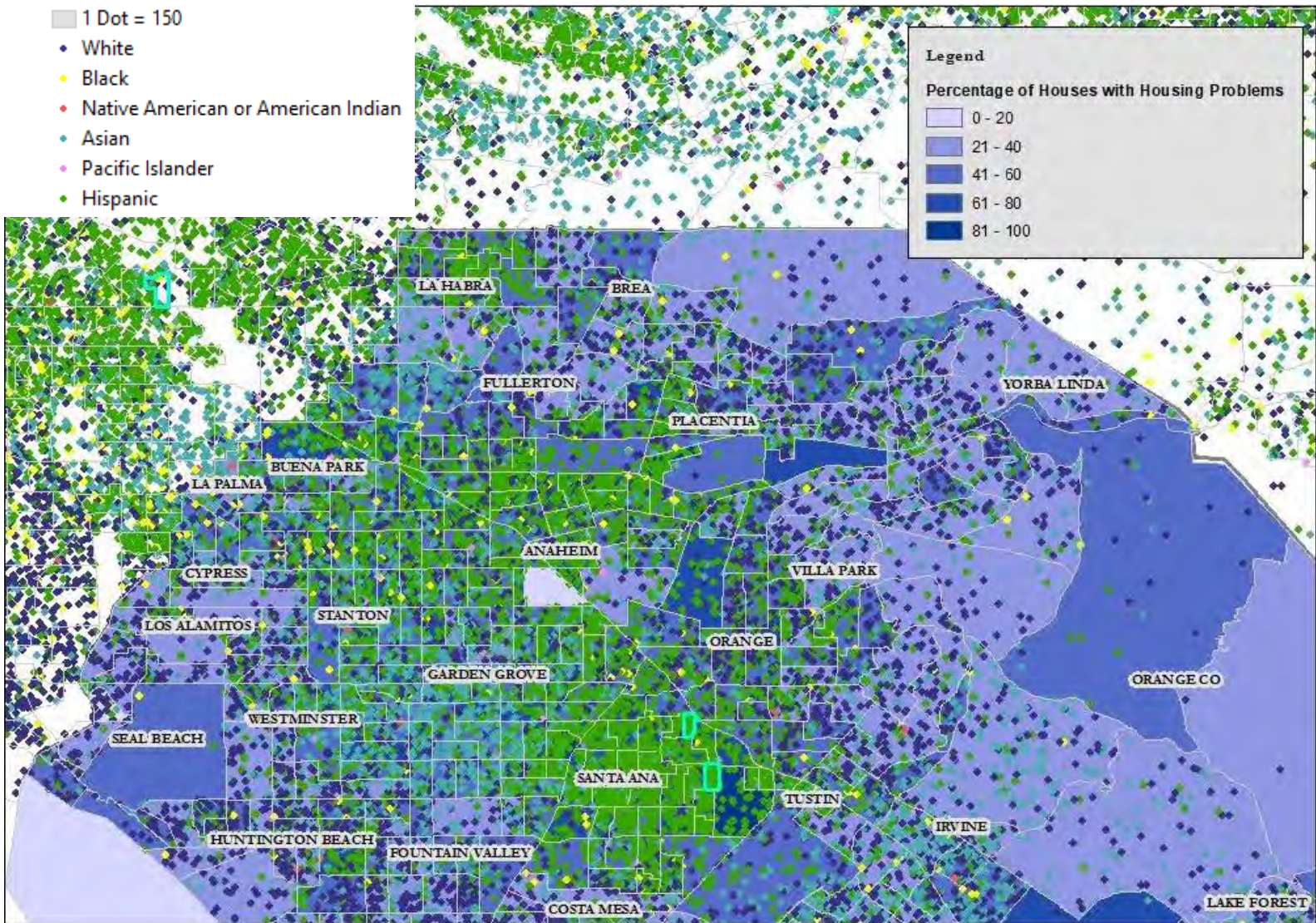
<b>Irvine city, California</b>	4.21%	11.78%	0.00%	6.79%	6.30%
<b>Laguna Niguel city, California</b>	0.67%	2.91%	0.00%	1.52%	13.74%
<b>La Habra city, California</b>	3.86%	0.00%	5.30%	11.84%	22.09%
<b>Lake Forest city, California</b>	1.95%	8.93%	17.17%	4.68%	16.52%
<b>La Palma city, California</b>	1.70%	0.00%	0.00%	6.63%	14.91%
<b>Mission Viejo city, California</b>	0.72%	5.35%	0.00%	3.76%	6.30%
<b>Orange city, California</b>	1.67%	11.81%	5.02%	8.05%	21.46%
<b>Rancho Santa Margarita city, California</b>	1.40%	0.00%	0.00%	1.50%	8.33%
<b>San Clemente city, California</b>	1.36%	0.00%	0.00%	3.52%	18.12%
<b>San Juan Capistrano city, California</b>	0.11%	100.00%	0.00%	0.00%	26.44%
<b>Santa Ana city, California</b>	3.88%	7.82%	26.59%	14.75%	42.93%
<b>Tustin city, California</b>	1.35%	10.52%	4.35%	7.35%	28.28%

The tables above indicate overcrowdedness in the County and its jurisdictions. Some of these numbers are inaccurate, due to low populations in a given jurisdiction (especially for Black or Native American residents). In the County, White residents experience an overcrowdedness rate of 1.95%, Black residents 6.52%, Native American residents 11.38%, Asian American or Pacific Islander residents 7.76%, and Hispanic residents 25.72%. Hispanic residents face especially high rates of overcrowdedness. This is especially true in Anaheim and Santa Ana, where their overcrowdedness rates are 29.07% and 42.93%, respectively.

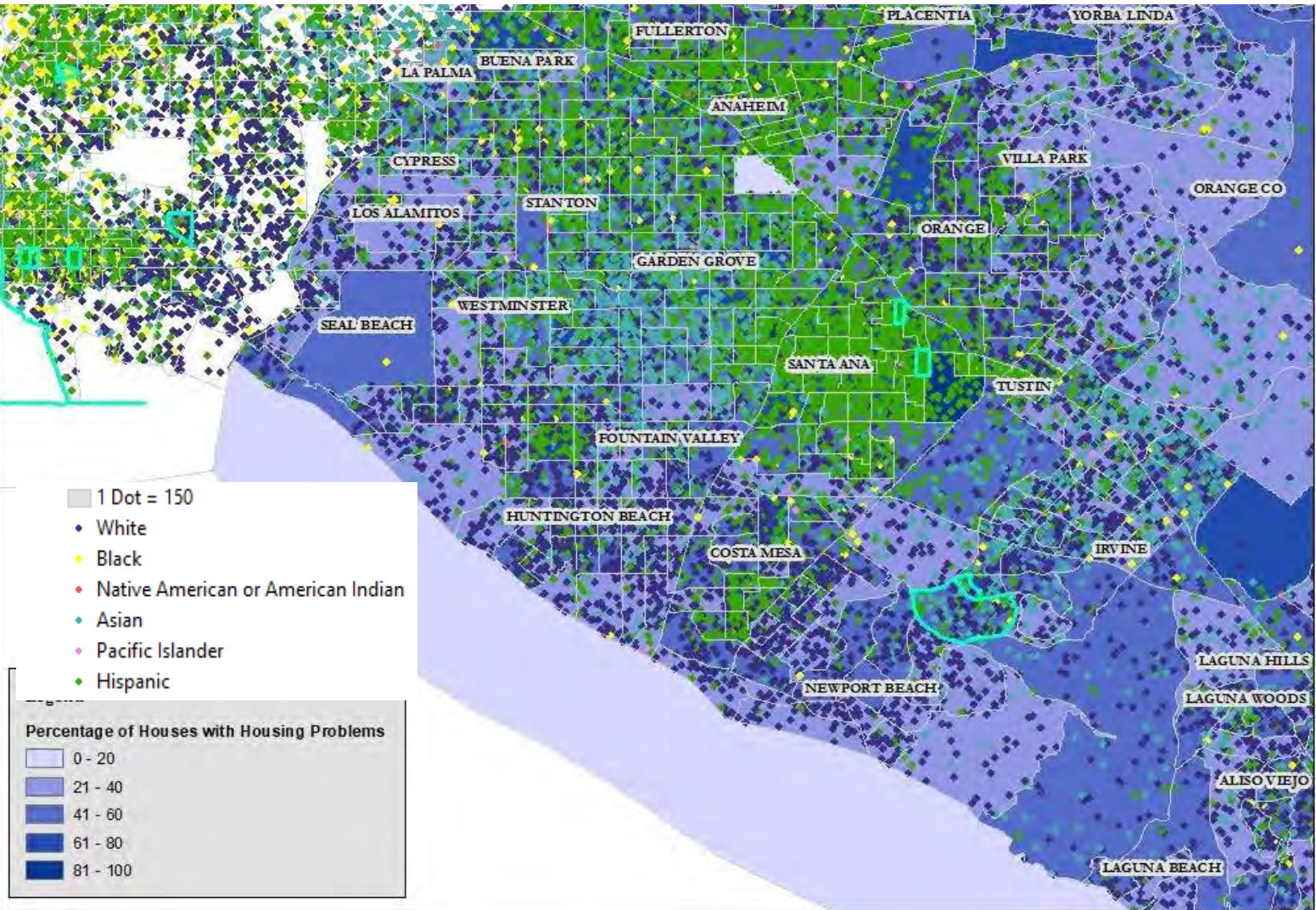
*Which areas in the jurisdiction and Region experience the greatest housing burdens? Which of these areas align with segregated areas, integrated areas, or R/ECAPs and what are the predominant race/ethnicity or national origin groups in such areas?*



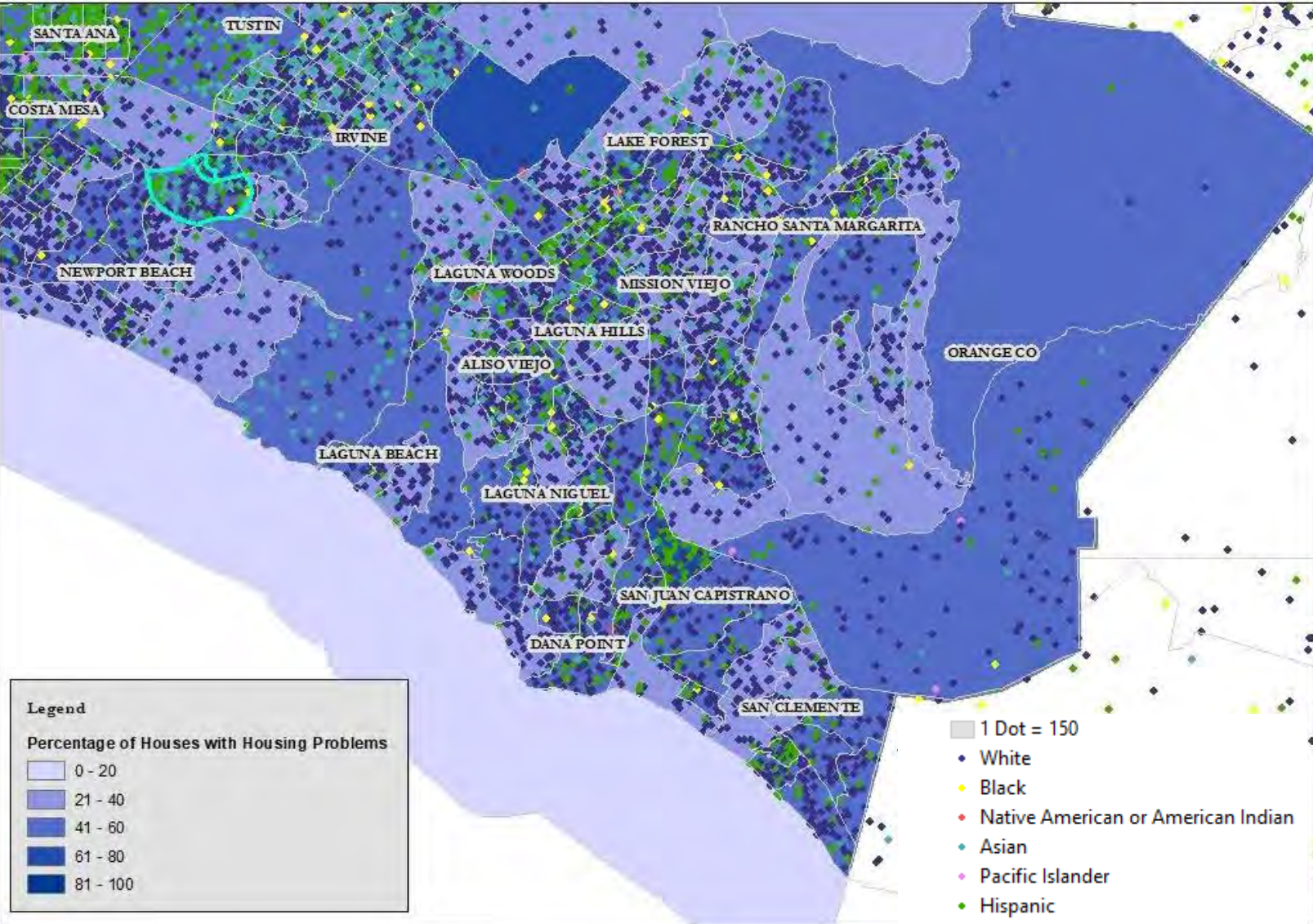
Map 1: Housing Problems in North Orange County, Race



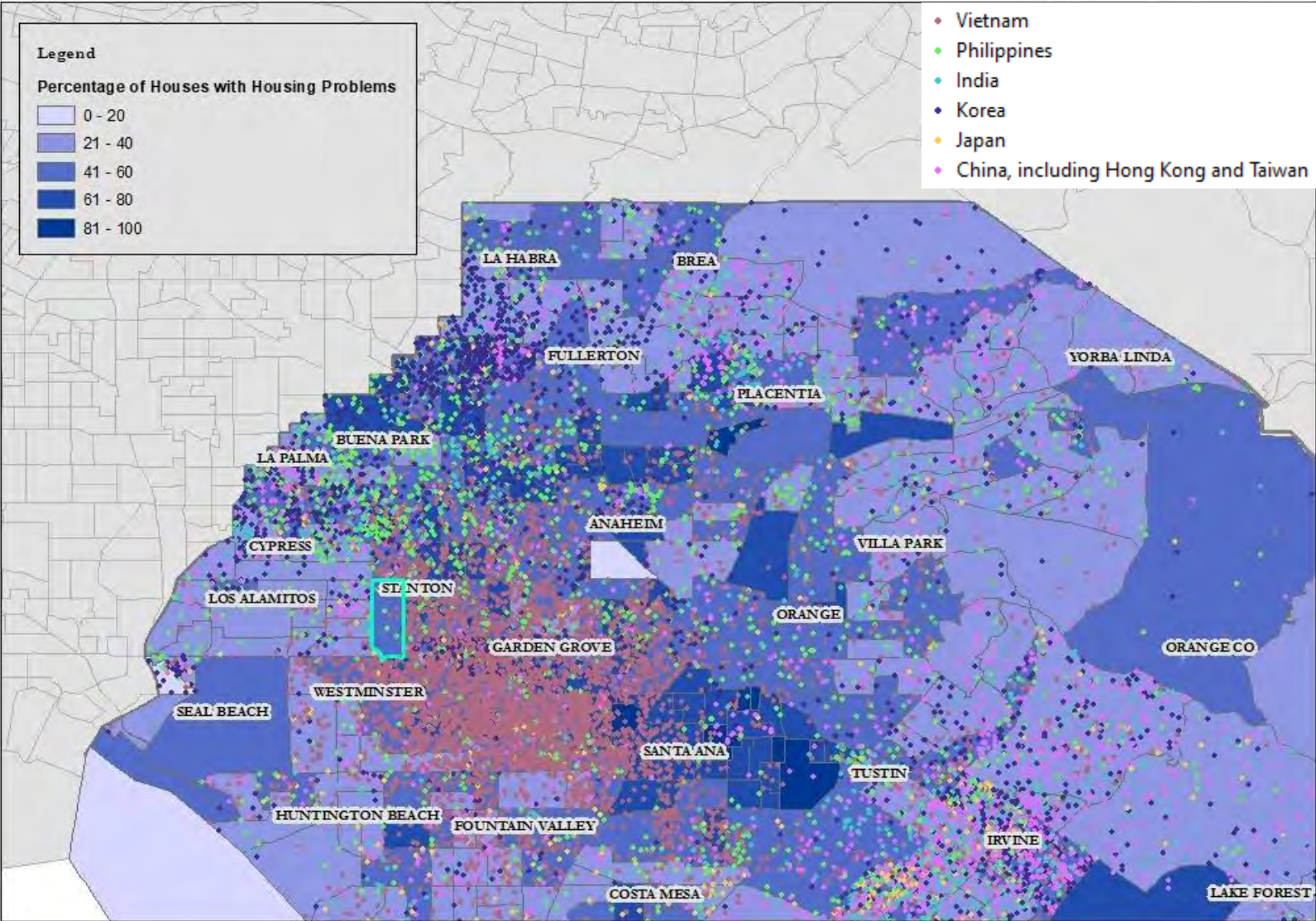
Map 2: Housing Problems in Central Orange County, Race



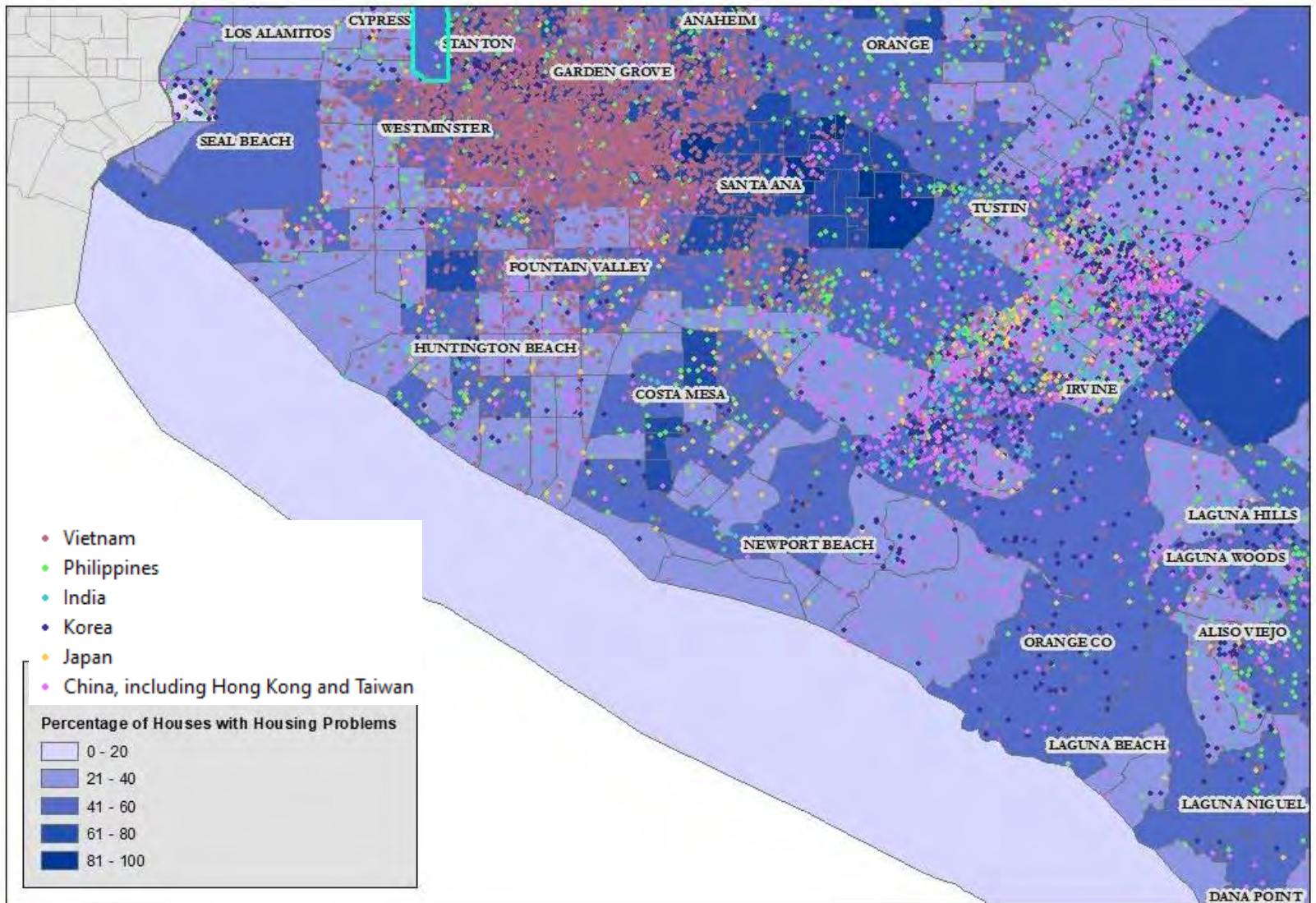
Map 3: Housing Problems in South Orange County, Race



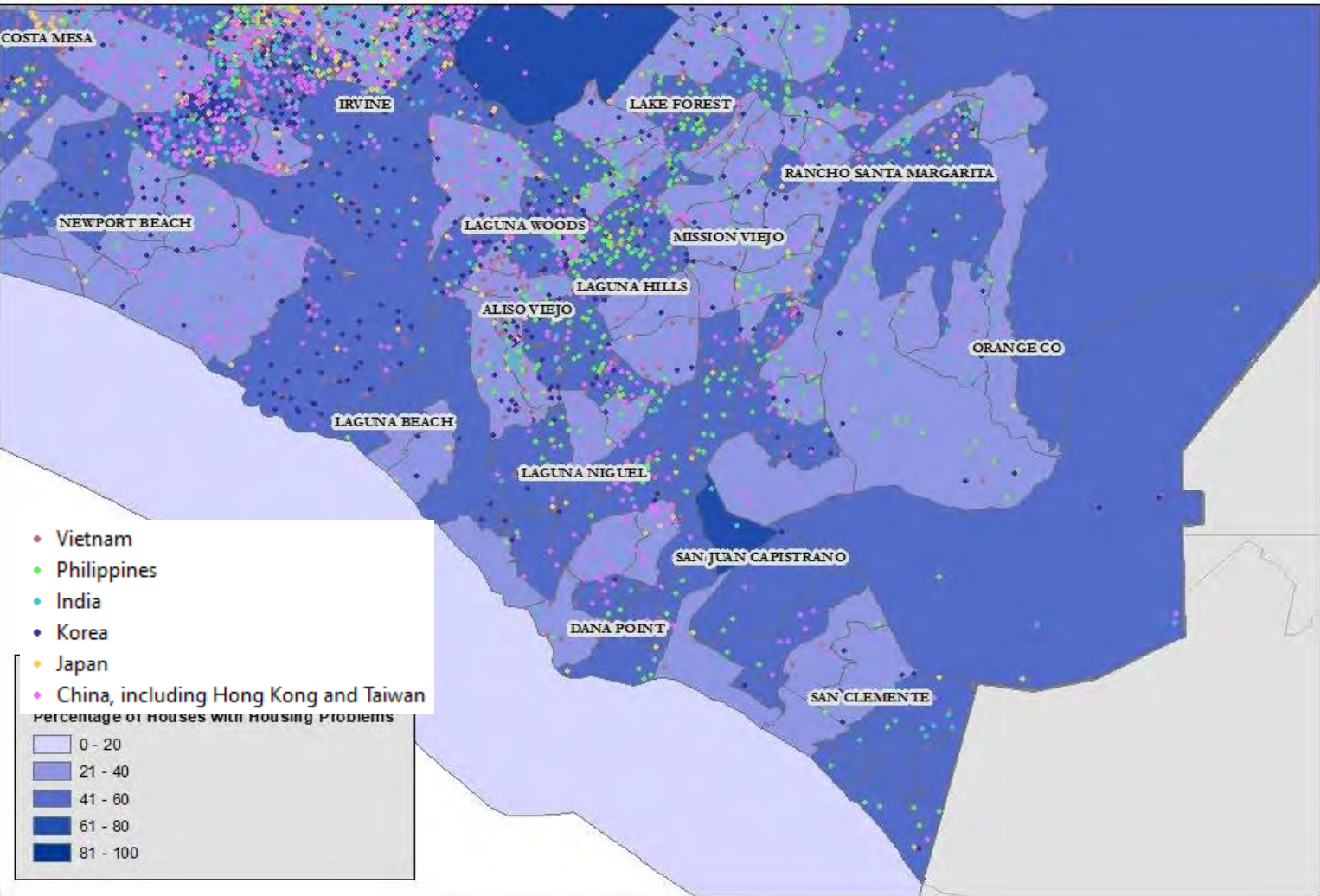
Map 4: Housing Problems in North Orange County, National Origin



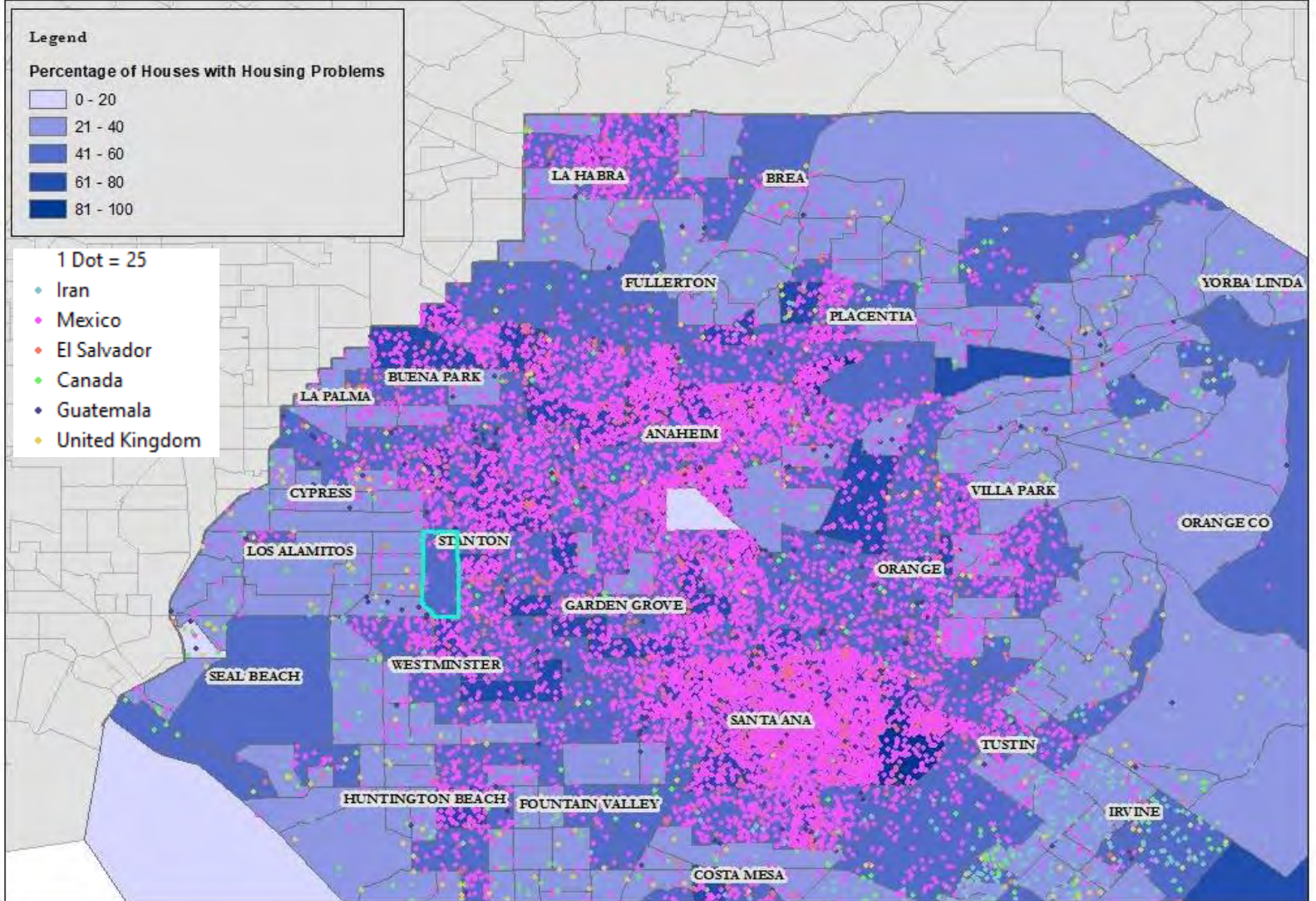
Map 5: Housing Problems in Central Orange County, National Origin



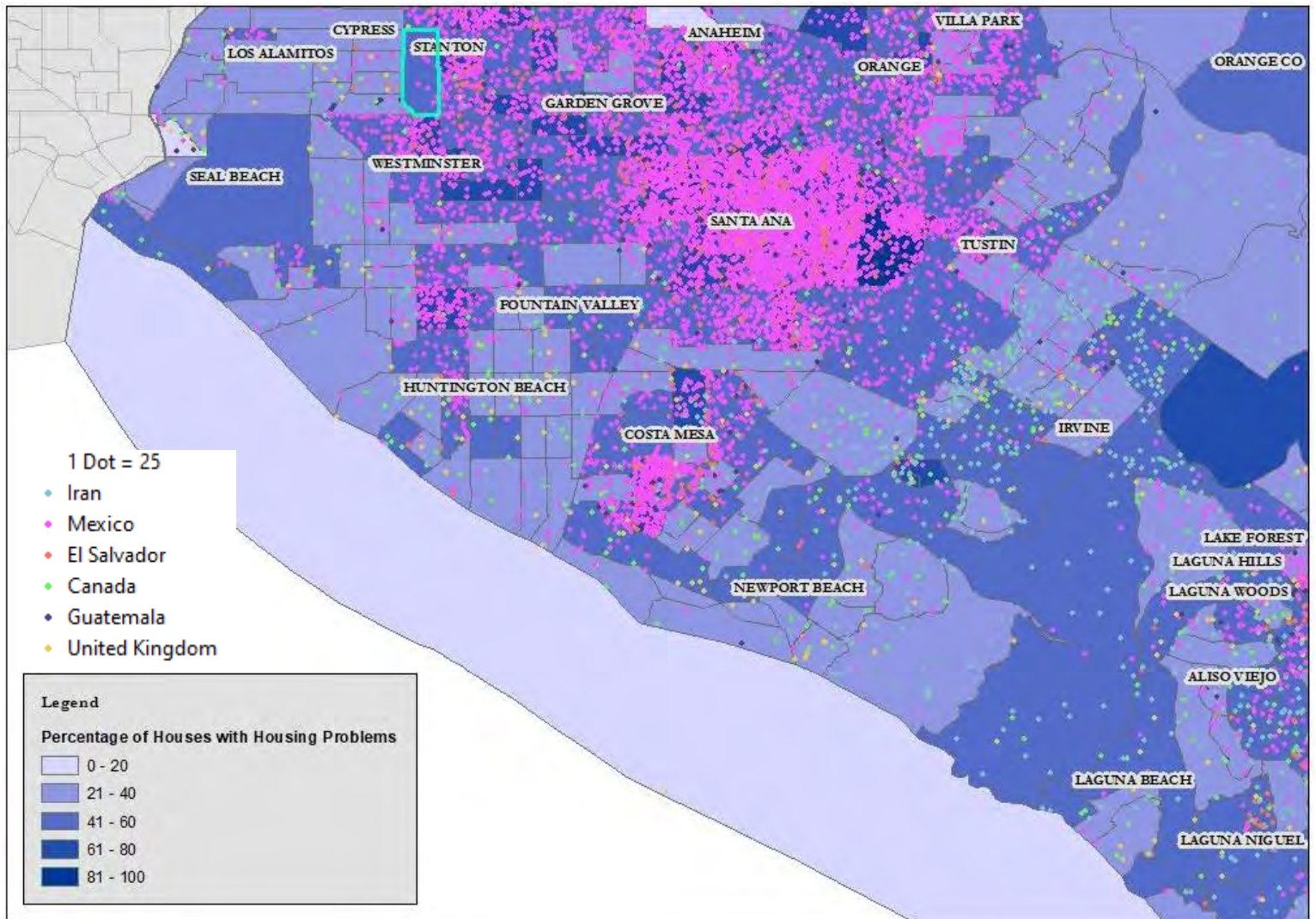
Map 6: Housing Problems in South Orange County, National Origin



Map 7: Housing Problems in North Orange County, National Origin

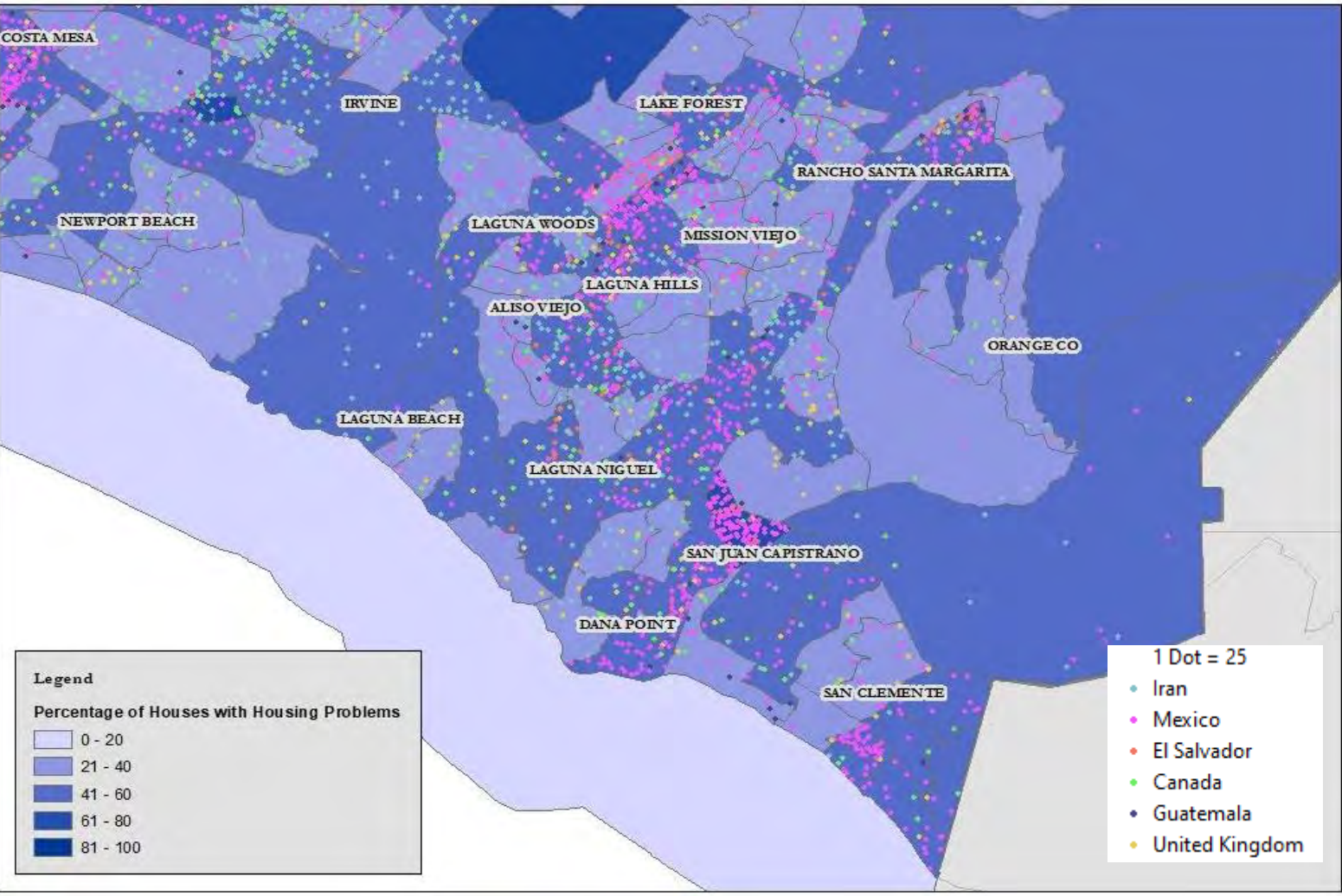


Map 8: Housing Problems in Central Orange County, National Origin





Map 9: Housing Problems in South Orange County, National Origin



Patterns in housing problems described earlier are present in the maps above. While housing problems are generally evenly dispersed throughout the County, there are some exceptions, which tend to have higher numbers of Hispanic residents. This is seen in the high number of Hispanic residents in Anaheim and Santa Ana, both of which have slightly higher percentages of housing problems. In Central Orange County, west Fountain Valley also has higher percentages of households with housing problems in areas with higher numbers of Hispanic residents. The same is the case for Hispanic residents in San Juan Capistrano, Lake Forest and Laguna Woods. While the charts above suggested that Black residents similarly had higher rates of housing problems than White and Asian residents, those patterns are more difficult to view in maps due to the lower population of Black residents overall.

Asian or Pacific Islander residents generally live in areas with fewer housing problems, with one notable exception. Garden Grove, which has slightly higher rates of housing problems than its surroundings, also has a noticeably high population of Asian or Pacific Islander residents.

These patterns are further explained by national origin maps. Map 4 shows that high numbers of Vietnamese residents are found in Garden Grove, which does have slightly higher rates of housing problems. Filipino residents in the areas between Buena Park and Anaheim, similarly reside in areas with higher rates of housing problems. The same holds for Filipino residents in Lake Forest and Laguna Hills, as seen in Map 6. Mexican residents have the most noticeable pattern of living in areas with higher rates of housing problems. Mexican residents in Santa Ana, Anaheim, Costa Mesa, and San Juan Capistrano live in areas with higher rates of housing problems, as seen in Maps 7, 8 and 9.

### **Additional Information**

*Beyond the HUD-provided data, provide additional relevant information, if any, about disproportionate housing needs in the jurisdiction and Region affecting groups with other protected characteristics.*

*The program participant may also describe other information relevant to its assessment of disproportionate housing needs. For PHAs, such information may include a PHA's overriding housing needs analysis.*

### **Homelessness**

#### **Contributing Factors of Disproportionate Housing Needs**

**Please see the Appendix for the following Contributing Factors to Disproportionate Housing Needs:**

- Availability of affordable units in a range of sizes
- Displacement of residents due to economic pressures
- Displacement of and/or lack of housing support for victims of domestic violence, dating violence, sexual assault, and stalking
- Lack of access to opportunity due to high housing costs
- Lack of private investments in specific neighborhoods

- Lack of public investments in specific neighborhoods, including services or amenities
- Land use and zoning laws
- Lending discrimination
- Loss of affordable housing
- Source of income discrimination

## **B. Publicly Supported Housing Analysis**

### **Overview of Housing Authorities in Orange County**

#### Orange County Housing Authority

The Orange County Housing Authority (OCHA) operates numerous special housing programs. The Housing Choice Voucher (HCV) program provides subsidies to help qualifying participants pay for homeownership expenses. The Family Self-Sufficiency (FSS) program helps HCV program participants gain employment to support themselves and their families by working with other agencies for employment assistance. The Family Unification Program (FUP) promotes family unification by providing HCV assistance specifically to families for whom housing represents a barrier to children and parents living together. The Non-Elderly Disabled (NED) program provides HCV for non-elderly disabled families with demonstrated need for supportive services. Finally, the Veterans Affairs Supportive Housing (VASH) program, run jointly through the Department of Housing and the Department of Veteran Affairs, provides housing subsidies and other services to homeless veterans with mental and addictive disorders.

Most HCV programs are offered with a focus on guaranteeing freedom of choice as to where families can live or use HCV program assistance. Some additional HCV “Project-Based” vouchers are also available with HCV vouchers tied to specific housing units.

#### Anaheim Housing Authority

The Anaheim Housing Authority (AHA) operates multiple housing programs. The Anaheim Housing Choice Voucher (HCV) program allows participating families to move into units of their choice so long as property owners agree to participate in the HCV program. They also operate a Project-Based Voucher (PBV) program that provides rental assistance at specific complexes within the city. The AHA also maintains an affordable housing list for individuals and families looking to rent units at an affordable rate.

Additionally, the AHA operates several programs run through the Department of Housing and Urban Development (HUD). The Community Development Block Grant (CDBG) program delivers funding to agencies and businesses that provide benefits to low-and-moderate income persons. The Emergency Solutions Grant (ESG) program funds non-profit organizations sponsoring projects for low-and-moderate income persons. The HOME Investments Partnerships program provides funding for local government for plans designed to increase the supply of affordable housing. Finally the Housing Opportunity for Persons with AIDS (HOPWA) program provides funding for low-to-moderate income persons living with HIV or AIDS.

#### Garden Grove Housing Authority

The Garden Grove Housing Authority (GGHA) operates several housing programs. GGHA maintains information for landlords and tenants on their website. Additionally, GGHA operates a rental subsidy program (HCV) for eligible participants based on income. Finally, applicants who

have qualified for housing assistance in Garden Grove are permitted to maintain assistance through mobility and portability programs when such an applicant leaves the city of Garden Grove.

### Santa Ana Housing Authority

The Santa Ana Housing Authority (SAHA) operates several housing programs. SAHA operates an HCV program for Housing Choice Vouchers within the City. Additionally, SAHA operates a project-based voucher program with HCV vouchers tied to specific complexes within the City. SAHA also has numerous resources for landlords and tenants, including a database of affordable housing and pocket resources for homeless services.

SAHA was also recently recognized by HUD for the work done by the “Foster Youth to Independence Initiative” which targets housing assistance to young people aging out of foster care who are at extreme risk of experiencing homelessness. This project was done in tandem with the United Way.

## 1. Analysis

### a. Publicly Supported Housing Demographics

The Publicly Supported Housing section analyzes federally funded affordable housing and other types of affordable housing, to determine whether the level of need is being met and whether patterns of affordable housing siting concentrate minorities in low opportunity areas, among other things. In Orange County, each category of publicly supported housing (public housing, Project-Based Section 8, Other Multifamily Housing, Housing Choice Vouchers, and Low-Income Housing Tax Credit [LIHTC] units) is represented, although that representation varies greatly depending on the individual municipality. Affordable housing (including LIHTC) makes up 5% or less of the total housing stock in all but six of the entitlement jurisdictions in this analysis (Anaheim, Garden Grove, Irvine, La Palma, Santa Ana, and Westminster; incomplete data is available for Buena Park, which likely counts among these as well). In each of these jurisdictions, LIHTC and Housing Choice Voucher units tend to predominate, and there is no Public Housing at all, indicating an overall preference for private housing development. Overall, the amount of publicly supported housing available in Orange County does not rise to meet the level of need, although progress is being made.

**Table 1: Publicly Supported Housing Units by Program Category, Orange County<sup>11</sup>**

Housing Units	#	%
Total housing units	219,058	-
Public Housing	N/a	N/a
Project-based Section 8	429	0.20%
Other Multifamily	33	0.02%

<sup>11</sup> Data from Inventory Management System (IMS)/PIH Information Center (PIC), [https://files.hudexchange.info/resources/documents/AFFH-T-Data-Documentation-\(AFFHT0004a\)-March-2018.pdf](https://files.hudexchange.info/resources/documents/AFFH-T-Data-Documentation-(AFFHT0004a)-March-2018.pdf)

HCV Program	2,286	1.04%
LIHTC	2,110	0.96%

**Table 2: Publicly Supported Housing Units by Program Category, Aliso Viejo**

Housing Units	#	%
Total housing units	19,786	-
LIHTC	128	0.65%

**Table 3: Publicly Supported Housing Units by Program Category, Anaheim**

Housing Units	#	%
Total housing units	103,787	-
Public Housing	N/a	N/a
Project-based Section 8	279	0.27%
Other Multifamily	N/a	N/a
HCV Program	5,089	4.90%
LIHTC	3,017	2.91%

**Table 4: Publicly Supported Housing Units by Program Category, Buena Park**

Housing Units	#	%
Total housing units	24,741	-
Public Housing	N/a	N/a
Project-based Section 8	110	0.44%
Other Multifamily	N/a	N/a
HCV Program	762	3.08%
LIHTC	185	0.75%

**Table 5: Publicly Supported Housing Units by Program Category, Costa Mesa**

Housing Units	#	%
Total housing units	41,933	-
Public Housing	N/a	N/a

Project-based Section 8	110	0.26%
Other Multifamily	N/a	N/a
HCV Program	604	1.44%
LIHTC	266	0.63%

**Table 6: Publicly Supported Housing Units by Program Category, Fountain Valley**

Housing Units	#	%
Total housing units	19,050	-
Public Housing	N/a	N/a
Project-based Section 8	71	0.37%
Other Multifamily	N/a	N/a
HCV Program	502	2.64%
LIHTC	154	0.81%

**Table 7: Publicly Supported Housing Units by Program Category, Fullerton**

Housing Units	#	%
Total housing units	47,991	-
Public Housing	N/a	N/a
Project-based Section 8	101	0.21%
Other Multifamily	48	0.10%
HCV Program	715	1.49%
LIHTC	858	1.79%

**Table 8: Publicly Supported Housing Units by Program Category, Garden Grove**

Housing Units	#	%
Total housing units	48,499	-
Public Housing	N/a	N/a
Project-based Section 8	225	0.46%
Other Multifamily	N/a	N/a
HCV Program	2,681	5.53%

LIHTC	671	1.38%
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**Table 9: Publicly Supported Housing Units by Program Category, Huntington Beach**

Housing Units	#	%
Total housing units	78,583	-
Public Housing	N/a	N/a
Project-based Section 8	377	0.48%
Other Multifamily	N/a	N/a
HCV Program	976	1.24%
LIHTC	607	0.77%

**Table 10: Publicly Supported Housing Units by Program Category, Irvine**

Housing Units	#	%
Total housing units	83,616	-
Public Housing	N/a	N/a
Project-based Section 8	717	0.86%
Other Multifamily	23	0.03%
HCV Program	1,146	1.37%
LIHTC	2,329	2.79

**Table 11: Publicly Supported Housing Units by Program Category, La Habra**

Housing Units	#	%
Total housing units	19,932	-
Public Housing	N/a	N/a
Project-based Section 8	148	0.74%
Other Multifamily	N/a	N/a
HCV Program	178	0.89%

**Table 12: Publicly Supported Housing Units by Program Category, La Palma**

Housing Units	#	%
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Total housing units	5,039	-
LIHTC	304	6.03%

**Table 13: Publicly Supported Housing Units by Program Category, Laguna Niguel**

Housing Units	#	%
Total housing units	25,565	-
Public Housing	N/a	N/a
Project-based Section 8	156	0.61%
Other Multifamily	N/a	N/a
HCV Program	102	0.40%

**Table 14: Publicly Supported Housing Units by Program Category, Lake Forest**

Housing Units	#	%
Total housing units	27,044	-
Public Housing	N/a	N/a
Project-based Section 8	N/a	N/a
Other Multifamily	N/a	N/a
HCV Program	275	1.02%
LIHTC	187	0.69%

**Table 15: Publicly Supported Housing Units by Program Category, Mission Viejo**

Housing Units	#	%
Total housing units	34,177	-
Public Housing	N/a	N/a
Project-based Section 8	N/a	N/a
Other Multifamily	N/a	N/a
HCV Program	226	0.66%
LIHTC	296	0.87%

**Table 16: Publicly Supported Housing Units by Program Category, Newport Beach**

Housing Units	#	%
Total housing units	44,242	-
Public Housing	N/a	N/a
Project-based Section 8	100	0.23%
Other Multifamily	N/a	N/a
HCV Program	139	0.31%
LIHTC	205	0.46%

**Table 17: Publicly Supported Housing Units by Program Category, Orange (City)**

Housing Units	#	%
Total housing units	45,363	-
Public Housing	N/a	N/a
Project-based Section 8	197	0.43%
Other Multifamily	N/a	N/a
HCV Program	642	1.42%
LIHTC	964	2.13%

**Table 18: Publicly Supported Housing Units by Program Category, Rancho Santa Margarita**

Housing Units	#	%
Total housing units	17,408	-
Public Housing	N/a	N/a
Project-based Section 8	N/a	N/a
Other Multifamily	N/a	N/a
HCV Program	138	0.79%

**Table 19: Publicly Supported Housing Units by Program Category, San Clemente**

Housing Units	#	%
Total housing units	25,556	-

Public Housing	N/a	N/a
Project-based Section 8	72	0.28%
Other Multifamily	N/a	N/a
HCV Program	123	0.48%
LIHTC	393	1.54%

**Table 20: Publicly Supported Housing Units by Program Category, San Juan Capistrano**

Housing Units	#	%
Total housing units	12,905	-
LIHTC	215	1.67%

**Table 21: Publicly Supported Housing Units by Program Category, Santa Ana**

Housing Units	#	%
Total housing units	76,075	-
Public Housing	N/a	N/a
Project-based Section 8	801	1.05%
Other Multifamily	N/a	N/a
HCV Program	2,773	3.65%
LIHTC	1,092	1.44%

**Table 22: Publicly Supported Housing Units by Program Category, Tustin**

Housing Units	#	%
Total housing units	26,633	-
Public Housing	N/a	N/a
Project-based Section 8	100	0.38%
Other Multifamily	N/a	N/a
HCV Program	524	1.97%
LIHTC	672	2.52%

**Table 23: Publicly Supported Housing Units by Program Category, Westminster**

Housing Units	#	%
Total housing units	27,695	-
Public Housing	N/a	N/a
Project-based Section 8	97	0.35%
Other Multifamily	N/a	N/a
HCV Program	2,169	7.83%
LIHTC	439	1.59%

### LIHTC

According to the California Tax Credit Allocation Committee, there are 175 LIHTC developments in Orange County, some of which are designated for specific populations. These developments include 15,092 low-income units, with 2 reserved for At-Risk populations, 79 for large families, 30 Non-Targeted, 46 for Seniors, 8 for Special Needs populations, 4 Single Room Occupancy (SRO), and 6 which are not categorized. There are no active LIHTC developments in La Habra, Laguna Niguel, or Rancho Santa Margarita.

- i. *Are certain racial/ethnic groups more likely to be residing in one program category of publicly supported housing than other program categories (public housing, project-based Section 8, Other Multifamily Assisted developments, and Housing Choice Voucher (HCV) in the jurisdiction?*

**Please note: rows for which all values are zero or n/a have been deleted for space**

**Table 24: Publicly Supported Housing Demographics, Orange County**

Orange County	White		Black		Hispanic		Asian or Pacific Islander	
	#	%	#	%	#	%	#	%
Project-Based Section 8	164	40.80%	9	2.24%	88	21.89%	138	34.33%
Other Multifamily	22	95.65%	0	0.00%	1	4.35%	0	0.00%
HCV Program	808	35.96%	156	6.94%	412	18.34%	866	38.54%
LIHTC	1352	25.12%	254	4.72%	1621	30.11%	991	18.41%

Total Households	140,530	67.71 %	2,907	1.40%	30,185	14.54 %	29,767	14.34%
0-30% of AMI	14,094	61.62 %	259	1.13%	4,388	19.18 %	3,541	15.48%
0-50% of AMI	23,293	50.78 %	503	1.10%	9,148	19.94 %	6,728	14.67%
0-80% of AMI	43,952	56.98 %	926	1.20%	14,322	18.57 %	11,131	14.43%
<b>Region</b>	<b>White</b>		<b>Black</b>		<b>Hispanic</b>		<b>Asian or Pacific Islander</b>	
Housing Type	#	%	#	%	#	%	#	%
Public Housing	683	6.99%	2,627	26.90%	6,110	62.56 %	344	3.52%
Project-Based Section 8	9,154	23.86 %	6,942	18.10%	10,365	27.02 %	11,753	30.64%
Other Multifamily	1,707	33.38 %	465	9.09%	1,094	21.39 %	1,839	35.96%
HCV Program	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a
Total Households	1,766,510	41.80 %	333,080	7.88%	1,405,070	33.25 %	629,349	14.89%
0-30% of AMI	215,775	29.59 %	86,225	11.83%	305,885	41.95 %	105,314	14.44%
0-50% of AMI	343,565	26.07 %	135,740	10.30%	587,685	44.60 %	175,814	13.34%
0-80% of AMI	590,895	28.77 %	195,155	9.50%	905,370	44.09 %	272,549	13.27%

**Table 25: Publicly Supported Housing Demographics, Aliso Viejo <sup>12</sup>**

Aliso Viejo	White		Black		Hispanic		Asian or Pacific Islander	
	#	%	#	%	#	%	#	%
LIHTC	239	75.39%	22	6.94%	91	28.71%	15	4.73%

<sup>12</sup> HUD-provided demographic data for residents of publicly supported housing in Aliso Viejo was not available, but data from CTAC reflecting the demographics of LIHTC residents is reflected above.

**Table 26: Publicly Supported Housing Demographics, Anaheim**

Anaheim	White		Black		Hispanic		Asian or Pacific Islander	
	#	%	#	%	#	%	#	%
Housing Type								
Project-Based Section 8	60	22.22%	19	7.04%	50	18.52%	141	52.22%
HCV Program	1,328	27.62%	412	8.57%	1,849	38.46%	1,210	25.17%
LIHTC	2029	23.08%	506	5.76%	4720	53.70%	792	9.01%
Total Households	38,125	38.49%	3,014	3.04%	39,630	40.01%	16,470	16.63%
0-30% of AMI	5,245	28.95%	755	4.17%	8,675	47.88%	3,070	16.94%
0-50% of AMI	8,870	25.76%	1,305	3.79%	17,310	50.28%	5,005	14.54%
0-80% of AMI	15,335	28.28%	1,845	3.40%	26,855	49.52%	7,835	14.45%

**Table 27: Publicly Supported Housing Demographics, Buena Park**

Buena Park	White		Black		Hispanic		Asian or Pacific Islander	
	#	%	#	%	#	%	#	%
Housing Type								
Project-Based Section 8	16	13.91%	1	0.87%	4	3.48%	94	81.74%
HCV Program	194	25.80%	167	22.21%	229	30.45%	161	21.41%
LIHTC	287	21.91%	135	10.31%	374	28.55%	306	23.36%
Total Households	7,755	33.70%	1,120	4.87%	7,060	30.68%	6,669	28.98%
0-30% of AMI	740	21.76%	200	5.88%	1,270	37.35%	1,160	34.12%
0-50% of AMI	1,645	23.40%	285	4.05%	2,885	41.04%	1,864	26.51%
0-80% of AMI	3,015	26.03%	570	4.92%	4,435	38.28%	3,084	26.62%

**Table 28: Publicly Supported Housing Demographics, Costa Mesa**

Costa Mesa	White		Black		Hispanic		Asian or Pacific Islander	
	#	%	#	%	#	%	#	%
Housing Type								
Project-Based Section 8	78	72.22%	0	0.00%	16	14.81%	14	12.96%
HCV Program	377	60.32%	18	2.88%	107	17.12%	122	19.52%
LIHTC	174	52.73%	7	2.12%	34	10.30%	58	17.58%
Total Households	25,410	62.60%	509	1.25%	9,730	23.97%	4,021	9.91%
0-30% of AMI	3,010	50.00%	140	2.33%	2,140	35.55%	600	9.97%
0-50% of AMI	4,980	44.19%	165	1.46%	4,225	37.49%	1,102	9.78%
0-80% of AMI	8,995	48.10%	290	1.55%	6,530	34.92%	1,897	10.14%

**Table 29: Publicly Supported Housing Demographics, Fountain Valley**

Fountain Valley	White		Black		Hispanic		Asian or Pacific Islander	
	#	%	#	%	#	%	#	%
Housing Type								
Project-Based Section 8	10	14.93%	0	0.00%	0	0.00%	57	85.07%
HCV Program	107	20.66%	3	0.58%	37	7.14%	369	71.24%
LIHTC	98	49.00%	1	0.50%	24	12.00%	92	46.00%
Total Households	10,548	56.47%	255	1.37%	2,194	11.75%	5,339	28.58%
0-30% of AMI	1,044	48.45%	0	0.00%	215	9.98%	849	39.40%
0-50% of AMI	1,649	41.29%	25	0.63%	519	12.99%	1,354	33.90%
0-80% of AMI	3,388	47.27%	125	1.74%	1,059	14.77%	2,084	29.07%

**Table 30: Publicly Supported Housing Demographics, Fullerton**

Fullerton	White		Black		Hispanic		Asian or Pacific Islander	
	#	%	#	%	#	%	#	%
Housing Type								
Project-Based Section 8	9	8.91%	0	0.00%	1	0.99%	91	90.10%
Other Multifamily	35	76.09%	3	6.52%	6	13.04%	2	4.35%
HCV Program	308	43.08%	88	12.31%	235	32.87%	81	11.33%
LIHTC	919	35.02%	77	2.93%	1212	46.19%	197	7.51%
Total Households	20,560	46.53%	1,338	3.03%	11,365	25.72%	9,904	22.41%
0-30% of AMI	2,625	35.02%	254	3.39%	2,490	33.22%	1,835	24.48%
0-50% of AMI	4,560	34.43%	364	2.75%	4,465	33.71%	2,985	22.54%
0-80% of AMI	7,445	36.45%	544	2.66%	6,935	33.95%	4,420	21.64%

**Table 31: Publicly Supported Housing Demographics, Garden Grove**

Garden Grove	White		Black		Hispanic		Asian or Pacific Islander	
	#	%	#	%	#	%	#	%
Housing Type								
Project-Based Section 8	11	4.91%	2	0.89%	2	0.89%	209	93.30%
HCV Program	140	5.14%	33	1.21%	243	8.92%	2,303	84.51%
LIHTC	192	11.15%	29	1.68%	431	25.03%	552	32.06%
Total Households	14,423	31.41%	549	1.20%	13,059	28.44%	17,061	37.16%
0-30% of AMI	1,685	18.36%	195	2.12%	2,744	29.89%	4,409	48.03%
0-50% of AMI	2,920	18.20%	230	1.43%	5,164	32.19%	6,964	43.41%
0-80% of AMI	5,765	22.38%	335	1.30%	8,594	33.36%	10,128	39.32%

**Table 32: Publicly Supported Housing Demographics, Huntington Beach**



<b>Huntington Beach</b>	<b>White</b>		<b>Black</b>		<b>Hispanic</b>		<b>Asian or Pacific Islander</b>	
	<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>
Housing Type								
Project-Based Section 8	150	39.68%	4	1.06%	41	10.85%	182	48.15%
HCV Program	448	43.92%	35	3.43%	163	15.98%	370	36.27%
LIHTC	580	53.51%	50	4.61%	356	32.84%	45	4.15%
Total Households	54,285	73.20%	558	0.75%	10,165	13.71%	7,589	10.23%
0-30% of AMI	5,115	65.03%	4	0.05%	1,565	19.90%	1,075	13.67%
0-50% of AMI	8,815	57.45%	43	0.28%	3,075	20.04%	1,725	11.24%
0-80% of AMI	17,035	61.80%	108	0.39%	5,505	19.97%	2,960	10.74%

**Table 33: Publicly Supported Housing Demographics, Irvine**

<b>Irvine</b>	<b>White</b>		<b>Black</b>		<b>Hispanic</b>		<b>Asian or Pacific Islander</b>	
	<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>
Housing Type								
Project-Based Section 8	433	60.99%	20	2.82%	39	5.49%	217	30.56%
Other Multifamily	12	52.17%	6	26.09%	0	0.00%	5	21.74%
HCV Program	588	49.45%	212	17.83%	195	16.40%	191	16.06%
LIHTC	1176	25.79%	175	3.84%	568	12.46%	614	13.46%
Total Households	42,999	53.05%	1,485	1.83%	6,714	8.28%	27,793	34.29%
0-30% of AMI	5,079	46.30%	245	2.23%	895	8.16%	4,155	37.88%
0-50% of AMI	7,409	44.73%	465	2.81%	1,665	10.05%	5,460	32.96%
0-80% of AMI	12,664	48.96%	575	2.22%	2,524	9.76%	8,339	32.24%

**Table 34: Publicly Supported Housing Demographics, La Habra**

La Habra	White		Black		Hispanic		Asian or Pacific Islander	
	#	%	#	%	#	%	#	%
Housing Type								
Project-Based Section 8	46	31.72%	0	0.00%	51	35.17%	48	33.10%
HCV Program	41	24.85%	4	2.42%	113	68.48%	7	4.24%
Total Households	7,415	39.82%	430	2.31%	8,895	47.77%	1,565	8.40%
0-30% of AMI	1,015	34.00%	75	2.51%	1,590	53.27%	255	8.54%
0-50% of AMI	1,645	27.51%	160	2.68%	3,415	57.11%	410	6.86%
0-80% of AMI	3,315	33.60%	205	2.08%	5,305	53.78%	650	6.59%

**Table 35: Publicly Supported Housing Demographics, La Palma<sup>13</sup>**

La Palma	White		Black		Hispanic		Asian or Pacific Islander	
	#	%	#	%	#	%	#	%
Housing Type								
LIHTC	144	15.62%	35	3.80%	156	16.92%	454	49.24%

**Table 36: Publicly Supported Housing Demographics, Laguna Niguel**

Laguna Niguel	White		Black		Hispanic		Asian or Pacific Islander	
	#	%	#	%	#	%	#	%
Housing Type								
Project-Based Section 8	122	82.99%	3	2.04%	12	8.16%	10	6.80%
HCV Program	81	79.41%	5	4.90%	11	10.78%	4	3.92%

<sup>13</sup> As with Aliso Viejo, HUD-provided demographic data for residents of publicly supported housing was not available for La Palma.

Total Households	18,550	76.09%	410	1.68%	2,575	10.56%	2,085	8.55%
0-30% of AMI	1,435	68.99%	55	2.64%	235	11.30%	210	10.10%
0-50% of AMI	2,150	52.83%	100	2.46%	485	11.92%	320	7.86%
0-80% of AMI	4,325	59.00%	155	2.11%	1,015	13.85%	600	8.19%

**Table 37: Publicly Supported Housing Demographics, Lake Forest**

Lake Forest	White		Black		Hispanic		Asian or Pacific Islander	
	#	%	#	%	#	%	#	%
Housing Type								
HCV Program	170	62.04%	36	13.14%	48	17.52%	20	7.30%
LIHTC	38	7.45%	38	7.45%	188	36.86%	28	5.49%
Total Households	17,714	65.95%	560	2.08%	4,310	16.05%	3,539	13.18%
0-30% of AMI	1,129	56.17%	25	1.24%	510	25.37%	319	15.87%
0-50% of AMI	1,954	44.16%	105	2.37%	1,125	25.42%	599	13.54%
0-80% of AMI	4,144	49.57%	235	2.81%	2,135	25.54%	1,134	13.56%

**Table 38: Publicly Supported Housing Demographics, Mission Viejo**

Mission Viejo	White		Black		Hispanic		Asian or Pacific Islander	
	#	%	#	%	#	%	#	%
Housing Type								
HCV Program	166	73.45%	20	8.85%	28	12.39%	12	5.31%
LIHTC	201	44.47%	4	0.88%	112	24.78%	47	10.40%
Total Households	25,645	77.02%	585	1.76%	3,739	11.23%	2,504	7.52%
0-30% of AMI	1,935	75.73%	45	1.76%	365	14.29%	124	4.85%
0-50% of AMI	3,295	58.84%	70	1.25%	920	16.43%	314	5.61%
0-80% of AMI	6,680	64.11%	270	2.59%	1,635	15.69%	719	6.90%

**Table 39: Publicly Supported Housing Demographics, Newport Beach**

Newport Beach	White		Black		Hispanic		Asian or Pacific Islander	
	#	%	#	%	#	%	#	%
Housing Type								
Project-Based Section 8	85	87.63%	0	0.00%	3	3.09%	9	9.28%
HCV Program	99	70.21%	14	9.93%	15	10.64%	13	9.22%
LIHTC	238	59.20%	8	1.99%	147	36.57%	12	2.99%
Total Households	32,490	84.94%	135	0.35%	2,485	6.50%	2,477	6.48%
0-30% of AMI	3,130	78.54%	0	0.00%	400	10.04%	404	10.14%
0-50% of AMI	4,940	70.07%	0	0.00%	730	10.35%	653	9.26%
0-80% of AMI	8,355	74.90%	40	0.36%	1,030	9.23%	893	8.01%

**Table 40: Publicly Supported Housing Demographics, Orange (City)**

Orange (City)	White		Black		Hispanic		Asian or Pacific Islander	
	#	%	#	%	#	%	#	%
Housing Type								
Project-Based Section 8	89	49.17%	2	1.10%	76	41.99%	13	7.18%
HCV Program	221	35.25%	44	7.02%	218	34.77%	144	22.97%
LIHTC	943	39.03%	47	1.95%	1347	55.75%	104	4.30%
Total Households	24,840	57.94%	430	1.00%	11,370	26.52%	5,535	12.91%
0-30% of AMI	2,880	50.79%	50	0.88%	1,880	33.16%	740	13.05%
0-50% of AMI	4,290	41.67%	65	0.63%	3,785	36.77%	1,270	12.34%
0-80% of AMI	8,130	45.70%	200	1.12%	6,635	37.30%	1,800	10.12%

**Table 41: Publicly Supported Housing Demographics, Rancho Santa Margarita**

Rancho Santa Margarita	White		Black		Hispanic		Asian or Pacific Islander	
	#	%	#	%	#	%	#	%
Housing Type								
HCV Program	90	64.29%	20	14.29%	22	15.71%	8	5.71%
Total Households	11,575	70.36%	228	1.39%	2,580	15.68%	1,800	10.94%
0-30% of AMI	735	68.37%	24	2.23%	265	24.65%	30	2.79%
0-50% of AMI	1,060	48.07%	64	2.90%	570	25.85%	130	5.90%
0-80% of AMI	2,595	57.10%	114	2.51%	1,110	24.42%	290	6.38%

**Table 42: Publicly Supported Housing Demographics, San Clemente**

San Clemente	White		Black		Hispanic		Asian or Pacific Islander	
	#	%	#	%	#	%	#	%
Housing Type								
Project-Based Section 8	56	78.87%	0	0.00%	10	14.08%	5	7.04%
HCV Program	98	78.40%	4	3.20%	20	16.00%	3	2.40%
LIHTC	592	59.80%	13	1.31%	432	43.64%	34	3.43%
Total Households	19,935	82.43%	130	0.54%	2,658	10.99%	880	3.64%
0-30% of AMI	1,795	72.38%	35	1.41%	364	14.68%	125	5.04%
0-50% of AMI	3,080	62.41%	35	0.71%	843	17.08%	190	3.85%
0-80% of AMI	5,730	69.29%	55	0.67%	1,358	16.42%	270	3.26%

**Table 43: Publicly Supported Housing Demographics, San Juan Capistrano<sup>14</sup>**

San Clemente	White	Black	Hispanic	Asian or Pacific Islander

<sup>14</sup> As with Aliso Viejo and La Palma, HUD-provided demographic data for residents of publicly supported housing in San Juan Capistrano was not available.

Housing Type	#	%	#	%	#	%	#	%
LIHTC	207	81.50%	3	1.18%	30	11.81%	5	1.97%

**Table 44: Publicly Supported Housing Demographics, Santa Ana**

Santa Ana	White		Black		Hispanic		Asian or Pacific Islander	
	#	%	#	%	#	%	#	%
Housing Type	#	%	#	%	#	%	#	%
Project-Based Section 8	45	5.70%	7	0.89%	195	24.68%	496	62.78%
HCV Program	181	10.20%	49	2.76%	557	31.38%	986	55.55%
LIHTC	1659	48.24%	44	1.28%	2990	86.94%	88	2.56%
Total Households	12,725	17.47%	1,299	1.78%	48,985	67.26%	9,002	12.36%
0-30% of AMI	1,370	9.10%	140	0.93%	11,260	74.77%	2,155	14.31%
0-50% of AMI	2,635	8.81%	310	1.04%	22,620	75.66%	3,594	12.02%
0-80% of AMI	5,370	11.10%	685	1.42%	35,940	74.29%	5,523	11.42%

**Table 45: Publicly Supported Housing Demographics, Tustin**

Tustin	White		Black		Hispanic		Asian or Pacific Islander	
	#	%	#	%	#	%	#	%
Housing Type	#	%	#	%	#	%	#	%
Project-Based Section 8	29	28.71%	0	0.00%	12	11.88%	60	59.41%
HCV Program	181	34.74%	82	15.74%	194	37.24%	62	11.90%
LIHTC	480	24.33%	85	4.31%	1052	53.32%	223	11.30%
Total Households	10,755	43.06%	693	2.77%	7,365	29.49%	5,633	22.55%
0-30% of AMI	1,115	35.07%	104	3.27%	1,385	43.57%	494	15.54%
0-50% of AMI	2,075	31.64%	189	2.88%	2,995	45.66%	974	14.85%

0-80% of AMI	3,635	32.59%	318	2.85%	5,125	45.95%	1,684	15.10%
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**Table 46: Publicly Supported Housing Demographics, Westminster**

Westminster	White		Black		Hispanic		Asian or Pacific Islander	
	#	%	#	%	#	%	#	%
Housing Type								
Project-Based Section 8	2	2.08%	0	0.00%	0	0.00%	94	97.92%
HCV Program	146	6.33%	17	0.74%	93	4.03%	2,044	88.56%
LIHTC	104	15.16%	18	2.62%	118	17.20%	400	58.31%
Total Households	9,604	35.42%	190	0.70%	5,115	18.86%	11,769	43.40%
0-30% of AMI	1,429	23.80%	25	0.42%	1,080	17.99%	3,445	57.37%
0-50% of AMI	2,359	21.85%	35	0.32%	2,115	19.59%	5,820	53.91%
0-80% of AMI	3,859	24.49%	90	0.57%	3,460	21.96%	7,684	48.77%

In Project-Based Section 8 developments, the majority racial/ethnic group in every entitlement jurisdiction is either White or Asian American and Pacific Islander. In San Clemente, Newport Beach, Laguna Niguel, and Costa Mesa, White residents make up a substantial majority, while in Irvine they make up a majority and in Orange (City) and Orange County they make up a plurality. In La Habra, Hispanics make up a plurality, but Asian American or Pacific Islanders and White residents trail them by 2 and 4 percentage points, respectively. Asian American or Pacific Islanders make up a supermajority in Buena Park, Fountain Valley, Garden Grove, and Westminster, a majority in Anaheim, Santa Ana, and Tustin, and a plurality in Huntington Beach. In Other Multifamily Housing, White residents make up a majority in Irvine and a supermajority in Fullerton and Orange County. By far, Housing Choice Voucher households are the most evenly distributed across racial/ethnic groups. Asian American or Pacific Islanders make up a supermajority of HCV units in Westminster, Fountain Valley, and Garden Grove, and a majority in Santa Ana. They also make up a plurality in Orange County, followed closely by White residents. White residents make up a supermajority in Laguna Niguel, Mission Viejo, San Clemente, and Newport Beach, a majority in Lake Forest, Rancho Santa Margarita, and Costa Mesa, and a plurality in Fullerton, Huntington Beach, Irvine, and Orange (City, followed closely by Hispanics). Hispanics make up a plurality of HCV residents in Anaheim, Buena Park, and Tustin, and a majority of residents in La Habra. LIHTC developments are also quite diverse, with Hispanics predominating in Anaheim, Buena Park, Fullerton, Lake Forest, Orange (City), Santa Ana, and Tustin, and Asian American or Pacific Islanders predominating in Garden Grove, La Palma, and Westminster, and bringing up a close second in Fountain Valley; the other cities have predominantly-White LIHTC demographics.

- ii. *Compare the racial/ethnic demographics of each program category of publicly supported housing for the jurisdiction to the demographics of the same program category in the region.*

In the region, there are several important differences in occupancy between various types of publicly supported housing. Firstly, there is Public Housing in the region, which is predominantly Hispanic, with Black residents making up the next highest share (at a rate that far outstrips the general population). Project-Based Section 8 Housing in the region is fairly evenly spread out across racial/ethnic group, with the largest group (Asian American or Pacific Islanders) making up only 31%. Other Multifamily units are less diverse, and split fairly evenly between White (33%) and Asian American or Pacific Islander (36%) residents, with Hispanic (21%) and Black (9%) residents trailing farther behind. Housing Choice Voucher and LIHTC data are not available at the regional level.

- iii. *Compare the demographics, in terms of protected class, of residents of each program category of publicly supported housing (public housing, project-based Section 8, Other Multifamily Assisted developments, and HCV) to the population in general, and persons who meet the income eligibility requirements for the relevant program category of publicly supported housing in the jurisdiction and region. Include in the comparison, a description of whether there is a higher or lower proportion of groups based on protected class.*

In comparison to the demographics of the Urban County and each of the entitlement cities, White residents tend to be either proportionally represented in Project-Based Section 8 and Other Multifamily housing and to be either proportionally represented or underrepresented among Housing Choice Voucher holders, including when controlling for household income. Data for LIHTC does not offer an apples-to-apples comparison because the state does not disaggregate White, Hispanic residents from White, Non-Hispanic residents. Meanwhile, Hispanics tend to be underrepresented in Project-Based Section 8 developments and among Housing Choice Voucher holders and to be participate in the LIHTC program proportion to their share of the income-eligible population. This may result from eligibility rules for Project-Based Section 8 and the Housing Choice Voucher program that exclude undocumented immigrants. By contrast, the LIHTC program does not bar undocumented immigrants. Asian American or Pacific Islanders tend to be either proportionally represented or overrepresented across types of publicly supported housing, with the greatest overrepresentation in Project-Based Section 8 developments. Black residents make up a disproportionate share of Housing Choice Voucher holders but participate in other programs in proportion to their share of the income-eligible population.

There are a few cities with somewhat more stark contrasts between the income-eligible population and the occupancy of particular types of publicly supported housing. In Anaheim, Black residents make up a disproportionate share of occupants of all types of publicly supported housing, not just of Housing Choice Voucher holders. In Buena Park, Fountain Valley, Fullerton, Garden Grove, and Westminster, the proportion of Project-Based Section 8 residents that is Asian or Pacific Islander is particularly extreme. In Costa Mesa, White residents are highly overrepresented in Project-Based Section 8 housing, which includes a 204-unit predominantly-white senior housing



development. In Fullerton, White residents are highly overrepresented in Other Multifamily housing. In La Habra, Hispanic residents are slightly overrepresented among Housing Choice Voucher holders despite being underrepresented in most places. In Laguna Niguel, White residents are strongly overrepresented in both types of publicly supported housing that are present. In the city of Orange, unlike in most cities, Asian or Pacific Islander residents are underrepresented among residents of Project-Based Section 8 housing.

**b. Publicly Supported Housing Location and Occupancy**

- i. Describe patterns in the geographic location of publicly supported housing by program category (public housing, project-based Section 8, Other Multifamily Assisted developments, HCV, and LIHTC) in relation to previously discussed segregated areas and R/ECAPs in the jurisdiction and region.*

**Map 1: Publicly Supported Housing and Race/Ethnicity**

There are four R/ECAPs in Orange County, and only one LIHTC development located within one of them. Overall, publicly supported housing in the County is far more likely to be concentrated in the northernmost part, nearer to Los Angeles, than in the southern part. Developments are concentrated along the main thoroughfare of Highway 5, and are particularly prevalent in Anaheim, Santa Ana, and Irvine. It should be noted that there is a particularly high concentration of Housing Choice Voucher use in the Garden Grove-Westminster area, which does not seem to have a particularly high concentration of hard units of publicly supported housing. These areas correspond with areas of high Hispanic and Asian American or Pacific Islander segregation and concentration.

In the broader region, Public Housing is concentrated in the cities of Long Beach and Los Angeles and particularly in South LA and East LA. There is also some public housing in West Hollywood as well as in the eastern Los Angeles County cities of Baldwin Park and La Puente. With the exception of West Hollywood, these tend to be areas of concentrated Black and/or Hispanic population. In South LA, East LA, and Long Beach, there is a significant overlap between the location of Public Housing developments and R/ECAPs. Other Multifamily developments are proportionally concentrated in Los Angeles County as opposed to Orange County but are well integrated throughout Los Angeles County. There is a significant number of Other Multifamily developments in communities with West LA and the San Fernando Valley that tend to have relatively little publicly supported housing overall. The part of the region (outside of Orange County) with the least Other Multifamily housing is actually the predominantly Hispanic far eastern portion of Los Angeles County. Project-Based Section 8 developments are also relatively integrated throughout the region, albeit with a slightly higher concentration in Los Angeles County than in Orange County. LIHTC developments are relatively integrated throughout the region but with some concentration near Downtown LA. Downtown LA is fairly segregated and has a concentration of R/ECAPs but is also subject to the most intense gentrification pressures in the region. Housing Choice Voucher utilization is concentrated in South LA and adjacent communities like Westmont, in Norwalk in southeastern Los Angeles County, in Lancaster and Palmdale in northeastern Los Angeles County, and in Anaheim and Westminster within Orange County. There is some overlap with the location of R/ECAPs although the pattern is not as pronounced as for

Public Housing. Areas with concentrations of voucher holders in Los Angeles County are especially likely to be areas of Black population concentration.

- i. *Describe patterns in the geographic location for publicly supported housing that primarily serves families with children, elderly persons, or persons with disabilities in relation to previously discussed segregated areas or R/ECAPs in the jurisdiction and region.*

#### Families with children

Non-Targeted and Large Family developments are the most plentiful in the County, and are most often concentrated in diverse, metropolitan pockets of the County. However, families with children are more likely to occupy LIHTC units or use a Housing Choice Voucher than to reside in Other Multifamily or Project-Based Section 8 units. In the broader region, publicly supported housing for families with children across categories is comparatively likely to be located in R/ECAP areas than in more integrated areas or predominantly White areas.

#### Elderly

In terms of elderly populations, a significant proportion of Project-Based Section 8 units house elderly residents. Additionally, in Costa Mesa, Fountain Valley, and San Juan Capistrano, all publicly supported housing is either specifically reserved for seniors or records 90-100% elderly residents in their statistics. Each of these communities are near the coast, driving up the cost of real estate. San Juan Capistrano and Costa Mesa are more heavily White and Hispanic, while Fountain Valley is more diverse and have a more significant Asian American or Pacific Islander population. In the broader region, publicly supported housing for elderly residents across categories is comparatively likely to be located in non-R/ECAP areas.

#### Persons with disabilities

In terms of residents with disabilities, there are LIHTC developments specifically reserved for people with special needs in the Urban County (Jackson Aisle Apartments), Anaheim (Avenida Villas, Casa Alegre, Diamond Aisle Apartments), Fullerton (Fullerton Heights), Huntington Beach (Pacific Sun Apartments), and Santa Ana (Guest House, Vista Del Rio). Additionally, the percentage of people with disabilities occupying Other Multifamily units in the Urban County, Fullerton, and Irvine is very high compared to the rest of the County. In the broader region, publicly supported housing for persons with disabilities across categories is comparatively likely to be located in non-R/ECAP areas.

- ii. *How does the demographic composition of occupants of publicly supported housing in R/ECAPS compare to the demographic composition of occupants of publicly supported housing outside of R/ECAPs in the jurisdiction and region?*

**Only jurisdictions which contain R/ECAPs have been pasted below. Rows with only 0 and/or N/A values have been deleted for space**

**Table 48: Irvine**

<b>Irvine</b>	<b>Total # units (occupied)</b>	<b>% White</b>	<b>% Black</b>	<b>% Hispanic</b>	<b>% Asian or Pacific Islander</b>	<b>% Families with children</b>	<b>% Elderly</b>	<b>% with a disability</b>
<b>Project-based Section 8</b>								
R/ECAP tracts	98	60.00%	2.00%	9.00%	29.00%	16.83%	68.32%	6.93%
Non R/ECAP tracts	619	61.15%	2.95%	4.92%	30.82%	14.04%	60.45%	14.04%
<b>Other Multifamily</b>								
R/ECAP tracts	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a
Non R/ECAP tracts	22	52.17%	26.09%	0.00%	21.74%	0.00%	50.00%	70.83%
<b>HCV Program</b>								
R/ECAP tracts	18	85.00%	0.00%	5.00%	10.00%	0.00%	56.52%	43.48%
Non R/ECAP tracts	955	48.79%	18.08%	16.65%	16.20%	34.88%	36.00%	22.48%

There are only four R/ECAPs in Orange County, and they are all located in Irvine or Santa Ana. However, there is only one publicly supported housing development located within one of those R/ECAPs – Wakeham Grant Apartments (LIHTC), in Santa Ana. The data presented by HUD is outdated, as it does not identify the same exact R/ECAPs as this analysis, but it is nevertheless presented as it may give insight into former R/ECAPs which exhibit similar characteristics. Using the former Irvine R/ECAPs, the occupancy of Project-Based Section 8 units was remarkably similar both within and outside those tracts, with the exception of residents with a disability, who were more plentiful outside of R/ECAPs. With regard to the Housing Choice Voucher Program, the results were markedly different. Surprisingly, the proportion of all voucher holders that were White within R/ECAPs was nearly double that outside of R/ECAPs. This is likely an aberration resulting from the extremely small number of voucher holders in R/ECAPs in Irvine. The percentages of elderly and disabled residents, which often coincide, were similarly high.

**Table 49: Santa Ana**

<b>Santa Ana</b>	<b>Total # units (occupied)</b>	<b>% White</b>	<b>% Black</b>	<b>% Hispanic</b>	<b>% Asian or Pacific Islander</b>	<b>% Families with children</b>	<b>% Elderly</b>	<b>% with a disability</b>
<b>Project-based Section 8</b>								
R/ECAP tracts	N/a	N/a	0.00%	N/a	N/a	N/a	N/a	N/a
Non R/ECAP tracts	790	5.70%	0.89%	24.68%	62.78%	3.60%	92.31%	14.64%

<b>HCV Program</b>								
R/ECAP tracts	130	6.02%	3.61%	26.51%	63.86%	22.35%	47.06%	25.88%
Non R/ECAP tracts	2,512	10.40%	2.72%	31.62%	55.14%	25.97%	50.88%	21.17%
<b>LIHTC</b>								
R/ECAP tracts	126	8.83%	1.42%	84.33%	5.98%	N/A	N/A	N/A
Non R/ECAP tracts	966	52.72%	1.26%	87.24%	2.17%	N/A	N/A	N/A

Like the analysis of Irvine above, the HUD tables provided here are outdated and utilize old R/ECAPs, but they are nevertheless useful in comparing tracts with similar characteristics. The LIHTC data is accurate, however, and reflects the only publicly supported housing development within a R/ECAP – Wakeham Grant Apartments. The outdated data on Housing Choice Vouchers shows a general tendency for the demographic composition of voucher holders to be quite similar inside and outside R/ECAPs, with a slight tendency toward higher Asian American or Pacific Islander representation in R/ECAPs. The LIHTC demographics tell a similar story. It should be noted that LIHTC demographic information has been self-reported to the California state treasurer, and does not always match the way HUD reports demographics, especially when it comes to race versus ethnicity. This might account for the extremely high co-incidence of White and Hispanic residents. Overall, it seems there is not much difference within and outside R/ECAPs for LIHTC units in Santa Ana.

- i. *Do any developments of public housing, properties converted under the RAD, and LIHTC developments have a significantly different demographic composition, in terms of protected class, than other developments of the same category for the jurisdiction? Describe how these developments differ.*

### ***See Tables in Appendix***

In Westminster, the Royale Apartments stand out for having a plurality-Hispanic population, while every other LIHTC development has a strong majority of Asian American or Pacific Islander residents. In Orange (City), Casa Ramon stands out as the only Project-Based Section 8 development with a supermajority-Hispanic population, while the others are majority-White. In Newport Beach, Lange Drive Family and Newport Veterans Housing stand out for their majority-Hispanic and large Black populations, respectively, compared to the other far larger developments in the city which are supermajority-White. In Irvine, The Parklands stands out among Project-Based Section 8 developments for its large Asian American or Pacific Islander population, compared to all the other developments which are predominantly White. Similarly, four LIHTC developments have large Asian populations (The Arbor at Woodbury, Montecito Vista Apartment Homes, Doria Apartment Homes Phase I, Anesi Apartments) compared to the other predominantly-White developments. In Huntington Beach, the two Project-Based Section 8 developments are polar opposites, with one 60% White while the other is 63% Asian. Meanwhile, most of the LIHTC developments in Huntington Beach are predominantly White, while Hermosa Vista Apartments is predominantly Hispanic. In Garden Grove, Briar Crest+Rosecrest Apartments

and Malabar Apartments stand out at LIHTC developments with large Hispanic populations, while the other developments are predominantly Asian American or Pacific Islander. In Fullerton, Ventana Senior Apartments stands out for its large Asian American or Pacific Islander population, while every other LIHTC development is predominantly White or Hispanic. In Buena Park, Park Landing Apartments and Emerald Gardens Apartments stand out for their large White and Hispanic populations, respectively, compared to the other LIHTC developments which are predominantly Asian American or Pacific Islander. The Project-Based Section 8 developments are markedly different as well, with 73% White residents at Newport House and 91% Asian American or Pacific Islander residents at Casa Santa Maria. In Orange County, Continental Gardens Apartments and Tara Village Apartments stand out for their large Asian American or Pacific Islander populations, while the rest of the LIHTC developments are predominantly White or Hispanic.

- i. *Provide additional relevant information, if any, about occupancy, by protected class, in other types of publicly supported housing for the jurisdiction and region.*

Effective January 2020, the Tenant Protection Act of 2019, a statewide rent gouging law, restricts rent increases to 5% plus the local rate of inflation per year. As of January 2020, the rate of inflation in the region was 3.1%. Additionally, San Juan Capistrano has a Mobile Home Rent Control Ordinance, working to preserve access to a source of unsubsidized affordable housing. However, cutting in the opposite direction, Ellis Act evictions of rent-controlled units have the potential to counteract rent control laws. Data about Ellis Act evictions in the area is not widely available, so it is difficult to estimate the effect they may have.

In October 2019, Governor Newsom signed into law SB 329, prohibiting discrimination in housing based on source of income statewide.

San Clemente, Irvine, Huntington Beach, and Newport Beach all have inclusionary zoning programs. The Anaheim Housing Authority implements the Affordable Housing Program, which consists of multifamily apartment complexes that include affordable units.<sup>15</sup> These units maintain rents at levels below regular market rent rates through agreements with the City, but is not a mandatory program. People on the Interest List are notified as affordable units become available. The Orange County Housing Authority maintains a similar list of deed-restricted units for the entire county.<sup>16</sup> In addition to these housing authorities, several cities maintain similar lists of deed-restricted units and many provide development incentives to develop affordable housing units.

- i. *Compare the demographics of occupants of developments in the jurisdiction, for each category of publicly supported housing (public housing, project-based Section 8, Other Multifamily Assisted developments, properties converted under RAD, and LIHTC) to the demographic composition of the areas in which they are located. For the jurisdiction, describe whether developments that are primarily occupied by one race/ethnicity are located in areas occupied largely by the same race/ethnicity.*

<sup>15</sup> <https://www.anaheim.net/770/Affordable-Housing>

<sup>16</sup> <http://www.ochousing.org/civicax/filebank/blobdload.aspx?BlobID=39906>

*Describe any differences for housing that primarily serves families with children, elderly persons, or persons with disabilities.*

***See table in appendix***

There is quite a bit of inconsistency when comparing the individual demographics of publicly supported housing developments to the census tracts where they are located. In the Urban County, for example, the tracts tend to be predominantly White, but the developments themselves are far more likely to be majority-Hispanic or majority-Asian American or Pacific Islander. In Anaheim, the developments are consistently located in majority-Hispanic tracts, but the developments themselves do not always mirror those demographics. In Buena Park, on the other hand, the developments tend to be mostly Asian American or Pacific Islander, while located in mostly Hispanic tracts. Similarly, Costa Mesa's developments are located in Hispanic tracts, but the developments are predominantly Asian American or Pacific Islander. Fountain Valley and Fullerton both stand out, with their singular Project-Based Section 8 developments being supermajority Asian American or Pacific Islander, but located in majority-White tracts. In Garden Grove, nearly every LIHTC has an inverse relationship between its tract and development population, with majority-Hispanic developments located in Asian American or Pacific Islander tracts, and vice versa.

Huntington Beach has two specific standouts in Huntington Villa Yorba, which is majority-Asian American or Pacific Islander in a White tract, and Hermosa Vista Apartments, majority-Hispanic in a White tract. In Irvine, several Project-Based Section 8 developments are predominantly White while located in Asian American or Pacific Islander tracts; for LIHTC developments this trend holds. In La Habra, Casa El Centro Apartments is predominantly Asian American or Pacific Islander, while located in a Hispanic tract. Newport Beach is home to Newport Veterans Housing, which is 15% Black (far greater than the general Black population) in a White tract.

In Orange (City), the Project-Based Section 8 development Casa Ramon is predominantly Hispanic, while located in a White tract. Meanwhile, Casa Del Rio is predominantly-White but located in a Hispanic tract. Nearly every tract containing a LIHTC development is predominantly-Hispanic, while several of the developments' populations are mostly White. In San Clemente, there are three LIHTC developments that are predominantly-Hispanic but are located in White tracts. In San Juan Capistrano, all three LIHTC developments (each restricted to seniors), have predominantly-White populations in Hispanic tracts. In Santa Ana, every development is located in a Hispanic tract, but there are four predominantly-Asian American or Pacific Islander developments and one predominantly-White development. In Tustin, the only Project-Based Section 8 development is predominantly-Asian American or Pacific Islander in a White tract, and every LIHTC development is predominantly-Asian American or Pacific Islander, but located in a White or Hispanic tract. In Westminster, every tract is predominantly-Asian American or Pacific Islander, but the Royales Apartments are predominantly Hispanic.

**c. Disparities in Access to Opportunity**

- i. *Describe any disparities in access to opportunity for residents of publicly supported housing in the jurisdiction and region, including within different program categories (public housing, project-based Section 8, Other Multifamily Assisted Developments, HCV, and LIHTC) and between types (housing primarily serving families with children, elderly persons, and persons with disabilities) of publicly supported housing.*

Disparities in access to opportunity, when compared to publicly supported housing, cut in conflicting directions. School proficiency, for instance, is very good in the Urban County, along the coast, in the southern part of the County, and on the northeast edge; this cuts out most of the more urban areas, where publicly supported housing is concentrated. Job proximity is far more variable, although with a general tendency to be located along the main thoroughfares – the same as publicly supported housing. The entire County has good low transportation cost index scores, with slightly better scores in the northern part of the County where most of the publicly supported housing is clustered. Environmental health is very poor overall, but better to the south, where there is far less publicly supported housing.

#### Contributing Factors of Publicly Supported Housing Location and Occupancy

*Consider the listed factors and any other factors affecting the jurisdiction and region. Identify factors that significantly create, contribute to, perpetuate, or increase the severity of fair housing issues related to publicly supported housing, including Segregation, R/ECAPs, Disparities in Access to Opportunity, and Disproportionate Housing Needs. For each contributing factor that is significant, note which fair housing issue(s) the selected contributing factor relates to.*

#### **Please see the Appendix for the following Contributing Factors to Publicly Supported Housing Location and Occupancy:**

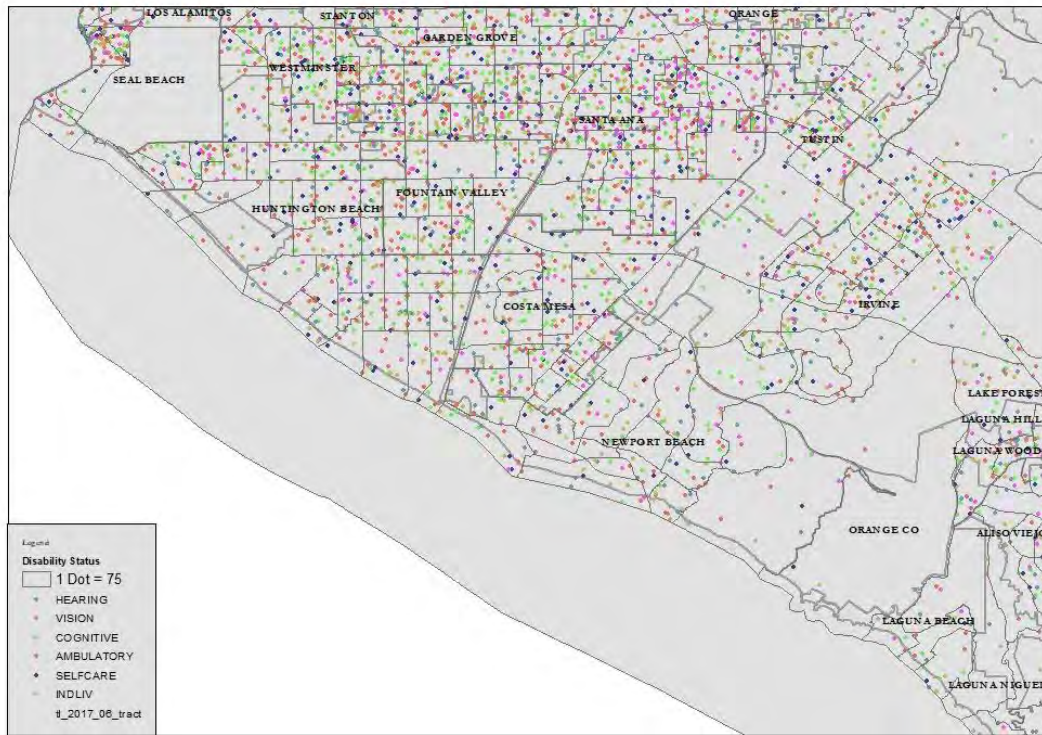
- Admissions and occupancy policies and procedures, including preferences in publicly supported housing
- Community opposition
- Displacement of residents due to economic pressures
- Displacement of and/or lack of housing support for victims of domestic violence, dating violence, sexual assault, and stalking
- Impediments to mobility
- Lack of access to opportunity due to high housing costs
- Lack of meaningful language access for individuals with limited English proficiency
- Lack of local or regional cooperation
- Lack of private investment in specific neighborhoods
- Lack of public investment in specific neighborhoods, including services and amenities
- Land use and zoning laws
- Loss of affordable housing
- Occupancy codes and restrictions
- Quality of affordable housing information programs
- Siting selection policies, practices, and decisions for publicly supported housing, including discretionary aspects of Qualified Allocation Plans and other programs

- Source of income discrimination

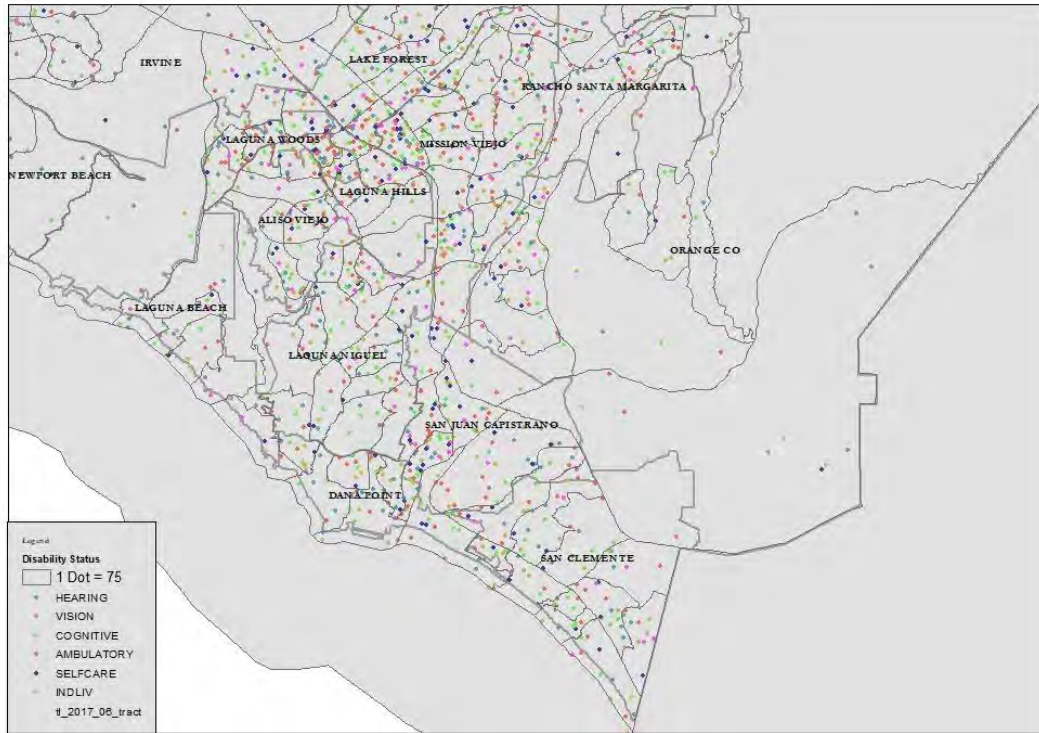




Map 1: Disability by Type, Central Orange County



Map 1: Disability by Type, South Orange County



**Table 4: Disability by Type, Orange County, Region**

Disability Type	Orange County		Region	
	#	%	#	%
Hearing Difficulty	81,297	2.59%	333,537	2.53%
Vision Difficulty	51,196	1.63%	247,670	1.88%
Cognitive Difficulty	99,317	3.16%	480,601	3.65%
Ambulatory Difficulty	133,232	4.24%	677,592	5.14%
Self-Care Difficulty	61,615	1.96%	327,895	2.49%
Independent Living Difficulty	104,705	3.34%	526,534	4.00%

**Table 5: Aliso Viejo**

Disability Type	#	%
Hearing Difficulty	914	1.80%
Vision Difficulty	503	0.99%
Cognitive Difficulty	1,140	2.25%
Ambulatory Difficulty	1,148	2.27%
Self-Care Difficulty	669	1.32%
Independent Living Difficulty	913	1.80%

**Table 6: Anaheim**

Disability Type	#	%
Hearing Difficulty	7,308	2.11%
Vision Difficulty	4,967	1.43%
Cognitive Difficulty	11,360	3.27%
Ambulatory Difficulty	15,684	4.52%
Self-Care Difficulty	7,324	2.11%
Independent Living Difficulty	12,332	3.55%

**Table 7: Buena Park**

Disability Type	#	%
Hearing Difficulty	2,403	2.90%
Vision Difficulty	1,387	1.68%
Cognitive Difficulty	2,290	2.77%
Ambulatory Difficulty	4,242	5.13%
Self-Care Difficulty	1,843	2.23%
Independent Living Difficulty	2,793	3.38%

**Table 8: Costa Mesa**

Disability Type	#	%
Hearing Difficulty	2,462	2.19%
Vision Difficulty	1,967	1.75%

Cognitive Difficulty	3,899	3.47%
Ambulatory Difficulty	4,401	3.91%
Self-Care Difficulty	1,737	1.54%
Independent Living Difficulty	3,278	2.91%

**Table 9: Fountain Valley**

Disability Type	#	%
Hearing Difficulty	1,842	3.26%
Vision Difficulty	685	1.21%
Cognitive Difficulty	2,394	4.24%
Ambulatory Difficulty	3,093	5.48%
Self-Care Difficulty	1,266	2.24%
Independent Living Difficulty	2,261	4.01%

**Table 10: Fullerton**

Disability Type	#	%
Hearing Difficulty	3,344	2.40%
Vision Difficulty	2,406	1.73%
Cognitive Difficulty	4,478	3.22%
Ambulatory Difficulty	6,425	4.62%
Self-Care Difficulty	2,683	1.93%
Independent Living Difficulty	4,992	3.59%

**Table 11: Garden Grove**

Disability Type	#	%
Hearing Difficulty	5,132	2.95%
Vision Difficulty	3,044	1.75%
Cognitive Difficulty	6,805	3.91%
Ambulatory Difficulty	8,226	4.73%
Self-Care Difficulty	3,996	2.30%
Independent Living Difficulty	7,328	4.21%

**Table 12: Huntington Beach**

Disability Type	#	%
Hearing Difficulty	5,818	2.91%
Vision Difficulty	3,392	1.70%
Cognitive Difficulty	7,239	3.62%
Ambulatory Difficulty	9,226	4.61%
Self-Care Difficulty	3,952	1.98%
Independent Living Difficulty	6,816	3.41%

**Table 13: Irvine**

Disability Type	#	%
Hearing Difficulty	4,154	1.62%
Vision Difficulty	2,032	0.79%
Cognitive Difficulty	5,481	2.14%
Ambulatory Difficulty	6,719	2.62%
Self-Care Difficulty	3,527	1.37%
Independent Living Difficulty	5,713	2.23%

**Table 14: La Habra**

Disability Type	#	%
Hearing Difficulty	1,803	2.92%
Vision Difficulty	1,044	1.69%
Cognitive Difficulty	2,272	3.68%
Ambulatory Difficulty	3,659	5.93%
Self-Care Difficulty	1,530	2.48%
Independent Living Difficulty	2,354	3.81%

**Table 15: La Palma**

Disability Type	#	%
Hearing Difficulty	421	2.66%
Vision Difficulty	262	1.66%
Cognitive Difficulty	476	3.01%
Ambulatory Difficulty	825	5.22%
Self-Care Difficulty	496	3.14%
Independent Living Difficulty	547	3.46%

**Table 16: Laguna Niguel**

Disability Type	#	%
Hearing Difficulty	1,815	2.78%
Vision Difficulty	807	1.23%
Cognitive Difficulty	1,965	3.00%
Ambulatory Difficulty	1,943	2.97%
Self-Care Difficulty	938	1.43%
Independent Living Difficulty	1,910	2.92%

**Table 17: Lake Forest**

Disability Type	#	%
Hearing Difficulty	2,141	2.62%
Vision Difficulty	715	0.88%
Cognitive Difficulty	2,001	2.45%
Ambulatory Difficulty	2,705	3.31%

Self-Care Difficulty	1,371	1.68%
Independent Living Difficulty	2,451	3.00%

**Table 18: Mission Viejo**

Disability Type	#	%
Hearing Difficulty	3,325	3.46%
Vision Difficulty	1,719	1.79%
Cognitive Difficulty	3,474	3.61%
Ambulatory Difficulty	5,015	5.22%
Self-Care Difficulty	2,574	2.68%
Independent Living Difficulty	3,937	4.10%

**Table 19: Newport Beach**

Disability Type	#	%
Hearing Difficulty	2,487	2.87%
Vision Difficulty	1,341	1.55%
Cognitive Difficulty	2,265	2.62%
Ambulatory Difficulty	3,243	3.75%
Self-Care Difficulty	1,330	1.54%
Independent Living Difficulty	2,619	3.03%

**Table 20: Orange (City)**

Disability Type	#	%
Hearing Difficulty	2,921	2.14%
Vision Difficulty	1,841	1.35%
Cognitive Difficulty	4,106	3.01%
Ambulatory Difficulty	5,357	3.93%
Self-Care Difficulty	2,762	2.02%
Independent Living Difficulty	4,334	3.18%

**Table 21: Rancho Santa Margarita**

Disability Type	#	%
Hearing Difficulty	677	1.38%
Vision Difficulty	442	0.90%
Cognitive Difficulty	838	1.71%
Ambulatory Difficulty	1,108	2.26%
Self-Care Difficulty	477	0.97%
Independent Living Difficulty	715	1.46%

**Table 22: San Clemente**

Disability Type	#	%
Hearing Difficulty	1,950	3.01%

Vision Difficulty	783	1.21%
Cognitive Difficulty	1,581	2.44%
Ambulatory Difficulty	2,060	3.18%
Self-Care Difficulty	929	1.43%
Independent Living Difficulty	1,675	2.59%

**Table 23: San Juan Capistrano**

Disability Type	#	%
Hearing Difficulty	1,181	3.29%
Vision Difficulty	744	2.07%
Cognitive Difficulty	1,134	3.16%
Ambulatory Difficulty	2,144	5.97%
Self-Care Difficulty	1,251	3.48%
Independent Living Difficulty	1,653	4.60%

**Table 24: Santa Ana**

Disability Type	#	%
Hearing Difficulty	6,745	2.04%
Vision Difficulty	9,075	2.74%
Cognitive Difficulty	9,177	2.77%
Ambulatory Difficulty	11,321	3.42%
Self-Care Difficulty	5,603	1.69%
Independent Living Difficulty	9,146	2.76%

**Table 25: Tustin**

Disability Type	#	%
Hearing Difficulty	1,749	2.19%
Vision Difficulty	1,216	1.52%
Cognitive Difficulty	2,308	2.89%
Ambulatory Difficulty	2,894	3.63%
Self-Care Difficulty	1,162	1.46%
Independent Living Difficulty	2,353	2.95%

**Table 26: Westminster**

Disability Type	#	%
Hearing Difficulty	3,399	3.71%
Vision Difficulty	1,959	2.14%
Cognitive Difficulty	5,517	6.02%
Ambulatory Difficulty	6,308	6.89%
Self-Care Difficulty	2,964	3.24%
Independent Living Difficulty	5,665	6.19%



*How are people with disabilities geographically dispersed or concentrated in the jurisdiction and region, including R/ECAPs and other segregated areas identified in previous sections?*

### **ACS Disability Information**

According to the 2013-2017 American Community Survey (ACS) 5-Year Estimates, 81,297 residents of Orange County have hearing disabilities, which represents 2.59% of the county's population; 51,196 residents (1.63%) have vision disabilities; 99,317 residents (3.16%) have cognitive disabilities; 133,232 residents (4.24%) have ambulatory disabilities; 61,615 residents (1.96%) have self-care disabilities; and 104,705 residents (3.34) have independent living disabilities. Across the cities collaborating on this Analysis, concentrations of persons with particular types of disabilities vary widely. In Aliso Viejo, Irvine, Laguna Niguel, Lake Forest, Rancho Santa Margarita, San Clemente, Santa Ana, and Tustin, concentrations of persons with various types of disabilities are generally lower than they are countywide. In Anaheim, Buena Park, Fountain Valley, Garden Grove, La Habra, Mission Viejo, San Juan Capistrano, and Westminster, concentrations of persons with various types of disabilities are generally higher than they are countywide. In Costa Mesa, Fullerton, Huntington Beach, La Palma, Newport Beach, and Orange, concentrations of persons with various types of disabilities are generally similar to countywide levels. There are partial exceptions to these overall trends. For example, in Santa Ana, a higher proportion of residents have vision disabilities than is the case countywide despite concentrations of persons with other types of disabilities being lower. Additionally, although some cities have much lower or much higher concentrations of residents with particular types of disabilities, differences in others are more modest. For example, concentrations of persons with various types of disabilities in Westminster are much higher than in Mission Viejo, another city that has higher concentrations of persons with various types of disabilities than Orange County as a whole.

Communities with higher concentrations of persons with disabilities are somewhat more likely to be located in the more racially and ethnically diverse northern portion of the county than they are in the southern portion of the county. Six out of the eight cities that have higher concentrations of persons with disabilities across most types of disabilities are located in the northern part of the county. At the same time, the two exceptions to this trend – Mission Viejo and San Juan Capistrano – are notable in that they are both majority-White cities. Additionally, diverse cities in northern Orange County, like Santa Ana and Tustin, have relatively low concentrations of persons with disabilities. This may stem in part from the fact that these communities have relatively youthful populations and disability status is highly correlated with age. There is no overlap between areas of concentration of persons with disabilities and R/ECAPs.

17.1% of people with disabilities have incomes below the poverty line, as opposed to 11.7% of individuals without disabilities. Although a breakdown of poverty status by type of disability is not available through the American Community Survey (ACS), it is clear that the need for affordable housing is greater among people with disabilities than it is among people without disabilities. Another indicator of disability and limited income are the number of people receiving Supplemental Social Security (SSI) which is limited to people with disabilities. According to the 2013-2017 ACS, 44,540 of households receive SSI (4.3% of total households), which is such a

small subsidy that all of the recipients are extremely low-income. Not all SSI recipients have the types of disabilities that necessitate accessible units.

The broader region, which includes Los Angeles County in addition to Orange County, has higher concentrations of persons with all types of disabilities than Orange County with one exception. The percentage of persons with hearing disabilities is marginally higher in Orange County than in the broader region.

*Describe whether these geographic patterns vary for people with each type of disability or for people with disabilities in different age ranges for the jurisdiction and region.*

In addition to the broader patterns described above, there are some other patterns of concentration based on both type of disability and disability status by age. Garden Grove has higher concentrations of persons with self-care and independent living disabilities, as well as higher concentrations of elderly persons with disabilities. La Habra has elevated concentrations of persons with ambulatory disabilities while Laguna Niguel has lower concentrations of persons with ambulatory disabilities. All categories of disabilities become more prevalent as individuals age, with the number of people in Orange County 65 and over (131,765) with a disability nearly matches the amount of people under 65 (139,497) with a disability.

### **Housing Accessibility**

*Describe whether the jurisdiction and region have sufficient affordable, accessible housing in a range of unit sizes.*

### **Accessibility Requirement for Federally-Funded Housing**

HUD's implementation of Section 504 of the Rehabilitation Act of 1973 (24 CFR Part 8) requires that federally financed housing developments have five percent (5%) of total units be accessible to individuals with mobility disabilities and an additional two percent (2%) of total units be accessible to individuals with sensory disabilities. It requires that each property, including site and common areas, meet the Federal Uniform Accessibility Standards (UFAS) or HUD's Alternative Accessibility Standard.

In Orange County, there are 104 Other Multifamily Housing and 4,090 Project-Based Section 8 units that are subject to Section 504 of the Rehabilitation Act. 81 people with disabilities reside in Multifamily Housing, and 549 reside in Project-Based Section 8 units. At this time, we do not know how many accessible units are in Project Based Section 8 units. The HOME Partnership Program is a grant of federal funds for housing, therefore, these units are subject to Section 504. HUD regularly publishes Performance Snapshots of HOME program participants' activities over time. Of HOME program participants in Orange County, Anaheim has produced 16 Section 504 compliant units, Costa Mesa has produced four Section 504 compliant units, Fullerton has produced three Section 504 compliant units, Garden Grove has not produced any Section 504 compliant units, Huntington Beach has produced seven Section 504 compliant units, Irvine has produced 123 Section 504 compliant units, Orange County has produced 27 Section 504 compliant

units, Orange has produced three Section 504 compliant units, Santa Ana has produced 16 Section 504 compliant units, and Westminster has produced one Section 504 compliant unit.

### **Low Income Housing Tax Credit (LIHTC) Units**

According to the California Tax Credit Allocation Committee (CTCAC)'s LIHTC database, there are 158 LIHTC developments currently in service. In these 158 developments, there are 16,201 affordable units. All of these developments were put into service after 1991, meaning that they have all been built according to 1991 Fair Housing Act accessibility requirements. LIHTC developments are categorized as non-targeted, large family, senior, SRO, special needs, and at risk. Non-targeted: 32; Large family: 70; Senior: 44; SRO: 4; special needs: 6; at risk: 2; 158 total. Within Orange County, LIHTC developments are not evenly distributed as there are far fewer in the southern portion of Orange County with entire cities such as Rancho Santa Margarita, Mission Viejo, and Lake Forest not having any LIHTC developments. Communities in central and northern Orange County have higher concentrations of LIHTC developments, including in Anaheim, Irvine, and Santa Ana.

In 2015, CTCAC has issued guidance stating that the accessibility requirements of the California Building Code (CBC) for public housing (Chapter 11B) apply to LIHTC developments. Chapter 11B is the California equivalent of the 2010 ADA Standards. Section 1.9.1.2.1. of the CBC states that the accessibility requirements apply to “any building, structure, facility, complex ...used by the general public.” Facilities made available to the public, included privately owned buildings. CTCAC has expanded the requirement so that 10% of total units in a LIHTC development must be accessible to people with mobility disabilities and that 4% be accessible to people with sensory (hearing/vision) disabilities.

Also, effective 2015, CTCAC required that 50% of total units in a new construction project and 25% of all units in a rehabilitation project located on an accessible path will be mobility accessible units in accordance with CBC Chapter 11B. CTCAC also provides incentives for developers to include additional accessible units through its Qualified Allocation Plan. LIHTC units comprise an important segment of the supply of affordable, accessible units in Orange County.

### **Housing Choice Vouchers**

5,045 people with disabilities reside in units assisted with Housing Choice Vouchers in Orange County, but this does not represent a proxy for actual affordable, accessible units. Rather, Housing Choice Vouchers are a mechanism for bringing otherwise unaffordable housing, which may or may not be accessible, within reach of low-income people with disabilities. Unless another source of federal financial assistance is present, units assisted with Housing Choice Vouchers are not subject to Section 504 although participating landlords remain subject to the Fair Housing Act's duty to provide reasonable accommodations and to allow tenants to make reasonable modifications at their own expense.

## Fair Housing Amendments Act Units

The Fair Housing Amendments Act of 1988 (FHAA) covers **all** multifamily buildings of four or more units that were first occupied on or after March 13, 1991 – not just affordable housing developments. The FHAA added protections for people with disabilities and prescribed certain basic accessibility standards, such as one building entrance must be accessible; there must be an accessible route throughout the development, and public rooms and common rooms must be accessible to people with disabilities. Although these accessibility requirements are not as intensive as those of Section 504, they were a first step in opening many apartment developments to people with disabilities regardless of income level. The FHAA was also very helpful for middle-income and upper-income people with disabilities also need accessible housing. It is important to note that FHAA units are **not** the same as accessible units under Section 504 or ADA Title II. Therefore, utilizing FHAA units as a proxy for the number of accessible housing units available or required under Section 504 or ADA Title II does not produce an accurate count. Although they are not fully accessible, these units are an important source of housing for people with disabilities who do not need a mobility or hearing/vision unit.

In Orange County, 39,047 units in structures with 5 or more units have been built from 2000 to the present. Additionally, 81,362 units in structures with 5 or more units were built from 1980 through 1999. If it is assumed that 45% of such units were constructed from 1991 through 1999, then there would be an additional 36,613 units in multifamily housing that was subject to the design and construction requirements of the Fair Housing Act at the time of its construction. Combined with the total built from 2000 to the present, that totals a potential 75,660 units in structures covered by the Fair Housing Act's design and construction standards.

## Affordable, Accessible Units in a Range of Sizes

Data breaking down affordable, accessible units by number of bedrooms is not available for private housing. For Publicly Supported Housing, a supermajority (74.67%) of Project-Based Section 8 units are 0-1 bedroom units, as are Other Multifamily units (84.54%, the other 15% having 2 bedrooms). A plurality of Housing Choice Vouchers are also limited to 0-1 bedroom units (43.97%). 5,561 households or 26.20% of Housing Choice Voucher occupants are also households with children, the highest of any category of publicly supported housing (followed by Project-Based Section 8, with 9.62%). It appears that affordable, accessible units that can accommodate families with children or individuals with live-in aides are extremely limited in Orange County. Although data reflecting the percentage of families with children that include children with disabilities is not available, about 2.9% of all children in the County have a disability. If children with disabilities are evenly distributed across families with children, about 9,500 families in the County include a child with a disability.

## Summary

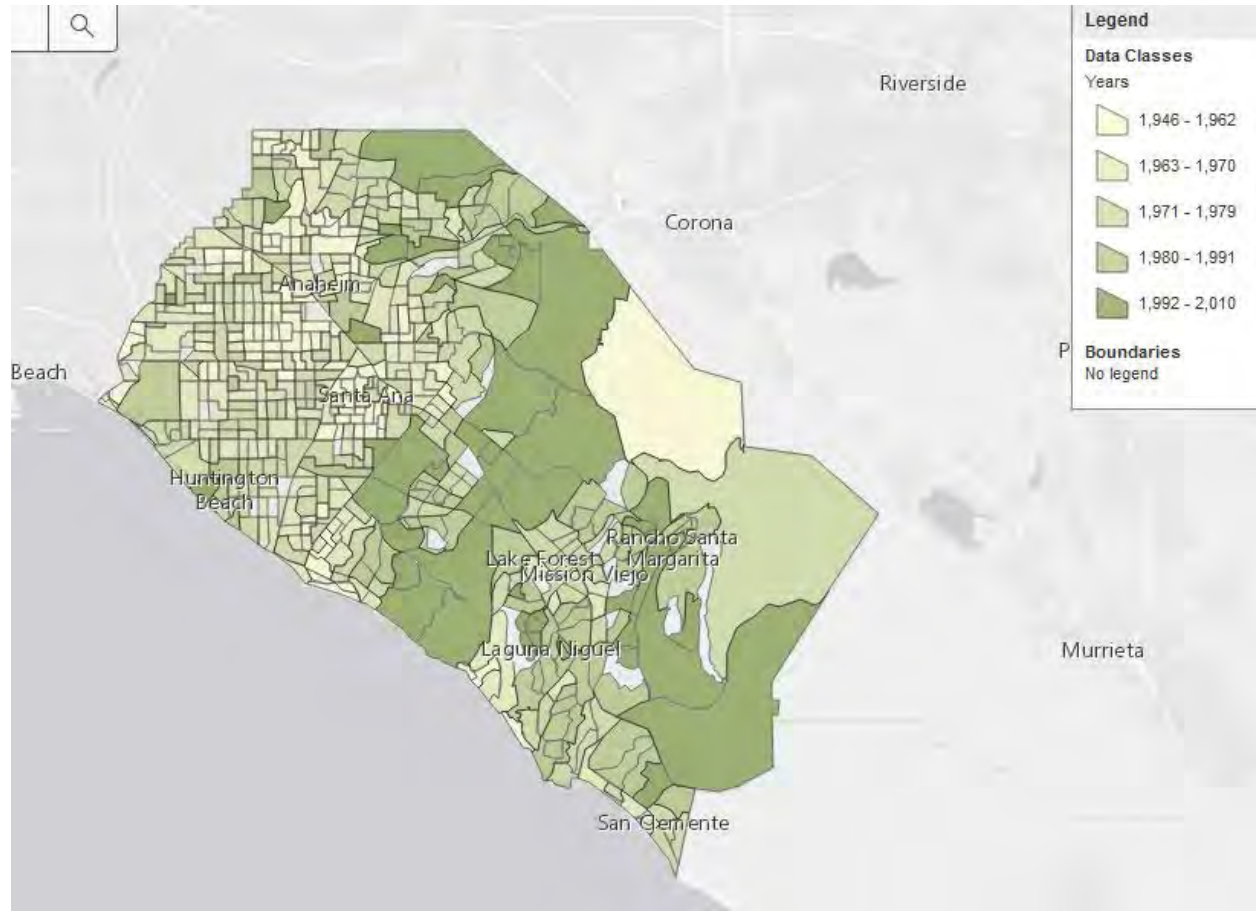
Based on available data, the supply of affordable, accessible units in Orange County is insufficient to meet the need. In the County, some 81,297 residents have hearing difficulty, 51,196 residents have vision difficulty, and 133,232 residents have ambulatory difficulty, potentially requiring the use of accessible units. Meanwhile, the data indicates there may be roughly 75,660 units that have

been produced subject to the Fair Housing Act's design and construction standards and approximately 4,000 units within developments that must include accessible units subject to Section 504. There is, without question, some overlap between these two categories, some of these units are likely non-compliant, and some accessible units are occupied by individuals who do not have disabilities.

*Describe the areas where affordable, accessible housing units are located in the jurisdiction and region. Do they align with R/ECAPs or other areas that are segregated?*

Relying on the discussion of Publicly Supported Housing to guide the assessment of which types of housing are most likely to be affordable and accessible, such housing is highly concentrated in the central and northern portions of the county. In particular, units are concentrated in Anaheim, Garden Grove, Irvine, and Santa Ana. Additionally, accessible housing is most likely to be located in places with newer construction and many units, thus conforming to the Fair Housing Act's accessibility standards. Areas with newer construction include the central and southern portions of the county.

**Map 4: Median Year Structure Built by Census Tract, Orange County**



*To what extent are people with different disabilities able to access and live in the different categories of publicly supported housing in the jurisdiction and region?*

**Table 27: Disability by Publicly Supported Housing Program Category, Orange County**

Orange County	People with a Disability	
	#	%
Public Housing	N/a	N/a
Project-Based Section 8	31	7.47%
Other Multifamily	24	72.73%
HCV Program	610	25.33%
<b>Region</b>		
Public Housing	1,407	14.32%

Project-Based Section 8	5,013	12.71%
Other Multifamily	869	15.62%
HCV Program	N/a	N/a

**Table 28: Anaheim**

	People with a Disability	
	#	%
Public Housing	N/a	N/a
Project-Based Section 8	60	21.82%
Other Multifamily	N/a	N/a
HCV Program	1,100	22.32%

**Table 29: Buena Park**

	People with a Disability	
	#	%
Public Housing	N/a	N/a
Project-Based Section 8	15	12.71%
Other Multifamily	N/a	N/a
HCV Program	165	21.07%

**Table 30: Costa Mesa**

	People with a Disability	
	#	%
Public Housing	N/a	N/a
Project-Based Section 8	6	5.36%
Other Multifamily	N/a	N/a
HCV Program	192	29.40%

**Table 31: Fountain Valley**

	People with a Disability	
	#	%
Public Housing	N/a	N/a
Project-Based Section 8	14	20.59%
Other Multifamily	N/a	N/a
HCV Program	157	29.40%

**Table 32: Fullerton**

	People with a Disability	
	#	%
Public Housing	N/a	N/a
Project-Based Section 8	4	3.92%
Other Multifamily	40	80.00%
HCV Program	203	26.68%

**Table 33: Garden Grove**

	People with a Disability	
	#	%
Public Housing	N/a	N/a
Project-Based Section 8	4	1.76%
Other Multifamily	N/a	N/a
HCV Program	516	18.46%

**Table 34: Huntington Beach**

	People with a Disability	
	#	%
Public Housing	N/a	N/a
Project-Based Section 8	50	13.19%
Other Multifamily	N/a	N/a
HCV Program	270	25.64%

**Table 35: Irvine**

	People with a Disability	
	#	%
Public Housing	N/a	N/a
Project-Based Section 8	95	13.05%
Other Multifamily	17	70.83%
HCV Program	286	23.08%

**Table 36: La Habra**

	People with a Disability	
	#	%
Public Housing	N/a	N/a
Project-Based Section 8	6	4.08%



Other Multifamily	N/a	N/a
HCV Program	34	17.62%

**Table 37: Laguna Niguel**

	People with a Disability	
	#	%
Public Housing	N/a	N/a
Project-Based Section 8	45	29.61%
Other Multifamily	N/a	N/a
HCV Program	44	40.00%

**Table 38: Lake Forest**

	People with a Disability	
	#	%
Public Housing	N/a	N/a
Project-Based Section 8	N/a	N/a
Other Multifamily	N/a	N/a
HCV Program	95	32.20%

**Table 39: Mission Viejo**

	People with a Disability	
	#	%
Public Housing	N/a	N/a
Project-Based Section 8	N/a	N/a
Other Multifamily	N/a	N/a
HCV Program	92	37.86%

**Table 40: Newport Beach**

	People with a Disability	
	#	%
Public Housing	N/a	N/a
Project-Based Section 8	3	3.03%
Other Multifamily	N/a	N/a
HCV Program	42	27.81%

**Table 41: Orange (City)**

	People with a Disability	
	#	%
Public Housing	N/a	N/a
Project-Based Section 8	71	36.98%
Other Multifamily	N/a	N/a
HCV Program	167	24.52%

**Table 42: Rancho Santa Margarita**

	People with a Disability	
	#	%
Public Housing	N/a	N/a
Project-Based Section 8	N/a	N/a
Other Multifamily	N/a	N/a
HCV Program	56	37.84%

**Table 43: San Clemente**

	People with a Disability	
	#	%
Public Housing	N/a	N/a
Project-Based Section 8	11	15.07%
Other Multifamily	N/a	N/a
HCV Program	52	39.10%

**Table 44: Santa Ana**

	People with a Disability	
	#	%
Public Housing	N/a	N/a
Project-Based Section 8	118	14.64%
Other Multifamily	N/a	N/a
HCV Program	397	21.39%

**Table 45: Tustin**

	People with a Disability	
	#	%
Public Housing	N/a	N/a
Project-Based Section 8	11	10.68%
Other Multifamily	N/a	N/a
HCV Program	108	19.82%

**Table 46: Westminster**

	People with a Disability	
	#	%
Public Housing	N/a	N/a
Project-Based Section 8	5	5.10%
Other Multifamily	N/a	N/a

HCV Program	459	19.60%
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In Orange County, according to the 2013-2017 American Community Survey 5-Year Estimates, 11.1% of the civilian noninstitutionalized population has a disability. As the tables above reflect, the proportion of people with disabilities with Housing Choice Vouchers exceeds the overall population concentration of people with disabilities. For other programs, the data is more idiosyncratic with disproportionately low concentrations of persons with disabilities in Project-Based Section 8 and Other Multifamily housing in some cities and disproportionately high concentrations in others. This inconsistency likely results from the differing natures of individual developments that fall under those umbrellas, with some supportive housing – including Section 202 and Section 811 housing – encompassed in Other Multifamily housing and many age-restricted Project-Based Section 8 developments.<sup>17</sup> The table below shows that the extremely low-income population, which is eligible for publicly supported housing across a range of programs, contains a much higher proportion of persons with disabilities than does the population as a whole.

**Table 47: Percentage of the population that is income eligible (0-30% AMI) and has a disability, Orange County**

Type of Disability	Percentage of Cost-Eligible Population	Number of People in Cost-Eligible Population with a Disability
Hearing or Vision	9.97%	20,220
Ambulatory	13.80%	27,990
Cognitive	8.97%	18,195
Self-Care or Independent Living	12.02%	24,375
No Disability	55.23%	111,985
Total		202,765

### **Integration of People with Disabilities Living in Institutions and Other Segregated Settings**

*To what extent do people with disabilities in or from the jurisdiction or region reside in segregated or integrated settings?*

Up until a wave of policy reforms and court decisions in the 1960s and 1970s, states, including California, primarily housed people with intellectual and developmental disabilities and

<sup>17</sup> Elderly individuals are significantly more likely to have disabilities than non-elderly individuals.

individuals with psychiatric disabilities in large state-run institutions. In California, institutions for people with intellectual and developmental disabilities are called developmental centers, and institutions for people with psychiatric disabilities are called state hospitals. Within these institutions, people with disabilities have had few opportunities for meaningful interaction with individuals without disabilities, limited access to education and employment, and a lack of individual autonomy. The transition away from housing people with disabilities in institutional settings and toward providing housing and services in home and community-based settings accelerated with the passage of the Americans with Disabilities Act in 1991 and the U.S. Supreme Court's landmark decision in *Olmstead v. L.C.* in 1999. In *Olmstead*, the Supreme Court held that, under the regulations of the U.S. Department of Justice (DOJ) implementing Title II of the Americans with Disabilities Act (ADA), if a state or local government provides supportive services to people with disabilities, it must do so in the most integrated setting appropriate to the needs of a person with a disability and consistent with their informed choice. This obligation is not absolute and is subject to the ADA defense that providing services in a more integrated setting would constitute a fundamental alteration of the state or local government's programs.

The transition from widespread institutionalization to community integration has not always been linear, and concepts of what comprises a home and community-based setting have evolved over time. Although it is clear that developmental centers and state hospitals are segregated settings and that an individual's own house or apartment in a development where the vast majority of residents are individuals without disabilities is an integrated setting, significant ambiguities remain. Nursing homes and intermediate care facilities are segregated though not to the same degree as state institutions. Group homes fall somewhere between truly integrated supported housing and such segregated settings, and the degree of integration present in group homes often corresponds to their size.

Below, this assessment includes detailed information about the degree to which people with intellectual and developmental disabilities and individuals with psychiatric disabilities reside in integrated or segregated settings. The selection of these two areas of focus does not mean that people with other types of disabilities are never subject to segregation. Although the State of California did not operate analogous institutions on the same scale for people with ambulatory or sensory disabilities, for example, many people with disabilities of varying types face segregation in nursing homes. Data concerning people with various disabilities residing in nursing homes is not as available as data relating specifically to people with intellectual and developmental disabilities and people with psychiatric disabilities.

**Table 48: Performance of Regional Center of Orange County, December 2018**

Dec. 2018 Performance Reports	Fewer consumers live in developmental centers	More children live with families	More adults live in home settings	Fewer children live in large facilities (more than 6 people)	Fewer adults live in large facilities (more than 6 people)
State Average	0.12%	99.38%	80.20%	0.04%	2.31%

Regional Center of Orange County	0.26%	99.32%	77.45%	0.03%	2.93%
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In California, a system of regional centers is responsible for coordinating the delivery of supportive services primarily to individuals with intellectual and developmental disabilities. The regional centers serve individuals with intellectual disabilities, individuals with autism spectrum disorder, individuals with epilepsy, and cerebral palsy. These disabilities may be co-occurring. Individuals with intellectual disabilities and individuals with mild/moderate intellectual disability and individuals with autism spectrum disorder make up the lion's share of consumers. All data regarding the regional centers is drawn from their annual performance reports.

On an annual basis, regional centers report to the California Department of Developmental Services on their performance in relation to benchmarks for achieving community integration of people with intellectual and developmental disabilities. As reflected in the table above, the Regional Center of Orange County closely tracks the statewide average data though individuals with developmental disabilities in Orange County are slightly more segregated than statewide.

The Fairview Developmental Center was the primary institution serving the region but is now in the process of closing.

### **Psychiatric Disabilities**

In Orange County, Behavioral Health Services (part of the County Health Agency) is responsible for coordinating the provision of supportive services for people with psychiatric disabilities. The Department provides Full Service Partnership programs to allow for the provision of supportive services that facilitate community integration for Children, Transitional Age Youth, Adults, and Older Adults. Data regarding participation in the Full Service Partnership by individuals is not available.

As a result of Proposition 63, a successful 2004 statewide ballot initiative, funding is available for permanent supportive housing for people with psychiatric disabilities through the Mental Health Services Act (MHSA). The Department operates its No Place Like Home, Special Needs Housing, and Mortgage Assistance Programs to increase access to community-based housing for persons with psychiatric disabilities.

*Describe the range of options for people with disabilities to access affordable housing and supportive services in the jurisdiction and region.*

There are four housing authorities operating within Orange County: Orange County Housing Authority, Anaheim Housing Authority, Garden Grove Housing Authority, and the Housing Authority of the City of Santa Ana. One of the easiest ways for people with disabilities to access affordable housing is for the local housing authorities to implement disability preferences in their HCV programs. The housing authorities for Anaheim and Garden Grove administer preferences that provide a significant advantage in admissions to persons with disabilities. The housing authority for the county has a preference that is weighted relatively lightly in comparison to other factors while Santa Ana's housing authority does not have a preference. Preferences for homeless

individuals and for veterans may significantly overlap with persons with disabilities and thereby reduce concerns about the weakness of existing disability preferences.

Supportive services are primarily provided through programs administered by the Regional Center of Orange County and the Orange County Behavioral Health Department. Additionally, particularly for individuals with types of disabilities other than intellectual and developmental disabilities and psychiatric disabilities, services may be available through a range of health care providers, paid by Medi-Cal, Medicare, or private insurance, or through nursing homes. Payment for supportive services for people with intellectual and developmental disabilities is typically structured as Home and Community-Based Services Medicaid Waivers. These Waivers pay for a wide variety of services necessary to empower individuals to maintain stable residence in home and community-based services. There are, however, only as many Waivers available as there is funding from the federal government and the State of California.

### **Disparities in Access to Opportunity**

*To what extent are people with disabilities able to access the following in the jurisdiction and region? Identify major barriers faced concerning:*

#### i. Government services and facilities

This Analysis did not reveal any specific barriers that persons with disabilities face in accessing government services and facilities.

#### ii. Public infrastructure (e.g., sidewalks, pedestrian crossings, pedestrian signals)

This Analysis did not reveal any specific barriers persons with disabilities face in accessing public infrastructure.

#### iii. Transportation

The relative lack of public transportation, particularly in the southern and coastal portions of the county, disproportionately burdens persons with disabilities who are more likely to rely on public transportation than are individuals who do not have disabilities.

#### iv. Proficient schools and educational programs

This Analysis did not reveal current systemic policies and practices that contribute to educational disparities for students with disabilities in Orange County; however, data shows that, although suspension rates are lower in Orange County than statewide, students with disabilities still face suspension at twice the rate of other students.

#### v. Jobs

Data in the table below from the Regional Center of Orange County shows that persons with developmental disabilities obtain earned income at higher rates than individuals with

developmental disabilities statewide but that rate is still very low in comparison to the proportion of all adults with earned income.

**Table 49: Employment Metrics for Adults with Intellectual and Developmental Disabilities by Regional Center**

Regional Center	Percentage of Consumers with Earned Income	Percentage of Adults with Integrated Employment as a Goal in their Individual Program Plan
State Average	17%	27%
Regional Center of Orange County	21%	30%

*Describe the processes that exist in the jurisdiction and region for people with disabilities to request and obtain reasonable accommodations and accessibility modifications to address the barriers discussed above.*

i. Government services and facilities

Government websites generally have accessibility information on them regarding the accessibility of the websites themselves, but there is not clear, public information regarding how individuals can request accommodations.

ii. Public infrastructure (e.g., sidewalks, pedestrian crossings, pedestrian signals)

There is no clear, public information regarding how individuals with disabilities can request accommodations relating to public infrastructure.

iii. Transportation

By contrast, the Orange County Transportation Authority and Metrolink have clear, easily findable information about their accommodation and modification policies.

iv. Proficient schools and educational programs

School districts are more disparate in how they display information relating to their accommodation policies, with some making that information easy to find but others not.

## v. Jobs

This Analysis did not reveal information suggesting patterns in how major employers do or do not provide required accommodations in Orange County.

*Describe any difficulties in achieving homeownership experienced by people with disabilities and by people with different types of disabilities in the jurisdiction and region.*

Persons with disabilities in Orange County are less able to access homeownership than individuals who do not have disabilities, primarily because of the high cost of homeownership and relative differences in income between persons with disabilities and individuals who do not have disabilities. This pattern is slightly undercut by the prevalence of elderly homeowners with disabilities that began in old age. Many of these individuals earned relatively high incomes prior to the onset of their disabilities.

### Disproportionate Housing Needs

*Describe any disproportionate housing needs experienced by people with disabilities and by people with certain types of disabilities in the jurisdiction and region.*

**Table 50: Residents experiencing 1 or more housing problems by Disability Type, Orange County**

Disability Type	Has 1 or more housing problems	Total	Percent
Hearing or Vision	43,325	93,875	46.15%
Ambulatory	52,675	106,370	49.52%
Cognitive	39,405	72,515	54.34%
Self-Care or Independent Living	46,695	90370	51.67%

CHAS data does not disaggregate data relating to persons with disabilities experiencing overcrowding, incomplete plumbing and kitchen facilities, and cost burden. However, it does disaggregate persons experiencing one or more of those housing problems by type of disability (although it groups together hearing and vision, and self-care and independent living disabilities). The data above indicate that people with disabilities experience very high rates of housing problems, clustering around 50%, and there are no serious differences across the different



disability types. Although it is not possible to disaggregate the individual housing problems by disability, given the age distribution of people with disabilities, it would seem to be unlikely that people with disabilities are disproportionately subject to overcrowding. Just 2.1% of households with elderly heads of household are overcrowded while 5.3% of households with nonelderly heads of household are overcrowded. By contrast, in light of the relatively low earnings of people with disabilities, it is likely that people with disabilities are disproportionately subject to cost burden and severe cost burden.

### **Additional Information**

*Beyond the HUD-provided data, provide additional relevant information, if any, about disability and access issues in the jurisdiction and region including those affecting people with disabilities with other protected characteristics.*

This Assessment has made extensive use of local data throughout the Disability and Access section. The sources of data other than HUD-provided data are noted where appropriate.

*The program participant may also describe other information relevant to its assessment of disability and access issues.*

The discussion above provides a comprehensive overview of information relevant to this Analysis.

### **Disability and Access Issues Contributing Factors**

*Consider the listed factors and any other factors affecting the jurisdiction and region. Identify factors that significantly create, contribute to, perpetuate, or increase the severity of disability and access issues and the fair housing issues, which are Segregation, R/ECAPs, Disparities in Access to Opportunity, and Disproportionate Housing Needs. For each contributing factor, note which fair housing issue(s) the selected contributing factor relates to.*

- Access for persons with disabilities to proficient schools
- Access to publicly supported housing for persons with disabilities
- Access to transportation for persons with disabilities
- Inaccessible government facilities or services
- Inaccessible public or private infrastructure
- Lack of access to opportunity due to high housing costs
- Lack of affordable in-home or community-based supportive services
- Lack of affordable, accessible housing in range of unit sizes
- Lack of affordable, integrated housing for individuals who need supportive services
- Lack of assistance for housing accessibility modifications
- Lack of assistance for transitioning from institutional settings to integrated housing
- Lack of local or regional cooperation
- Land use and zoning laws
- Lending discrimination
- Location of accessible housing

- Loss of affordable housing
- Occupancy codes and restrictions
- Regulatory barriers to providing housing and supportive services for persons with disabilities
- Source of income discrimination
- State or local laws, policies, or practices that discourage individuals with disabilities from living in apartments, family homes, supportive housing and other integrated settings

## **E. Fair Housing Enforcement, Outreach Capacity and Resources**

*List and summarize any of the following that have not been resolved:*

- A charge or letter of finding from HUD concerning a violation of a civil rights-related law;
- A cause determination from a substantially equivalent state or local fair housing agency concerning a violation of a state or local fair housing law;
- Any voluntary compliance agreements, conciliation agreements, or settlement agreements entered into with HUD or the Department of Justice;
- A letter of findings issued by or lawsuit filed or joined by the Department of Justice alleging a pattern or practice or systemic violation of a fair housing or civil rights law;
- A claim under the False Claims Act related to fair housing, nondiscrimination, or civil rights generally, including an alleged failure to affirmatively further fair housing;
- Pending administrative complaints or lawsuits against the locality alleging fair housing violations or discrimination.
  - *Watts v. City of Newport Beach*, 790 Fed.Appx. 853 (9th Cir. 2019): The City of Newport Beach was recently sued by a young woman who alleged excessive force, unlawful entry, and unlawful arrest. Upon the decline of her card for a taxi fare, the driver called the police, who threatened to take Watts to jail if she could not produce additional funds to pay. She asked to go to her apartment to get another form of payment, and officers escorted her. When she objected to their entry into her apartment to retrieve the funds, they handcuffed her to the point of injury to her wrists, kicked her legs out from under her, pushed her head into a wall, and took her to jail overnight. The 9<sup>th</sup> Circuit ruled affirmed that officers were not covered by qualified immunity for unlawful arrest and unlawful entry, but that they were covered for the excessive force claim.
  - *A. K. H by and through Landeros v. City of Tustin*, 837 F.3d 1005 (9th Cir. 2016): In 2014, the city of Tustin was sued by the family of a minor who was shot and killed by a Tustin police officer. The city moved for summary judgement based on qualified immunity. The district court denied that motion. On appeal, the 9th Circuit affirmed the lower court decision, holding that the shooting violated the 4th Amendment, and that the officer was not covered by qualified immunity.

*Describe any state or local fair housing laws. What characteristics are protected under each law?*

### **California Laws**

The State Department of Fair Employment and Housing (DFEH) enforces California laws that provide protection and monetary relief to victims of unlawful housing practices. The Fair Employment and Housing Act (FEHA) (Government Code Section 12955 et seq.) prohibits discrimination and harassment in housing practices, including:

- Advertising

- Application and selection process
- Unlawful evictions
- Terms and conditions of tenancy
- Privileges of occupancy
- Mortgage loans and insurance
- Public and private land use practices (zoning\_
- Unlawful restrictive covenants

The following categories are protected by FEHA:

- Race or color
- Ancestry or national origin
- Sex, including Gender, Gender Identity, and Gender Expression
- Marital status
- Source of income
- Sexual orientation
- Familial status (households with children under 18 years of age)
- Religion
- Mental/physical disability
- Medical condition
- Age
- Genetic information

In addition, FEHA contains similar reasonable accommodations, reasonable modifications, and accessibility provisions as the Federal Fair Housing Amendments Act. FEHA explicitly provides that violations can be proven through evidence of the unjustified disparate impact of challenged actions and inactions and establishes the burden-shifting framework that courts and the Department of Fair Employment and Housing must use in evaluating disparate impact claims.

The Unruh Civil Rights Act provides protection from discrimination by all business establishments in California, including housing and accommodations, because of age, ancestry, color, disability, national origin, race, religion, sex, and sexual orientation. While the Unruh Civil Rights Act specifically lists “sex, race, color, religion, ancestry, national origin, disability, and medical condition” as protected classes, the California Supreme Court has held that protections under the Unruh Act are not necessarily restricted to these characteristics. In practice, this has meant that the law protects against arbitrary discrimination, including discrimination on the basis of personal appearance.

Furthermore, the Ralph Civil Rights Act (California Civil Code Section 51.7) forbids acts of violence or threats of violence because of a person’s race, color, religion, ancestry, national origin, age, disability, sex, sexual orientation, political affiliation, or position in a labor dispute. Hate violence can include: verbal or written threats; physical assault or attempted assault; and graffiti, vandalism, or property damage.

The Bane Civil Rights Act (California Civil Code Section 52.1) provides another layer of protection for fair housing choice by protecting all people in California from interference by force or threat of force with an individual's constitutional or statutory rights, including a right to equal access to housing. The Bane Act also includes criminal penalties for hate crimes; however, convictions under the Act may not be imposed for speech alone unless that speech itself threatened violence.

Finally, California Civil Code Section 1940.3 prohibits landlords from questioning potential residents about their immigration or citizenship status. In addition, this law forbids local jurisdictions from passing laws that direct landlords to make inquiries about a person's citizenship or immigration status.

In addition to these acts, Government Code Sections 11135, 65008, and 65580-65589.8 prohibit discrimination in programs funded by the State and in any land use decisions. Specifically, recent changes to Sections 65580-65589.8 require local jurisdictions to address the provision of housing options for special needs groups, including:

- Housing for persons with disabilities (SB 520)
- Housing for homeless persons, including emergency shelters, transitional housing, and supportive housing (SB 2)
- Housing for extremely low-income households, including single-room occupancy units (AB 2634)
- Housing for persons with developmental disabilities (SB 812)

### **Jurisdiction-Specific Laws**

#### Aliso Viejo

In 2013, the city of Aliso Viejo adopted housing and reasonable accommodation regulations and procedures.

#### Buena Park

As part of the zoning code, the city of Buena Park describes specific procedures for reasonable accommodations in land use, zoning regulations, rules, policies, practices and procedures through the completion of a Fair Housing Accommodation Request form.

#### Costa Mesa

As part of the zoning code, the city of Costa Mesa allows for reasonable accommodations in land use and zoning regulations.

#### Huntington Beach

In 2013, the city of Huntington Beach adopted reasonable accommodations procedures.

Irvine

The Irvine Municipal Code prohibits discrimination on the basis of race, color, religion, national origin, sex, age, marital status or physical handicap of any individual in the realms of employment, real estate transactions, and educational institutions. Regarding housing, it prohibits discrimination in financial transactions, advertising, or give differential treatment and terms.

La Palma

La Palma specifically provides for reasonable accommodations for person with disabilities in “land use, zoning and building regulations, policies, practices and procedures of the City.”<sup>18</sup>

Newport Beach

Newport Beach requires provision of reasonable accommodation during the permit review process for new development.

Orange

The city of Orange provides for reasonable accommodations in the application of land use and zoning laws for those with disabilities.

Rancho Santa Margarita

Rancho Santa Margarita allows for reasonable accommodations in the application of land use and zoning laws for those with disabilities.

Santa Ana

The Santa Ana municipal code allows for modification of land use or zoning regulations if necessary to provide a reasonable accommodation to persons with disabilities.

Tustin

Tustin allows for reasonable accommodations in the land use and zoning process for developers of housing for persons with disabilities.

Westminster

Westminster allows for reasonable accommodations in land use and zoning when necessary to accommodate the needs of persons with disabilities.

**Additional Information**

*Provide additional relevant information, if any, about fair housing enforcement, outreach capacity, and resources in the jurisdiction and region.*

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<sup>18</sup>[https://library.municode.com/ca/la\\_palma/codes/code\\_of\\_ordinances?nodeId=COOR\\_CH44ZO\\_ARTVPEPLCE\\_DIV15REACRE](https://library.municode.com/ca/la_palma/codes/code_of_ordinances?nodeId=COOR_CH44ZO_ARTVPEPLCE_DIV15REACRE)

### California Department of Fair Employment and Housing (DFEH)

DFEH accepts, investigates, conciliates, mediates, and prosecutes complaints under FEHA, the Disabled Persons Act, the Unruh Civil Rights Act, and the Ralph Civil Rights Act. DFEH investigates complaints of employment and housing discrimination based on race, sex, including gender, gender identity, and gender expression, religious creed, color, national origin, familial status, medical condition (cured cancer only), ancestry, physical or mental disability, marital status, or age (over 40 only), and sexual orientation, DFEH established a program in May 2003 for mediating housing discrimination complaints, which is among the largest fair housing mediation program in the nation to be developed under HUD's Partnership Initiative with state fair housing enforcement agencies. The program provides California's tenants, landlords, and property owners and managers with a means of resolving housing discrimination cases in a fair, confidential, and cost-effective manner. Key features of the program are: 1) it is free of charge to the parties; and 2) mediation takes place within the first 30 days of the filing of the complaint, often avoiding the financial and emotional costs associated with a full DFEH investigation and potential litigation.

### Fair Housing Council of Orange County

Founded in 1965, the Fair Housing Council of Orange County is a non-profit operating throughout the county with a mission of ensuring access to housing and preserving human rights. The council provides a variety of services including community outreach and education, homebuyer education, mortgage default counseling, landlord-tenant mediation, and limited low-cost advocacy. Their services are provided in English, Spanish, and Vietnamese. In addition to these client services, the Fair Housing Council investigates claims of housing discrimination and assists with referrals to DFEH. The Council may also occasionally assist with or be part of litigation challenging housing practices.

### Fair Housing Foundation

The Fair Housing Foundation serves parts of Los Angeles County and several cities in Orange County. Of the jurisdictions included in this analysis, the following are covered by the Fair Housing Foundation's service area: Anaheim, Buena Park, Costa Mesa, Fullerton, Garden Grove, Huntington Beach, Irvine, La Habra, Mission Viejo, Newport Beach, Orange (city), San Clemente, Tustin, and Westminster. The Foundation provides landlord-tenant counseling and mediation, rental housing counseling, and community outreach and education. In addition, the Foundation screens fair housing complaints, investigates through testing, and will engage in conciliation or mediation efforts or refer the complaints to the appropriate administrative agencies where appropriate.

### Community Legal Aid SoCal

Community Legal Aid SoCal is a holistic legal services provider serving low-income people Orange County and Southeast Los Angeles County. Overall, community legal aid provides direct

representation, as well as engaging in policy advocacy and impact litigation. The advocates in the housing program provide legal assistance across a broad range of fair housing issues, including “eviction, federally or otherwise publicly subsidized housing, substandard housing, landlord/tenant issues, homeownership issues, homeowners association issues mobile homes, housing discrimination, and predatory lending practices.”<sup>19</sup> The main office is located in Santa Ana, with additional offices in Norwalk, Anaheim, and Compton. Across four offices, the organization has 100 staff members and 30 attorneys. Like other Legal Aid offices, Community Legal Aid SoCal is funded by the Legal Services Corporation, which carries restrictions against representing undocumented clients.

### **Fair Housing Enforcement, Outreach Capacity, and Resources Contributing Factors**

*Consider the listed factors and any other factors affecting the jurisdiction and region. Identify factors that significantly create, contribute to, perpetuate, or increase the lack of fair housing enforcement, outreach capacity, and resources and the severity of fair housing issues, which are Segregation, R/ECAPs, Disparities in Access to Opportunity, and Disproportionate Housing Needs. For each significant contributing factor, note which fair housing issue(s) the selected contributing factor impacts.*

- Lack of local private fair housing outreach and enforcement
- Lack of resources for fair housing agencies and organizations
- Lack of state or local fair housing laws

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<sup>19</sup> <https://www.communitylegalsocal.org/programs-services/area-of-law/housing/>



## **VI. Fair Housing Goals and Priorities**

If implemented, the goals and strategies below will serve as an effective basis for affirmatively furthering fair housing by reducing patterns of segregation, mitigating displacement, addressing disproportionate housing needs, and increasing access to opportunity for members of protected classes. The first six overarching goals below, multiple of which have several strategies listed for implementation, are cross-jurisdictional goals. Orange County and the participating jurisdictions all have a role to play in implementing those goals. Following those goals, this section includes individual goals for Orange County, the participating jurisdictions, and the housing authorities that may not be applicable to other jurisdictions because they respond to local circumstances.

### *Cross-Jurisdictional Goals*

#### *I. Goal #1: Increase the supply of affordable housing in high opportunity areas.*

Orange County's high and rapidly rising housing costs, along with the unequal distribution of affordable housing across its communities, are some of the leading drivers of fair housing issues for members of protected classes in the area. Data indicates that Hispanic residents, Vietnamese residents, and persons with disabilities experience these problems most acutely.

Many households are rent burdened, and some households pay more than 50% of their incomes towards rent. In many high opportunity areas, current payment standards are far too low for families with housing choice vouchers to move to these areas. Additionally, there has been vocal community opposition to affordable housing throughout the county. These data reflect a need to expand the both the supply and geographical diversity of affordable housing.

- a. Explore the creation of a new countywide sources of affordable housing.

The State of California has approved several measures to issue bonds for affordable housing. Orange County should consider the issuance of affordable housing bonds to meet the widening gap for affordable rental housing through a ballot initiative or other county-wide or local means.

- b. Using best practices from other jurisdictions, explore policies and programs that increase the supply affordable housing, such as linkage fees, housing bonds, inclusionary housing, public land set-aside, community land trusts, transit-oriented development, and expedited permitting and review.

The above policies and practices have resulted in an increase in affordable housing in jurisdictions throughout the country and in California in particular. In Orange County, there has been an increase in the supply of affordable housing in cities that have adopted these best practices.

- c. Explore providing low-interest loans to single-family homeowners and grants to homeowners with household incomes of up to 80% of the Area Median Income to develop accessory dwelling units with affordability restriction on their property.

In 2019, the California Legislature passed AB 68 and AB 881 which permit the placement of two accessory dwelling units (ADUs), including one "junior ADU," on a lot with an existing or proposed single-family home statewide. Due to high construction costs and high demand, the small

size of ADUs may not be sufficient to ensure that they will be affordable by design. Local governments may need to provide financial assistance in order to incentivize homeowners to make their ADUs affordable. Because it can be difficult for homeowners to access bank financing to build ADUs, there may be a need for such incentives among homeowners. As a condition of receiving assistance, jurisdictions should require homeowners to attend fair housing training and to maintain records that facilitate audits of their compliance with non-discrimination laws. The need to educate individual homeowners, who do not have experience as landlords and knowledge of the law, may prevent unintentional and intentional violations of fair housing laws.

- d. Review existing zoning policies and explore zoning changes to facilitate the development of affordable housing.

In several jurisdictions in Orange County, the prevalence of single-family residential zoning makes it challenging to develop housing that could offer housing opportunities to members of protected classes. Many cities across the country are increasing higher density zoning near transit. Increased higher density zoning near transit in high opportunity areas, coupled with an affordable housing set-aside, would provide additional mixed-income rental housing.

- e. Align zoning codes to conform to recent California affordable housing legislation.

California passed several affordable housing bills that became effective on January 1, 2020. Examples include as AB 1763, which expands existing density bonus law for 100% affordable housing projects to include unlimited density around transit hubs with an additional three stories or 33 feet of height, and AB 68, which allows two ADUs on a single lot, as well as multiple ADUs on multifamily lots with limited design requirement that cities can impose and an approval process of 60 days. This and other legislation necessitate changes to each jurisdiction's zoning code.

II. *Goal 2: Prevent displacement of low- and moderate-income residents with protected characteristics, including Hispanic residents, Vietnamese residents, seniors, and people with disabilities.*

- a. Explore piloting a Right to Counsel Program to ensure legal representation for tenants in landlord-tenant proceedings, including those involving the application of new laws like A.B. 1482.

Thousands of residents in the county are displaced annually due to evictions. According to legal services and fair housing organizations, many evictions occur because tenants do not understand their rights and/or their obligations. It is estimated that only a small percentage of tenants facing eviction have legal representation, and those without representation almost always are evicted, regardless of a viable defense. Recently, other high cost cities such as New York, San Francisco, Philadelphia, and soon Los Angeles have guaranteed a right to counsel at eviction hearings. There are several legal providers in the county such as Community Legal Aid SoCal and Public Law Center that are well-positioned to serve low-income tenants with financial support. Although there would be an up-front investment, legal representation is less costly than serving homeless families.

III. *Goal 3: Increase community integration for persons with disabilities*

- a. Conduct targeted outreach and provide tenant application assistance and support to persons with disabilities, including individuals transitioning from institutional settings and individuals who are at risk of institutionalization. As part of that assistance, maintain a database of housing that is accessible to persons with disabilities.

Lack of access to housing is a significant impediment to full community integration for persons with disabilities in the county. Stakeholders expressed frustration with the lack of information on accessible affordable housing units and are required to call individual landlords to obtain this information.

- b. Consider adopting the accessibility standards adopted by the City of Los Angeles, which require 15 percent of all new units in city-supported LIHTC projects to be ADA-accessible with at 4 percent of total units to be accessible for persons with hearing and/or vision disabilities.

In order to align with the Voluntary Compliance Agreement (VCA) between the City of Los Angeles and HUD,<sup>20</sup> Orange County should consider adopting the same standards; nearby Santa Monica is also planning to confirm to the requirements in the VCA.

IV. *Goal 4: Ensure equal access to housing for persons with protected characteristics, who are disproportionately likely to be lower-income and to experience homelessness.*

- a. Reduce barriers to accessing rental housing by exploring eliminating application fees for voucher holders and encouraging landlords to follow HUD's guidance on the use of criminal backgrounds in screening tenants.

Stakeholders reported that high application fees for rental housing are a significant barrier for voucher holders. Additionally, some landlords continue to refuse rental housing to prospective tenants based on decades-old criminal background checks or minor misdemeanors.

- b. Consider incorporating a fair housing equity analysis into the review of significant rezoning proposals and specific plans.

At times, large scale development and redevelopment efforts have not sufficiently addressed the needs of large families with children, persons with disabilities, and Hispanic and Vietnamese residents, in particular. By incorporating a fair housing analysis in the review process for redevelopment plans at an early stage, planning staff for municipalities could catch issues such as the distribution of unit sizes in proposed developments while it is still feasible to amend plans.

V. *Goal 5: Expand access to opportunity for protected classes.*

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<sup>20</sup> <https://www.hud.gov/sites/dfiles/Main/documents/HUD-City-of-Los-Angeles-VCA.pdf>

- a. Explore the voluntary adoption of Small Area Fair Market Rents or exception payment standards in order to increase access to higher opportunity areas for Housing Choice Voucher holders.

A significant barrier in the county is the lack of affordable housing and the sufficiency of payment standards to provide geographic options to voucher holders. Orange County Housing Authority has three payment standards; basic, central, and restricted. HUD's Small Area FMRs for Orange County permit certain zip codes to have higher payment standards than those currently used.

- b. Continue implementing a mobility counseling program that informs Housing Choice Voucher holders about their residential options in higher opportunity areas and provides holistic supports to voucher holders seeking to move to higher opportunity areas.

The housing authorities located in Orange County currently lack funding to implement full-scale housing mobility programs. A formal counseling program, as found in Chicago, Dallas, Baltimore, and elsewhere, can make a significant difference in the settlement patterns of HCV households. These programs generally identify opportunity areas, while assisting voucher holders to find new residences within them. Workshops and information sessions allow for participants to ask questions, find higher-performing schools and locate areas of lower crime. Individual counselors may provide assistance to families to find units in opportunity areas, while also following up post-move to ensure the family is adjusting well to their new neighborhood.

- c. Study and make recommendations to improve and expand Orange County's public transportation to ensure that members of protected classes can access jobs in employment centers in Anaheim, Santa Ana, and Irvine.

There are few viable and reliable public transportation options in Orange County. It is important that there is a match between where low- and moderate-income members of protected classes, who are more likely to use public transportation, are able to commute to county job centers. Part of this study should include ensuring that people with disabilities are able to access transportation to jobs and services.

- d. Increase support for fair housing enforcement, education, and outreach.

Nonprofit fair housing organizations and legal services providers play a critical role in fair housing enforcement, education, and outreach but struggle to meet the full needs of victims of discrimination due to limited financial and staff capacity. By supporting these organizations, jurisdictions can help ensure that these organizations can address existing and critical emerging issues, like those that have stemmed from the passage of S.B. 329, which extends source of income protections to Housing Choice Voucher holders, and A.B. 1482, which caps annual rent increases in at 5% plus the regionally-adjusted Consumer Price Index and requires landlords to have "just cause" in order to evict tenants. It would also make proactive audit testing of housing providers rather than reactive complaint-based testing more feasible.

## VI. *Jurisdictional-Specific Goals*

**VII. PUBLICLY SUPPORTED HOUSING APPENDIX**

**Table 1: Publicly Supported Housing Demographics and Surrounding Census Tract Demographics, Orange County**

Program Type	Project Name	Low Income Units vs. Units in Project		Property White (%)	Property Black (%)	Property Hispanic (%)	Property Asian (%)	Households with children in the development OR Development Type	Census Tract Number	Tract White %	Tract Black (%)	Tract Hispanic (%)	Tract Asian (%)	Census Tract Poverty Rate
Project-Based Section 8	Laurel Park Manor	70		22%	N/a	4%	74%	N/a	1101.13	49.1%	2.5%	18.7%	22.1%	5.6%
Project-Based Section 8	Villa La Jolla	55		36%	2%	36%	26%	45%	0117.20	4.5%	2%	89.2%	3.2%	29.1%
Project-Based Section 8	Vista Aliso	70		88%	N/a	6%	4%	N/a	0626.32	81.6%	0.2%	8.9%	3.9%	4.1%
Project-Based Section 8	Rancho Moulton	51		27%	8%	45%	20%	34%	0626.25	52.4%	0%	34%	11.1%	17.9%
Project-Based Section 8	Rancho Niguel	51		14%	4%	58%	18%	26%	0626.25	52.4%	0%	34%	11.1%	17.9%
Project-Based Section 8	Cypress Sunrise	74		30%	N/a	4%	66%	N/a	1101.04	36.7%	2%	20%	38%	8.5%
Project-Based Section 8	Imperial Villas	58		61%	6%	24%	9%	30%	0117.17	54.3%	1.6%	20.4%	20.1%	3.5%
Other Multifamily	Hagan Place	24		92%	N/a	8%	N/a	N/a	626.05	84.2%	1.8%	8.7%	4.8%	10.6%
Other Multifamily	Stanton Accessible	9		N/a	N/a	N/a	N/a	N/a	878.01	25.3%	1.8%	45.4%	24.9%	11.7%
LIHTC	Stonegate II	25	26	0.00%	6.52%	21.74%	0.00%	Large Family	878.05	16.1%	4.0%	55.7%	22.9%	16.2%
LIHTC	Birch Hills Apartments	114	115	22.82%	5.63%	62.82%	13.80%	Large Family	218.14	47.7%	1.2%	24.3%	22.3%	4.4%
LIHTC	Bonterra Apartments Homes	93	94	26.13%	5.23%	40.07%	6.97%	Large Family	218.15	42.7%	3.0%	17.9%	31.8%	2.6%
LIHTC	Imperial Park Apartments	91	92	10.95%	1.09%	31.75%	0.36%	Non Targeted	15.03	48.5%	0.8%	35.8%	11.4%	15.4%
LIHTC	Vintage Canyon Sr. Apartments	104	105	64.41%	3.39%	16.95%	17.80%	Senior	15.06	48.3%	0.0%	23.6%	25.5%	12.2%
LIHTC	Walnut Village Apartments	46	46	6.76%	2.03%	33.78%	0.00%	Large Family	15.03	48.5%	0.8%	35.8%	11.4%	15.4%

LIHTC	Tara Village Apartments	168	170	12.85%	4.80%	8.05%	73.53%	Large Family	1101.04	36.7%	2.0%	20.0%	38.8%	8.5%
LIHTC	Gleneyre Apartments	26	27	84.62%	3.85%	11.54%	7.69%	SRO	626.05	84.2%	1.8%	8.7%	4.9%	10.6%
LIHTC	Jackson Aisle Apartments	29	30	76.67%	10.00%	16.67%	6.67%	Special Needs	997.02	21.2%	0.9%	23.8%	51.1%	21.2%
LIHTC	Park Stanton Seniors Apts	335	335	31.19%	5.31%	9.29%	13.50%	Senior	881.01	27.8%	5.7%	43.1%	20.7%	10.9%
LIHTC	Plaza Court	102	103	4.64%	0.55%	67.49%	1.09%	Large Family	879.01	16.3%	1.5%	41.4%	39.6%	21.7%
LIHTC	Continental Gardens Apartments	297	297	0.00%	0.00%	2.37%	32.69%	Non Targeted	878.03	7.9%	0.8%	65.3%	23.0%	33.3%
LIHTC	Oakcrest Heights (Savi Ranch II)	53	54					Large Family	219.24	45.2%	4.3%	22.4%	23.1%	5.8%
LIHTC	Oakcrest Terrace	68	69	60.61%	3.03%	51.52%	2.02%	Large Family	219.24	45.2%	4.3%	22.4%	23.1%	5.8%
LIHTC	Parkwood Apartments	100	101	0.00%	0.00%	0.00%	0.00%	Senior	218.09	68.8%	1.0%	15.0%	9.1%	2.9%
LIHTC	Villa Plumosa	75	76	55.10%	0.00%	58.50%	0.68%	Large Family	218.02	60.8%	0.3%	28.0%	8.1%	9.5%
LIHTC	Vintage at Stonehaven Apartments	124	125	57.24%	1.97%	9.21%	7.89%	Seniors	218.25	65.1%	0.3%	16.2%	16.3%	4.2%
LIHTC	Yorba Linda Palms Apartments	43	44	31.58%	9.21%	33.55%	5.92%	Large Family	218.02	60.8%	0.3%	28.0%	8.1%	9.5%
LIHTC	Sendero Bluffs	106	107	58.91%	1.55%	14.73%	6.20%	Seniors	320.56	61.8%	1.4%	17.8%	12.6%	4.2%
LIHTC	Esencia Norte Apartments	111	112	50.82%	6.01%	53.28%	4.10%	Large Family	320.56	61.8%	1.4%	17.8%	12.6%	4.2%

Table 2: Aliso Viejo

Program Type	Project Name	Low Income Units vs. Units in Project	Property White (%)	Property Black (%)	Property Hispanic (%)	Property Asian (%)	Households with children in the development OR Development Type	Census Tract Number	Tract White %	Tract Black (%)	Tract Hispanic (%)	Tract Asian (%)	Census Tract Poverty Rate
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LIHTC	Woodpark Apartments	128	128	75.39%	6.94%	28.71%	4.73%	Large Family	626.39	62.9%	4.3%	11.7%	14.4%	4.0%
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Table 3: Anaheim

Program Type	Project Name	Low Income Units vs. Units in Project		Property White (%)	Property Black (%)	Property Hispanic (%)	Property Asian (%)	Households with children in the development OR Development Type	Census Tract Number	Tract White %	Tract Black (%)	Tract Hispanic (%)	Tract Asian (%)	Census Tract Poverty Rate
Project-Based Section 8	Village Center Apts	100		11%	N/a	8%	81%	N/a	0873.00	16.2%	0.8%	69.1%	11.7%	19.7%
Project-Based Section 8	Westchester Housing	64		16%	25%	48%	11%	49%	0869.01	17.3%	6.1%	50.4%	24.6%	26.4%
Project-Based Section 8	Anaheim Memorial Manor	75		19%	1%	5%	73%	N/a	0873.00	16.2%	0.8%	69.1%	11.7%	19.7%
Project-Based Section 8	Carbon Creek Shores	40		66%	11%	24%	N/a	14%	864.07	18.9%	1.3%	63.7%	9.8%	15.7%
LIHTC	Anton Monaco Apartments	229	232	26.39%	9.99%	50.21%	9.13%	Non-Targeted	871.02	16.8%	4.3%	62.1%	13.6%	17.9%
LIHTC	Arbor View Apartments	45	46	56.07%	4.62%	65.32%	2.89%	Large Family	870.02	24.9%	3.0%	48.9%	21.5%	13.5%
LIHTC	Avenida Villas	28	29	41.67%	19.44%	13.89%	11.11%	Special Needs	877.01	19.8%	1.4%	57.4%	18.3%	12.4%
LIHTC	Avon Dakota Phase I	15	16	28.33%	3.33%	90.00%	0.00%	Large Family	874.04	4.1%	1.0%	91.5%	3.5%	24.9%
LIHTC	Belage Manor Apartments	177	180	32.88%	7.66%	23.87%	22.97%	Senior	871.05	25.8%	0.5%	40.8%	24.7%	21.7%
LIHTC	Broadway Village	45	46	79.40%	0.00%	95.98%	0.00%	Large Family	863.01	17.2%	1.2%	69.7%	11.2%	15.7%
LIHTC	Calendula Court	31	32	24.04%	16.35%	36.54%	11.54%	Large Family	870.02	24.9%	3.0%	48.9%	21.5%	13.5%
LIHTC	California Villas	33	34	31.11%	2.22%	26.67%	35.56%	Senior	870.02	24.9%	3.0%	48.9%	21.5%	13.5%
LIHTC	Casa Alegre	22	23	41.38%	10.34%	31.03%	10.34%	Special Needs	870.01	17.8%	9.5%	51.9%	18.7%	18.8%
LIHTC	Cerritos Avenue Apartments	59	60	16.48%	6.25%	13.07%	2.84%	Large Family	877.03	22.3%	1.9%	40.9%	29.7%	16.9%
LIHTC	Cornerstone	48	49	2.41%	1.20%	9.64%	0.00%	Large Family	877.01	19.8%	1.4%	57.4%	18.3%	12.4%
LIHTC	Diamond Aisle	24	25	54.84%	12.90%	19.35%	6.45%	Special Needs	872	22.6%	4.4%	61.7%	9.6%	15.9%



	Apartment s													
LIHTC	Elm Street Commons	51	52	68.69%	4.55%	77.78 %	2.02%	Large Family	873	16.2%	0.8%	69.1%	11.8 %	19.7 %
LIHTC	Greenleaf Apartment s	19	20	55.56%	11.11%	55.56 %	4.76%	Large Family	867.02	13.6%	2.5%	68.5%	11.9 %	23.1 %
LIHTC	Hermosa Village aka Jeffrey- Lynne Perimeter Re	11 1	11 8	18.40%	5.10%	72.28 %	3.55%	Large Family	875.05	15.9%	1.1%	63.8%	15.2 %	24.3 %
LIHTC	Jeffrey Lynne Neighborh ood Revitalizat ion Phase IV	36	36	22.96%	8.89%	86.67 %	1.48%	Large Family	875.05	15.9%	1.1%	63.8%	15.2 %	24.3 %
LIHTC	Jeffrey- Lynne Apartment s Phase I	19 2	20 0	9.51%	7.61%	74.46 %	2.58%	Large Family	875.05	15.9%	1.1%	63.8%	15.2 %	24.3 %
LIHTC	Jeffrey- Lynne Neighborh ood Revitalizat ion Phase 3	76	85	11.90%	13.49%	64.29 %	10.71%	Large Family	875.05	15.9%	1.1%	63.8%	15.2 %	24.3 %
LIHTC	Jeffrey- Lynne Neighborh ood Revitalizat ion PhaseII	99	10 0	20.67%	3.35%	73.46 %	6.15%	Large Family	875.05	15.9%	1.1%	63.8%	15.2 %	24.3 %
LIHTC	Linbrook Court	80	81	17.39%	0.00%	0.00%	78.26%	Senior	871.01	25.4%	5.3%	40.1%	26.1 %	11.0 %
LIHTC	Lincoln Anaheim Phase I	71	72	31.29%	4.68%	35.97 %	9.71%	Large Family	873	16.2%	0.8%	69.1%	11.8 %	19.7 %
LIHTC	Lincoln Anaheim Phase II	73	74	41.44%	4.79%	59.93 %	6.51%	Large Family	873	16.2%	0.8%	69.1%	11.8 %	19.7 %
LIHTC	Magnolia Acres	40	40	90.00%	0.00%	10.00 %	10.00%	Senior	870.01	17.8%	9.5%	51.9%	18.7 %	18.8 %
LIHTC	Monarch Pointe Apartment Homes	62	63	62.76%	7.14%	72.96 %	5.10%	Large Family	867.02	13.6%	2.5%	68.5%	11.9 %	23.1 %
LIHTC	Palm West Apartment s	57	58	22.82%	7.38%	33.56 %	14.09%	Non- Targeted	1102.0 2	28.5%	3.8%	37.6%	26.0 %	24.2 %
LIHTC	Park Vista Apartment s	39 0	39 2	2.95%	1.82%	63.14 %	1.13%	Non- Targeted	866.01	6.8%	3.4%	82.5%	5.8%	26.0 %
LIHTC	Paseo Village Family Apartment s	17 4	17 4	2.82%	7.13%	82.92 %	2.82%	Large Family	866.01	6.8%	3.4%	82.5%	5.8%	26.0 %
LIHTC	Pebble Cove	11 0	11 1	31.58%	6.58%	37.28 %	14.91%	Non- Targeted	878.06	18.7%	2.0%	56.6%	17.5 %	17.2 %
LIHTC	Renaissaa nce Park	12 4	12 6	8.27%	8.27%	24.41 %	3.94%	Non- Targeted	869.01	17.3%	6.1%	50.4%	24.6 %	26.4 %

	Apartment s aka Monterey Apts.													
LIHTC	Rockwood Apartment s			51.43%	9.80%	54.29 %	4.49%							
LIHTC	Solara Court	13 1	13 2	14.86%	0.57%	11.43 %	76.00%	Senior	1102.0 1	26.7%	4.1%	27.3%	38.3 %	17.3 %
LIHTC	South Street Anaheim Housing Partners LP	91	92	30.47%	5.26%	40.72 %	14.68%	Large Family	874.01	20.5%	1.1%	53.7%	21.6 %	8.7 %
LIHTC	Stonegate	37	38	9.87%	4.61%	9.87%	1.32%	Large Family	878.06	18.7%	2.0%	56.6%	17.5 %	17.2 %
LIHTC	The Crossings at Cherry Orchard	44	44	4.46%	0.00%	8.28%	1.27%	Large Family	1102.0 1	26.7%	4.1%	27.3%	38.3 %	17.3 %
LIHTC	The Vineyard Townhom es			50.00%	14.29%	85.71 %	0.00%		873.00	16.2%	0.8%	69.1%	11.7 %	19.7 %
LIHTC	Tyrol Plaza Senior Apartment s	59	60	71.62%	6.76%	27.03 %	13.51%	Senior	863.01	17.2%	1.2%	69.7%	11.2 %	15.7 %
LIHTC	Villa Anaheim	13 4	13 5	26.44%	0.57%	18.97 %	37.36%	Senior	1102.0 1	26.7%	4.1%	27.3%	38.3 %	17.3 %

**Table 4: Buena Park**

Program Type	Project Name	Low Income Units vs. Units in Project	Propert y White (%)	Propert y Black (%)	Propert y Hispan ic (%)	Propert y Asian (%)	Households with children in the developme nt OR Developme nt Type	Censu s Tract Numb er	Tract White %	Tract Black (%)	Tract Hispan ic (%)	Tract Asia n (%)	Censu s Tract Pover ty Rate
Project- Based Section 8	Newport House	10	73%	7%	13%	7%	N/a	1103. 03	36.1%	0.8%	40.2%	18.2 %	5.2%
Project- Based Section 8	Casa Santa Maria	100	6%	N/a	3%	91%	N/a	1105. 00	15.2%	5.9%	54.9%	20.7 %	25.5 %
LIHTC	City Yard Workforce Housing		8.05%	15.44%	24.16%	35.57%							
LIHTC	Dorado Senior Apartment s		32.65 %	2.04%	15.31%	53.06%		868.0 3	25.2%	1.3%	44.9%	26.0 %	17.6 %
LIHTC	Emerald Gardens Apartment s		18.21 %	10.49%	42.28%	7.10%		1102. 01	26.7%	4.1%	27.3%	38.3 %	17.3 %
LIHTC	Harmony Park Apartment s		12.00 %	4.00%	6.67%	61.33%		1105. 00	15.2%	5.9%	54.9%	20.7 %	25.5 %
LIHTC	Park Landing		42.33 %	18.60%	40.93%	22.33%		868.0 1	29.3%	3.7%	40.7%	25.0 %	5.3%

	Apartment s													
LIHTC	Walden Glen Apartment s	18 5	186	14.81 %	8.83%	22.22%	9.12%	Non- targeted	1105	15.2%	5.9%	54.9%	20.7 %	25.5 %

**Table 5: Costa Mesa**

Program Type	Project Name	Low Income Units vs. Units in Project	Property White (%)	Property Black (%)	Property Hispanic (%)	Property Asian (%)	Households with children in the development OR Development Type	Census Tract Number	Tract White %	Tract Black (%)	Tract Hispanic (%)	Tract Asian (%)	Census Tract Poverty Rate	
Project-Based Section 8	Casa Bella	74	68%	1%	17%	14%	N/a	0637.02	35.1%	0.7%	56.5%	4.7%	17%	
Project-Based Section 8	St. Johns Manor	36	77%	N/a	9%	14%	N/a	0632.02	35.1%	0.7%	56.5%	4.7%	17%	
LIHTC	Tower on 19th	26 6	26 9	52.73%	2.12%	10.30%	17.58%	Seniors	637.01	17.4%	0.8%	78.4%	2.5%	31.7%

**Table 6: Fountain Valley**

Program Type	Project Name	Low Income Units vs. Units in Project	Property White (%)	Property Black (%)	Property Hispanic (%)	Property Asian (%)	Households with children in the development OR Development Type	Census Tract Number	Tract White %	Tract Black (%)	Tract Hispanic (%)	Tract Asian (%)	Census Tract Poverty Rate	
Project-Based Section 8	Our Lady of Guadalupe	71	15%	N/a	1%	84%	N/a	0992.33	51.4%	0%	10.7%	37.1%	4.4%	
LIHTC	Fountain Valley Senior The Jasmine	15 4	156	49.00%	0.50%	12.00%	46.00%	Senior	992.50	39.5%	1.2%	28.5%	28.6%	16.6%

**Table 7: Fullerton**

Program Type	Project Name	Low Income Units vs. Units in Project		Property White (%)	Property Black (%)	Property Hispanic (%)	Property Asian (%)	Households with children in the development OR Development Type	Census Tract Number	Tract White %	Tract Black (%)	Tract Hispanic (%)	Tract Asian (%)	Census Tract Poverty Rate
Project-Based Section 8	Amerige Villa Apts	101		9%	N/a	1%	90%	N/a	0112.00	50.6%	1.4%	34.4%	9.8%	15.8%
Other Multifamily	Casa Maria Del Rio	24		73%	N/a	23%	4%	N/a	0115.02	30%	1.8%	46.1%	19%	16.7%
Other Multifamily	Harbor View Terrace	24		71%	13%	8%	8%	4%	0017.06	50.1%	0.2%	10.1%	34.8%	8.9%
LIHTC	Courtyard Apartments	108	8	64.43%	3.08%	60.78%	26.89%	Large Family	112	50.6%	1.4%	34.4%	9.8%	15.8%
LIHTC	East Fullerton Villas	27	26	10.64%	2.13%	82.98%	6.38%	Large Family	115.02	30%	1.8%	46.1%	19%	16.7%
LIHTC	Fullerton City Lights Residential Hotel	137	134	63.19%	9.03%	13.89%	4.17%	SRO	113	58.7%	4.3%	19.3%	11.1%	12.0%
LIHTC	Fullerton Family Housing	55	54	30.61%	15.65%	60.54%	12.93%	Large Family	113	58.7%	4.3%	19.3%	11.1%	12.0%
LIHTC	Fullerton Heights	36	35	43.18%	9.09%	39.77%	12.50%	Special Needs	1162					
LIHTC	Garnet Lane Apartments	18	17	2.60%	0.00%	61.04%	0.00%	Large Family	117.11	30.6%	3.6%	43.7%	20.2%	11.7%
LIHTC	Klimpel Manor	59	58	48.00%	2.00%	22.00%	32.00%	Senior	113	58.7%	4.3%	19.3%	11.1%	12.0%
LIHTC	North Hills Apartments	204	203	54.76%	1.57%	67.91%	0.60%	Non-Targeted	16.01	44.8%	2.3%	23.3%	26.6%	9.2%
LIHTC	Palm Garden Apartments	224	223	0.28%	0.00%	20.51%	0.14%	Non-Targeted	116.01	9.4%	5.3%	75.1%	9.5%	30.1%
LIHTC	Ventana Senior Apartments			18.25%	4.76%	4.76%	29.37%	Senior						

**Table 8: Garden Grove**

Program Type	Project Name	Low Income Units vs. Units in Project		Property White (%)	Property Black (%)	Property Hispanic (%)	Property Asian (%)	Households with children in the development OR	Census Tract Number	Tract White %	Tract Black (%)	Tract Hispanic (%)	Tract Asian (%)	Census Tract Poverty Rate
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								Development Type						
Project-Based Section 8	Donald Jordan Senior Manor	65		8%	2%	2%	89%	N/a	0886.02	19.7%	1.1%	35.6%	39.1%	12.4%
Project-Based Section 8	Acacia Villa Apts	160		4%	1%	1%	94%	N/a	0886.01	18.7%	1.4%	30.2%	47.8%	12.5%
LIHTC	Briar Crest+ Rosecrest Apartments	40	41	53.78%	0.00%	89.92%	0.84%	Large Family	885.01	14.6%	0.8%	54.4%	28.8%	16.6%
LIHTC	Garden Grove Senior Apartments	84	85	13.79%	0.86%	6.90%	74.14%	Senior	885.02	12.0%	0.7%	47.0%	36.8%	21.1%
LIHTC	Grove Park Apartments	103	104	3.30%	6.60%	33.02%	55.66%	At-Risk	891.04	2.2%	0.2%	79.8%	17.5%	22.7%
LIHTC	Malabar Apartments	125	125	12.90%	2.30%	26.04%	3.00%	Large Family	882.03	25.3%	0.6%	30.4%	37.2%	18.6%
LIHTC	Stuart Drive Apts. Rose Garden Apts.	239	239	2.16%	0.00%	16.19%	39.41%	Non-Targeted	885.01	14.6%	0.8%	54.4%	28.8%	16.6%
LIHTC	Sungrove Sr. Apts	80	82	33.00%	4.00%	13.00%	42.00%	Senior	885.02	12.0%	0.7%	47.0%	36.8%	21.1%

**Table 9: Huntington Beach**

Program Type	Project Name	Low Income Units vs. Units in Project	Property White (%)	Property Black (%)	Property Hispanic (%)	Property Asian (%)	Households with children in the development OR Development Type	Census Tract Number	Tract White %	Tract Black (%)	Tract Hispanic (%)	Tract Asian (%)	Census Tract Poverty Rate	
Project-Based Section 8	Huntington Gardens	185	60%	2%	5%	33%	N/a	0994.13	64.3%	0.2%	17.5%	16.5%	12.9%	
Project-Based Section 8	Huntington Villa Yorba	192	20%	1%	17%	63%	12%	0992.41	43.9%	3%	21%	27.1%	9.5%	
LIHTC	Beachview Villa	106	107	39.05%	5.71%	18.10%	3.81%	SRO	992.35	66.7%	2.2%	20.5%	8.5%	12.4%
LIHTC	Bowen Court	20	20	60.87%	0.00%	17.39%	26.09%	Senior	993.05	57.1%	0.7%	30.1%	5.4%	7.3%
LIHTC	Emerald Cove Senior Apartments	162	164	20.71%	1.78%	0.59%	0.00%	Senior	994.13	64.3%	0.2%	17.5%	16.5%	12.9%
LIHTC	Hermosa Vista Apartments	87	88	50.71%	1.90%	62.56%	7.58%	Non Targeted	996.05	57.6%	0.0%	20.7%	16.7%	5.2%
LIHTC	Oceana Apartments	77	78	52.63%	14.04%	39.04%	1.32%	Large Family	994.13	64.3%	0.2%	17.5%	16.5%	12.9%
LIHTC	Pacific Court	47	48	88.96%	0.00%	48.05%	0.65%	Large Family	993.05	57.1%	0.7%	30.1%	5.4%	7.3%

	Apartments													
LIHTC	Pacific Sun Apartments	6	6	34.78%	0.00%	13.04%	0.00%	Special Needs	994.02	20.0%	0.4%	68.3%	6.6%	35.4%
LIHTC	Quo Vadis Apartments	102	104	69.01%	2.92%	19.88%	8.77%	Non Targeted	994.13	64.3%	0.2%	17.5%	16.5%	12.9%

**Table 10: Irvine**

Program Type	Project Name	Low Income Units vs. Units in Project	Property White (%)	Property Black (%)	Property Hispanic (%)	Property Asian (%)	Households with children in the development OR Development Type	Census Tract Number	Tract White %	Tract Black (%)	Tract Hispanic (%)	Tract Asian (%)	Census Tract Poverty Rate	
Project-Based Section 8	Woodbridge Manor I, II & III	165	64%	N/a	1%	34%	N/a	0525.11	54.7%	1.9%	6.4%	30.3%	6.2%	
Project-Based Section 8	Access Irvine, Inc.(aka Skyloft)	39	64%	8%	5%	23%	N/a	0626.11	35.3%	6.8%	9.9%	43.9%	34.7%	
Project-Based Section 8	The Parklands	120	41%	4%	8%	48%	25%	0525.25	31.3%	1.9%	9.6%	49.9%	9.7%	
Project-Based Section 8	Windwood Knoll	60	49%	10%	11%	30%	14%	0525.27	37.1%	5.6%	7.5%	42.1%	8.5%	
Project-Based Section 8	Woodbridge Oaks	120	68%	1%	6%	25%	21%	0525.14	50.9%	0.2%	13.8%	31.7%	8.9%	
Project-Based Section 8	Woodbridge Villas	60	73%	5%	3%	17%	18%	0525.19	51.4%	2.5%	5.8%	33.4%	10.8%	
Project-Based Section 8	Orchard Park Apts	59	58%	5%	10%	27%	27%	0525.17	44.2%	5.6%	4.5%	42.2%	9.2%	
Project-Based Section 8	Harvard Manor	100	60%	2%	9%	29%	17%	0626.27	33.4%	1.9%	13.1%	47.9%	38.3%	
Project-Based Section 8	Sutton Irvine Residences	9	100%	N/a	0%	N/a	N/a	525.26	38.8%	0.9%	16.4%	37.5%	5.8%	
Other Multifamily	Villa Hermosa - Irvine	24	50%	25%	4%	21%	4%	0525.27	37.1%	5.6%	7.5%	42.1%	8.5%	
LIHTC	Anesi Apartments (aka Alegre Apts)	102	104	21.52%	7.62%	21.19%	36.42%	Large Family	525.18	61.0%	1.8%	6.6%	26.8%	11.3%
LIHTC	Anton Portola Apartments	253	256	9.04%	1.69%	3.95%	3.58%	Non-Targeted	524.04	30.2%	2.9%	29.7%	37.3%	0.0%
LIHTC	Cadence Family Irvine Housing	81	82	36.06%	3.35%	14.50%	7.43%	Large Family	524.04	30.2%	2.9%	29.7%	37.3%	0.0%

	(aka Luminara )													
LIHTC	D1 Senior Irvine Housing (aka Luxaira)	156	156	18.66%	0.48%	4.31%	15.31%	Seniors	524.04	30.2%	2.9%	29.7%	37.3%	0.0%
LIHTC	Parc Derian Apartments	79	80	67.38%	10.73%	31.76%	10.30%	Large Family	755.15	27.4%	1.1%	36.0%	31.7%	19.4%
LIHTC	Doria Apartment Homes Phase I	59	60	18.31%	3.52%	12.68%	23.94%	Large Family	524.26	45.10%	0.50%	9.50%	39.70%	6.1%
LIHTC	Doria Apartments Homes Phase II	74	74	21.84%	1.72%	9.77%	15.52%	Large Family	755.05	41.5%	2.8%	38.8%	12.5%	8.3%
LIHTC	Granite Court	71	71	45.36%	1.64%	20.22%	9.29%	Non Targeted	755.15	27.4%	1.1%	36.0%	31.7%	19.4%
LIHTC	Irvine Inn	192	192	19.05%	2.65%	2.65%	4.76%	SRO	755.15	27.4%	1.1%	36.0%	31.7%	19.4%
LIHTC	Laguna Canyon Apartments	120	120	47.57%	0.00%	30.10%	4.85%	Large Family	525.18	61.0%	1.8%	6.6%	26.8%	11.3%
LIHTC	Montecito Vista Apartment Homes	161	162	9.24%	8.84%	14.86%	17.27%	Large Family	525.25	31.3%	1.9%	9.6%	50.6%	9.7%
LIHTC	Paramount Family Irvine Housing Partners LP (aka Espaira)	83	84	21.82%	4.89%	15.31%	5.21%	Large Family	524.04	30.2%	2.9%	29.7%	37.3%	0.0%
LIHTC	Pavilion Park Senior I Housing Partners LP (aka Solaira)	219	221	19.54%	0.99%	1.99%	15.56%	Seniors	524.26	45.1%	0.5%	9.5%	39.7%	6.1%
LIHTC	San Paulo Apartments	153	382	37.31%	2.09%	11.94%	5.67%	Non Targeted	525.21	38.3%	3.6%	20.1%	33.8%	15.6%
LIHTC	Santa Alicia Apartments	84	84	31.82%	0.00%	10.00%	18.18%	Large Family	525.15	36.9%	0.3%	9.0%	46.7%	12.7%
LIHTC	The Arbor at Woodbury	90	90	2.12%	6.36%	8.05%	24.15%	Large Family	524.18	32.6%	3.0%	6.5%	53.8%	14.0%
LIHTC	The Inn At Woodbridge	120	120	64.05%	1.31%	7.84%	15.03%	Senior	525.21	38.3%	3.6%	20.1%	33.8%	15.6%
LIHTC	Windrow Apartments	96	96	21.80%	4.51%	18.80%	16.54%	Large Family	524.17	37.0%	1.2%	7.5%	49.9%	9.8%

LIHTC	Woodbury Walk	150	150	49.01%	0.00%	12.58%	17.88%	Large Family	524.18	32.6%	3.0%	6.5%	53.8%	14.0%
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**Table 11: La Habra**

Program Type	Project Name	Low Income Units vs. Units in Project		Property White (%)	Property Black (%)	Property Hispanic (%)	Property Asian (%)	Households with children in the development OR Development Type	Census Tract Number	Tract White %	Tract Black (%)	Tract Hispanic (%)	Tract Asian (%)	Census Tract Poverty Rate
Project-Based Section 8	Las Lomas Gardens	93		44%	1%	44%	11%	47%	0013.03	24.3%	1.4%	59.1%	13.6%	9.2%
Project-Based Section 8	Casa El Centro Apts.	55		11%	N/a	21%	68%	N/a	0012.02	12.7%	0.2%	85.1%	1.8%	15.1%

**Table 12: La Palma**

Program Type	Project Name	Low Income Units vs. Units in Project		Property White (%)	Property Black (%)	Property Hispanic (%)	Property Asian (%)	Households with children in the development OR Development Type	Census Tract Number	Tract White %	Tract Black (%)	Tract Hispanic (%)	Tract Asian (%)	Census Tract Poverty Rate
LIHTC	Camden Place Apartments	35	35	9.30%	9.30%	9.30%	65.12%	Senior	1101.16	24.5%	5.6%	17.6%	47.0%	8.4%
LIHTC	Casa La Palma Apartments	269	269	15.93%	3.53%	17.29%	48.46%	Non Targeted	1101.16	24.5%	5.6%	17.6%	47.0%	8.4%



Table 13: Lake Forest

Program Type	Project Name	Low Income Units vs. Units in Project		Property White (%)	Property Black (%)	Property Hispanic (%)	Property Asian (%)	Households with children in the development OR Development Type	Census Tract Number	Tract White %	Tract Black (%)	Tract Hispanic (%)	Tract Asian (%)	Census Tract Poverty Rate
LIHTC	Baker Ranch Affordable (aka Arroyo at Baker Ranch)	187	189	7.45%	7.45%	36.86%	5.49%	Large Family	524.22	55.5%	2%	20.2%	13.7%	7%

Table 14: Laguna Niguel

Program Type	Project Name	Low Income Units vs. Units in Project		Property White (%)	Property Black (%)	Property Hispanic (%)	Property Asian (%)	Households with children in the development OR Development Type	Census Tract Number	Tract White %	Tract Black (%)	Tract Hispanic (%)	Tract Asian (%)	Census Tract Poverty Rate
Project-Based Section 8	Village La Paz	100		84%	2%	7%	7%	11%	0423.34	55.5%	2%	20.2%	13.7%	7%
Project-Based Section 8	Alicia Park Apartments	56		75%	4%	13%	8%	17%	0423.26	62%	4.7%	19.1%	8%	8.6%

Table 15: Mission Viejo

Program Type	Project Name	Low Income Units vs. Units in Project		Property White (%)	Property Black (%)	Property Hispanic (%)	Property Asian (%)	Households with children in the development OR Development Type	Census Tract Number	Tract White %	Tract Black (%)	Tract Hispanic (%)	Tract Asian (%)	Census Tract Poverty Rate
LIHTC	Arroyo Vista Apartments	155	155	64.75%	1.36%	37.97%	15.93%	Large Family	320.22	38.9%	1.4%	47.2%	8.3%	7.5%
LIHTC	Heritage Villas Senior Housing	141	143	6.37%	0.00%	0.00%	0.00%	Non Targeted	320.13	74.5%	4.3%	10.0%	3.3%	4.8%

Table 16: Newport Beach

Program Type	Project Name	Low Income Units vs. Units in Project		Property White (%)	Property Black (%)	Property Hispanic (%)	Property Asian (%)	Households with children in the development OR Development Type	Census Tract Number	Tract White %	Tract Black (%)	Tract Hispanic (%)	Tract Asian (%)	Census Tract Poverty Rate
Project-Based Section 8	Seaview Lutheran Plaza	100		86%	N/a	4%	10%	N/a	0626.44	84.4%	0%	6%	8.9%	9.2%
LIHTC	Bayview Landing	119	120	79.43%	1.42%	6.38%	5.67%	Senior	630.04	82.3%	2.9%	7.4%	6.6%	4.8%
LIHTC	Lange Drive Family	74	74	50.81%	1.61%	55.24%	1.61%	Large Family	740.03	20.7%	1.6%	64.9%	11.3%	12.2%
LIHTC	Newport Veterans Housing	12	12	0.00%	15.38%	7.69%	0.00%	Non-Targeted	636.03	75.8%	0.3%	15.7%	4.7%	6.1%

Table 17: Orange (City)

Program Type	Project Name	Low Income Units vs. Units in Project		Property White (%)	Property Black (%)	Property Hispanic (%)	Property Asian (%)	Households with children in the development OR Development Type	Census Tract Number	Tract White %	Tract Black (%)	Tract Hispanic (%)	Tract Asian (%)	Census Tract Poverty Rate
Project-Based Section 8	Triangle Terrace	75		57%	3%	24%	15%	N/a	0759.02	56.3%	1%	37.3%	3.7%	18.3%
Project-Based	Casa Ramon	75		19%	N/a	77%	3%	37%	0759.01	51.9%	1.4%	41.9%	2.8%	24.1%

Section 8														
Project-Based Section 8	Casas Del Rio	39		89%	N/a	8%	N/a	N/a	758.06	46.6%	0.4%	47.6%	3.8%	15.7%
Project-Based Section 8	Friendly Center	8		N/a	N/a	N/a	N/a	N/a	759.01	51.9%	1.4%	41.9%	2.8%	24.1%
LIHTC	Buena Vista Apartments	17	17	66.18%	0.00%	64.71%	1.47%	Large Family	762.02	52.7%	1.0%	38.3%	7.1%	7.4%
LIHTC	Chestnut Place (Fairway Manor LP)	49	50	46.15%	1.54%	15.38%	24.62%	Large Family	758.06	46.6%	0.4%	47.6%	3.8%	15.7%
LIHTC	Citrus Grove Apartments	56	57	85.65%	3.59%	81.17%	0.00%	Large Family	762.04	11.6%	1.3%	79.6%	5.7%	23.1%
LIHTC	Community Garden Towers	33	33	2.44%	0.00%	0.44%	4.44%	Senior	761.02	28.7%	7.0%	47.1%	16.1%	19.4%
LIHTC	Harmony Creek Apartments	83	83	39.13%	1.09%	13.04%	9.78%	Senior	758.06	46.6%	0.4%	47.6%	3.8%	15.7%
LIHTC	Orangevale Apartments	64	64	9.76%	1.63%	82.52%	2.44%	Non Targeted	762.05	52.0%	0.7%	32.5%	11.0%	14.0%
LIHTC	Serrano Woods	62	63	83.81%	2.02%	85.02%	0.00%	Large Family	758.11	35.2%	0.2%	53.7%	9.6%	18.1%
LIHTC	Stonegate Senior Apartments	19	20	62.50%	4.17%	37.50%	0.00%	Senior	758.16	34.7%	1.7%	47.1%	11.0%	17.2%
LIHTC	The Knolls Apartments aka Villa Santiago	26	26	33.80%	2.66%	71.18%	5.90%	Non Targeted	758.16	34.7%	1.7%	47.1%	11.0%	17.2%
LIHTC	Walnut-Pixley	22	22	88.89%	1.85%	72.22%	1.85%	Large Family	760	33.1%	2.5%	49.9%	12.9%	15.1%

**Table 18: San Clemente**

Program Type	Project Name	Low Income Units vs. Units in Project	Property White (%)	Property Black (%)	Property Hispanic (%)	Property Asian (%)	Households with children in the development OR Development Type	Census Tract Number	Tract White %	Tract Black (%)	Tract Hispanic (%)	Tract Asian (%)	Census Tract Poverty Rate
Project-Based Section 8	Casa De Seniors	72	78%	N/a	15%	7%	N/a	0421.13	82.8%	0.4%	15.2%	1%	9.4%
LIHTC	Cottons Point Senior		75.82%	0.00%	7.69%	7.69%							

	Apartment s													
LIHTC	Las Palmas Village (aka Avenida Serra)	18	19	30.77%	0.00%	42.31%	3.85%	Large Family	421.08	69.9%	0.0%	26.3%	1.4 %	12.1%
LIHTC	Talega Jamboree Apartment s Phase I	12 3	124	48.60%	1.40%	64.02%	1.87%	Large Family	320.23	75.5%	0.7%	11.4%	6.3 %	2.2%
LIHTC	Talega Jamboree Apt Ph. II Mendocin o at Talega II	61	62	52.25%	2.25%	51.35%	2.70%	Large Family	320.23	75.5%	0.7%	11.4%	6.3 %	2.2%
LIHTC	The Presidio (formerly known as Wycliffe Casa de S	71	72	76.74%	0.00%	16.28%	10.47%	Seniors	421.13	82.8%	0.4%	15.2%	1%	9.4%
LIHTC	Vintage Shores	12 0	122	91.24%	1.46%	8.76%	2.19%	Senior	422.06	79.5%	2.8%	14.3%	1.9 %	4.2%

**Table 19: San Juan Capistrano**

Program Type	Project Name	Low Income Units vs. Units in Project		Property White (%)	Propert y Black (%)	Propert y Hispani c (%)	Property Asian (%)	Househol ds with children in the developm ent OR Develop ment Type	Censu s Tract Numb er	Tract White %	Tract Blac k (%)	Tract Hispani c (%)	Tract Asian (%)	Censu s Tract Pover ty Rate
LIHTC	Seasons Senior Apartme nts at San Juan Capistra no	11 2	11 2	78.99%	1.45%	10.87%	2.17%	Senior	423.1 2	25.2%	0.0%	68.0%	3.0%	19.4 %
LIHTC	Villa Paloma Senior Apartme nts	66	84	85.14%	0.00%	16.22%	2.70%	Senior	423.1 2	25.2%	0.0%	68.0%	3.0%	19.4 %
LIHTC	Seasons II Senior Apartme nts	37	38	83.33%	2.38%	7.14%	0.00%	Senior	423.1 2	25.2%	0.0%	68.0%	3.0%	19.4 %

**Table 20: Santa Ana**

Program Type	Project Name	Low Income Units vs. Units in Project		Property White (%)	Propert y Black (%)	Propert y Hispani c (%)	Property Asian (%)	Househol ds with children in the developm ent OR Developmen t Type	Censu s Tract Numb er	Tract White %	Tract Black (%)	Tract Hispani c (%)	Tract Asian (%)	Census Tract Pover ty Rate
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Project-Based Section 8	Flower Terrace	140		7%	1%	13%	78%	N/a	0751.00	17.3%	1.2%	77%	3.7%	23.8%
Project-Based Section 8	Flower Park Plaza	199		3%	1%	14%	59%	N/a	0749.01	0.9%	0%	94.7%	4.3%	25.8%
Project-Based Section 8	Highland Manor Apts.	12		18%	N/a	82%	N/a	36%	749.02	2.9%	0.1%	95.8%	1.3%	26.9%
Project-Based Section 8	Roswood Villa	198		3%	1%	33%	62%	N/a	0750.02	6%	0.3%	86.5%	5.8%	37.8%
Project-Based Section 8	Santa Ana Towers	198		4%	2%	24%	69%	N/a	0750.02	6%	0.3%	86.5%	5.8%	37.8%
Project-Based Section 8	Sullivan Manor	54		33%	N/a	52%	15%	49%	0748.02	1.6%	0.5%	88.1%	9.3%	25.5%
LIHTC	Andalucia Apartments (aka 815 N. Harbor)	56	70	70.00%	2.35%	85.00%	2.65%	Large Family	891.05	1.7%	0.0%	89.1%	9.2%	27.0%
LIHTC	City Gardens Apartments	274	274	7.24%	0.30%	84.77%	1.36%	Non Targeted	753.01	21.1%	1.5%	66.6%	9.5%	16.6%
LIHTC	Depot at Santiago Apartments	69	70	89.80%	0.78%	91.37%	1.57%	Large Family	744.05	5.3%	1.3%	89.8%	2.8%	20.8%
LIHTC	Guest House	71	72	1.22%	10.98%	30.49%	1.22%	Special Needs	749.01	0.9%	0.0%	94.7%	4.3%	25.8%
LIHTC	Heninger Village Apartments	57	58	17.33%	5.33%	45.33%	37.33%	Senior	750.02	6.0%	0.3%	86.5%	5.9%	37.8%
LIHTC	La Gema Del Barrio	6	6	0.00%	0.00%	100.00%	0.00%	Large Family	740.03	20.70%	1.60%	64.90%	11.30%	12.2%
LIHTC	Lacy & Raitt Apartments	34	35	86.32%	0.85%	88.03%	0.00%	Large Family	748.06	1.4%	1.3%	93.0%	4.3%	30.8%
LIHTC	Raitt Street Apartments	6	6	0.00%	0.00%	100.00%	0.00%	Large Family	748.02	1.6%	0.5%	88.1%	9.5%	25.5%
LIHTC	Ross_Durant Apartments	48	49	78.95%	0.00%	88.89%	0.00%	Large Family	750.03	2.5%	0.1%	94.8%	1.6%	32.3%
LIHTC	Santa Ana Infill	50	51	94.00%	0.00%	95.60%	3.20%	Large Family	750.02	6.0%	0.3%	86.5%	5.9%	37.8%
LIHTC	Santa Ana Station District Phase I	73	74	10.09%	1.26%	95.58%	0.32%	Large Family	744.05	5.3%	1.3%	89.8%	2.8%	20.8%
LIHTC	Santa Ana Station District Phase II	39	40	16.46%	1.27%	89.24%	0.00%	Large Family	744.05	5.3%	1.3%	89.8%	2.8%	20.8%
LIHTC	Vista Del Rio Apartments	40	41	78.33%	11.67%	41.67%	1.67%	Special Needs	891.07	8.9%	0.0%	55.4%	35.2%	8.3%

LIHTC	Wakeham Grant Apartments	126	127	8.83%	1.42%	84.33%	5.98%	Non Targeted	745.01	1.0%	0.9%	91.2%	6.6%	39.8%
LIHTC	Wilshire & Minnie Apartments	143	144	97.57%	0.00%	97.76%	1.12%	Large Family	744.03	3.6%	0.0%	93.9%	2.5%	28.8%

**Table 21: Tustin**

Program Type	Project Name	Low Income Units vs. Units in Project		Property White (%)	Property Black (%)	Property Hispanic (%)	Property Asian (%)	Households with children in the development OR Development Type	Census Tract Number	Tract White %	Tract Black (%)	Tract Hispanic (%)	Tract Asian (%)	Census Tract Poverty Rate
Project-Based Section 8	Tustin Gardens	100		29%	N/a	12%	59%	N/a	755.05	41.5%	2.8%	38.8%	9.2%	8.3%
LIHTC	Anton Legacy Apartments	161	225	37.90%	7.83%	33.10%	16.90%	Non-Targeted	755.15	27.4%	1.1%	36.0%	31.7%	19.4%
LIHTC	Coventry Court	97	240	40.47%	5.06%	8.56%	26.85%	Senior	755.07	31.1%	3.8%	45.0%	16.7%	13.2%
LIHTC	Hampton Square Apartments	212	350	12.16%	1.54%	78.08%	1.03%	Non-Targeted	744.07	10.8%	1.3%	84.1%	2.0%	22.9%
LIHTC	Heritage Place At Tustin	53	54	38.81%	2.99%	13.43%	25.37%	Senior	755.15	27.4%	1.1%	36.0%	31.7%	19.4%
LIHTC	Westchester Park	149	150	13.12%	3.38%	75.35%	7.16%	Non Targeted	755.13	14.4%	3.6%	57.9%	20.5%	9.8%

**Table 22: Westminster**

Program Type	Project Name	Low Income Units vs. Units in Project		Property White (%)	Property Black (%)	Property Hispanic (%)	Property Asian (%)	Households with children in the development OR Development Type	Census Tract Number	Tract White %	Tract Black (%)	Tract Hispanic (%)	Tract Asian (%)	Census Tract Poverty Rate
Project-Based Section 8	Pacific Terrace Apts	97		3%	N/a	1%	96%	N/a	0997.02	21.2%	0.9%	23.8%	51.1%	21.2%
LIHTC	Cambridge Heights Senior Apartments	21	22	33.33%	0.00%	3.70%	55.56%	Senior	998.02	14.5%	1.0%	32.1%	49.7%	30.3%
LIHTC	Coventry Heights	75	76	9.90%	0.00%	3.96%	67.33%	Senior	998.02	14.5%	1.0%	32.1%	49.7%	30.3%
LIHTC	Royale Apartments	35	36	18.05%	5.26%	49.62%	12.03%	Large Family	998.01	14.5%	0.6%	40.4%	44.2%	26.7%

LIHTC	The Rose Gardens	13 2	13 3	9.15%	0.61%	3.05%	84.76 %	Large Family	998.0 3	17.5%	0.0%	24.4%	54.3%	23.0 %
LIHTC	Westminster Senior Apartments	91	91	9.38%	0.00%	4.69%	81.25 %	Senior	998.0 2	14.5%	1.0%	32.1%	49.7%	30.3 %
LIHTC	Windsor Court - Stratford Place	85	86	20.30%	5.08%	19.80%	55.84 %	Large Family	998.0 3	17.5%	0.0%	24.4%	54.3%	23.0 %

## **VIII. GLOSSARY**

**Accessibility:** whether a physical structure, object, or technology is able to be used by people with disabilities such as mobility issues, hearing impairment, or vision impairment. Accessibility features include wheelchair ramps, audible crosswalk signals, and TTY numbers. See: TTY

**Affirmatively Further Fair Housing (AFFH):** a requirement under the Fair Housing Act that local governments take steps to further fair housing, especially in places that have been historically segregated. See: Segregation

**American Community Survey (ACS):** a survey conducted by the US Census Bureau that regularly gathers information about demographics, education, income, language proficiency, disability, employment, and housing. Unlike the Census, ACS surveys are conducted both yearly and across multiple years. The surveys study samples of the population, rather than counting every person in the U.S. like the Census.

**Americans With Disabilities Act (ADA):** federal civil rights law that prohibits discrimination against people with disabilities.

**Annual Action Plan:** an annual plan used by local jurisdictions that receive money from HUD to plan how they will spend the funds to address fair housing and community development. The Annual Action Plan carries out the larger Consolidated Plan. See also: Consolidated Plan

**CDBG:** Community Development Block Grant. Money that local governments receive from HUD to spend on housing and community improvement

**Census Tract:** small subdivisions of cities, towns, and rural areas that the Census uses to group residents together and accurately evaluate the demographics of a community. Several census tracts, put together, make up a town, city, or rural area.

**Consent Decree:** a settlement agreement that resolves a dispute between two parties without admitting guilt or liability. The court maintains supervision over the implementation of the consent decree, including any payments or actions taken as required by the consent decree.

**Consolidated Plan (Con Plan):** a plan that helps local governments evaluate their affordable housing and community development needs and market conditions. Local governments must use their Consolidated Plan to identify how they will spend money from HUD to address fair housing and community development. Any local government that receives money from HUD in the form of CDBG, HOME, ESG, or HOPWA grants must have a Consolidated Plan. Consolidated Plans are carried out through annual Action Plans. See: Action Plan, CDBG, HOME, ESG, HOPWA.

**Consortium:** in this analysis, the terms “the Consortium” and “the Taunton Consortium” are used interchangeably. The Consortium refers to the cities of Taunton and Attleboro, and the towns of Berkley, Carver, Dighton, Freetown, Lakeville, Mansfield, Middleboro, North Attleboro, Norton, Plainville, Raynham, and Seekonk.



**Continuum of Care (CoC):** a HUD program designed to promote commitment to the goal of ending homelessness. The program provides funding to nonprofits and state and local governments to quickly rehouse homeless individuals and families, promote access to and effect utilization of mainstream programs by homeless individuals, and optimize self-sufficiency among individuals and families experiencing homelessness.

**Data and Mapping Tool (AFFHT):** an online HUD resource that combines Census data and American Community Surveys data to generate maps and tables evaluating the demographics of an area for a variety of categories, including race, national origin, disability, Limited English Proficiency, housing problems, environmental health, and school proficiency, etc.

**De Facto Segregation:** segregation that is not created by the law, but which forms a pattern as a result of various outside factors, including former laws.

**De Jure Segregation:** segregation that is created and enforced by the law. Segregation is currently illegal.

**Density Bonus:** an incentive for developers that allows developers to increase the maximum amount of units allowed at a building site in exchange for either affordable housing funds or making a certain percentage of the units affordable.

**Disparate Impact:** practices in housing that negatively affect one group of people with a protected characteristic (such as race, sex, or disability, etc.) more than other people without that characteristic, even though the rules applied by landlords do not single out that group.

**Dissimilarity Index:** measures the percentage of a certain group's population that would have to move to a different census tract in order to be evenly distributed with a city or metropolitan area in relation to another group. The higher the Dissimilarity Index, the higher the level of segregation. For example, if a city's Black/White Dissimilarity Index was 65, then 65% of Black residents would need to move to another neighborhood in order for Blacks and Whites to be evenly distributed across all neighborhoods in the city.

**ESG:** Emergency Solutions Grant. Funding provided by HUD to 1) engage homeless individuals and families living on the street, 2) improve the number and quality of emergency shelters for homeless individuals and families, 3) help operate these shelters, 4) provide essential services to shelter residents, 5) rapidly re-house homeless individuals and families, and 6) prevent families/individuals from becoming homeless

**Entitlement Jurisdiction:** a local government that receives funds from HUD to be spent on housing and community development. See also: HUD Grantee

**Environmental Health Index:** a HUD calculation based on potential exposure to harmful toxins at a neighborhood level. This includes air quality carcinogenic, respiratory, and neurological hazards. The higher the number, the less exposure to toxins harmful to human health.

**Environmental Justice:** the fair treatment and meaningful involvement of all people, especially minorities, in the development, implementation, and enforcement of environmental

laws, regulations, and policies. In the past, environmental hazards have been concentrated near segregated neighborhoods, making minorities more likely to experience negative health effects. Recognizing this history and working to make changes in future environmental planning are important pieces of environmental justice.

**Exclusionary Zoning:** the use of zoning ordinances to prevent certain land uses, especially the building of large and affordable apartment buildings for low-income people. A city with exclusionary zoning might only allow single-family homes to be built in the city, excluding people who cannot afford to buy a house.

**Exposure Index:** a measurement of how much the typical person of a specific race is exposed to people of other races. A higher number means that the average person of that race lives in a census tract with a higher percentage of people from another group.

**Fair Housing Act:** a federal civil rights law that prohibits housing discrimination on the basis of race, class, sex, religion, national origin, or familial status. See also: Housing Discrimination.

**Federal Uniform Accessibility Standards (UFAS):** a guide to uniform standards for design, construction, and alteration of buildings so that physically handicapped people will be able to access and use such buildings.

**Gentrification:** the process of renovating or improving a house or neighborhood to make it more attractive to middle-class residents. Gentrification often causes the cost of living in the neighborhood to rise, pushing out lower-income residents and attracting middle-class residents. Often, these effects which are driven by housing costs have a corresponding change in the racial demographics of an area.

**High Opportunity Areas/Low Opportunity Areas:** High Opportunity Areas are communities with low poverty, high access to jobs, and low concentrations of existing affordable housing. Often, local governments try to build new affordable housing options in High Opportunity Areas so that the residents will have access to better resources, and in an effort to desegregate a community, as minorities are often concentrated in low opportunity areas and in existing affordable housing sites.

**HOME:** HOME Investment Partnership. HOME provides grants to States and localities that communities use (often in partnership with nonprofits) to fund activities such as building, buying, and/or rehabilitating affordable housing for rent or ownership, or providing direct rental assistance to low-income people.

**Housing Choice Voucher (HCV)/Section 8 Voucher:** a HUD voucher issued to a low-income household that promises to pay a certain amount of the household's rent. Prices are set based on the rent in the metropolitan area, and voucher households must pay any difference between the rent and the voucher amount. Voucher holders are often the subject of source of income discrimination. See also: Source of Income Discrimination.

**Housing Discrimination:** the refusal to rent to or inform a potential tenant about the availability of housing. Housing discrimination also applies to buying a home or getting a loan to buy a home. The Fair Housing Act makes it illegal to discriminate against a potential tenant/buyer/lendee based on that person's race, class, sex, religion, national origin, or familial status.

**HUD Grantee:** a jurisdiction (city, country, consortium, state, etc.) that receives money from HUD. See also: Entitlement Jurisdiction

**Inclusionary Zoning:** a zoning ordinance that requires that a certain percentage of any newly built housing must be affordable to people with low and moderate incomes.

**Individuals With Disabilities Education Act (IDEA):** a federal civil rights law that ensures students with a disability are provided with Free Appropriate Public Education that is tailored to their individual needs.

**Integration:** the process of reversing trends of racial or other segregation in housing patterns. Often, segregation patterns continue even though enforced segregation is now illegal, and integration may require affirmative steps to encourage people to move out of their historic neighborhoods and mix with other groups in the community.

**Isolation Index:** a measurement of how much the typical person of a specific race is only exposed to people of the same race. For example, an 80% isolation index value for White people would mean that the population of people the typical White person is exposed to is 80% White.

**Jobs Proximity Index:** a HUD calculation based on distances to all job locations, distance from any single job location, size of employment at that location, and labor supply to that location. The higher the number, the better the access to employment opportunities for residents in a neighborhood.

**Labor Market Engagement Index:** a HUD calculation based on level of employment, labor force participation, and educational attainment in a census tract. The higher the number, the higher the labor force participation and human capital in the neighborhood.

**Limited English Proficiency (LEP):** residents who do not speak English as a first language, and who speak English less than "very well"

**Local Data:** any data used in this analysis that is not provided by HUD through the Data and Mapping Tool (AFFHT), or through the Census or American Community Survey

**Low Income Housing Tax Credit (LIHTC):** provides tax incentives to encourage individual and corporate investors to invest in the development, acquisition, and rehabilitation of affordable rental housing.

**Low Poverty Index:** a HUD calculation using both family poverty rates and public assistance receipt in the form of cash-welfare (such as Temporary Assistance for Needy Families

(TANF)). This is calculated at the Census Tract level. The higher the score, the less exposure to poverty in the neighborhood.

**Low Transportation Cost Index:** a HUD calculation that estimates transportation costs for a family of 3, with a single parent, with an income at 50% of the median income for renters for the region. The higher the number, the lower the cost of transportation in the neighborhood.

**Market Rate Housing:** housing that is not restricted by affordable housing laws. A market rate unit can be rented for any price that the market can support.

**NIMBY:** Not In My Back Yard. A social and political movement that opposes housing or commercial development in local communities NIMBY complaints often involve affordable housing, with reasons ranging from traffic concerns to small town quality to, in some cases, thinly-veiled racism.

**Poverty Line:** the minimum level of yearly income needed to allow a household to afford the necessities of life such as housing, clothing, and food. The poverty line is defined on a national basis. The US poverty line for a family of 4 with 2 children under 18 is \$22,162.

**Project-Based Section 8:** a government-funded program that provides rental housing to low-income households in privately owned and managed rental units. The funding is specific to the building. If you move out of the building, you will no longer receive the funding.

**Publicly Supported Housing:** housing assisted with funding through federal, State, or local agencies or programs, as well as housing that is financed or administered by or through any such agencies or programs.

**Quintile:** twenty percent of a population; one-fifth of a population divided into five equal groups

**Reasonable Accommodation:** a change to rules, policies, practices, or services which would allow a handicapped person an equal opportunity to use and enjoy their housing, including in public and common use areas. It is a violation of the Fair Housing Act to refuse to make a reasonable accommodation when such accommodation is necessary for the handicapped person to have equal use and enjoyment of the housing.

**R/ECAPs:** Racially and Ethnically Concentrated Areas of Poverty. This is a HUD-defined term indicating a census tract that has more than 50% Non-White residents, and 40% or more of the population is in poverty OR where the poverty rate is greater than three times the average poverty rate in the area. In the HUD Data and Mapping Tool (AFFHT), R/ECAPS are outlined in pink. See also: Census Tract

**Region:** the Taunton Consortium is located within the HUD-designated Taunton Consortium Custom Region, which covers Bristol, Plymouth, and Norfolk Counties. However, the individual CDBG jurisdictions of Attleboro and Taunton are actually part of the Providence-Warwick, RI-MA Region. Both Regions are used in this analysis, but are always clearly delineated by name and with maps.

**Rehabilitation Act (Section 504):** a federal civil rights law that prohibits discrimination on the basis of disability in programs conducted by federal agencies, in programs receiving federal financial assistance, in federal employment and in the employment practices of federal contractors.

**School Proficiency Index:** a HUD calculation based on performance of 4<sup>th</sup> grade students on state exams to describe which neighborhoods have high-performing elementary schools nearby and which are near lower performing elementary schools. The higher the number, the higher the school system quality is in a neighborhood.

**Segregation:** the illegal separation of racial or other groups in the location of housing and neighborhoods. Segregation can occur within a city or town, or in comparing multiple cities. Even though segregation is now illegal, often, housing continues to be segregated because of factors that make certain neighborhoods more attractive and expensive than others, and therefore more accessible to affluent White residents. See also: Integration.

**Source of Income Discrimination:** housing discrimination based on whether a potential tenant plans to use a Housing Choice Voucher/Section 8 Voucher to pay part of their rent. Source of income discrimination is illegal under Massachusetts state law. See also: Housing Choice Voucher/Section 8 Voucher.

**Superfund Sites:** any land in the U.S. that has been contaminated by hazardous waste and identified by the EPA as a candidate for cleanup because it poses a risk to human health and/or the environment

**Supplemental Security Income (SSI):** benefits paid to disabled adults and children who have limited income and resources, or to people 65 and older without disabilities who meet the financial limits.

**Testers:** people who apply for housing to determine whether the landlord is illegally discriminating. For example, Black and White testers will both apply for housing with the same landlord, and if they are treated differently or given different information about available housing, their experiences are compared to show evidence of discrimination.

**Transit Trips Index:** a HUD calculation that estimates transit trips taken for a family of 3, with a single parent, with an income of 50% of the median income for renters for the region. The higher the number, the more likely residents in that neighborhood utilize public transit.

**TTY/TDD:** Text Telephone/Telecommunication Device for the Deaf. TTY is the more widely used term. People who are deaf or hard of hearing can use a text telephone to communicate with other people who have a TTY number and device. TTY services are an important resource for government offices to have so that deaf or hard of hearing people can easily communicate with them.

**Violence Against Women Act (VAWA):** a federal law protecting women who have experienced domestic and/or sexual violence. The law establishes several programs and services including a federal rape shield law, community violence prevention programs,

protections for victims who are evicted because of events related to domestic violence or stalking, funding for victim assistance services, like rape crisis centers and hotlines, programs to meet the needs of immigrant women and women of different races or ethnicities, programs and services for victims with disabilities, and legal aid for survivors of domestic violence.

## **IX. Contributing Factors Appendix**

### **Access for Students with Disabilities to Proficient Schools**

Access for students with disabilities to proficient schools may be a significant contributing factor to fair housing issues. There are more than 600 public schools in Orange County, part of 27 school districts. There is a history of barriers to education for persons with disabilities in Orange County.<sup>21</sup> These included issues with school districts in Garden Grove, Los Alamitos, and Orange, as well as the Capistrano Unified School District which crosses city boundaries. However, this Analysis did not reveal more recent systemic policies or practices driving disparities for students with disabilities. At the same time, school discipline data for Orange County reveals a 4.5% suspension rate for students with disabilities as compared to a 1.9% suspension rate for students who do not have disabilities. Both rates are lower than statewide but still show that students with disabilities face barriers in accessing education that others do not encounter. This data calls for affirmative strategies to reduce school discipline disparities and avoid unnecessary suspensions of students with disabilities.

### **Access to Transportation for Persons with Disabilities**

Access to transportation for persons with disabilities may be a significant contributing factor to fair housing issues in Orange County. The main barrier to transportation for persons with disabilities in Orange County is the lack of public transportation infrastructure generally, including the lack of east-west rail service and rail service in coastal communities and long wait times for buses in the southern portion of the county. Because many persons with disabilities are dependent on public transportation, these problems hit persons with disabilities especially hard. This Analysis did not reveal any systemic problems with the accessibility of major providers' services, such as Metrolink or the Orange County Transportation Authority. Each agency's vehicles generally appear to meet accessibility requirements, and the Orange County Transportation Authority provides required paratransit service through OC Flex.

### **Access to Financial Services**

Access to financial services may be a contributing factor to fair housing issues for Hispanic residents of Orange County. Although this Analysis did not undertake a comprehensive analysis of bank branch locations in Orange County, a limited review of the banks ranked as the three best in Orange County by the Orange County Register revealed disparities in locations served.<sup>22</sup> The highest ranked bank, California Bank & Trust, has nine locations in Orange County, none of which are located in the cities of Anaheim and Santa Ana,<sup>23</sup> the two largest cities in the county and areas with concentrations of Hispanic population. Although larger banks like Chase and Bank of

<sup>21</sup> Rex Dalton, *OC Families Face Fierce Fight for Special Ed Services*, VOICE OF OC (Sep. 25, 2012), <https://voiceofoc.org/2012/09/oc-families-face-fierce-fight-for-special-ed-services/>.

<sup>22</sup> Kenya Barrett, *Best of Orange County 2019: Best Bank*, THE ORANGE COUNTY REGISTER (Sep. 19, 2019), <https://www.ocregister.com/2019/09/19/best-of-orange-county-2019-best-bank/>.

<sup>23</sup> <https://www.calbanktrust.com/locations/>

America have branches in Anaheim and Santa Ana, there are still disproportionately few branches in those locations than in smaller, less heavily Hispanic cities like Irvine and Huntington Beach. For example, there are 16 Chase branches in Irvine and seven in Huntington Beach as opposed to five in Anaheim and one in Santa Ana. Bank of America's distribution of service is somewhat more balanced (though not when accounting for population) with six branches in Santa Ana, eight in Anaheim, eight in Irvine, and six in Huntington Beach. Lack of access to conventional financial services like those offered by banks can prevent residents of underserved neighborhoods from building credit that will help them attain homeownership and can leave residents with few options but to patronize predatory financial services providers like payday lenders. A 2016 report from the California Department of Business Oversight noted that, while 38.7% of California's population was Hispanic, the average percentage of Hispanic residents in zip codes with six or more storefront payday lenders was 53%.<sup>24</sup> Payday loans often lead to a cycle of debt that impedes individuals' access to opportunity and economic mobility more generally. In Orange County, that phenomenon appears to be especially likely to harm Hispanic residents, particularly in Santa Ana.

#### Access to Publicly Supported Housing for Persons with Disabilities

Access to publicly supported housing for persons with disabilities may be a significant contributing factor to fair housing issues in Orange County. Although persons with disabilities are generally able to access Housing Choice Vouchers at rates that are commensurate with their share of the income-eligible population, access to Project-Based Section 8 is more limited in many cities. For Project-Based Section 8, cities with disproportionately low concentrations of residents with disabilities include Costa Mesa, Garden Grove, La Habra, and Westminster.

#### Admissions and Occupancy Policies and Procedures, Including Preferences in Publicly Supported Housing

Admissions and occupancy policies and procedures, including preferences in publicly supported housing may be a significant contributing factor to fair housing issues in Orange County. In particular, housing authorities, including the Orange County Housing Authority, provide live-work preferences to applicants for Housing Choice Vouchers. Given that Los Angeles County is significantly more heavily Black than Orange County, live-work preferences in Orange County may have the effect of disproportionately excluding Black families that might want to move to Orange County. Housing authorities also have some criminal background screening policies that might be overly restrictive. For example, the Orange County Housing Authority and the Anaheim Housing Authority consider violent criminal activity that occurred as long as five years ago, even if that activity consisted of minor misdemeanor conduct. The Garden Grove Housing Authority also denies assistance based on arrest records alone in certain cases, a policy that contradicts applicable HUD guidance.

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<sup>24</sup> *The Demographics of California Payday Lending: A Zip Code Analysis of Storefront Locations*, CALIFORNIA DEPARTMENT OF BUSINESS OVERSIGHT (2016), <https://dbo.ca.gov/wp-content/uploads/sites/296/2019/02/The-Demographics-of-CA-Payday-Lending-A-Zip-Code-Analysis-of-Storefront-Locations.pdf>.



### Availability of Affordable Units in a Range of Sizes

The availability of affordable units in a range of sizes may be a significant contributing factor to fair housing issues in Orange County. Overcrowding in Orange County is very high, at 9.51% overall, expanding to 15.97% for renters. Broken down by race, White, Black, and Asian American residents live in overcrowded conditions at a rate of 6 or 7%, while Hispanic residents are overcrowded at a rate of 26% countywide. For Publicly Supported Housing, a supermajority (74.67%) of Project-Based Section 8 units are 0-1 bedroom units, as are Other Multifamily units (84.54%, the other 15% having 2 bedrooms). A plurality of Housing Choice Vouchers are also limited to 0-1 bedroom units (43.97%). 5,561 households or 26.20% of Housing Choice Voucher occupants are also households with children, the highest of any category of publicly supported housing (followed by Project-Based Section 8, with 9.62%). Overall, most housing units in the county contain 2 (28%), 3 (30%), or 4 (21%) bedrooms, indicating that on paper, accessing housing units with enough bedrooms to house families or live-in aides using a voucher is likely. However, these numbers do not speak to affordability and/or whether these units are within the payment standards for vouchers. Source of income discrimination was recently outlawed statewide, so even more units within the payment standards should be available to voucher users in the future.

### Availability, Type, Frequency, and Reliability of Public Transportation

The availability, type, frequency, and reliability of public transportation may be contributing factors to fair housing issues in Orange County. Public transportation in Orange County primarily consists of bus service operated by the Orange County Transportation Authority (OCTA) and Metrolink light rail service. Additionally, more geographically limited service is available through Anaheim Resort Transportation's bus system and the OC Streetcar, connecting Garden Grove and Santa Ana. Paratransit service is available through OC Flex. This public transportation has two important shortcomings that have ramifications for fair housing issues. First, Metrolink does not provide service to coastal communities in the central and northern portions of Orange County. These communities, such as Huntington Beach, Newport Beach, and Laguna Beach are disproportionately White in comparison to the county as a whole. The relative lack of public transportation in these areas may deter members of protected classes who do not have cars and are reliant on public transportation from choosing to live there, thus reinforcing patterns of segregation. Second, although the OCTA offers bus service throughout the county, none of its high-frequency lines, which run every 15 minutes during weekday rush hour, serve the southern half of the county. As with the lack of light rail service in coastal communities, poorer quality bus service in the disproportionately White southern half of the county may deter households from making residential choices that would further integration. The low frequency and sparse bus lines in southern Orange County also burden low-income households that disproportionately consist of protected class members and make their lives more difficult.

## Community Opposition

Community Opposition may be a significant contributing factor to fair housing issues in Orange County. The County is now only plurality White,<sup>25</sup> but recent political and demographic change have not slowed opposition to affordable housing in Orange County, as residents have mobilized to delay and prevent affordable housing efforts. Some Orange County cities have voted to oppose or are preparing to oppose statewide plans to add 22,000 affordable housing units in the County.<sup>26</sup> For the most part, residents, community planners, and elected officers opposed to the plan have cited procedural concerns such as insufficient concern for local participation.<sup>27</sup> Opposition to multifamily housing and housing for the homeless and affordable housing generally betrays a wider opposition to such initiatives based on “NIMBY” (“Not In My Backyard”) sentiments.

In Fullerton, for example, residents recently mobilized to stop the creation of an affordable housing complex, citing concerns that the complex would reduce property values, create danger to children, and “attract people from other cities” that would become the responsibility of Fullerton residents.<sup>28</sup> Additionally, in early 2019, opposition to state plans to increase affordable housing forced California to sue the City of Huntington Beach to force compliance.<sup>29</sup> Finally, State and regional landlord associations have organized to oppose rent control and anti-eviction legislation.<sup>30</sup> Overall, despite demographic and political changes, community opposition to fair housing in Orange County remains robust.

## Deteriorated and Abandoned Properties

Deteriorated and abandoned properties are not a significant contributing factor to fair housing issues in Orange County. Although there was a surge in deteriorated and abandoned properties in the wake of the foreclosure crisis, particularly in heavily Hispanic areas and with significant harmful consequences for communities,<sup>31</sup> that issue has gradually abated over the ensuing years. The table below reflects the proportion of vacant housing units in each city in Orange County that is categorized as “Other Vacant” in the American Community Survey. These are the vacant units that are most likely to be abandoned rather than capturing vacation rentals and units that are currently on the rental or sales market.

<sup>25</sup> *QuickFacts: Orange County, California*, UNITED STATES CENSUS BUREAU, <https://www.census.gov/quickfacts/orangecountycalifornia> (last visited Jan. 16, 2020).

<sup>26</sup> See, e.g., Hosam Elattar and Noah Biesiada, *OC Cities Pushing Back Against Housing Target Increases*, VOICE OF OC (Jan. 14, 2020), <https://voiceofoc.org/2020/01/oc-cities-pushing-back-against-housing-target-increases/>.

<sup>27</sup> *Id.* Complaints included that the state plan’s “methodology was unfair” and not done in “good faith.”

<sup>28</sup> Jill Replogle, ‘Not In My Backyard’: What the Shouting Down of One Homeless Housing Complex Means For Us All, LAIST (Oct. 15, 2018), <https://projects.scpr.org/interactives/fullerton-nimby/>.

<sup>29</sup> Don Thompson, *California Sues Wealthy Coastal City Over Low-Income Housing*, ASSOCIATED PRESS (Jan. 25, 2019), <https://apnews.com/f5c6edc6bd31442082f5b4964a0bc51d>.

<sup>30</sup> Marisa Kendall, *California-Wide Rent Cap Advances Despite Landlord Opposition*, O.C. REGISTER (July 10, 2019), <https://www.ocregister.com/2019/07/10/ab-1482-set-for-senate-hearing/>.

<sup>31</sup> Alejandra Molina, *No More Eyesores: Santa Ana Asks Courts to Intervene and Fix Abandoned Properties*, O.C. REGISTER (Mar. 11, 2015), <https://www.ocregister.com/2015/03/11/no-more-eyesores-santa-ana-asks-courts-to-intervene-and-fix-abandoned-properties/>.

**Table: Other Vacant Housing Units by City, 2013-2017 American Community Survey**

City	Number of Other Vacant Units	% of Vacant Units That Are Other Vacant Units
Aliso Viejo	150	13.3%
Anaheim	599	14.1%
Brea	74	14.3%
Buena Park	447	47.5%
Costa Mesa	300	15.6%
Cypress	144	33.8%
Dana Point	196	7.5%
Fountain Valley	180	36.3%
Fullerton	485	20.1%
Garden Grove	373	30.5%
Huntington Beach	835	18.9%
Irvine	628	11.4%
Laguna Beach	640	23.7%
Laguna Hills	26	4.6%
Laguna Niguel	453	27.8%
Laguna Woods	327	22.4%
La Habra	144	19.0%
Lake Forest	120	11.8%
La Palma	38	28.8%
Los Alamitos	12	9.2%
Mission Viejo	239	20.6%
Newport Beach	982	14.6%
Orange	548	33.7%
Placentia	155	38.3%
Rancho Santa Margarita	0	0.0%
San Clemente	397	12.0%
San Juan Capistrano	312	46.2%
Santa Ana	599	30.3%
Seal Beach	315	27.3%
Stanton	109	25.7%
Tustin	162	13.8%
Villa Park	45	43.3%
Westminster	213	24.9%
Yorba Linda	173	21.0%

These Other Vacant units do not appear to be disproportionately concentrated in communities with high concentrations of Hispanic households and low White Populations. Villa Park and Fountain Valley have relatively low Hispanic population concentrations while San Juan Capistrano and Buena Park have similar concentrations to the county as a whole. Additionally, although Santa Ana has a fairly high concentration of Other Vacant units among its vacant units, overall vacancy

is very low there in relation to the county as a whole. This is consistent with a picture of housing market that is very tight for low-income residents even in the lowest income parts of the area.

### Displacement and Lack of Housing Support for Victims of Domestic Violence, Dating Violence, Sexual Assault, and Stalking

Displacement and lack of housing support for victims of domestic violence, dating violence, sexual assault, and stalking are not significant contributing factors to fair housing issues in Orange County. California state law protects victims of domestic violence, sexual assault, stalking, human trafficking, or abused elder or dependent adult who terminates their lease early.<sup>32</sup> The tenant must provide written notice to the landlord, along with a copy of a temporary restraining order, emergency protective order, or protective order that protects the household member from further domestic violence, sexual assault, stalking, human trafficking, or abuse of an elder or dependent adult. Alternatively, proof may be shown by submitting a copy of a written report by a peace officer stating that the victim has filed an official report, or documentation from a qualified third party acting in their professional capacity to indicate the resident is seeking assistance for physical or mental injuries or abuse stemming from the abuse at issue. Notice to terminate the tenancy must be given within 180 days of the issuance date of the qualifying order or within 180 days of the date that any qualifying written report is made. This Analysis did not reveal specific evidence of noncompliance with these requirements in Orange County or of other barriers faced by domestic violence survivors.

### Displacement of Residents Due to Economic Pressures

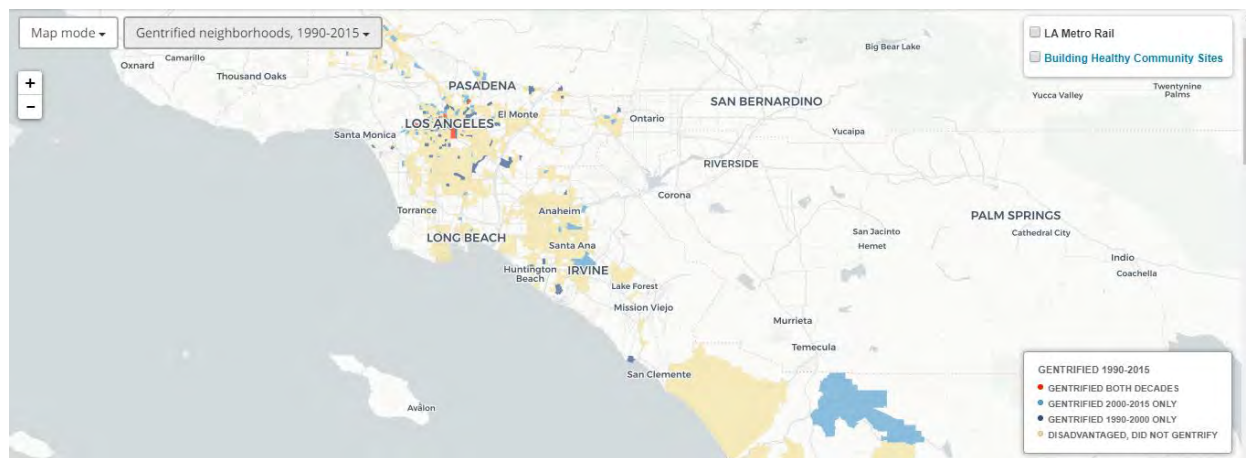
Displacement of residents due to economic pressures may be a significant contributing factor to fair housing issues in Orange County and, in particular, in parts of Orange County that have historically had concentrations of low-income Hispanic and Vietnamese residents. The map below from the Urban Displacement Project at the University of California Berkeley shows census tracts that experienced gentrification both between 1990 and 2000 and between 2000 and 2015 (in red), census tracts that experienced gentrification between 2000 and 2015 (in light blue), census tracts that experienced gentrification between 1990 and 2000 (in dark blue), and disadvantaged communities that have not gentrified (in tan). Although there are no census tracts in Orange County coded as having experienced gentrification in both time periods, there are several census tracts that have undergone gentrification at some point since 1990 including in Anaheim, Costa Mesa, Dana Point, Fountain Valley, Fullerton, Garden Grove, Huntington Beach, Irvine, Orange, San Clemente, and Villa Park. Though the Urban Displacement Project does not map the risk of future gentrification in displacement in Southern California as it does in the Bay Area, the areas most vulnerable to gentrification and displacement in Orange County – going forward – are disadvantaged areas located near areas that have already gentrified and disadvantaged areas located near major transit assets as well as anchor institutions like universities and hospitals. Because the southern and coastal portions of Orange County have relatively few disadvantaged areas, displacement risk is therefore concentrated in inland portions of central and northern Orange

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[https://leginfo.legislature.ca.gov/faces/codes\\_displaySection.xhtml?lawCode=CIV&sectionNum=1946.7](https://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?lawCode=CIV&sectionNum=1946.7)

County such as Anaheim, Fullerton, Garden Grove, Irvine, Orange, Santa Ana, and Westminster. These areas also tend to have higher Hispanic and Asian population concentrations than the county as a whole, illustrating the fair housing implications of displacement.



### Impediments to Mobility

Impediments to mobility may be a significant contributing factor to fair housing issues in Orange County. Specifically, Housing Choice Voucher payment standards that make it difficult to secure housing in many, disproportionately White parts of the county contribute to segregation and disparities in access to opportunity. Some housing authorities within the county have gone to tiered rent systems that provide greater nuance than region-wide payment standards, but their payment standards still are not as generous as Small Area Fair Market Rents would be. For example, the Anaheim Housing Authority has two tiers, one for zip code 92808 and one for all other zip codes. In zip code 92808, the payment standard for a two-bedroom unit is \$2,438 while, in all other zip codes, it is \$2,106. Yet the hypothetical Small Area Fair Market Rent for a two-bedroom unit in zip code 92808, which is located in the Anaheim Hills, would be \$2,790. Additionally, zip codes 92806 and 92807, which also cover the eastern half of the city but do not benefit from the higher payment standard, would have Small Area Fair Market Rents of \$2,380 and \$2,660 respectively, far higher than \$2,106. A similar phenomenon pervades the Orange County Housing Authority's administration of the voucher program. That agency has three tiers based on city rather than zip code, but the highest tier - \$2,280 for two-bedroom units in selected cities - falls far short of Small Area Fair Market Rents and leaves some cities targeted for that payment standard out of reach. For example, in zip code 92660, located in Newport Beach, the Small Area Fair Market Rent for two-bedroom units would be \$3,120. A Zillow search for that zip code revealed advertised two-bedroom units in only two complexes available for under \$2,280 but many more available between \$2,280 and \$3,120.

### Inaccessible Government Facilities or Services

Inaccessible government facilities or services are not a significant contributing factor to fair housing issues in Orange County. This Analysis did not reveal examples of government facilities or services in Orange County that are inaccessible.

### Inaccessible Public or Private Infrastructure

Inaccessible public or private infrastructure is not a significant contributing factor to fair housing issues in Orange County. This Analysis did not reveal examples of public or private infrastructure in Orange County that is infrastructure.

### Lack of Access to Opportunity Due to High Housing Costs

Lack of access to opportunity due to high housing costs may be a significant contributing factor to fair housing issues in Orange County. In particular, as the Disparities in Access to Opportunity section of this Analysis reveals, coastal areas of Orange County as far eastern portions of the county have greater access to educational, economic, and environmental opportunity than do most areas in between, with the partial exception of Irvine. Additionally, environmental quality is higher in predominantly White southern Orange County than in the more diverse areas to the north. In general, the disproportionately White coastal and hillside communities with better educational, economic, and environmental outcomes are also areas with high housing costs. Increasing housing affordability in these areas would make it easier for low-income households, disproportionately including Hispanic and Vietnamese households, to access the types of services and amenities that further social mobility.

### Lack of Affordable, Accessible Housing in a Range of Unit Sizes

Lack of affordable, accessible housing in a range of unit sizes may be a significant contributing factor to fair housing issues in Orange County. As discussed in connection with several other contributing factors, there is a general shortage of affordable housing in the county. This is exacerbated by the fact that, as discussed in relation to the availability of affordable units in a range of sizes, the vast majority of publicly supported housing units are one-bedroom units. Low-income households that need larger units are dependent upon the Housing Choice Voucher program to access housing. However, unlike with Project-Based Section 8 units, for example, there is no requirement that privately owned and managed units that tenants use vouchers to rent meet the heightened accessibility requirements of Section 504 of the Rehabilitation Act. This shortage has a particular effect on low-income families in which at least one member has a disability that requires accessibility features, and persons with disabilities who require the services of live-in aides.

### Lack of Affordable In-Home or Community-Based Supportive Services

Lack of affordable in-home or community-based supportive services may be a significant contributing factor to fair housing issues in Orange County. Due to the absence of any waiting list for Home and Community-Based Services for persons with developmental disabilities, this issue primarily affects people with psychiatric disabilities. A robust array of services, including the most

intensive models of community-based services like Assertive Community Treatment,<sup>33</sup> are available. Nonetheless, many people have trouble accessing needed services, and service providers are not always able to reach vulnerable populations through street outreach. Additionally, across types of disabilities, undocumented adults face barriers due to federal restrictions of Medicaid assistance for undocumented people. The California Legislature has approved state funding for Medi-Cal services for undocumented people until they reach the age of 26, a critical investment that exceeds that of any other state, but there remains a funding gap for services for most undocumented adults.

#### Lack of Affordable, Integrated Housing for Individuals Who Need Supportive Services

Lack of affordable, integrated housing for individuals who need supportive services may be a significant contributing factor to fair housing issues in Orange County. This is a significant contributing factor for two reasons. First, the shortage of permanent supportive housing throughout Orange County in comparison to the total need is characteristic of the broader shortage of affordable housing generally. Second, although there are some programs that specifically focus on providing permanent supportive housing to individuals with disabilities including developments built with Mental Health Services Act funds and Mainstream Housing Choice Vouchers, there has not been a concerted effort to raise local bond funds for affordable housing and then to prioritize permanent supportive housing with a portion of bond proceeds like there has been in some other California jurisdictions, including Los Angeles County and Santa Clara County.

#### Lack of Assistance for Transitioning from Institutional Settings to Integrated Housing

Lack of assistance for transitioning from institutional settings to integrated housing is not a significant contributing factor to fair housing issues in Orange County. The Dayle McIntosh Center provides robust services to individuals transitioning from institutional settings to integrated housing, and there is no indication that they are unable to meet the total need for such services.

#### Lack of Community Revitalization Strategies

Lack of community revitalization strategies is not a significant contributing factor to fair housing issues in Orange County. In communities with significant revitalization needs, such as in disproportionately low-income and heavily Hispanic and Vietnamese neighborhoods in Anaheim, Fullerton, Garden Grove, Santa Ana, and Westminster, there is no shortage of private investment interest that would enhance or has enhanced community amenities. The more pressing problem is the risk of displacement that would prevent long-time residents enjoying new amenities in recently revitalized communities.

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<sup>33</sup> Assertive community treatment (ACT) is a form of community-based mental health care that provides community-based, multi-disciplinary mental health treatment for individuals with severe and persistent mental illness.

### Lack of Local or Regional Cooperation

Lack of local or regional cooperation may be a significant contributing factor to fair housing issues in Orange County. Although the infrastructure for collaboration across jurisdictions exists, as demonstrated by this county-wide Analysis of Impediments to Fair Housing Choice, there remains a problem with local governments not taking the steps to achieve regionally determined goals like progress toward meeting each jurisdiction's Regional Housing Needs Allocation for very low-income and low-income households. This gap has resulted in litigation between the City of Huntington Beach and the State of California.<sup>34</sup>

### Lack of Local Private Fair Housing Outreach and Enforcement

Lack of local private fair housing outreach and enforcement may be a significant contributing factor to fair housing issues in Orange County. Although Orange County is served by two, high-quality private, non-profit fair housing organizations, they are underfunded and understaffed in comparison to the total need for their services. Victims of discrimination would be more able to exercise their rights, thus deterring future discrimination, if the capacity of existing organizations grew to meet the scale of the problem.

### Lack of Local Public Fair Housing Outreach and Enforcement

Lack of local public fair housing outreach and enforcement may be a significant contributing factor to fair housing issues in Orange County. There are no local public entities that conduct fair housing outreach and enforcement, with the California Department of Fair Employment and Housing and HUD constituting the only public enforcement bodies that operate in Orange County. Advocates across Orange County and the state of California have reported issues with the timeline of the California Department of Fair Employment and Housing's investigations and the standards that it applies in making probable cause determinations. A local public enforcement agency, if created, would have the potential to be more responsive to victims of discrimination in Orange County than either the state or HUD.

### Lack of Meaningful Language Access for Individuals with Limited English Proficiency

Lack of meaningful language access for individuals with limited English proficiency may be a significant contributing factor to fair housing issues in Orange County. Private landlords generally are not required to provide leases or other key documents or communications in the primary languages of individuals with limited English proficiency (LEP). This can create confusion about individuals' rights. Housing authorities frequently have staff who are fluent in Spanish and/or Vietnamese, but LEP speakers of other languages may have limited options, with housing authorities relying on paid translation or interpretation services to communicate.

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<sup>34</sup> Priscella Vega et al., *State Sues Huntington Beach over Blocked Homebuilding*, L.A. TIMES (Jan. 25, 2019), <https://www.latimes.com/socal/daily-pilot/news/tn-dpt-me-hb-housing-lawsuit-20190125-story.html>.



### Lack of Private Investment in Specific Neighborhoods

Lack of private investment in specific neighborhoods is not a significant contributing factor to fair housing issues in Orange County. There are neighborhoods, particularly disproportionately low-income, predominantly Hispanic neighborhoods, that have historically been subject to disinvestment by the private sector. Santa Ana had long been emblematic of that pattern, but it has begun to see a return of private capital, and accompanying gentrification risk, in recent years.<sup>35</sup>

### Lack of Public Investment in Specific Neighborhoods

Lack of public investment in specific neighborhoods is not a significant contributing factor to fair housing issues in Orange County. Although there is a history of disparities in public infrastructure in Orange County between areas that are predominantly White and more heavily Hispanic communities, this Analysis did not reveal evidence of the current extent of this potential problem nor if the interrelationship of that issue to patterns of segregation and displacement. This Analysis addresses the public resources available to schools in the contributing factor relating to the location of proficient schools and school assignment policies.

### Lack of Resources for Fair Housing Agencies and Organizations

Lack of resources for fair housing agencies and organizations may be a significant contributing factor to fair housing issues in Orange County. Two robust fair housing organizations operate in Orange County, provide services to residents, and engage in enforcement, outreach, and education. However, the size of the federal Fair Housing Initiatives Program, the primary funding program for fair housing organizations, has failed to keep up with inflation, making Congress's appropriations worth less over time. In order to meet the needs of residents of a large and diverse county, local fair housing agencies and organizations require greater levels of resourcing.

### Lack of State or Local Fair Housing Laws

Lack of state or local fair housing laws is not a significant contributing factor to fair housing issues in Orange County. Although no jurisdictions in Orange County had prohibited source of income discrimination against Housing Choice Voucher holders prior to the California Legislature passing SB 222 and SB 329 banning the practice statewide, that step by the State means that there are not significant gaps in non-discrimination protections for residents of Orange County.

### Land Use and Zoning Laws

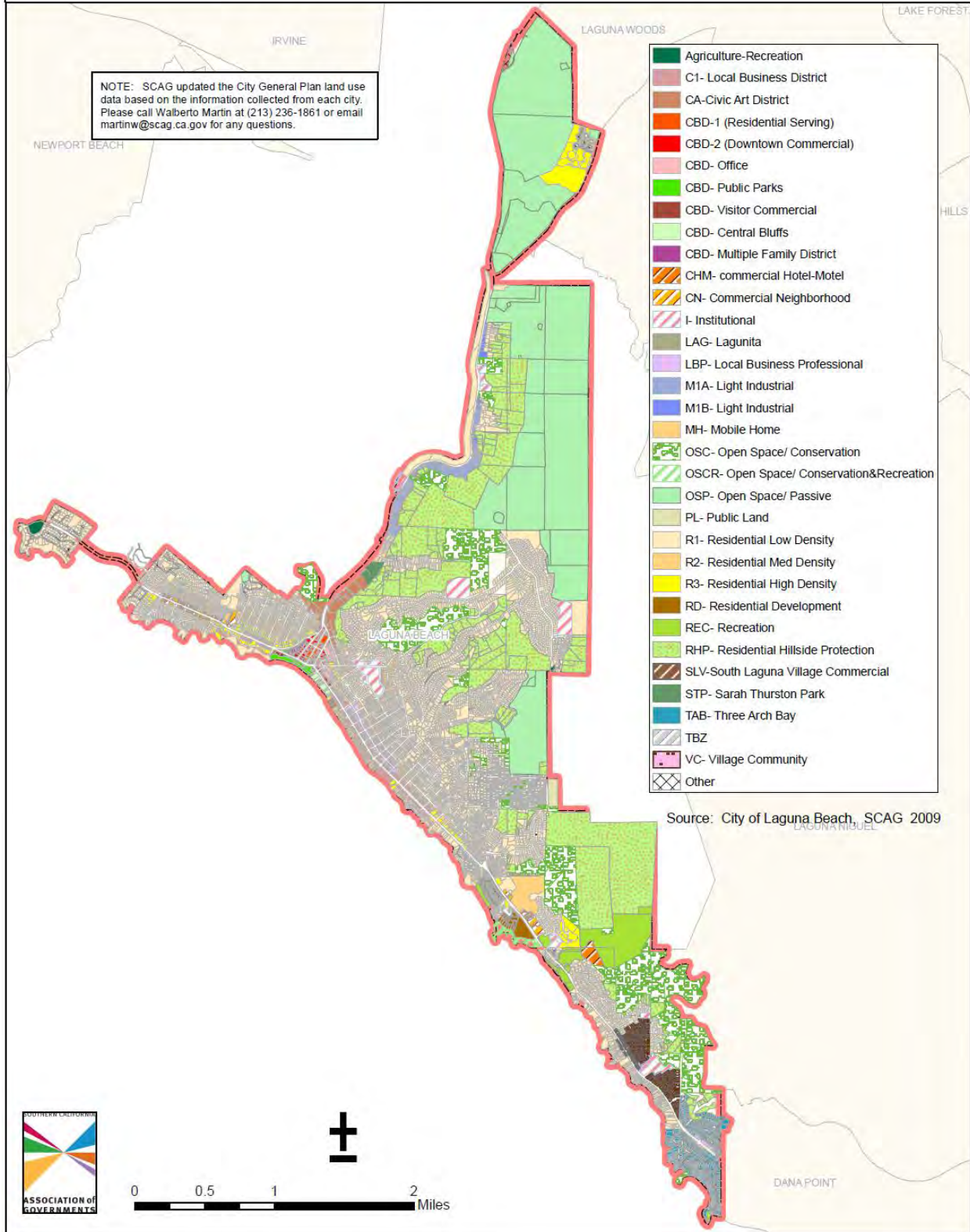
Land use and zoning laws may be a significant contributing factor to fair housing issues in Orange County. With some exceptions, communities in Orange County that have relatively high concentrations of White residents and relatively low concentrations of Hispanic residents tend to have zoning that allows for limited opportunities to develop multifamily housing. In the absence

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<sup>35</sup> Erualdo R. González et al., *The Gentrification of Santa Ana: From Origin to Resistance*, KCET (Sep. 13, 2017), <https://www.kcet.org/shows/city-rising/the-gentrification-of-santa-ana-from-origin-to-resistance>.

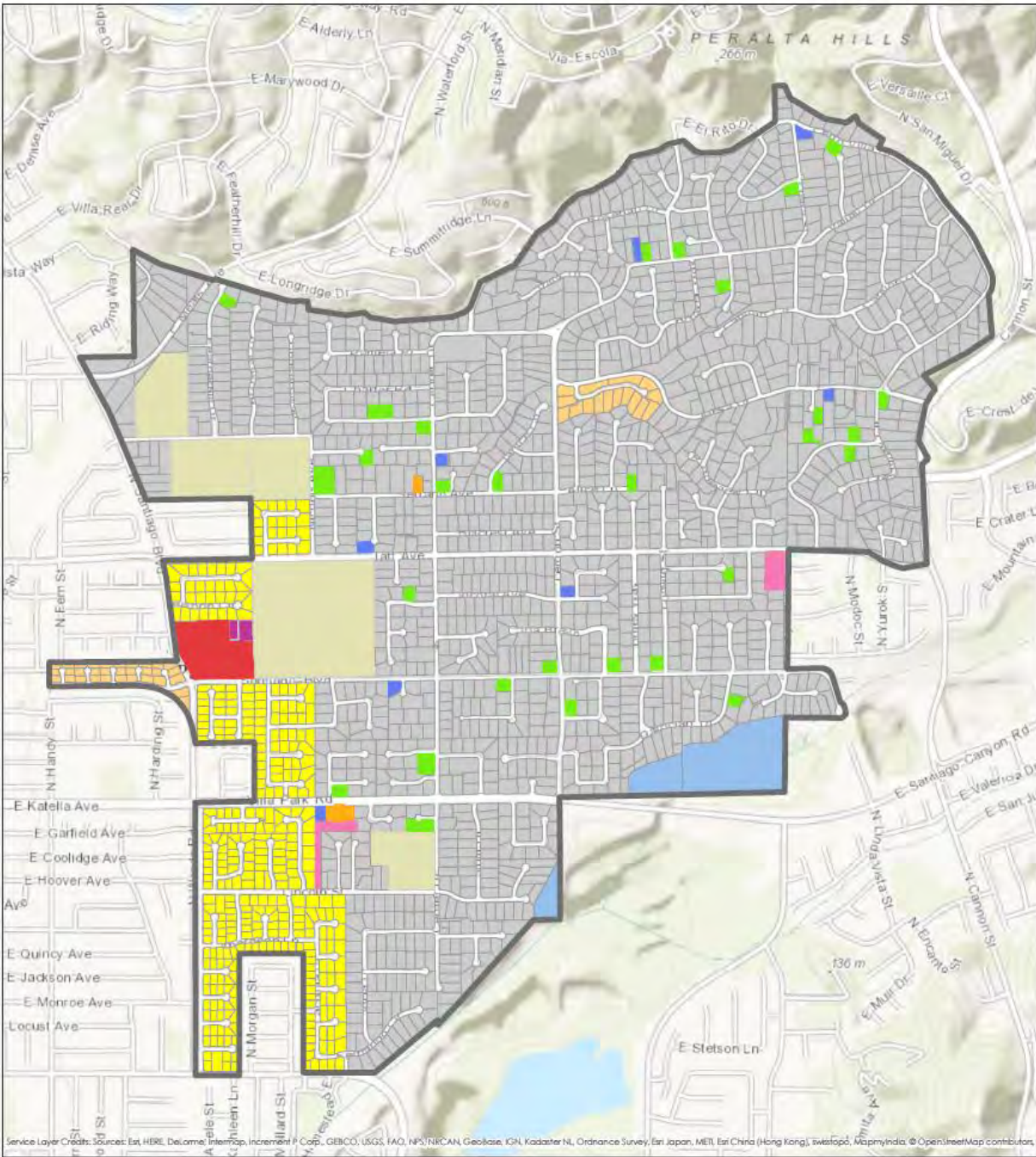
of multifamily zoning, it is generally infeasible to develop affordable housing for which occupancy is likely to disproportionately consist of protected class members. The zoning map of Laguna Beach, shown below, illustrates the high proportion of land that is reserved for low-density residential development.

# Zoning Map for the City of Laguna Beach



Villa Park appears to be a particularly extreme case. As the map below shows, multifamily housing is not permitted in any location in the city.

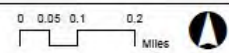
# Zoning in City of Villa Park



Service Layer Credits: Source: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, Geoscience, IGN, Kadaster NL, Ordnance Survey, Esri, Japan, MEF, Esri China (Hong Kong), Swisstopo, MapmyIndia, © OpenStreetMap contributors,

- |                      |                                |  |
|----------------------|--------------------------------|--|
| <b>Zoning</b>        | ■ E-4 Small Estate Residential | ■ Neighborhood Commercial              |
| ■ R-1 (8,000-13,500) | ■ PC-Martinique                | ■ School                               |
| ■ E-4-17             | ■ PC-Orchards                  | ■ Public Institution                   |
| ■ E-4-18             | ■ Commercial Professional      | ■ Orange County Flood Control District |
| ■ E-4-19             |                                |  |

Source: City of , SCAG, 2015 | Date: 12/10/2015  
 C:\Villa\_Park\Villa\_Park\_ZN1.mxd



## Lending Discrimination

Lending discrimination may be a contributing factor to fair housing issues in Orange County. Given the scarcity of affordable rental housing and high cost of living within Orange County, loan opportunities for home improvement, purchase, and refinancing are important tools for moderate and low-income households. Using Home Mortgage Disclosure Act (HMDA) data, the tables below show the racial discrepancies in the likelihood that a person's loan application, based on their race, will result in an originated loan or a denial.

### **Percentage of Loan Applications Resulting in Originated Loans by Race or Ethnicity and Loan Purpose in Orange County, 2014-2017 Home Mortgage Disclosure Act Data**

Race or Ethnicity	Home Purchase	Refinancing	Home Improvement
White, Not Hispanic	66.56%	59.12%	61.96%
Black, Not Hispanic	61.93%	49.62%	49.49%
Asian, Not Hispanic	63.95%	55.35%	51.26%
Hispanic/Latino	59.54%	50.57%	51.60%

### **Percentage of Loan Applications Denied by Race or Ethnicity and Loan Purpose in Orange County, 2014-2017 Home Mortgage Disclosure Act Data**

Race or Ethnicity	Home Purchase	Refinancing	Home Improvement
White, Not Hispanic	9.09%	16.30%	17.60%
Black, Not Hispanic	12.03%	22.04%	31.74%
Asian, Not Hispanic	9.75%	16.65%	23.21%
Hispanic/Latino	12.38%	20.75%	28.12%

Across all ethnic groups and loan types, White residents are the most likely to have their loan applications result in originated loans. Disparities across racial or ethnic groups are not very significant, however. For Home Purchase, approval rates range between 59.54% and 66.56%. Home Purchase loans also have the highest rate of approval, which is important in ensuring equal access to the homeownership market. Refinancing and Home Improvement loans have similar approval rates, with Black borrowers approved at about 49%, while White borrowers are approved at 59% and 62%, respectively. In a county where 57% of housing units are owner occupied and the median price for a sold home is \$721,400,<sup>36</sup> the lack of a significant disparity in loan origination for home purchase loans is noteworthy.

More disparities emerge when looking at the other types of loans. Across refinancing and home improvement loan applications, Hispanics are less likely to have a loan originate, and roughly 10% more likely to have a home improvement loan application denied and 4% more likely to have a refinancing loan denied. All ethnic groups are more likely than White residents to have their loan applications denied. Black residents are roughly 6% more likely to have refinancing loan application denied. More drastic disparities appear for home improvement loans. Black residents

<sup>36</sup> <https://www.zillow.com/orange-county-ca/home-values/>

are nearly twice as likely to have a home improvement loan denied than White residents, Asian residents are 5% more likely

In addition, the HMDA data indicates the rates at which certain races receive high-priced loans. In Orange County, White and Asian borrowers are least likely to be given a high cost loan. Meanwhile, Black residents are nearly twice as likely to receive subprime loans, and Hispanics are nearly 2.5 times more likely. Lack of access to loans, or loans that are not high-priced, for Black and Hispanic borrowers can often price these households out of owner-occupied single-family homes, and increases the cost burden over time as rent continues to increase across the county.

### **Percentage of Originated Loans That Were High-Cost by Race or Ethnicity in Orange County, 2014-2017 Home Mortgage Disclosure Act Data**

Race or Ethnicity	Number of Loans Originated	Percentage High-Cost
White, Not Hispanic	3,408	2.06%
Black, Not Hispanic	102	3.79%
Asian, Not Hispanic	1,277	2.07%
Hispanic/Latino	1,757	4.90%

### Location and Type of Affordable Housing

The location and type of affordable housing may be significant contributing factors to fair housing issues in Orange County. With respect to the location of affordable housing, at a high level, there is relatively little such housing in coastal areas, hillside communities, or in the southern portion of the county, all areas that are disproportionately White and have relatively low Hispanic population concentrations. Within some cities that have patterns of intra-jurisdictional segregation, affordable housing is concentrated in particular areas that tend to be more heavily Hispanic. This is especially true in Anaheim, where affordable housing is concentrated in the heavily Hispanic western portion of the city rather than in the mostly White Anaheim Hills. Similarly, in Fullerton, affordable housing is more concentrated in the disproportionately Hispanic southern portion of the city, and, in Garden Grove, affordable housing is concentrated in the disproportionately Hispanic eastern portion of the city. With respect to the role of the type of affordable housing in causing fair housing issues, the total lack of public housing in Orange County, which tends to be more accessible to members of protected classes than do Low Income Housing Tax Credit developments, may play a role in perpetuating segregation.

### Location of Accessible Housing

The location of accessible housing may be a significant contributing factor to fair housing issues in Orange County. With a few exceptions the location of accessible housing tends to track areas where there are concentrations of publicly supported housing. In Orange County, publicly supported housing tends to be concentrated in areas that are disproportionately Hispanic and/or Vietnamese and that have relatively limited access to educational opportunity and environmental health. Irvine, which has a substantial supply of publicly supported housing, is a limited exception

to this trend. Market-rate multifamily housing is also more likely to be accessible, though to a lesser standard than publicly supported housing, due to the design and construction standards of the Fair Housing Act. Multifamily housing tends to be concentrated in communities of color, but there are some predominantly White communities that have significant amounts of market-rate multifamily housing that may be accessible and affordable to middle-income and high-income persons with disabilities. These areas include Aliso Viejo, Laguna Woods (which primarily consists of a large retirement community), Newport Beach, and Seal Beach. Overall, permitting more multifamily housing and assisting more publicly supported housing in predominantly White communities with proficient schools would help ensure that persons with disabilities who need accessibility features in their homes have a full range of neighborhood choices available to them.

### Location of Employers

The location of employers is not a significant contributing factor to fair housing issues in Orange County. There does not appear to be any clear relationship between patterns of occupancy by race or ethnicity and where major job centers are in Orange County. In fact, there are areas of Hispanic population concentration, particularly in Anaheim and Santa Ana, that are located near major employment centers. Additionally, heavily Hispanic communities in Orange County have greater access to job centers in Los Angeles County than do predominantly White communities due to the routing of Metrolink through the central portion of the county rather than along the coast or through the hills.

### Location of Environmental Health Hazards

The location of environmental health hazards may be a significant contributing factor to fair housing issues in Orange County. Data indicates communities with a high concentration of Hispanics experience higher levels of environmental harms; exposure primarily stems from vehicle emissions due to the proximity of major freeways and the settling of smog in the area between the coast and the hills rather than the location of major industrial facilities. As a county that developed as a predominantly suburban area, there is no long history of heavy industrial activity in the area. Of the county's four Superfund sites, one – Orange County North Basin on the border of Fullerton and Anaheim – is located in a heavily Hispanic area. In light of these circumstances, efforts to reduce vehicle emissions and efforts to increase access to coastal and hillside communities for Hispanic residents would be most likely to reduce environmental health disparities.

### Location of Proficient Schools and School Assignment Policies

The location of proficient schools and school assignment policies may be significant contributing factors to fair housing issues in Orange County. The schools with the highest proficiency in Orange County are generally located in coastal areas and hillside areas rather than in the center of the county, though Irvine is an exception. This distribution of proficient schools maps on to patterns of residential racial and ethnic segregation, with disproportionately White population in areas with high performing schools and relatively low Hispanic population in those areas. Public education in Orange County is highly fragmented with 27 school districts serving the county's students.



District boundaries frequently map onto municipal boundaries, which in turn correlate to patterns of segregation. Inter-district transfers are only available for extremely limited circumstances. This Analysis did not reveal school assignment policies that contribute to segregation within individual school districts.

### Loss of Affordable Housing

The loss of affordable housing is a significant contributing factor to fair housing issues in Orange County. When subsidy contracts expire, the housing providers that often have the least economic incentive to renew their affordability restrictions are those that are located in higher opportunity areas or in areas that are gentrifying or at risk of gentrification. In Orange County, according to the National Affordable Housing Preservation Database, there are 69 subsidized properties with affordability restrictions that are scheduled to expire between now and the end of 2024. The loss of the developments among these that are most likely to be converted to market-rate occupancy could contribute to segregation and fuel displacement.

### Occupancy Codes and Restrictions

Occupancy codes and restrictions may be a significant contributing factor to fair housing issues in Orange County. Specifically, there is a substantial recent history of municipal ordinances targeting group homes, in general, and community residences for people in recovery from alcohol or substance abuse disorders, in particular. In 2015, the City of Newport Beach entered into a \$5.25 million settlement of a challenge to its ordinance, but that settlement did not including injunctive relief calling for a repeal of that ordinance.<sup>37</sup> Group home operators have also challenged the City of Costa Mesa's ordinance, though a jury found in the City's favor.<sup>38</sup> Following the jury's verdict in that case, there were reports that Orange County was considering similar restrictions for its unincorporated areas.<sup>39</sup> Although municipalities have an interest in protecting the health and safety of group home residents, these types of restrictions may be burdensome for ethical, high-quality group home operators. Occupancy codes and restrictions are not as high priority of a barrier as the factors that hinder the development of permanent supportive housing, as group homes are generally less integrated than independent living settings.

### Private Discrimination

Private discrimination may be a significant contributing factor to fair housing issues in Orange County. Although complaint data from local fair housing organizations was available, stakeholders

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<sup>37</sup> Hannah Fry, *Newport Will Pay Group Homes \$5.25 Million Settlement*, L.A. TIMES (July 16, 2015), <https://www.latimes.com/socal/daily-pilot/news/tn-dpt-me-0716-newport-group-home-settlement-20150716-story.html>.

<sup>38</sup> Alicia Robinson, *Federal Jury Sides with Costa Mesa in Sober Living Case*, O.C. REGISTER (Dec. 7, 2018), <https://www.oregister.com/2018/12/07/federal-jury-sides-with-costa-mesa-in-sober-living-case/>.

<sup>39</sup> Teri Sforza, *Orange County, Following Costa Mesa's Lead, May Regulate Sober Living Homes*, O.C. REGISTER (Sep. 20, 2019), <https://www.oregister.com/2019/09/20/orange-county-following-costa-mesas-lead-may-regulate-sober-living-homes/>.

reported the persistent nature of housing discrimination, as revealed through individual complaints and through fair housing testing.

### Quality of Affordable Housing Information Programs

The quality of affordable housing information programs may be a significant contributing factor to fair housing issues in Orange County. None of the housing authorities serving Housing Choice Voucher holders in Orange County operate mobility counseling programs. Mobility counseling programs that help inform voucher holders of opportunities to use their assistance in higher opportunity areas, assist with applying for units in higher opportunity areas, and provide support in adjusting to life in different neighborhoods have demonstrated effectiveness in helping voucher holders make moves that foster integration.<sup>40</sup> The lack of mobility counseling is not the only barrier to voucher holders accessing higher opportunity areas, but, as the discussion of impediments to mobility reveals, there may be some rental units available within housing authority payment standards in higher opportunity areas, but the availability would be greater if housing authorities implemented Small Area Fair Market Rents.

### Regulatory Barriers to Providing Housing and Supportive Services for Persons with Disabilities

Regulatory barriers to providing housing and supportive services for persons with disabilities are not a significant contributing factor to fair housing issues for persons with disabilities in Orange County. The amount of affordable housing available (and its cost), the extent of outreach and capacity among service providers, and the scope of service provision may be the major causes of segregation for persons with disabilities. To the extent that barriers are regulatory in nature, they typically overlap with the zoning and land use barriers to the construction of affordable housing. This Analysis discusses those in detail in the analysis of the land use and zoning laws contributing factor. This Analysis also discusses restrictions on group homes and community residences in connection with the occupancy codes and restrictions contributing factor.

### Siting Selection Policies, Practices, and Decisions for Publicly Supported Housing, Including Discretionary Aspects of Qualified Allocation Plans and Other Programs

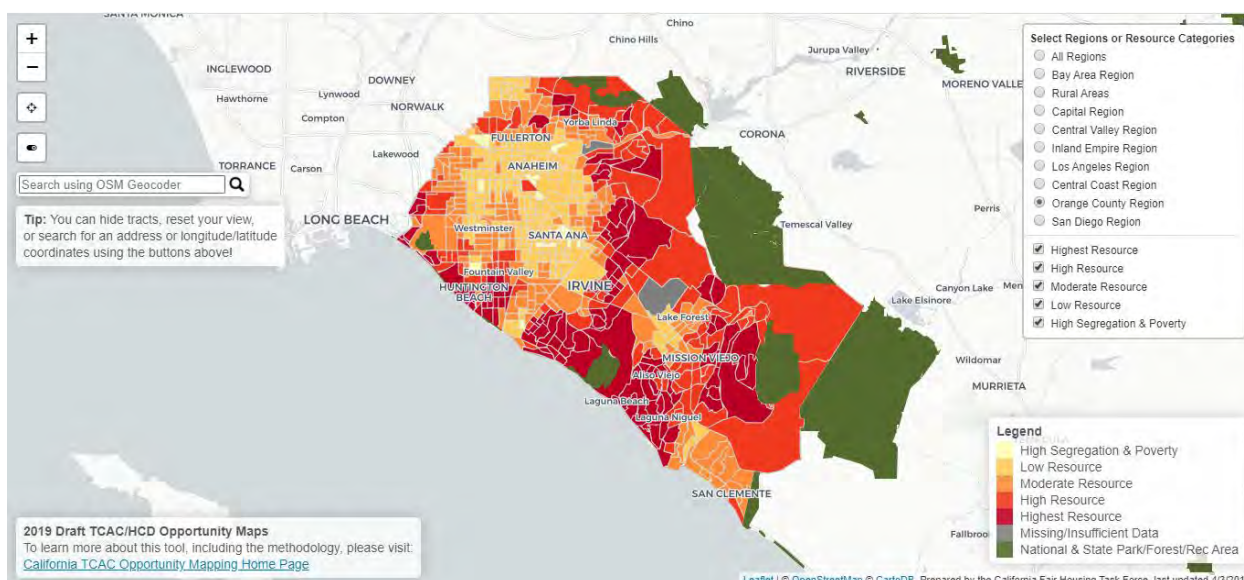
Siting selection policies, practices, and decisions for public supported housing, including discretionary aspects of Qualified Allocation Plans and other programs may be a significant contributing factor to fair housing issues. The main policy-driven factor related to the siting of publicly supported housing is the heavy focus of affordable housing development efforts throughout the state on transit-oriented development. Access to transportation is very uneven throughout the county, and disproportionately White areas, which tend to have more proficient schools and better environmental health, tend to have limited access to transportation. When real affordability is built into transit-oriented development, these investments may have a positive effect on stable integration in areas undergoing gentrification by arresting the process of

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<sup>40</sup> Mary K. Cunningham et al., *Moving to Better Neighborhoods with Mobility Counseling*, URBAN INSTITUTE (Mar. 2005), <https://www.urban.org/sites/default/files/publication/51506/311146-Moving-to-Better-Neighborhoods-with-Mobility-Counseling.PDF>.

displacement. Additionally, transit expansion to higher opportunity areas may also help ensure that prioritizing transit-oriented development contributes to integration.

The California Tax Credit Allocation Committee's Qualified Allocation Plan (QAP) incentivizes family-occupancy Low Income Housing Tax Credit (LIHTC) development in what it terms "High Resource" or "Highest Resource" areas. As the map below illustrates, these areas are generally high opportunity areas that are disproportionately white. LIHTC development in these areas would contribute to greater residential racial integration. Developers have reported that the incentives to build affordable housing in these areas may not be sufficient to overcome differences in land costs between higher opportunity areas and historically disinvested areas. Nonetheless, in light of the incentives for LIHTC development in High Resource and Highest Resource areas, the QAP does not currently contribute to segregation. Other policy interventions, such as the donation of public land and land held by charitable organizations, are necessary to ensure the efficacy of existing incentives. As an additional note, the QAP includes a set-aside pool for Orange County of 7.3%, which is slightly less than its share in the population of the state (8.1%).



### Source of Income Discrimination

Source of income discrimination is a significant contributing factor to fair housing issues in Orange County. In October of 2019, Governor Newsom signed into law SB 329, which prohibits discrimination in housing based on use of a Housing Choice Voucher or other tenant-based rental assistance. Previously, no protections for voucher holders had existed in Orange County. News reports have indicated a high degree of difficulty in accessing housing that would accept a subsidy in Orange County.<sup>41</sup> Specifically, if a voucher holder does not access housing within a four month window, they lose their voucher to the next person on the waiting list. Within the Orange County

<sup>41</sup> Jeff Collins, *No Voucher, No Vacancy, No Help: The Cruel Realities of Section 8 Housing in Orange County*, O.C. REGISTER (Oct. 5, 2016), <https://www.ocregister.com/2016/10/05/no-voucher-no-vacancy-no-help-the-cruel-realities-of-section-8-housing-in-orange-county/>.

Housing Authority as well as the Garden Grove Housing Authority, the rate of voucher loss was 22% in 2016. In Anaheim, the rate of voucher loss was 33%, and in Santa Ana it was a whopping 64%. Additionally, the vacancy rate in Orange County is only about 4%, with rent rising at a rate of about 3% a year; even without source of income discrimination, it is nevertheless a difficult market in which to use a voucher. As the source of income discrimination law has just been passed, it is difficult to say whether (now) illegal discrimination will continue in Orange County. A comprehensive landlord education campaign could help avert this, as well as comprehensive voucher counseling to help voucher holders navigate this difficult market.

#### State of Local Laws, Policies, or Practices That Discourage Individuals with Disabilities from Living in Apartments, Family Homes, Supportive Housing, and Other Integrated Settings

State or local laws, policies, or practices that discourage individuals with disabilities from living in apartments, family homes, supportive housing, and other integrated settings are not a significant contributing factor to fair housing issues in Orange County. A severe shortage of available, integrated affordable housing is the primary driver of the segregation of persons with disabilities, rather than laws, policies, or practices that discourage persons with disabilities from living in integrated housing. This Analysis discusses restrictions on group homes and community residences in connection with the occupancy codes and restrictions contributing factor.

#### Unresolved Violations of Fair Housing or Civil Rights Law

Unresolved violations of fair housing or civil rights law are not a significant contributing factor to fair housing issues in Orange County. Although concerning, the only unresolved violations or substantial allegations uncovered through this Analysis related to subject matter that is not closely related to fair housing issues.



## California Interagency Council on Homelessness

# Homeless Housing, Assistance and Prevention Round 4 Application

## Application Information

**Application Due Date: 11/29/2022**

This Cognito platform is the submission portal for the Cal ICH HHAP-4 Application. You will be required to upload a full copy of the HHAP-4 Data Tables Template and enter information into the portal from specific parts of the HHAP-4 Local Homelessness Action Plan and Application Template as outlined below.

Please review the following HHAP-4 resources prior to beginning this application:

- [Homeless Housing, Assistance, and Prevention Program Statute](#)
- [HHAP-4 Local Homelessness Action Plan & Application Template](#) and
- [HHAP-4 Data Tables](#)

## Application Submission for HHAP-4 Funding

Using the [HHAP-4 Local Homelessness Action Plan & Application Template](#) as a guide, applicants must provide the following information in the applicable form section (see below) to submit a complete application for HHAP-4 funding:

1. **Part I: Landscape Analysis of Needs, Demographics, And Funding:** the information required in this section will be provided in Tables 1, 2, and 3 of the HHAP-4 Data Tables file uploaded in the *Document Upload* section.
2. **Part II: Outcome Goals and Strategies for Achieving Those Goals:** the information required in this section will be provided in Tables 4 and 5 of the HHAP-4 Data Tables file uploaded in the *Document Upload* section, **AND** copy and pasted into the fields in the *Outcome Goals and Strategies* section of this application form.
3. **Part III: Narrative Responses:** the information required in this section will be provided by entering the responses to the narrative questions within the *Narrative Responses* section of this application form. Applicants are **NOT** required to upload a separate document with the responses to these narrative questions, though applicants may do so if they wish. The responses entered into this

Cognito form will be considered the official responses to the required narrative questions.

4. **Part IV: HHAP-4 Funding Plans and Strategic Intent Narrative:** the information required in this section will be provided in Tables 6 and 7 (as applicable), of the HHAP-4 Data Tables file uploaded in the *Document Upload* section, **AND** copy and pasted into the fields in the *Funding Plan Strategic Intent* section of this application form.
5. **Evidence of meeting the requirement to agendize the application at a meeting of the governing board** will be provided as a file upload in the *Document Upload* section.

## **How to Navigate this Form**

This application form is divided into **seven sections**. The actions you must take within each section are described below.

- **Applicant Information:** In this section, indicate (1) whether you will be submitting an individual or joint application, (2) list the eligible applicant jurisdiction(s), and (3) provide information about the Administrative Entity.
- **Document Upload:** In this section, upload (1) the completed HHAP-4 Data Tables as an Excel file, (2) evidence of meeting the requirement to agendize the application at a regular meeting of the governing board where public comments may be received, and (3) any other supporting documentation you may wish to provide to support your application.
- **Part I. Landscape Analysis:** In this section, answer the questions confirming that Tables 1, 2, and 3 have been completed and included in the HHAP-4 Data Tables file uploaded in the previous section.
- **Part II. Outcome Goals and Strategies:** In this section, copy and paste your responses from Tables 4 and 5 of the completed HHAP-4 Data Tables.
- **Part III. Narrative:** In this section, enter your responses from Part III of the HHAP-4 Local Homelessness Action Plan & Application Template.
- **Part IV. HHAP-4 Funding Plan Strategic Intent Narrative:** In this section, enter your responses from Tables 6 and 7 of the completed HHAP-4 Data Tables file, and answer the narrative questions.
- **Certification:** In this section, certify that the information is accurate and submit the application.

Prior to the submission deadline, you can save your progress in this application and come back to it later by clicking the save button. This will provide you with a link to the saved application, and there will be an option to email that link to the email address(es) of your choosing.

After submitting the application, you will not be able to make changes to your responses unless directed by Cal ICH staff.

**I have reviewed the HHAP-4 statute, FAQs, and application template documents**

Yes

**I am a representative from an eligible CoC, Large City, and/or County**

Yes

## **Applicant Information**

List the eligible applicant(s) submitting this application for HHAP-4 funding below and check the corresponding box to indicate whether the applicant(s) is/are applying individually or jointly.

### **Eligible Applicant(s) and Individual or Joint Designation**

Individual

This application represents the individual application for HHAP-4 funding on behalf of the following eligible applicant jurisdiction(s):

### **Eligible Applicant Name**

Orange County

## **Administrative Entity Information**

Funds awarded based on this application will be administered by the following Administrative Entity:

### **Administrative Entity**

County of Orange

### **Contact Person**

Zulima Lundy

### **Title**

Director of Operations, Office of Care Coordination

### **Contact Person Phone Number**

(714) 834-5000

### **Contact Person Email**

Zulima.Lundy@ocgov.com

### **\*Agreement to Participate in HDIS and HMIS**

By submitting this application, we agree to participate in a statewide Homeless Data Integration System, and to enter individuals served by this funding into the local Homeless Management Information System, in accordance with local protocols.

## Document Upload

Upload the completed [HHAP-4 Data Tables](#) (in .xlsx format), evidence of meeting the requirement to agendize the application at a regular meeting of the governing body where public comments may be received (such as a Board agenda or meeting minutes), and any other supporting documentation.

### **HHAP-4 Data Tables**

County of Orange and Orange County CoC \_HHAP Round 4 Data Tables - Revised 3.24.2023.xlsx

### **Governing Body Meeting Agenda or Minutes**

Governing Body Meeting Agenda and Related Materials - HHAP-4 Local Homeless Action Plan.pdf



## **Part I. Landscape Analysis of Needs, Demographics, and Funding**

**Table 1 is fully completed and included in the HHAP-4 Data Tables file uploaded in the previous section.**

No

**Table 2 is fully completed and included in the HHAP-4 Data Tables file uploaded in the previous section.**

No

**Table 3 is fully completed and included in the HHAP-4 Data Tables file uploaded in the previous section.**

No

## Part II. Outcome Goals and Strategies for Achieving Those Goals

Copy and paste your responses to Tables 4 and 5 from the [HHAP-4 Data Tables](#) into the form below. All outcome goals are for the period between July 1, 2022 and June 30, 2025.

### Table 4: Outcome Goals

**Name of CoC**

CA-602 Santa Ana, Anaheim/Orange County CoC

#### 1a. Reducing the number of persons experiencing homelessness.

**Goal Statement**

By the end of the performance period, HDIS data for the Orange County Continuum of Care will show 15,983 total people accessing services who are experiencing homelessness annually, representing 195 fewer people and a 1.2% reduction from the baseline.

**Goal Narrative**

The Orange County Continuum of Care is committed to working to reduce the total number of people experiencing homelessness and will focus on increasing permanent housing solutions that assist people transition from homelessness into permanent housing. Additionally, the Orange County Continuum of Care will invest in homelessness diversion and prevention strategies to assist individuals and families in stabilizing in housing as opposed to falling into homelessness. The Orange County Continuum of Care established an overall increase in the annual estimate number of people accessing services who are experiencing homelessness compared to the Baseline Data provided for HHAP Round 3 application, however the Orange County Continuum of Care has also increased the overall number homeless services programs that are participating in HMIS and will continue to promote that practice.

Baseline Data	Change in # of People	Change as % of Baseline	Target Annual Estimate of # of people accessing services who are experiencing homelessness
16,178	195	1%	15,983

**Decrease/Increase in # of People**  
Decrease

#### Describe Your Related Goals for Underserved Populations and Populations Disproportionately Impacted by Homelessness

**Describe any underserved and/or disproportionately impacted population(s) that your community will especially focus on related to this Outcome Goal and how this focus has been informed by data in your landscape assessment:**

Of those accessing services, 38.9% are women and girls, 52.1% are men and boys, 0.3% are transgender, and 0.2% identified as no single gender. When comparing the gender of people accessing services compared to people experiencing unsheltered homelessness, men and boys are underserved and accessing services at a lower rate as men and boys represent 73.5% people experiencing homelessness. In total, 39.7% of those accessing services are Hispanic / Latino (with about 34.1% also identifying as White, meaning they are mixed ethnicity), and another 19.3% are BIPOC races. This means a total of 59.0% of those accessing services are people of color. The County of Orange and the Orange County Continuum of Care is working with C4 Innovations to conduct a Racial Equity Analysis and develop a framework to assist in addressing inequities. Through this work, the CoC Race Equity Data Analysis

demonstrated that White households (including families and adult only households) are outpacing households of other races in access to rapid rehousing (RRH), permanent supportive housing (PSH), and other permanent housing (OPH). For example, while 67% of households that received no housing intervention were White, 91% of those who accessed PSH were White. On the other hand, Black or African American households were 17% of those who received no housing intervention and 0% of those who accessed and received PSH. Of those accessing services, 19.5% are adults are experiencing a significant mental illness and 12.5% are those experiencing a substance use disorder. The County of Orange has developed the Care Plus Program to enable a targeted focus on high utilizers who have multiple and repeat touches within Systems of Care, including behavioral health, health care, and criminal justice system. The reentry population, including those that have recent incarcerations and past criminal records, has been disproportionately impacted in accessing housing and experience homelessness at higher rates. As part of the Care Plus Program a corrections cohort of high utilizers cycling through jail and homeless services on a frequent and short stay basis is a key focus of the County of Orange with the goals of reducing recidivism and increasing connections to permanent housing.

**Describe the trackable data goal(s) related to this Outcome Goal:**

Linkages to supportive services and permanent housing programs. Enrollments in to homeless service programs, including Street Outreach, Emergency Shelter, Transitional Housing, Rapid Rehousing, Permanent Supportive Housing and Other Permanent Supportive Housing.

**1b. Reducing the number of persons experiencing homelessness on a daily basis**

**Goal Statement**

By the end of the performance period, data for the Orange County Continuum of Care will show 2,752 total people experiencing unsheltered homelessness daily, representing 305 fewer people and a 10% reduction from the baseline.

**Goal Narrative**

The Orange County Continuum of Care is establishing the above stated goal statement with the intent to have continuity in the Local Homelessness Action plan from HHAP Round 3 to HHAP Round 4. The Orange County Continuum of Care experienced a significant reduction in unsheltered homelessness from 2019 to 2022, and the Orange County Continuum of Care is hopeful that current street outreach and engagement strategies continue to have the same positive impact in the jurisdiction.

Baseline Data	Change in # of People	Change as % of Baseline	Target Daily Estimate of # of people experiencing unsheltered homelessness
3,057	305	10%	2,752

**Decrease/Increase in # of People**

Decrease

**Describe Your Related Goals for Underserved Populations and Populations Disproportionately Impacted by Homelessness**

**Describe any underserved and/or disproportionately impacted population(s) that your community will especially focus on related to this Outcome Goal and how this focus has been informed by data in your landscape assessment:**

Of those experiencing unsheltered homelessness, 25.8% were women and girls, 73.5% were men and boys, 0.4% were transgender, 0.1% were no single gender, and 0.1% were questioning. Compared to the percentages of those accessing services, men and boys experience high rates of unsheltered homelessness. Compared to those accessing services, those who are White (65.4%) and those who are

multiple races (20.4%) experience disproportionate rates of unsheltered homelessness. A total of 68.8% of those experiencing unsheltered homelessness were Black, Indigenous and People of Color (BIPOC) (some were White and a BIPOC race or ethnicity; 34.2% were Hispanic/Latino). The County of Orange and the Orange County Continuum of Care have determined that there is a need for further regional coordination of outreach and engagement services to proactively locate people experiencing unsheltered homelessness in the community and connect them to available emergency shelter, interim housing, permanent housing, and supportive services. The implementation of a coordinated regional outreach and engagement response will support some of the individuals and families experiencing chronic homelessness through their journey and enhance linkages and retention in supportive services, as well as assist the County of Orange and Orange County Continuum of Care better understand what additional services and resources are needed to reduce the estimated number of people experiencing unsheltered homelessness.

**Describe the trackable data goal(s) related to this Outcome Goal:**

Increasing street outreach projects, enrollments in street outreach programs, and positive exits from street outreach programs.

**2. Reducing the number of persons who become newly homeless.**

**2. Reducing the number of persons who become newly homeless.**

**Goal Statement**

By the end of the performance period, HDIS data for the Orange County Continuum of Care will show 9,373 total people become newly homeless each year, representing 494 fewer people and a 5.0% reduction from the baseline.

**Goal Narrative**

The Orange County Continuum of Care is establishing the above stated goal statement with the intent to have continuity in the Local Homelessness Action plan from HHAP Round 3 to HHAP Round 4. However, the Baseline Data from HHAP Round 3 to HHAP Round 4 demonstrates a near doubling of people who newly experienced homelessness each year. As such, the Orange County Continuum of Care is being conservative in the estimate as this increase indicates the needs for a robust homelessness diversion and prevention strategy and programming.

<b>Baseline Data</b> 9,867	<b>Change in # of People</b> 494	<b>Change as % of Baseline</b> 5%	<b>Target Annual Estimate of # of people who become newly homeless each year</b> 9,373
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**Decrease/Increase in # of People**

Decrease

**Describe Your Related Goals for Underserved Populations and Populations Disproportionately Impacted by Homelessness**

**Describe any underserved and/or disproportionately impacted population(s) that your community will especially focus on related to this Outcome Goal and how this focus has been informed by data in your landscape assessment:**

The annual estimate number of people who become homelessness for the first time increased significantly based on the baseline data provided by California Interagency Council on Homelessness (Cal ICH)

between the Homeless Housing, Assistance and Prevention (HHAP) round 3 and 4 for the County of Orange and the Orange County Continuum of Care. As reporting on the baseline data for Calendar Year 2021, 50.7% of those who became homeless for the first time were men and boys, 34.7% were women/girls, and 13.9% of people had an unknown gender either because they refused to respond, or data were not collected. A total of 69% of those who became homeless for the first time were Black, Indigenous, and People of Color (BIPOC) (including 38.1% were Hispanic/Latino, and 13.3% were BIPOC races). 14.0% of adults who became homeless for the first time were experiencing severe mental illness, and 9.3% were adults experiencing a substance use disorder. The County of Orange and the Orange County Continuum of Care are working with C4 Innovations to conduct a Racial Equity Analysis and develop a framework to address inequities. Through this process, the Race Equity Data Analysis shows that people who are Black or African American, or Native American or Alaskan Native experience disproportionate rates of homelessness. People who are White also experience disproportionate rates of homelessness, while those who are Asian or Multi-Races have lower rates of homelessness than their representation in the census data for Orange County. Hispanic and non-Hispanic representation is proportional according to the census. While this data does not tell us about rates of those who became homeless for the first time, the data can tell us about who might be at higher risk of experiencing homelessness for the first time, which helps to inform homelessness prevention efforts and diversion. The Race Equity Analysis also showed that the number of people who are Hispanic/Latino who experience homelessness for the first time is steadily increasing, while it is either staying the same or decreasing for every other race and ethnic category. Therefore, while Hispanic/Latino representation in homelessness is proportional according to the census, the number of Hispanic/Latino individuals experiencing homelessness for the first time is rising, and it is likely that their representation in the homeless population will soon become disproportionate to their representation in the census if this is not addressed. There is an identified need to develop diversion and prevention approaches to reduce both first-time homelessness and repeat episodes of homelessness. There is an intention to focus on diversion and prevention program development specifically for cohorts of the homeless population who may be high utilizers of the System of Care and/or intersecting with other components of the System of Care.

**Describe the trackable data goal(s) related to this Outcome Goal:**

Measure the success rate of diversion strategies and homelessness prevention efforts. Evaluate additional contacts with the homeless service system of care for households assisted through homelessness prevention efforts.

### **3. Increasing the number of people exiting homelessness into permanent housing.**

### **3. Increasing the number of people exiting homelessness into permanent housing.**

**Goal Statement**

By the end of the performance period, HDIS data for the Orange County Continuum of Care will show 3,215 total people exiting homelessness into permanent housing annually, representing 420 more people and a 15% increase from the baseline.

**Goal Narrative**

The Orange County Continuum of Care is establishing the above stated goal statement with the intent to have continuity in the Local Homelessness Action plan from HHAP Round 3 to HHAP Round 4. The Orange County Continuum of Care will continue to fund programming and solutions that assist individuals and families experiencing homelessness become permanently and stably housed. Additionally to compliment and support the goal of reducing homelessness, the Orange County Continuum of Care is focused on creating exits to permanent housing.

<b>Baseline Data</b>	<b>Change in # of People</b>	<b>Change as % of Baseline</b>	<b>Target Annual Estimate of # of people exiting homelessness into permanent housing</b>
2,796	503	18%	3,299

#### **Decrease/Increase in # of People**

Increase

## **Describe Your Related Goals for Underserved Populations and Populations Disproportionately Impacted by Homelessness**

**Describe any underserved and/or disproportionately impacted population(s) that your community will especially focus on related to this Outcome Goal and how this focus has been informed by data in your landscape assessment:**

The annual estimate of people exiting homelessness into permanent housing has been increasing year over year for the County of Orange and the Orange County Continuum of Care. However, when looking at the number of people exiting homelessness into permanent housing there is an unbalance between household compositions and subpopulations. Adults with severe mental illness and substance use disorders are severely underrepresented among those who exit homelessness into permanent housing, 18.3% and 7.6% respectively. When compared to the 2022 Point In Time Count, 28.9% of adults reported severe mental illness and 32.7% of adults reported substance use disorders. The County of Orange and the Orange County Continuum of Care are working with C4 Innovations to conduct a Racial Equity Analysis and develop a framework to address inequities. Through this process, the Race Equity Data Analysis shows that those who are Native Hawaiian or Other Pacific Islander exit homelessness to permanent housing at much lower rates than other races (1.1% vs. 2.8% to 71.9% for other races), with people who are White having most of the exits from homelessness into permanent housing. The County of Orange and the Orange County Continuum of Care will continue and expand permanent housing programs for all people experiencing homelessness, including adult only households, transitional aged youth, to support with housing identification, rent and move-in financial assistance, and case management services.

#### **Describe the trackable data goal(s) related to this Outcome Goal:**

Measure exits to permanent housing destinations from all homeless service program interventions utilizing the Orange County Continuum of Care's System Performance Measures Report, specifically Measure #7: Successful Placement from Street Outreach and Successful Placement in or Retention of Permanent House. This includes having a focused performance metric for HHAP-funded services that looks at increasing the placements into permanent housing. Analyze the Housing Inventory Count on an annual basis to evaluate the increase or decreases of beds across homeless service interventions (considering the large COVID-19 investments), the target population, and how these assist in the reduction of homelessness and contribute to the total number of people exiting homelessness into permanent housing destinations.

## **4. Reducing the length of time persons remain homeless.**

## **4. Reducing the length of time persons remain homeless.**

#### **Goal Statement**

By the end of the performance period, HDIS data for the Orange County Continuum of Care will show 120 days as the average length of time that persons are enrolled in street outreach, emergency shelter, transitional housing, safe haven projects and time prior to move-in for persons enrolled in rapid rehousing and permanent housing programs annually, representing 21 fewer days and a 15.00% reduction from the baseline.

**Goal Narrative**

By the end of the performance period, HDIS data for the Orange County Continuum of Care will show 120 days as the average length of time that persons are enrolled in street outreach, emergency shelter, transitional housing, safe haven projects and time prior to move-in for persons enrolled in rapid rehousing and permanent housing programs annually, representing 21 fewer days and a 15.00% reduction from the baseline.

<b>Baseline Data</b>	<b>Change in # of Days</b>	<b>Change as % of Baseline</b>	<b>Target Average length of time (in # of days) persons enrolled in street outreach, emergency shelter, transitional housing, safehaven projects and time prior to move-in for persons enrolled in rapid rehousing and permanent housing programs</b>
141	21	15%	120

**Decrease/Increase in # of Days**

Decrease

## **Describe Your Related Goals for Underserved Populations and Populations Disproportionately Impacted by Homelessness**

**Describe any underserved and/or disproportionately impacted population(s) that your community will especially focus on related to this Outcome Goal and how this focus has been informed by data in your landscape assessment:**

The length of time people were known to be homeless, as documented within the Orange County Continuum of Care's HMIS demonstrates significant differences between homeless service interventions accessed, and disparities when looking at the demographic composition of people experiencing homelessness. Compared to the average 141 cumulative system days homelessness recorded in HMIS continuous or during the reporting periods, the following persons have a greater number of days prior to move-in into Rapid Rehousing (RRH) and Permanent Housing (PH) programs: Families (households with at least one adult and one child) experienced homelessness 48 additional days;; Women and girls experienced homelessness 12 additional days; people who are Asian experienced homelessness 6 additional days; people who are Black or African American experienced homelessness 7 additional days; people who are Native Hawaiian or Pacific Islander experienced homelessness 6 additional ; people who are Multiple Races experienced homelessness 34 additional days; people who are Asian and Hispanic/Latino experienced homelessness 50 additional days; and people who are Black or African American and Hispanic/Latino experienced homelessness 22 additional days. The County of Orange and Orange County Continuum of Care are committed to working to reduce the length of time people experience homelessness by creating additional permanent housing opportunities and looking to leverage available resources and services to do so. For example, the County of Orange and the Orange County Continuum of Care have had success in pairing housing choice vouchers with supportive services that provide housing search assistance to overcome barriers to housing and housing stabilization resources for a 12-month period to support housing retention and reduce returns to homelessness.

**Describe the trackable data goal(s) related to this Outcome Goal:**

Length of time a person experiences homelessness until permanent housed. Length of time a person is enrolled in a program until move in date and/or confirmed permanent housing.

## **5. Reducing the number of persons who return to homelessness**

**within two years after exiting homelessness to permanent housing.**

## **5. Reducing the number of persons who return to homelessness within two years after exiting homelessness to permanent housing.**

### **Goal Statement**

By the end of the performance period, HDIS data for the Orange County Continuum of Care will show 6.0% of people return to homelessness within 2 years after having exited homelessness to permanent housing, representing 2% fewer returns to homelessness and a 25% reduction from the baseline.

### **Goal Narrative**

The Orange County Continuum of Care is establishing the above stated goal statement with the intent to have continuity in the Local Homelessness Action plan from HHAP Round 3 to HHAP Round 4. Additionally, the Orange County Continuum of Care wants to ensure that people who are housed are able to remain permanently and stably housed thus breaking the cycle of homelessness. This will compliment and furtehr support the goals related to reducing the number of people accessing services.

<b>Baseline Data</b>	<b>Change in % of People</b>	<b>Change as % of Baseline</b>	<b>Target % of people who return to homelessness withtin 2 years after having exited homelessness to permanent housing</b>
8%	2%	25%	6%

### **Decrease/Increase in # of People**

Decrease

## **Describe Your Related Goals for Underserved Populations and Populations Disproportionately Impacted by Homelessness**

**Describe any underserved and/or disproportionately impacted population(s) that your community will especially focus on related to this Outcome Goal and how this focus has been informed by data in your landscape assessment:**

Overall, Black, Indigenous and People of Color (BIPOC) (inclusive of American Indian or Alaskan Native; Black or African American; Multiple Races; and Hispanic/Latino) have higher rates of returns to homelessness within six months of exiting homelessness to permanent housing ranging from 7% to 13%. Persons in adult-only households (without children) have higher rates of returns to homelessness at 11%; and adults with severe mental illness (11%) or substance use disorder (13%) have higher rates than other subpopulations and have remain consistent when compared to Homeless Housing, Assistance and Prevention (HHAP) Round 3 Baseline Line data for Calendar Year 2020. Finally, people who are fleeing domestic violence have higher rates of returns to homelessness at 9%, along with adults with HIV/AIDS at 17%. The rates of returns to homelessness for adults with HIV/AIDS increased by approximately 50% when compared to HHAP3 Baseline data for Calendar Year 2020. The rates of return to homelessness from unaccompanied youth decreased significantly from 11% to 3% when compared to HHAP Round 3 Baseline Line data for Calendar Year 2020. The County of Orange and the Orange County Continuum of Care are working with C4 innovations to conduct a Racial Equity Analysis and develop a framework to help address inequities. Through this process, the Orange County CoC Race Equity Data shows that overall returns to homelessness, inclusive of rates of returns to homelessness within six months, are steadily increasing for people who are Black or African American and people who are White, while it is decreasing or staying the same for other racial and ethnic groups. The County of Orange and the Orange County Continuum of Care will continue to strengthen housing stabilization practices, services and resources and



build capacity in anticipation of further Homekey resources and/or permanent housing resources that may be permanently house people experiencing homelessness in the community. It is important to note that the people who exited from the homeless system to permanent housing destinations had a high likelihood of remaining housed for the six months of the person’s exit date, for example 7% of persons exits from emergency shelter or transitional housing programs to permanent housing returned to homelessness within six months, 3% of persons exit to permanent housing from rapid rehousing returned to homelessness within six months and 4% of persons exiting to permanent housing from permanent supportive housing or other permanent housing projects returned to homelessness. This illustrates that once a person becomes permanently housed their homelessness is likely to end for extended periods.

**Describe the trackable data goal(s) related to this Outcome Goal:**

The County of Orange and the Orange County Continuum of Care will be tracking returns to homelessness at 6 months, 12 months, 18 months, and 24 months after permanent housing exit by homeless service intervention.

**6. Increasing successful placements from street outreach.**

**6. Increasing successful placements from street outreach.**

**Goal Statement**

By the end of the performance period, HDIS data for the Orange County Continuum of Care will show 2,308 total people served in street outreach projects exit to emergency shelter, safe haven, transitional housing, or permanent housing destinations annually, representing 533 more people and a 30% increase from the baseline.

**Goal Narrative**

The Orange County Continuum of Care is establishing the above stated goal statement with the intent to have continuity in the Local Homelessness Action plan from HHAP Round 3 to HHAP Round 4. The Orange County Continuum of Care and the County of Orange have been collaborating on the response to unsheltered homelessness and ensuring connections to services and housing is improved upon.

<b>Baseline Data</b> 1,775	<b>Change in # of People</b> 533	<b>Change as % of Baseline</b> 30%	<b>Target Annual # of people served in street outreach projects who exit to emergency shelter, safe haven, transitional housing, or permanent housing destinations.</b> 2,308
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**Decrease/Increase in # of People**

Increase

**Describe Your Related Goals for Underserved Populations and Populations Disproportionately Impacted by Homelessness**

**Describe any underserved and/or disproportionately impacted population(s) that your community will especially focus on related to this Outcome Goal and how this focus has been informed by data in your landscape assessment:**

Of the 1,775 persons experiencing homelessness served in street outreach who exit to Emergency Shelter (ES), Transitional Housing (TH), or Permanent Housing (PH) destinations, 38.1% are White and non-Hispanic/Non-Latino); 58.5% are men and boys; 91.9% are people in adult-only households; 38.8% are those with severe mental illness; and 27.0% are those with a substance use disorder. Compared to Homeless Housing, Assistance and Prevention (HHAP) Round 3 Baseline Line data for Calendar Year 2020, there have been some slight changes in the persons experiencing homelessness served in street

outreach programs. Most noteworthy changes include 144 families (households with at least one minor and one adult) representing 6.4% and 19 children only households representing 1.1% of households demonstrating a change in the unsheltered homeless population and a need to have a targeted approach to engage families and minors. Additionally, there has been a near doubling of adults who are experiencing substance abuse disorders as it increased from 15% to 27% over the span of year, demonstrating a need to coordinate with behavioral health supports and healthcare resources to meet the needs of the unsheltered population. The County of Orange and the Orange County Continuum of Care are working to improve regional street outreach and engagement coordination, specifically for people with disabling conditions experiencing homelessness, by leveraging Housing and Disability Advocacy Program (HDAP) services with HHAP funding.

**Describe the trackable data goal(s) related to this Outcome Goal:**

The County of Orange and the Orange County Continuum of Care will be working to increase the total number of organizations providing street outreach services participating in HMIS. Additional technical assistance and support will be given to the providers to track street outreach interventions, including contacts, referrals, linkages, and placements for people with disabling condition, within HMIS to understand the connection to services. Additionally, the County of Orange and the Orange County CoC will have an emphasis on street outreach exits to positive destinations, including emergency shelter permanent housing. HHAP funded providers offering street outreach service's primary focus will be to increase successful placements from street outreach. The County of Orange and Orange County CoC will be utilizing the Orange County Continuum of Care's System Performance Measures Report, specifically Measure #7: Successful Placement from Street Outreach and Successful Placement in or Retention of Permanent House to assist in tracking progress on this goal.

## Table 5: Strategies to Achieve Outcome Goals

<p><b>Strategy 1</b></p> <p><b>Type of Strategy</b> Increasing investments into, or otherwise scaling up, specific interventions or program types</p> <p><b>Description</b> Enhance regional coordination of outreach and engagement services to enhance linkages to supportive services. The Regional Street Outreach will provide comprehensive outreach to help engage and serve individuals experiencing unsheltered homelessness while also assisting communities in overall unsheltered homelessness conditions i their region. The street outreach services will identify, engage and assess individuals that need and qualify for comprehensive care coordination services.</p> <p><b>Timeframe</b> July 1, 2022 - June 30, 2025</p> <p><b>Entities with Lead Responsibilities</b> Orange County Continuum of Care and County of Orange</p> <p><b>Measurable Targets</b> outreach interventions, positive outreach exits</p> <p><b>Performance Measure(s) to Be Impacted (Check all that apply)</b></p> <ol style="list-style-type: none"> <li>1. Reducing the number of persons experiencing homelessness.</li> <li>2. Reducing the number of persons who become homeless for the first time.</li> <li>6. Increasing successful placements from street outreach</li> </ol>
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## Strategy 2

### Type of Strategy

Strengthening the quality or performance of housing and/or services programs

### Description

Explore opportunities to create and develop diversion and prevention resources; partner with corrections agencies to fulfill OC Cares recidivism reduction and diversion program development utilizing Care Plus Program enhanced care coordination for effective reentry. By allocating funding to prevention/shelter diversion, we are ensuring providers have flexible funding to address those who may become homeless for the first time and/or reduce the length of time persons remain homeless. The strategy will be to reach out to those who are Hispanic/Latino to ensure we are preventing/diverting them from homelessness as that is the fastest rising demographic in our unsheltered population.

### Timeframe

July 1, 2022 - June 30, 2025

### Entities with Lead Responsibilities

County of Orange

### Measurable Targets

Success rate of homelessness diversion and prevention interventions

### Performance Measure(s) to Be Impacted (Check all that apply)

1. Reducing the number of persons experiencing homelessness.
2. Reducing the number of persons who become homeless for the first time.
7. Focused on equity goals related to underserved populations and populations disproportionately impacted by homelessness.

## Strategy 3

### Type of Strategy

Increasing investments into, or otherwise scaling up, specific interventions or program types

### Description

Continuance and expansion of rapid rehousing programs for individuals and transitional aged youth. Allocated funding to ensure the rapid re-housing funding programs continue to provide the needed services and also address transitional aged youth needs.

### Timeframe

July 1, 2022 - June 30, 2025

### Entities with Lead Responsibilities

Orange County Continuum of Care

### Measurable Targets

Rapid rehousing exits to permanent housing

### Performance Measure(s) to Be Impacted (Check all that apply)

4. Reducing the length of time persons remain homeless.
6. Increasing successful placements from street outreach

7. Focused on equity goals related to underserved populations and populations disproportionately impacted by homelessness.

## Strategy 4

### Type of Strategy

Increasing investments into, or otherwise scaling up, specific interventions or program types

### Description

To ensure there is an increase in the number of people exiting homelessness into permanent housing, funding to be allocated to the delivery of permanent housing and innovative solutions, and services coordination. There is a need to anticipate for future Homekey NOFAs and an identified need for resources to assist with housing searches and housing stabilization services. The navigation and housing stabilization services will be paired with housing choice vouchers, reducing the number of persons who return to homelessness after exiting homelessness and reducing the length of time persons remain homeless. By employing the housing navigation and stabilization services, those in need of housing will be more expeditiously paired with a unit and then will be supported to remain in that unit. Additionally, Orange County has shown great interest and been awarded Homekey program funding, which will assist in the development of permanent housing, therefore increasing the number of people exiting homelessness. Since there is a greater return to homelessness for BIPOC and multiple race individuals, the focus will continue on those individuals to ensure they remain housed and receive these needed services.

### Timeframe

July 1, 2022 - June 30, 2025

### Entities with Lead Responsibilities

Orange County Continuum of Care and County of Orange

### Measurable Targets

Length of homelessness

### Performance Measure(s) to Be Impacted (Check all that apply)

- 3. Increasing the number of people exiting homelessness into permanent housing.
- 5. Reducing the number of persons who return to homelessness after exiting homelessness to permanent housing.
- 7. Focused on equity goals related to underserved populations and populations disproportionately impacted by homelessness.

## Strategy 5

### Type of Strategy

Increasing investments into, or otherwise scaling up, specific interventions or program types

### Description

Improve regional street outreach and engagement coordination, specifically for people with disabling conditions experiencing homelessness, by leveraging HDAP services. The County of Orange has awarded contracts for HDAP, outreach and care coordination services. The funding from both HHAP and HDAP will be leveraged to ensure there is an increase in successful placement from street outreach. There is a need to address those with disabilities experiencing homelessness, which the data indicates, so by combining these two funding streams they will align outcome goals and connect individuals to the

most appropriate program/resource based on their identified needs.

### **Timeframe**

July 1, 2022 - June 30, 2025

### **Entities with Lead Responsibilities**

County of Orange

### **Measurable Targets**

Measure street outreach interventions, including contacts, referrals, linkages, and placements for people with disabling conditions. Measure street outreach exits to positive destinations, including permanent housing.

### **Performance Measure(s) to Be Impacted (Check all that apply)**

1. Reducing the number of persons experiencing homelessness.
3. Increasing the number of people exiting homelessness into permanent housing.
6. Increasing successful placements from street outreach
7. Focused on equity goals related to underserved populations and populations disproportionately impacted by homelessness.

## **Strategy 6**

### **Type of Strategy**

Expanding and strengthening cross-system partnerships and/or collaborative planning

### **Description**

The Orange County Continuum of Care and the County of Orange will continue to invest in development a landlord recruitment strategy to increase access of affordable and available housing units to residents who are searching for housing and/or have a housing choice voucher to utilize. The techniques employed include but are not limited to:

- Establishing a landlord advisory group to discuss landlords' concerns about accepting unsheltered clients, and what it would take to get them to change their minds.
- Attending local landlord networking groups, to inform landlords on CoC programs and encourage participation in the program and/or engagement with the homeless service providers.
- Targeting medium-sized landlords with fewer units who may be more risk adverse than landlords with more units, particularly if the landlords live in the building themselves. Additionally, landlords will not have as much difficulty addressing turnover and quickly filling vacancies because there are only a few units.
- Avoiding certain property manager companies who can have many units and have less issues absorbing the cost of vacancies. The landlords can also have strict screening policies, with staff having less autonomy to make decisions on a case-by-case basis.

### **Timeframe**

July 1, 2022 - June 30, 2025

### **Entities with Lead Responsibilities**

County of Orange and the Orange County Continuum of Care

### **Measurable Targets**

length of homelessness, increasing exits to permanent housing, and increasing pool of housing resourced by engaging property owners and landlords

**Performance Measure(s) to Be Impacted (Check all that apply)**

- 3. Increasing the number of people exiting homelessness into permanent housing.
- 4. Reducing the length of time persons remain homeless.
- 6. Increasing successful placements from street outreach

*Click + **Add Strategy** above to add additional strategies as needed.*

## Part III. Narrative Responses

Copy and paste your responses to Part III. Narrative Responses from the [HHAP-4 Local Homelessness Action Plan & Application Template](#) into the form below.

### Question 1

**[50220.8(b)(3)(D)]** My jurisdiction (e.g., City, County, CoC) collaborated with other overlapping jurisdictions to develop the strategies and goals related to HHAP-4

**Q1**

Yes

### Question 2

**[50220.8(b)(3)(D)]** My jurisdiction (e.g., City, County, CoC) consulted with each of the following entities to determine how HHAP-4 funds would be used:

**Public agencies (governmental entities)**

Yes

**Private sector partners (philanthropy, local businesses, CBOs, etc.)**

Yes

**Service providers (direct service providers, outreach, shelter providers, etc.)**

Yes

**Local governing boards**

Yes

**People with lived experience**

Yes

**Other**

Yes

**Other response**

local community stakeholders interested in the Orange County Continuum of Care and County of Orange's response to homelessness in Orange County.

**a. Please describe your most notable coordination and collaborative processes with these entities.**

The County of Orange, Orange County Continuum of Care, and the Cities of Anaheim, Irvine and Santa Ana as HHAP-4 applicant jurisdictions coordinated various calls in support of the HHAP-4 planning process and other other funding activities. Additionally, a representative from the City of Santa Ana serves on the Orange County Continuum of Care Board, and participated in the HHAP-4 presentation of the Local Homeless Action Plan for the Orange County Continuum of Care.

The County of Orange and the Orange County Continuum of Care facilitated six different listening sessions and an online survey to obtain information on how to best address unsheltered homelessness and develop a homeless service system that is responsive to the needs of the homeless population including those with severe service needs. Participation in the listening sessions and surveys included participation from local cities, governing boards, and people with lived experience. As part of the process, the County of Orange

and the Orange County Continuum of Care also leveraged the membership of the Lived Experience Advisory Committee to provide feedback on the process.

The County of Orange's Office of Care Coordination engages across Orange County working with cities and community-based organizations to strengthen regional capacity and assist in the coordination and collaborative process for the HHAP-4 funding. The Office of Care Coordination used the Local Homeless Action Plan process to continue the conversation to address homelessness that that consolidates and builds upon current efforts of the County of Orange and the Orange County CoC.

The Office of Care Coordination coordinates public and private resources to meet the needs of the homeless population in Orange County and is responsible for:

1. Care Coordination: Works in collaboration with stakeholders to focus on regional policy and implementation strategies to promote an effective response to homelessness in Orange County; manages and oversees the Care Plus Program (CPP) to better coordinate care for clients accessing services across the County of Orange. This work is completed through a multi-disciplinary approach, which leverages stakeholder groups and their resources across the County to provide for the needs of those most vulnerable.
2. County Contracted Shelters: Provides and monitors emergency shelter to individuals focused on achieving housing and financial stability through supportive services.
3. Grants and Contracts: Supports the management of contracted homeless service programs provided through State and Federal Funding.
4. Continuum of Care: The Continuum of Care Board is a locally designated decision-making body for the Continuum of Care programs and funding. The Orange County Continuum of Care assists individuals and families at risk of or experiencing homelessness by providing services focused on achieving housing stability and permanent housing. The Continuum of Care has representation in the Commission to End Homelessness, which largely focusses on homelessness policy for the County of Orange; providing direct service perspectives and input; and engaging leaders across multiple jurisdictions within the system of care.
5. Coordinated Entry System: Helps connect people at-risk of or experiencing homelessness with housing providers and supportive service agencies across multiple jurisdictions.
6. Commission to End Homelessness: The purpose of the Commission to End Homelessness is to work with the community and interested stakeholders to promote effective responses to homelessness within Orange County. Additionally, it is charged with acting as an advisory body to the Board of Supervisors and responsible for fostering regional leadership that promotes resource development to address homelessness within Orange County. There is representation from the cities, local nonprofits, affordable housing developers, local elected officials, ESG-entitlement jurisdictions, and the Continuum of Care Board that serve on the Commission to End Homelessness.

### Question 3

**[50220.8(b)(3)(B) and 50220.8(b)(3)(E)]** My jurisdiction (e.g., City, County, CoC) is partnering or plans to use any round of HHAP funding to increase partnership with:

**People with lived experience**

Yes

**Is this partnership formal or informal?**

Formal partnering

**Is this partnership current or planned?**

Current

**Do HHAP Funds Support This Partnership?**



Yes

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**Social services (CalFresh, Medi-cal, CalWORKs, SSI, VA Benefits, etc.)**

Yes

**Is this partnership formal or informal?**

Informal partnering

**Is this partnership current or planned?**

Planned

**Do HHAP Funds Support This Partnership?**

No

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**Justice entities**

Yes

**Is this partnership formal or informal?**

Informal partnering

**Is this partnership current or planned?**

Current

**Do HHAP Funds Support This Partnership?**

Yes

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**Workforce system**

Yes

**Is this partnership formal or informal?**

Informal partnering

**Is this partnership current or planned?**

Planned

**Do HHAP Funds Support This Partnership?**

No

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**Services for older adults**

Yes

**Is this partnership formal or informal?**

Informal partnering

**Is this partnership current or planned?**

Planned

**Do HHAP Funds Support This Partnership?**

No

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**Services for people with disabilities**

Yes

**Is this partnership formal or informal?**

Formal partnering

**Is this partnership current or planned?**

Current

**Do HHAP Funds Support This Partnership?**

Yes

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**Child welfare system**

Yes

**Is this partnership formal or informal?**

Informal partnering

**Is this partnership current or planned?**

Current

**Do HHAP Funds Support This Partnership?**

No

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**Education system**

Yes

**Is this partnership formal or informal?**

Formal partnering

**Is this partnership current or planned?**

Current

**Do HHAP Funds Support This Partnership?**

No

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**Local Homeless Coordinated Entry System**

Yes

**Is this partnership formal or informal?**

Formal partnering

**Is this partnership current or planned?**

Current

**Do HHAP Funds Support This Partnership?**

No

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**Other (please specify)**

No

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**a. Please describe your most notable partnership with these groups (e.g. MOUs, shared funding,**

**data sharing agreements, service coordination, etc.)**

The County of Orange and the Orange County Continuum of Care has strong partnership and collaboration with components of the System of Care which include the OC Social Services Agency, the OC Workforce Investment Board, and the OC Criminal Justice Coordinating Council.

OC Social Services oversees a number of different programs and interventions that assist individuals and families at risk of homelessness and/or experiencing homelessness, this includes the eligibility determination, application process and issuance of mainstream benefits such as CalWorks, Med-Cal, CalFresh, and General Relief. OC Social Services co-locates their services at emergency shelter programs and/or other homeless service locations to assist in increasing enrollments into these programs, as well as providing trainings to homeless service providers. Additionally, OC Social Services has been having conversations with homeless service providers to assist in maximizing resources such that can provide emergency shelter and/or rapid rehousing interventions to people experiencing homelessness through Bringing Families Home, Housing Support Program, and Home Safe. OC Social Services also oversees Adult Protective Services (APS), In Home Support Services, as well as abuse reporting. In addition, the Orange County Coordinated Entry System prioritizes people with the longest length of homelessness to available housing resources and supportive services. Using dynamic prioritization and case conferencing, the Coordinated Entry System, identifies people in most need of assistance, including seniors age 65+ and persons with chronic health conditions and existing pre-conditions, and ensures timely service delivery.

The Orange County Continuum of Care has regular contact with the Orange County Department Education (OCDE) to discuss the efforts to address homelessness in the Orange County Continuum of Care and provide opportunity for further education and collaboration on the issue of education and homelessness. OCDE Homeless Outreach to Promote Educational Success (HOPES) Collaborative is a member of the Orange County Continuum of Care and participates on the Continuum of Care Board in representations of Local Education Agencies (LEA) and state education agency (SEA) in public K-12th education and national agencies serving homeless families. Ongoing collaborative partnerships between LEAS, McKinney-Vento Liaisons and OCDE HOPES Collaborative with Continuum of Care funding housing and service provider agencies, Coordinated Entry System, family Access Point Agencies, and Family Solutions Collaborative (FSC) for housing education, access, services, and support. On the local level OCDE HOPES Collaborative provides technical assistance, education, and outreach to schools and public charter schools In Orange County liaisons, school personnel, families, the community, service providers, and agencies on McKinney-Vento Homeless Education and housing assistance via the Continuum of Care and Coordinated Entry System. The FSC, a coalition of family service nonprofits, provides information, resources, and trainings on how to best connect families at risk of homelessness or experiencing homelessness and further support the work of OCDE HOPES Collaborative McKinney Vento Liaison Network to connect and access housing assistance. The FSC often meets with families at school during drop-off and pick-up times to facilitate access to services. At least 80 percent of the homeless service agencies serving families, households with minor children, collaborate with LEAs across 20 school districts and seven universities. Of these approximately one-third are formal partnerships in the form of Memorandum of Understanding (MOUs) and Letter of Agreements (LOAs).

The County of Orange's Care Plus Program offers enhanced care coordination for 'high utilizers' who have a history of touching multiple programs across the mainstream benefits, shelter, healthcare, and corrections systems who are experiencing homelessness in Orange County. A Multi-Disciplinary Team meets monthly to review cases and expedite eligibility and linkages to mainstream benefits, resulting in increased benefit enrollments and connections to community-based social and supportive services. The Orange County Superior Court (Courts) is one of the most crucial institutions in the Community Corrections System, as is its intersection with the homelessness response system. It spans both the juvenile and adult populations and works with all the stakeholders in the system. In 1995, the Orange County Collaborative Court was established to focus on specific populations of defendants, including those who are incompetent to stand trial, abusing drugs, homeless, and veterans. Since then, the Collaborative Court has become a national model for how to serve these populations and help get them to treatment. The Orange County

Collaborative Court is made up of both the Juvenile Justice Courts and Criminal Collaborative Courts. The Criminal Collaborative Courts implement a co-located services model by collocating the Mental Health Courts, Veteran and Military Courts, Homeless Courts, and Substance Abuse Courts. There are nine courts within the Criminal Collaborative Courts: Whatever It Takes (WIT) Court, Military Diversion, Veterans Treatment, Homeless Court, DUI Court, Drug Court, Opportunity Court, and Recovery Court. Some of these courts require treatment plans, such as WIT, which implements a case management model where an interdepartmental team consisting of the Public Defender, District Attorney, Health Care Agency, Probation, and treatment service provider(s) engage in active case management of an individual so that he/she receives treatment. Each of these courts has eligibility criteria and is typically referred by the Public Defender with the mutual agreement from the District Attorney.

Additionally, the County of Orange's Office of Care Coordination is an integral stakeholder in the implementation of the OC CARES Strategy. OC CARES is charged with improving public safety on behalf of Orange County residents, through greater inter-agency community, coordination and collaboration regarding law enforcement and administration or justice issues. This will be accomplished by improving the utilization of resources and balance within the criminal justice system; synergy of ideas and expertise among criminal justice professionals; and public confidence in the Orange County Criminal Justice System. The Care Plus Program is establishing a corrections cohort to target those individuals that go in and out of the jail four or more times in one year with the goal of reducing recidivism. For the individuals in the cohort who are also experiencing homelessness, the multi-disciplinary team approach will also focus on connections to housing resources, including emergency shelter, interim housing and permanent housing options.

The County of Orange functions as the administrative entity for the Orange County Continuum of Care and as the lead agency for the Coordinated Entry System. As such, the leadership and partnership in the development and implementation of the local homeless coordinated entry system is seamless, and there is a concerted effort to ensure that all services and programs funding through HHAP-4 on behalf of the Orange County Continuum of Care participate as an access point and/or to receive referrals into the program.

## Question 4

**[50220.8(b)(3)(B) and 50220.8(b)(3)(E)]** My jurisdiction (e.g., City, County, CoC) is strengthening its **partnership, strategies, and resources** across:

### **Managed care plans and resources (such as the Housing and Homelessness Incentive Program [HHIP])**

Yes

Data Sharing Agreement Established

### **Physical and behavioral health care systems and resources**

Yes

Data Sharing Agreement Established

### **Public health system and resources**

Yes

Other (please explain)

### **Public health system and resources response**

The County of Orange as the Administrative Entity for the Orange County Continuum of Care coordinates on behalf of the Orange County Continuum of Care with the Public Health System and resources specially around communicable diseases, prevention and mitigation strategies for congregate homeless services and other homeless service programs.

**a. Please describe your most notable coordination, planning, and/or sharing of data/information that is occurring within these partnerships.**

The Orange County Continuum of Care recently approved the Orange County Continuum of Care Data Integration Policy and Memorandum of Understanding (MOU), Data Breach Policy and updated Homeless Management Information System (HMIS). For the purposes of the Data Integration policy, data import is the process of taking data from an outside case management database and importing it into HMIS, and data export is the process of taking data out of HMIS and importing it into an outside case management database. This supports the the Orange County Continuum of Care to respond to requested data integrations, provide the appropriate framework of roles and responsibilities and support the Orange County in improving the delivery of services for people experiencing homelessness and sharing of information to assist in the planning and development of a comprehensive strategy to address homelessness. This process is being implemented with CalOptima Health, the county managed healthcare plan in Orange County.

Additionally, the Orange County Continuum of Care approved data sharing with CalOptima Health for monthly, recurring data download of all individuals in HMIS to allow for member matching with CalOptima Health enrollment data. Through a secure process, CalOptima Health staff will examine homelessness and housing status of members to link them to health and housing-related Community Supports, Enhanced Case Management and other relevant programs. These data will also enable CalOptima Health to get a better sense of the what the total number of individuals experiencing homelessness within the county really looks like. Insights gathered from analysis of these data will drive innovation and strategy development (i.e., better data equals better outcomes).

CalOptima Health staff are confident that once an effective member match process has been established with HMIS data, lessons learned can be discussed with the County of Orange, Orange County Continuum of Care and 211OC to better understand what changes and/or strategies could be implemented at the systems level to ensure individuals experiencing homelessness have access to both health care and housing services. This includes identifying what data elements would be most appropriate for bi-directional data sharing.

The OC Health Care Agency, a department of the County of Orange responsible for the delivery of behavioral health care service sand public health services, is an HMIS participating agency within the Orange County Continuum of Care. This means that they regularly enter data into HMIS and also utilize the data within HMIS for the purposes of care coordination and facilitating connections to supportive services and permanent housing for individuals and families experiencing homelessness.

## Question 5

**[50220.8(b)(3)(F)]** Please select what actions your jurisdiction will take to ensure racial/ethnic/gender groups that are overrepresented among residents experiencing homelessness have equitable access to housing and services:

**[50220.8(b)(3)(F)] Please select what actions your jurisdiction will take to ensure racial/ethnic/gender groups that are overrepresented among residents experiencing homelessness have equitable access to housing and services:**

Disaggregating administrative data for use in decision making processes

Ensuring those with lived experience have a role in program design, strategy development, and oversight

Developing workgroups and hosting training related to advancing equity

**a. Please describe the most notable specific actions the jurisdiction will take regarding equity for racial/ethnic/gender groups.**

The County of Orange and the Orange County Continuum of Care have been working with C4 Innovations on a Racial Equity Analysis and the development of a framework that assist in addressing inequities and

promoting more inclusive practices and outcomes in the delivery of the homeless service system. This was to be implemented in a three phased approach of which currently the County of Orange and the Orange County Continuum of Care are on Phase three focusing on Implementation Support and Sustainability of the Racial Equity Roadmap process currently in draft format. This incorporates strategies and actions developed from the Results Academy Team working sessions which included a broad representation of system leaders, homeless service providers, direct service staff and people with lived experience. The Racial Equity Roadmap will assist in determining action steps, who will be responsible for carrying out each action step, timeline for implementation and what process will look like. These strategies are grouped under five focus areas: 1. System Improvements: policies, prioritizations, access, improving experience and trust for people using the system; 2. Culture Shift: reducing stigma and implicit bias, increasing representation, inclusivity of lived experience, staff trainings, shared power and decision making; 3. Funding and Resource Allocation; 4. Partnerships with Adjacent Systems and Community Providers; and 5. Analysis.

The most notable actions the County of Orange and the Orange County Continuum of Care will take towards equity for racial, ethnic and gender groups has to do with the implementation of the strategies for focus areas #1 and #2.

System Improvements: Policies, Prioritization, Access, Improving Experience and Trust for People Using the System incorporates the following strategies:

- Create streamlined and trauma-informed documentation and processes.
- Implement a people-centered, holistic, trauma informed, case management model standard
- Address racial disparities in housing access and outcomes through culturally specific access points and/or in communities where racial and ethnic groups are marginalized, create more flexible policies to meet the varying needs of households in dynamic ways and reduce barriers to housing

Culture Shift: Reducing Stigma and Implicit Bias, Increasing Representation, Inclusivity of Lived Experience, Staff Trainings, Shared Power and Decision Making incorporates the following strategies:

- Strengthen capacity and support of staff to become racial equity, trauma-informed practitioners through a curriculum of trainings that minimize racial bias and promote sensitivity and cultural humility.
- Equitable representation of lived experience across all positions in the system by developing an infrastructure that supports with training and pathways to leadership positions, and authentic engagement.
- Ensure equitable racial and ethnic representation across all positions in the system by developing an infrastructure that supports with training and pathways to leadership positions for Black, Indigenous and People of Color (BIPOC), and diversify representation within agencies and governing bodies.

## Question 6

**[50220.8(b)(3)(G)]** My jurisdiction (e.g., City, County, CoC) has specific strategies to prevent exits to homelessness from **institutional settings** in partnership with the following mainstream systems:

### **Physical and behavioral health care systems and managed care plan organizations**

- Yes, formal partnering
- Yes, leveraging funding

### **Public health system**

- Yes, informal partnering

### **Criminal legal system and system for supporting re-entry from incarceration**

- Yes, formal partnering

### **Child welfare system**

- Yes, formal partnering

Yes, leveraging funding

**Affordable housing funders and providers**

Yes, formal partnering

**Income support programs**

Yes, formal partnering

**Education system**

Yes, formal partnering

**Workforce and employment systems**

Yes, informal partnering

**Other (please specify)**

No

**a. Please describe the most notable specific actions the jurisdiction will take to prevent exits to homelessness from institutional settings**

The County of Orange and the Orange County Continuum of Care are working with the above listed mainstream system and what locally is referred to as the System of Care to prevent exits to homelessness from institutional settings. This includes creating a foundational understanding of how people exit their component of the system, the available resources for people exiting the system and how these are offered/made available prior to exit, as well as sharing information on the Homeless Service System and how to best access its resources. It is important to note that the County of Orange and the Orange County Continuum of Care are dedicated to improving this service coordination and partnership; however, given the number of people experiencing homelessness and the limited resources, including affordable housing, there is still significant work to be done.

Through the Care Plus Program, the County of Orange and the Orange County Continuum of Care are able to care coordinate utilizing a multi-disciplinary approach to homeless service delivery that includes the physical and behavioral health care systems and managed care plan organizations, public health system, and criminal legal system and system for supporting re-entry from incarceration. This includes discussing discharge plans, identifying points of contact for engagement following discharge, as well as follow through to the next connection to housing and/or services.

The County of Orange contracts with Chrysalis for the provision of workforce and employment assistance. Chrysalis is a nonprofit organization that serves people navigating barriers to the workforce by offering a job-readiness program, individualized supportive services, and paid transitional employment. Chrysalis empowers our clients on their pathway to stability, security, and fulfillment in their work and lives. For those clients facing significant barriers to employment, Chrysalis offers paid, transitional employment with our inhouse Chrysalis Enterprises businesses to get them started on the road to permanent, outside employment. Transitional jobs deliver marketable experience and occupational skills while providing a closely supervised, supportive working environment that allows clients to demonstrate and practice their hard and soft skills. Chrysalis Enterprises workers participate in the program for three to twelve months, while simultaneously continuing their job search, with the support of their Employment Specialist, to ensure a successful transition to outside employment.

There are currently three businesses within Chrysalis Enterprises:

- Chrysalis Works: a professional street maintenance company, providing work experience in trash and recycling pick-up, landscaping, graffiti removal, hauling, and street sweeping.
- Chrysalis Roads: a litter abatement and freeway maintenance business offering transitional employment to individuals re-entering from the criminal justice system.



- Chrysalis Staffing: a temporary staffing agency that allows clients to re-enter the job market through short-term, full-time, and part-time work assignments in administrative office support, property management, and janitorial services, among others. The ultimate goal for staffing assignments is that they will lead to long-term and permanent employment with the partner's company.

Additionally, the OC Workforce Investment Board has been coordinating with the Orange County Continuum of Care on Assembly Bill 150 for the Homeless Hiring Tax Credit (HHTC) to provide the needed certificate and also educate the homeless service providers of this opportunity, as well as how to best coordinate with potential employers and/or receive this resource too for hiring people with lived experience.

Given limited housing stock in Orange County, having scattered site development is also critical to increasing the number of permanent housing units available. An example of this can be seen in our effort to increase the number of PHA-funded units in the Continuum of Care being prioritized through the Coordinated Entry System (CES). The County of Orange has adopted the 2018 Housing Funding Strategy to develop 2,700 units of supportive housing and established the Orange County Housing Finance Trust (OCHFT) to assist in funding the development of these units which require inclusion in the CES process. The OCHFT was formed in 2019 as a joint powers authority (JPA) between the County and the cities in Orange County for the purpose of funding housing specifically assisting the homeless population and persons and families of extremely low, very low, and low income within Orange County. To date 25 out of the 34 cities in Orange County are members of the OCHFT. For projects to be eligible for this funding, the project location must be within the unincorporated County of Orange or within OCHFT member cities. The only exception is for projects seeking only Mental Health Services Act (MHSA) funding from OCHFT, which is required to be available countywide (including non-member cities). Since this goal was created in June 2018, 1,643 permanent supportive housing units have been added to the pipeline, with 28% already completed and a greater percentage are under construction, and an additional 2,144 general affordable housing units. Additionally, the County of Orange is working to update the 2018 Housing Funding Strategy to map out the progress that has been made toward the 2,700 unit goal, as well as provides an analysis of federal and state resources available to leverage with local resources to produce affordable and supportive housing.

The County of Orange made additional funding and project-based Housing Choice Vouchers (HCV) available through Notice of Funding Opportunity for the development of housing to assist households experiencing homelessness that must participate in the CES process, a source which was previously not dedicated to homelessness. In addition to documentation in the funding agreements with developers, CES participation requirements are documented in the tenant selection plans for every development. This is complemented by a landlord incentive program that identifies and secures available housing units that accept housing choice vouchers and other subsidies. The landlord incentive program includes funding for double security deposit, holding fees while units await inspection, application fees, provides conflict resolution and eliminates barriers to securing permanent housing, including affordability and availability. Data shows this partnership in action, with Orange County Housing Authority having 59% of new admissions into their units with previous history of homelessness in 2020 and Santa Ana Housing Authorities at 50%. The Public Housing Authorities (PHAs) have also adopted a homelessness admission preference for turnover vouchers, which are coordinated with the Continuum of Care and prioritized through the Coordinated Entry System. The PHAs meet on a quarterly basis to discuss strategies and efforts in better supporting households transitioning from homelessness to permanent housing through homeless preference, set-aside vouchers, project-based vouchers, and special purpose vouchers.

The PHAs have awarded vouchers for homeless subpopulations thus increasing resources and access for various subpopulations with high vulnerabilities and promoting system flow through the homeless service system. Some examples of these include Mainstream Vouchers being targeted to Whole Person Care Program now California Advancing and Innovating Medi-Cal (CalAIM) and non-congregate shelters that service individuals experiencing homelessness with high-risk factors and utilization of emergency medical system. Family Unification Program targets transitional aged youth exiting the foster care system and

homeless families involved in the child welfare system. The Continuum of Care and the PHAs established MOUs for the Emergency Housing Vouchers being prioritized through the Coordinated Entry System and identifying appropriate supportive services that assist vulnerable households across Orange County. The PHAs recognize the importance of their role in supporting the Continuum of Care in addressing homelessness and have committed housing choice vouchers to new affordable and supportive housing developments, including HUD-VASH, to create long-term housing solutions.

## Question 7

**[50220.8(b)(3)(H)]** Specific and quantifiable **systems improvements** that the applicant will take to improve the delivery of housing and services to people experiencing homelessness or at risk of homelessness, including, but not limited to, the following:

**(I) Capacity building and workforce development for service providers within the jurisdiction, including removing barriers to contracting with culturally specific service providers and building the capacity of providers to administer culturally specific services.**

The County of Orange and the Orange County Continuum of Care will be working to develop a training curriculum and training calendar for service providers within Orange County to improve capacity and awareness of evidenced-based practices around the delivery of homeless services. This will at minimum include trauma-informed care, housing first, racial implicit bias training, culturally specific, cultural humility and sensitivity training. Additionally, the County of orange and the Orange County Continuum of Care will work to outreach to culturally specific service providers to engage in the provision of services and provide procurement overview workflows to assist them in familiarizing with the process and remove barrier to contracting.

**(II) Strengthening the data quality of the recipient's Homeless Management Information System.**

The County of Orange and the Orange County Continuum of Care work closely with 2-1-1 Orange County (211OC) , the Homeless Management Information System (HMIS) Lead to develop and implement related data practices, policies and procedures, inclusive of data quality improvement plans.

As the HMIS Lead Agency, 211OC is tasked with assisting the Orange County Continuum of Care with:

- Developing and implementing a privacy plan, security plan and data quality plan for the Continuum of Care HMIS
- Ensuring consistent participation of State, Federal and local government funded recipients and sub recipients in HMIS
- Ensuring HMIS is administered in compliance with requirements prescribed by the U.S. Department of Housing and Urban Development (HUD) outlined in 24 CFR 578.7(b).
- Ensuring the HMIS operates efficiently and effectively to promote agency participation and system coordination
- Providing system, agency, and project-level analysis of utilization and performance across the Continuum of Care.

On an annual basis, the County of Orange, the Orange County Continuum of Care and 211OC reviews the Orange County HMIS Policies and Procedures document to ensure adherence to federal, state and local Continuum of Care changes. Any changes are announced to all HMIS Agency Administrators via email and posted on the OC HMIS website.

On a monthly basis, the County of Orange, the Orange County Continuum of Care and 211OC host the following meetings:

- HMIS Agency Access Reviews to evaluate request from agencies, including non-profit partners and local government, to participate in HMIS. This includes a review of the agency's capacity, main purpose and function, plan to utilizing HMIS and the benefit to people experiencing homelessness.
- HMIS Agency Administrator Meetings to review any updates to HMIS data standards, provide training on

HMIS functions, overview of upcoming activities and related timelines, and any changes to HMIS policies and procedures.

- Data and Performance Management Meetings to review specific project types performance against Continuum of Care adopted established performance metrics. This ensures that each project type is reviewed at least twice a year and provide the opportunity for agencies to share best practices and lessons learned in HMIS data entry and data collection practices.

As part of the system improvement efforts for HHAP-4, the County of Orange and the Orange County Continuum of Care will continue to work with 211OC to:

- increase the total number of participating agencies in HMIS to ensure a more accurate representation of people experiencing homelessness in Orange County
- Increase the utilization of the HMIS Bed Reservation System to other emergency shelter and/or interim housing programs utilizing the Coordinated Entry System prioritization schema.
- Implement a data quality plan to ensure high-quality data and lays the framework, establishes parameters and processes, and outlines individual responsibilities to improve data quality across projects within the HMIS. This includes data completeness, data coverage, bed utilization, data accuracy, data consistency, data timeliness, and subsequent monitoring and reporting.
- Expand data integration practices to ensure the appropriate data sharing between components of the System of Care and improvements upon the delivery of care coordination.

**(III) Increasing capacity for pooling and aligning housing and services funding from existing, mainstream, and new funding.**

The County of Orange and the Orange County Continuum of Care where ever possible look for the pooling and aligning housing and services funding from existing, mainstream, and new funding. The County of Orange and the Orange County Continuum of Care are focused on supporting CalOptima Health with their implementation of the Housing and Homelessness Incentive Program (HHIP) to make progress in addressing homelessness and housing insecurity as social determinants of health. This includes monthly check-ins and updates around the plans for funding and homeless service program design and delivery. As well as developing plans that can assist the County of Orange and the Orange County Continuum of Care making sustainable and impact progress to address homelessness, by creating increased permanent housing opportunities and/or supportive services aimed at providing housing stability.

**(IV) Improving homeless point-in-time counts.**

The County of Orange and the Orange County Continuum of Care are pleased by the recent improvements to the homeless point in time counts process. The County of Orange and the Orange County Continuum of Care are hopeful to improve upon reporting capabilities and capacity to be able to provide local cities individualized reports and/or their data for further analysis and conversation on how to best address homelessness within a Service Planning Area and/or subpopulation focused.

The County of Orange and the Orange County Continuum of Care are interested in exploring conducting an annual unsheltered count, but need a better understanding of the staffing, resources, and ongoing funding that could support this practices.

**(V) Improving coordinated entry systems to strengthen coordinated entry systems to eliminate racial bias, to create a youth-specific coordinated entry system or youth-specific coordinated entry access points, or to improve the coordinated entry assessment tool to ensure that it contemplates the specific needs of youth experiencing homelessness.**

The County of Orange and the Orange County Continuum of Care will continue to review and improve upon adopted policies and procedures for the Coordinated Entry System to eliminate eliminate racial bias, to create a youth-specific coordinated entry system or youth-specific coordinated entry access points, or to improve the coordinated entry assessment tool to ensure that it contemplates the specific needs of youth experiencing homelessness.

Most recently, the County of Orange and the Orange County Continuum of Care eliminated the use of the VI-SPDAT as the coordinated entry assessment tool to instead utilize program enrollment data to assist in the prioritization process. This has been a welcome change in the community; however, the County of Orange and the Orange County Continuum of Care are committed to continued evaluation of the assessment, unintended consequences and looking for ways to improve upon the process to ensure that it is more equitable for all race, ethnic and gender backgrounds of the people experiencing homelessness,

The County of Orange and the Orange County Continuum of Care are focused on increasing Coordinated Entry System Access Points to include culturally-specific organization and/or subpopulation focused organizations to ensure that underrepresented racial, ethnic and subpopulation minorities are able to access homeless services and permanent housing equitably. The County of Orange and the Orange County Continuum of Care are considering possible partnerships with other County departments and/or components of the System of Care where individuals and families access resources to meet other needs. Additionally, this includes looking at all four categories of homelessness and determining the appropriate documentation and prioritization practices for the homeless service system.

The County of Orange and the Orange County Continuum of Care applied for the Youth Homelessness Demonstration Program in FY 2022, and unfortunately were not awarded. The County of Orange and the Orange County Continuum of Care are utilizing this application process as a lesson learned and working with youth-specific service providers to better understand the needs of youth and ensure a more robust and competitive application for future funding years. Currently, the County of Orange and the Orange County Continuum of Care are discussing how the Coordinated Entry System can be adjusted to better meet the needs of youth and how to increase the youth-specific access points throughout Orange County.

## Question 8

**\*Responses to these questions are for informational purposes only.**

What **information, guidance, technical assistance, training, and/or alignment of resources and programs** should Cal ICH and other State Agencies prioritize to support jurisdictions in progressing towards their Outcome Goals, Goals for Underserved Populations and Populations Disproportionately Impacted by Homelessness, and/or would otherwise help strengthen local partnerships, coordination, planning, and progress toward preventing and ending homelessness?

### **Information, Guidance, and Technical Assistance**

Facilitation of planning processes and collaborative approaches among cross-agency and community-level partners

Technical assistance related to goal setting in underserved/disproportionately impacted populations

Trainings on topics of equity

### **Alignment of Resources and Programs**

In the space below, please describe what Cal ICH and other State Agencies should prioritize related to alignment of resources and programs, strengthening partnerships and collaborations, or any other ways that State can support communities' progress:

### **Untitled**

Cal ICH and other State Agencies should prioritize the release for joint application process that allows for different funding sources to allow for the alignment of resources and programs, strengthening partnerships and collaborations.

## Part IV. Funding Plan Strategic Intent Narrative

### Question 1

#### Eligible Use 1

##### Eligible Use Category Intended to be Supported with HHAP-4

3. Street outreach

**Approximate % of TOTAL HHAP-4 ALLOCATION to be used on this Eligible Use(%)**  
20.00%

**Approximate % of TOTAL HHAP-4 ALLOCATION to be used under this Eligible Use as part of the Youth Set Aside? (%)**  
5.00%

##### Activities to be Supported with HHAP-4

Street outreach will focus on addressing unsheltered homelessness and facilitating placement into homeless service programs, addressing engagements and beginning engagements that lead to permanent housing.

##### How is this a strategic use of HHAP-4 resources that will address needs and gaps within the homelessness response system?

Engaging people experiencing unsheltered homelessness is the first step in the pathways to permanent housing. The implementation of regional street outreach will support the County of Orange and the Orange County Continuum of Care in implementing the goals of HHAP-4, specially around reductions in the unsheltered homelessness population and will provide ongoing services. This supports Outcome Goal #1a, #1b, #4 and #6.

##### How were these decisions to invest HHAP-4 into these activities informed by the planned uses of other state, local, and/or federal funding sources (as documented in the Landscape Analysis in Part I)?

This funding will be leveraged with State Housing and Disability Advocacy Program (HDAP) to assist individuals and families experiencing unsheltered homelessness begin to engage with the Homeless Service System. HDAP has specific eligibility criteria that no all unsheltered homeless population is able to meet and thus having an ability to engage in services is helpful. While street outreach can be funded through State and Federal ESG, the County of Orange and Orange County Continuum of Care are utilizing that funding to support rapid rehousing and emergency shelter operations.

#### Eligible Use 2

##### Eligible Use Category Intended to be Supported with HHAP-4

2. Operating subsidies

**Approximate % of TOTAL HHAP-4 ALLOCATION to be used on this Eligible Use(%)**  
15.00%

**Approximate % of TOTAL HHAP-4 ALLOCATION to be used under this Eligible Use as part of the Youth Set Aside? (%)**  
0.00%

##### Activities to be Supported with HHAP-4

Emergency shelter and interim housing operating subsidies to ensure the ongoing availability of beds to serve individuals and families experiencing homelessness

**How is this a strategic use of HHAP-4 resources that will address needs and gaps within the homelessness response system?**

Providing operating subsidies to emergency shelter and permanent housing programs will increase the availability of homeless service interventions in the Orange County Continuum of Care. This supports Outcome Goal #1a, #3, #4 and #6.

**How were these decisions to invest HHAP-4 into these activities informed by the planned uses of other state, local, and/or federal funding sources (as documented in the Landscape Analysis in Part I)?**

There are currently limited local, state and/or federal funding that provides operating subsidies funding for emergency shelter and permanent housing programs. In order to continue with the same capacity and/or expand the delivery for these interventions there needs to be ongoing funding that supports these activities, specially those created through HEAP and previous HHAP rounds of funding.

### Eligible Use 3

**Eligible Use Category Intended to be Supported with HHAP-4**

6. Delivery of permanent housing

**Approximate % of TOTAL HHAP-4 ALLOCATION to be sed on this Eligible Use(%)**  
20.00%

**Approximate % of TOTAL HHAP-4 ALLOCATION to be used under this Eligible Use as part of the Youth Set Aside? (%)**  
10.00%

**Activities to be Supported with HHAP-4**

Anticipate funding needs for future Homekey NOFAs and need for funding to support innovating housing solutions

**How is this a strategic use of HHAP-4 resources that will address needs and gaps within the homelessness response system?**

Increasing the availability of permanent housing resources supports the overall goal of HHAP-4 in reducing the number of people experiencing homelessness as they become permanently housed. Additionally, by including a percentage towards the youth set aside will assist in ensuring permanent resources are also available for youth in Orange County. This supports Outcome Goal #1a, #1b, #3, #5, and #6.

**How were these decisions to invest HHAP-4 into these activities informed by the planned uses of other state, local, and/or federal funding sources (as documented in the Landscape Analysis in Part I)?**

There is limited local, state and/or federal funding that supports the delivery of permanent housing that is flexible. As such, by incorporating delivery of permanent housing as an eligible use category in HHAP-4, the Orange County Continuum of Care is position to assist local partners, including developers, cities, and/or the County with funding that may support the creation of permanent housing.

### Eligible Use 4

**Eligible Use Category Intended to be Supported with HHAP-4**

4. Services coordination

**Approximate % of TOTAL HHAP-4 ALLOCATION to be sed on this Eligible Use(%)**

**Approximate % of TOTAL HHAP-4 ALLOCATION to be used under this Eligible Use as part of the**

25.00%

**Youth Set Aside? (%)**

0.00%

**Activities to be Supported with HHAP-4**

Coordinating access into the Continuum of Care and assisting in the triaging and deployment of response

**How is this a strategic use of HHAP-4 resources that will address needs and gaps within the homelessness response system?**

Navigating through the Homeless Service System and the System of Care can be challenging for individuals and families experiencing homelessness or at risk of homelessness. As such, the County of Orange and the Orange County Continuum of Care are interested in having access points be well resources and equipped to assist people in navigating the available services and programs, as well as leveraging other local, state and federal programming to maximize assistance for those households. This supports Outcome Goal #2, #4, #5, and #6.

**How were these decisions to invest HHAP-4 into these activities informed by the planned uses of other state, local, and/or federal funding sources (as documented in the Landscape Analysis in Part I)?**

Funding to support service coordination and supportive services for individuals and families experiencing homelessness is limited at the local, state and federal level. As such, by incorporating the service coordination as an eligible use category in HHAP-4, the Orange County Continuum of Care is prioritizing improving the coordination of services and facilitating the navigation of individuals and families experiencing homelessness through the Homeless Service System and the System of Care.

**Eligible Use 5****Eligible Use Category Intended to be Supported with HHAP-4**

7. Prevention and diversion

**Approximate % of TOTAL HHAP-4 ALLOCATION to be used on this Eligible Use(%)**

10.00%

**Approximate % of TOTAL HHAP-4 ALLOCATION to be used under this Eligible Use as part of the Youth Set Aside? (%)**

0.00%

0.00%

**Activities to be Supported with HHAP-4**

homelessness prevention and diversion programming, inclusive of case management, flexible financial assistance and whatever it takes approach

**How is this a strategic use of HHAP-4 resources that will address needs and gaps within the homelessness response system?**

To make progress in reducing homelessness in Orange County, the County of Orange and the Orange County Continuum of Care believe that assisting households in stabilizing within current housing is key. As such investing in interventions and programs that promote diversion and homelessness prevention will assist in ensuring less become become homeless for the first time and engage in accessing services in the community. This supports Outcome Goal #1a, 1b, and #2.

**How were these decisions to invest HHAP-4 into these activities informed by the planned uses of other state, local, and/or federal funding sources (as documented in the Landscape Analysis in Part I)?**

While Prevention is an eligible activity in the Emergency Solutions Grant, the Orange County Continuum of Care and the County of Orange are currently not utilizing that due to the limited amount of funding provided through this program. Large-scale homelessness prevention and diversion strategies are need

to assist individuals and families in stabilizing in their current housing situation and reducing the number of people experiencing homelessness, Other State programs that allow prevention are limited to subpopulations and have additional eligibility criteria.

## Eligible Use 6

### Eligible Use Category Intended to be Supported with HHAP-4

5. Systems support

**Approximate % of TOTAL HHAP-4 ALLOCATION to be sed on this Eligible Use(%)**

3.00%

**Approximate % of TOTAL HHAP-4 ALLOCATION to be used under this Eligible Use as part of the Youth Set Aside? (%)**

0.00%

### Activities to be Supported with HHAP-4

Training, capacity building and system of care infrastructure

### How is this a strategic use of HHAP-4 resources that will address needs and gaps within the homelessness response system?

Updating and implantation of strategies to achieve the Outcome Goals as well as the delivery of homeless services utilizing evidenced-based practices as required by HHAP-4 requires an investment in the homeless service providers and partners in the work. This supports the overall goals of HHAP-4 and Outcome Goals.

### How were these decisions to invest HHAP-4 into these activities informed by the planned uses of other state, local, and/or federal funding sources (as documented in the Landscape Analysis in Part I)?

While system support can be included in state and local funding under the administrative costs category, there is not sufficient funding to provide appropriate System Support to all homeless service providers and stakeholders. Through initiatives undertaken, the County of Orange and the Orange County Continuum of Care need ongoing funding sources to support training, capacity building and infrastructure to support the delivery of high quality and effective programming and services that are culturally competent and inclusive.

## Eligible Use 7

### Eligible Use Category Intended to be Supported with HHAP-4

10. Administrative (up to 7%)

**Approximate % of TOTAL HHAP-4 ALLOCATION to be sed on this Eligible Use(%)**

7.00%

**Approximate % of TOTAL HHAP-4 ALLOCATION to be used under this Eligible Use as part of the Youth Set Aside? (%)**

7.00%

### Activities to be Supported with HHAP-4

Technical assistance, contract support, compensation for lived experience and HAP related activities

### How is this a strategic use of HHAP-4 resources that will address needs and gaps within the homelessness response system?

The County of Orange as the Administrative Entity will support in the operationalizing and implementation of HHAP-4. Having the appropriate funding to support and engagement of people with



lived experience is key in the development and implementation of new and ongoing services.

**How were these decisions to invest HHAP-4 into these activities informed by the planned uses of other state, local, and/or federal funding sources (as documented in the Landscape Analysis in Part I)?**

No other local, state or federal funding source can provide administrative funding for the implementation and operations of HHAP-4.

## Question 2

Please describe how the planned investments of HHAP-4 resources and implementation of the activities to be supported will:

**Help drive progress toward achievement of the Outcome Goals and Goals for Underserved Populations and Populations Disproportionately Impacted by Homelessness (as identified in Part II above):**

The County of Orange and the Orange County Continuum of Care developed a local homeless action plan that was complimentary in the eligible activities to be funded but still supported the Outcome Goals and Goals for Underserved Populations and Populations Disproportionately Impacted by Homelessness. The County of Orange and the Orange County Continuum of Care are looking to fund all components of the homeless response system, from street outreach to service coordination to operating subsidies for emergency shelter and permanent housing, as well as permanent housing resources and technical assistance for system support, to ensure that people are able to access the appropriate service needed to end their homelessness.

Each eligible activity as identified by the Orange County Continuum of Care will further at least two of the Outcome Goals and will intersect with other established components of the homeless response system, thus filling the current gaps in services that people experiencing homelessness experience today.

**Help address racial inequities and other inequities in the jurisdiction's homelessness response system:**

The County of Orange and the Orange County Continuum of Care have been working with C4 Innovations to develop a Racial Equity Framework that will assist in addressing racial inequities and other inequities in the homelessness response system locally. The County of Orange and the Orange County Continuum of Care believe that the strategies under each of the focus area will be significant in impact and progress to further the goals of HHAP-4, specially for underserved populations, and are committed to seeing its ingoing implementation and sustainable practices to assist this working. Through the HHAP-4, the County of Orange and the Orange County Continuum of Care will continue to fund the outstanding work to be done and resource the homeless service providers and stakeholder adequately to further these goals.

The County of Orange and the Orange County Continuum of Care are open and willing to work with Cal ICH and their contracted technical assistance partners to ensure that address racial inequities and other inequities in the jurisdiction are addressed.

**Be aligned with health and behavioral health care strategies and resources, including resources of local Medi-Cal managed care plans:**

The County of Orange and the Orange County Continuum of Care worked with CalOptima Health around the development of goals and strategies for the Housing and Homelessness Incentive Program. The County of Orange and the Orange County Continuum of Care will meet with CalOptima Health a monthly basis to plan a coordinated and complimentary approach to the various strategies and resources being implemented. Additionally, the County of Orange and the Orange County Continuum of Care will invite the health and behavioral health care partners to participate in the solicitation process by reviewing proposals for projects and/or assisting in the development of workflows that look to integrate services, specially

through the eligible activity of Service Coordination.

**Support increased exits to permanent housing among people experiencing homelessness:**

The County of Orange and the Orange County Continuum of Care developed a local homeless action plan that was complimentary in the eligible activities to be funded but still supported the Outcome Goals and Goals for Underserved Populations and Populations Disproportionately Impacted by Homelessness.

## **Certification**

**I certify that all information included in this Application is true and accurate to the best of my knowledge.**

Yes

Table 1. Landscape Analysis of Needs and Demographics		
	People Experiencing Homelessness	Source and Date Timeframe of Data
<b>Population and Living Situations</b>		
<b>TOTAL # OF PEOPLE EXPERIENCING HOMELESSNESS</b>	5,718	2022 Point In Time (February 2022)
# of People Who are <b>Sheltered</b> (ES, TH, SH)	2,661	2022 Point In Time (February 2022)
# of People Who are <b>Unsheltered</b>	3,057	2022 Point In Time (February 2022)
<b>Household Composition</b>		
# of Households <b>without Children</b>	4,510	2022 Point In Time (February 2022)
# of Households with <b>At Least 1 Adult &amp; 1 Child</b>	1201	2022 Point In Time (February 2022)
# of Households with <b>Only Children</b>	7	2022 Point In Time (February 2022)
<b>Sub-Populations and Other Characteristics</b>		
# of Adults Who are Experiencing <b>Chronic Homelessness</b>	2,463	2022 Point In Time (February 2022)
# of Adults Who are Experiencing <b>Significant Mental Illness</b>	1,445	2022 Point In Time (February 2022)
# of Adults Who are Experiencing <b>Substance Abuse Disorders</b>	1,633	2022 Point In Time (February 2022)
# of Adults Who are <b>Veterans</b>	280	2022 Point In Time (February 2022)
# of Adults with <b>HIV/AIDS</b>	129	2022 Point In Time (February 2022)
# of Adults Who are <b>Survivors of Domestic Violence</b>	515	2022 Point In Time (February 2022)
# of <b>Unaccompanied Youth (under 25)</b>	183	2022 Point In Time (February 2022)
# of <b>Parenting Youth (under 25)</b>	34	2022 Point In Time (February 2022)
# of People Who are <b>Children of Parenting Youth</b>	46	2022 Point In Time (February 2022)
<b>Gender Demographics</b>		
# of <b>Women/Girls</b>	2,069	2022 Point In Time (February 2022)
# of <b>Men/Boys</b>	3,617	2022 Point In Time (February 2022)
# of People Who are <b>Transgender</b>	17	2022 Point In Time (February 2022)
# of People Who are <b>Gender Non-Conforming</b>	15	2022 Point In Time (February 2022)
<b>Ethnicity and Race Demographics</b>		
# of People Who are <b>Hispanic/Latino</b>	2,252	2022 Point In Time (February 2022)
# of People Who are <b>Non-Hispanic/Non-Latino</b>	3,466	2022 Point In Time (February 2022)
# of People Who are <b>Black or African American</b>	483	2022 Point In Time (February 2022)
# of People Who are <b>Asian</b>	195	2022 Point In Time (February 2022)
# of People Who are <b>American Indian or Alaska Native</b>	211	2022 Point In Time (February 2022)

Table 2. Landscape Analysis of People Being Served									
	Permanent Supportive Housing (PSH)	Rapid Rehousing (RRH)	Transitional Housing (TH)	Interim Housing or Emergency Shelter (IH / ES)	Diversion Services and Assistance (DIV)	Homelessness Prevention Services & Assistance (HP)	Outreach and Engagement Services (O/R)	Other: Other, Services Only, PH - Housing Only, PH - Housing with Services, Coordinated Entry	Source(s) and Timeframe of Data
<b>Household Composition</b>									
# of Households without Children	1,621	829	48	1,952	n/a	948	5,400	4,905	Source: HMIS Oct. 1, 2021 to Sept. 30, 2022 Timeframe:
# of Households with At Least 1 Adult & 1 Child	580	3,183	327	408	n/a	2,994	165	4,476	Source: HMIS Oct. 1, 2021 to Sept. 30, 2022 Timeframe:
# of Households with Only Children	1	6	0	211	n/a	13	190	34	Source: HMIS Oct. 1, 2021 to Sept. 30, 2022 Timeframe:
<b>Sub-Populations and Other Characteristics</b>									
# of Adults Who are Experiencing Chronic Homelessness	946	522	13	881	n/a	8	2,163	2,460	Source: HMIS Oct. 1, 2021 to Sept. 30, 2022 Timeframe:
# of Adults Who are Experiencing Significant Mental Illness	938	337	13	589	n/a	100	1,540	1,973	Source: HMIS Oct. 1, 2021 to Sept. 30, 2022 Timeframe:
# of Adults Who are Experiencing Substance Abuse Disorders	295	95	6	363	n/a	0	1,527	807	Source: HMIS Oct. 1, 2021 to Sept. 30, 2022 Timeframe:
# of Adults Who are Veterans	507	167	2	65	n/a	97	137	717	Source: HMIS Oct. 1, 2021 to Sept. 30, 2022 Timeframe:
# of Adults with HIV/AIDS	41	10	0	72	n/a	14	66	95	Source: HMIS Oct. 1, 2021 to Sept. 30, 2022 Timeframe:
# of Adults Who are Survivors of Domestic Violence	333	593	57	408	n/a	188	817	1,502	Source: HMIS Oct. 1, 2021 to Sept. 30, 2022 Timeframe:
# of Unaccompanied Youth (under 25)	28	57	24	311	n/a	38	1,206	377	Source: HMIS Oct. 1, 2021 to Sept. 30, 2022 Timeframe:
# of Parenting Youth (under 25)	13	65	10	17	n/a	19	5	77	Source: HMIS Oct. 1, 2021 to Sept. 30, 2022 Timeframe:
# of People Who are Children of Parenting Youth	49	187	28	73	n/a	74	27	304	Source: HMIS Oct. 1, 2021 to Sept. 30, 2022 Timeframe:
<b>Gender Demographics</b>									
# of Women/Girls	990	2,207	226	1,065	n/a	2,217	2,497	4,576	Source: HMIS Oct. 1, 2021 to Sept. 30, 2022 Timeframe:
# of Men/Boys	1,199	1,828	147	1,478	n/a	1,727	5,782	4,775	Source: HMIS Oct. 1, 2021 to Sept. 30, 2022 Timeframe:
# of People Who are Transgender	6	1	0	11	n/a	5	14	15	Source: HMIS Oct. 1, 2021 to Sept. 30, 2022 Timeframe:
# of People Who are Gender Non-Conforming	2	3	1	17	n/a	5	21	17	Source: HMIS Oct. 1, 2021 to Sept. 30, 2022 Timeframe:
<b>Ethnicity and Race Demographics</b>									
# of People Who are Hispanic/Latino	586	2,303	239	1,089	n/a	2,081	3,628	3,963	Source: HMIS Oct. 1, 2021 to Sept. 30, 2022 Timeframe:
# of People Who are Non-Hispanic/Non-Latino	1,578	1,702	131	1,376	n/a	1,767	3,589	5,253	Source: HMIS Oct. 1, 2021 to Sept. 30, 2022 Timeframe:
# of People Who are Black or African American	299	618	32	255	n/a	387	720	1,111	Source: HMIS Oct. 1, 2021 to Sept. 30, 2022 Timeframe:
# of People Who are Asian	88	181	11	87	n/a	275	112	252	Source: HMIS Oct. 1, 2021 to Sept. 30, 2022 Timeframe:
# of People Who are American Indian or Alaska Native	44	101	7	94	n/a	63	138	230	Source: HMIS Oct. 1, 2021 to Sept. 30, 2022 Timeframe:
# of People Who are Native Hawaiian or Other Pacific Islander	20	90	2	32	n/a	54	50	167	Source: HMIS Oct. 1, 2021 to Sept. 30, 2022 Timeframe:
# of People Who are White	1,617	2,770	295	1,858	n/a	2,641	6,151	6,749	Source: HMIS Oct. 1, 2021 to Sept. 30, 2022 Timeframe:
# of People Who are Multiple Races	80	190	20	80	n/a	168	116	345	Source: HMIS Oct. 1, 2021 to Sept. 30, 2022 Timeframe:

*\*If data is not available, please input N/A in the cell and explain why the data is not available below:*

The Orange County Continuum of Care did not have any Diversion Programs operating from October 1, 2021 to September 30, 2022, that participated in the Homeless Management Information System (HMIS).

Table 3. Landscape Analysis of State, Federal and Local Funding

Funding Program <i>(choose from drop down options)</i>	Fiscal Year <i>(select all that apply)</i>	Total Amount Invested Into Homelessness Interventions	# of Vouchers <i>(if applicable)</i>	Funding Source*	Intervention Types Supported with Funding <i>(select all that apply)</i>	Brief Description of Programming and Services Provided	Populations Served <i>(please "x" the appropriate population[s])</i>																	
Homekey (via HCD)	FY 2021-2022	\$23,088.00		State Agency	Non-Congregate Shelter/ Interim Housing	Utilize Homekey to purchase hotels or other buildings to provide Interim Housing with an exit strategy for all residents and/ or plan to convert housing in the near future.	<table border="1"> <tr> <td colspan="4">TARGETED POPULATIONS (please "x" all that apply)</td> </tr> <tr> <td>X</td> <td>People Exp Chronic Homelessness</td> <td>Veterans</td> <td>Parenting Youth</td> </tr> <tr> <td></td> <td>People Exp Severe Mental Illness</td> <td>People Exp HIV/ AIDS</td> <td>Children of Parenting Youth</td> </tr> <tr> <td></td> <td>People Exp Substance Abuse Disorders</td> <td>Unaccompanied Youth</td> <td>Other (please enter here)</td> </tr> </table>	TARGETED POPULATIONS (please "x" all that apply)				X	People Exp Chronic Homelessness	Veterans	Parenting Youth		People Exp Severe Mental Illness	People Exp HIV/ AIDS	Children of Parenting Youth		People Exp Substance Abuse Disorders	Unaccompanied Youth	Other (please enter here)	
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	People Exp Substance Abuse Disorders	Unaccompanied Youth	Other (please enter here)																					
FY 2022-2023	\$33,745.00																							
Emergency Solutions Grants - CV (ESG-CV) - via HCD	FY 2021-2022	\$19,102,878.05		State Agency	Non-Congregate Shelter/ Interim Housing	State ESG supports the operations of emergency shelter programs and the provision of rapid rehousing services for individuals and families experiencing homelessness in Orange County who have been negatively impacted by the COVID-19 pandemic.	<table border="1"> <tr> <td colspan="4">TARGETED POPULATIONS (please "x" all that apply)</td> </tr> <tr> <td></td> <td>People Exp Chronic Homelessness</td> <td>Veterans</td> <td>Parenting Youth</td> </tr> <tr> <td></td> <td>People Exp Severe Mental Illness</td> <td>People Exp HIV/ AIDS</td> <td>Children of Parenting Youth</td> </tr> <tr> <td></td> <td>People Exp Substance Abuse Disorders</td> <td>Unaccompanied Youth</td> <td>Other (please enter here)</td> </tr> </table>	TARGETED POPULATIONS (please "x" all that apply)					People Exp Chronic Homelessness	Veterans	Parenting Youth		People Exp Severe Mental Illness	People Exp HIV/ AIDS	Children of Parenting Youth		People Exp Substance Abuse Disorders	Unaccompanied Youth	Other (please enter here)	
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	People Exp Substance Abuse Disorders	Unaccompanied Youth	Other (please enter here)																					
FY 2022-2023	\$1,549,722.95																							
Emergency Solutions Grants (ESG) - via HCD	FY 2021-2022	\$640,283.00		State Agency	Non-Congregate Shelter/ Interim Housing	State ESG supports the operations of emergency shelter programs and the provision of rapid rehousing services for individuals and families experiencing homelessness in Orange County.	<table border="1"> <tr> <td colspan="4">TARGETED POPULATIONS (please "x" all that apply)</td> </tr> <tr> <td></td> <td>People Exp Chronic Homelessness</td> <td>Veterans</td> <td>Parenting Youth</td> </tr> <tr> <td></td> <td>People Exp Severe Mental Illness</td> <td>People Exp HIV/ AIDS</td> <td>Children of Parenting Youth</td> </tr> <tr> <td></td> <td>People Exp Substance Abuse Disorders</td> <td>Unaccompanied Youth</td> <td>Other (please enter here)</td> </tr> </table>	TARGETED POPULATIONS (please "x" all that apply)					People Exp Chronic Homelessness	Veterans	Parenting Youth		People Exp Severe Mental Illness	People Exp HIV/ AIDS	Children of Parenting Youth		People Exp Substance Abuse Disorders	Unaccompanied Youth	Other (please enter here)	
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	People Exp Substance Abuse Disorders	Unaccompanied Youth	Other (please enter here)																					
FY 2022-2023	\$722,320.00																							
FY 2023-2024	Pending Award Announcement																							
Emergency Solutions Grants (ESG) - via HUD	FY 2021-2022	\$124,395.00		Federal Agency	Non-Congregate Shelter/ Interim Housing	Federal ESG supports the operations of the Cold Weather Emergency Shelter program and the provision of rapid rehousing services for individuals and families experiencing homelessness in Orange County.	<table border="1"> <tr> <td colspan="4">TARGETED POPULATIONS (please "x" all that apply)</td> </tr> <tr> <td></td> <td>People Exp Chronic Homelessness</td> <td>Veterans</td> <td>Parenting Youth</td> </tr> <tr> <td></td> <td>People Exp Severe Mental Illness</td> <td>People Exp HIV/ AIDS</td> <td>Children of Parenting Youth</td> </tr> <tr> <td></td> <td>People Exp Substance Abuse Disorders</td> <td>Unaccompanied Youth</td> <td>Other (please enter here)</td> </tr> </table>	TARGETED POPULATIONS (please "x" all that apply)					People Exp Chronic Homelessness	Veterans	Parenting Youth		People Exp Severe Mental Illness	People Exp HIV/ AIDS	Children of Parenting Youth		People Exp Substance Abuse Disorders	Unaccompanied Youth	Other (please enter here)	
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FY 2022-2023	\$124,395.00																							
Community Development Block Grant (CDBG) - via HCD	FY 2021-2022	\$219,510.00		State Agency	Non-Congregate Shelter/ Interim Housing	Federal CDBG supports the operations of the Cold Weather Emergency Shelter program for individuals and families experiencing homelessness in Orange County.	<table border="1"> <tr> <td colspan="4">TARGETED POPULATIONS (please "x" all that apply)</td> </tr> <tr> <td></td> <td>People Exp Chronic Homelessness</td> <td>Veterans</td> <td>Parenting Youth</td> </tr> <tr> <td></td> <td>People Exp Severe Mental Illness</td> <td>People Exp HIV/ AIDS</td> <td>Children of Parenting Youth</td> </tr> <tr> <td></td> <td>People Exp Substance Abuse Disorders</td> <td>Unaccompanied Youth</td> <td>Other (please enter here)</td> </tr> </table>	TARGETED POPULATIONS (please "x" all that apply)					People Exp Chronic Homelessness	Veterans	Parenting Youth		People Exp Severe Mental Illness	People Exp HIV/ AIDS	Children of Parenting Youth		People Exp Substance Abuse Disorders	Unaccompanied Youth	Other (please enter here)	
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	People Exp Substance Abuse Disorders	Unaccompanied Youth	Other (please enter here)																					
FY 2022-2023	\$219,427.00																							
Community Development Block Grant - CV (CDBG-CV) - via HCD	FY 2021-2022	\$1,925,956.00		State Agency	Non-Congregate Shelter/ Interim Housing	CDBG-CV1 funds of \$341,402 supported the unincorporated OC Small Business Relief Program. CDBG-CV3 funds of \$1,215,329 were allocated to an Emergency Rental Relief Program. Funds also supported two Homekey Programs in Stanton and the Alternative Sleeping Location in Laguna Beach.	<table border="1"> <tr> <td colspan="4">TARGETED POPULATIONS (please "x" all that apply)</td> </tr> <tr> <td></td> <td>People Exp Chronic Homelessness</td> <td>Veterans</td> <td>Parenting Youth</td> </tr> <tr> <td></td> <td>People Exp Severe Mental Illness</td> <td>People Exp HIV/ AIDS</td> <td>Children of Parenting Youth</td> </tr> <tr> <td></td> <td>People Exp Substance Abuse Disorders</td> <td>Unaccompanied Youth</td> <td>X Other (At-Risk of Homelessness)</td> </tr> </table>	TARGETED POPULATIONS (please "x" all that apply)					People Exp Chronic Homelessness	Veterans	Parenting Youth		People Exp Severe Mental Illness	People Exp HIV/ AIDS	Children of Parenting Youth		People Exp Substance Abuse Disorders	Unaccompanied Youth	X Other (At-Risk of Homelessness)	
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FY 2022-2023	\$3,784,847.00																							
No Place Like Home (NPLH) - via HCD	FY 2021-2022	\$18,449,914.00		State Agency	Permanent Supportive and Service-Enriched Housing	NPLH funding supports the development of five (5) affordable and supportive housing projects in Orange County.	<table border="1"> <tr> <td colspan="4">TARGETED POPULATIONS (please "x" all that apply)</td> </tr> <tr> <td>X</td> <td>People Exp Chronic Homelessness</td> <td>Veterans</td> <td>Parenting Youth</td> </tr> <tr> <td>X</td> <td>People Exp Severe Mental Illness</td> <td>People Exp HIV/ AIDS</td> <td>Children of Parenting Youth</td> </tr> <tr> <td></td> <td>People Exp Substance Abuse Disorders</td> <td>X Unaccompanied Youth</td> <td>Other (please enter here)</td> </tr> </table>	TARGETED POPULATIONS (please "x" all that apply)				X	People Exp Chronic Homelessness	Veterans	Parenting Youth	X	People Exp Severe Mental Illness	People Exp HIV/ AIDS	Children of Parenting Youth		People Exp Substance Abuse Disorders	X Unaccompanied Youth	Other (please enter here)	
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Homeless Housing, Assistance and Prevention Program (HHAP) - via Cal ICH	FY 2021-2022	\$7,246,127.00		State Agency	Systems Support Activities	Diversion and Homelessness Prevention	Includes both County and CoC allocations. HHAP supports a variety of activities to fill service gaps in the community. These include emergency shelter operating subsidies, rental assistance, outreach and engagement programs and flexible housing subsidies. HHAP also supports strategic planning and	<table border="1"> <tr> <td colspan="4">TARGETED POPULATIONS (please "x" all that apply)</td> </tr> <tr> <td>X</td> <td>People Exp Chronic Homelessness</td> <td>Veterans</td> <td>Parenting Youth</td> </tr> <tr> <td></td> <td>People Exp Severe Mental Illness</td> <td>People Exp HIV/ AIDS</td> <td>Children of Parenting Youth</td> </tr> <tr> <td></td> <td>People Exp Substance Abuse Disorders</td> <td>X Unaccompanied Youth</td> <td>Other (please enter here)</td> </tr> </table>	TARGETED POPULATIONS (please "x" all that apply)				X	People Exp Chronic Homelessness	Veterans	Parenting Youth		People Exp Severe Mental Illness	People Exp HIV/ AIDS	Children of Parenting Youth		People Exp Substance Abuse Disorders	X Unaccompanied Youth	Other (please enter here)
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FY 2022-2023	\$19,850,121.00																							
Encampment Resolution Grants - via Cal ICH	FY 2022-2023	\$3,627,030.00		State Agency	Outreach and Engagement	Rental Assistance	ERF funding will allow for ongoing outreach support to meet the needs of those experiencing homelessness within Talbert Park and also provide support to readily connect individuals to shelters, housing and supportive services in partnership with the City of Costa Mesa and OC	<table border="1"> <tr> <td colspan="4">TARGETED POPULATIONS (please "x" all that apply)</td> </tr> <tr> <td>X</td> <td>People Exp Chronic Homelessness</td> <td>Veterans</td> <td>Parenting Youth</td> </tr> <tr> <td></td> <td>People Exp Severe Mental Illness</td> <td>People Exp HIV/ AIDS</td> <td>Children of Parenting Youth</td> </tr> <tr> <td></td> <td>People Exp Substance Abuse Disorders</td> <td>Unaccompanied Youth</td> <td>Other (please enter here)</td> </tr> </table>	TARGETED POPULATIONS (please "x" all that apply)				X	People Exp Chronic Homelessness	Veterans	Parenting Youth		People Exp Severe Mental Illness	People Exp HIV/ AIDS	Children of Parenting Youth		People Exp Substance Abuse Disorders	Unaccompanied Youth	Other (please enter here)
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Project Roomkey and Rehousing - via CDS	FY 2021-2022	\$126,972.00		State Agency	Non-Congregate Shelter/ Interim Housing	Funding allows for the continuity of Project Roomkey program services and provides a needed resource to the System of Care as the County continues to address homelessness	<table border="1"> <tr> <td colspan="4">TARGETED POPULATIONS (please "x" all that apply)</td> </tr> <tr> <td></td> <td>People Exp Chronic Homelessness</td> <td>Veterans</td> <td>Parenting Youth</td> </tr> <tr> <td></td> <td>People Exp Severe Mental Illness</td> <td>People Exp HIV/ AIDS</td> <td>Children of Parenting Youth</td> </tr> </table>	TARGETED POPULATIONS (please "x" all that apply)					People Exp Chronic Homelessness	Veterans	Parenting Youth		People Exp Severe Mental Illness	People Exp HIV/ AIDS	Children of Parenting Youth					
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Table 3. Landscape Analysis of State, Federal and Local Funding

Funding Program <i>(choose from drop down options)</i>	Fiscal Year <i>(select all that apply)</i>	Total Amount Invested Into Homelessness Interventions	# of Vouchers <i>(if applicable)</i>	Funding Source*	Intervention Types Supported with Funding <i>(select all that apply)</i>	Brief Description of Programming and Services Provided	Populations Served <i>(please "x" the appropriate population[s])</i>																				
						during the COVID-19 pandemic.	<table border="1"> <tr> <td>People Exp Substance Abuse Disorders</td> <td></td> <td>Unaccompanied Youth</td> <td></td> <td>Other <i>(please enter here)</i></td> </tr> </table>	People Exp Substance Abuse Disorders		Unaccompanied Youth		Other <i>(please enter here)</i>															
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CaWORKs Housing Support Program (HSP) - via CDSS	FY 2021-2022	\$10,002,933.00		State Agency	Non-Congregate Shelter/ Interim Housing	HSP assists CaWORKs families who are homeless, or at risk of homelessness, in obtaining or maintaining permanent housing, and can provide temporary shelter, help with moving costs, short to medium term rental subsidies and wraparound case management.	<table border="1"> <tr> <td colspan="5">TARGETED POPULATIONS <i>(please "x" all that apply)</i></td> </tr> <tr> <td>People Exp Chronic Homelessness</td> <td></td> <td>Veterans</td> <td></td> <td>Parenting Youth</td> </tr> <tr> <td>People Exp Severe Mental Illness</td> <td></td> <td>People Exp HIV/ AIDS</td> <td></td> <td>Children of Parenting Youth</td> </tr> <tr> <td>People Exp Substance Abuse Disorders</td> <td></td> <td>Unaccompanied Youth</td> <td>X</td> <td>Other <i>(At-Risk of Homelessness)</i></td> </tr> </table>	TARGETED POPULATIONS <i>(please "x" all that apply)</i>					People Exp Chronic Homelessness		Veterans		Parenting Youth	People Exp Severe Mental Illness		People Exp HIV/ AIDS		Children of Parenting Youth	People Exp Substance Abuse Disorders		Unaccompanied Youth	X	Other <i>(At-Risk of Homelessness)</i>
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FY 2022-2023	\$9,396,653 pending award announcement			Diversion and Homelessness Prevention																							
				Rental Assistance																							
				Outreach and Engagement																							
Housing and Disability Advocacy Program (HDAP) - via CDSS	FY 2021-2022	\$9,056,263.00		State Agency	Outreach and Engagement	HDAP provides supportive services to eligible individuals experiencing homelessness in Orange County with the goal of increasing their income with disability benefits and accessing housing resources.	<table border="1"> <tr> <td colspan="5">TARGETED POPULATIONS <i>(please "x" all that apply)</i></td> </tr> <tr> <td>People Exp Chronic Homelessness</td> <td>X</td> <td>Veterans</td> <td></td> <td>Parenting Youth</td> </tr> <tr> <td>People Exp Severe Mental Illness</td> <td>X</td> <td>People Exp HIV/ AIDS</td> <td></td> <td>Children of Parenting Youth</td> </tr> <tr> <td>People Exp Substance Abuse Disorders</td> <td>X</td> <td>Unaccompanied Youth</td> <td>X</td> <td>Other <i>(People Exp Disabling Conditions)</i></td> </tr> </table>	TARGETED POPULATIONS <i>(please "x" all that apply)</i>					People Exp Chronic Homelessness	X	Veterans		Parenting Youth	People Exp Severe Mental Illness	X	People Exp HIV/ AIDS		Children of Parenting Youth	People Exp Substance Abuse Disorders	X	Unaccompanied Youth	X	Other <i>(People Exp Disabling Conditions)</i>
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FY 2022-2023	\$7,659,238.00			Non-Congregate Shelter/ Interim Housing																							
				Rental Assistance																							
				Administrative Activities																							
Bringing Families Home (BFH) - via CDSS	FY 2021-2022	\$3,609,346.00		State Agency	Outreach and Engagement	BFH funding provides supportive services and rapid rehousing interventions to families receiving child welfare services who are experiencing or at risk of homelessness in Orange County to prevent foster care placement and support reunification	<table border="1"> <tr> <td colspan="5">TARGETED POPULATIONS <i>(please "x" all that apply)</i></td> </tr> <tr> <td>People Exp Chronic Homelessness</td> <td></td> <td>Veterans</td> <td>X</td> <td>Parenting Youth</td> </tr> <tr> <td>People Exp Severe Mental Illness</td> <td></td> <td>People Exp HIV/ AIDS</td> <td>X</td> <td>Children of Parenting Youth</td> </tr> <tr> <td>People Exp Substance Abuse Disorders</td> <td></td> <td>Unaccompanied Youth</td> <td>X</td> <td>Other <i>(At-Risk of Homelessness)</i></td> </tr> </table>	TARGETED POPULATIONS <i>(please "x" all that apply)</i>					People Exp Chronic Homelessness		Veterans	X	Parenting Youth	People Exp Severe Mental Illness		People Exp HIV/ AIDS	X	Children of Parenting Youth	People Exp Substance Abuse Disorders		Unaccompanied Youth	X	Other <i>(At-Risk of Homelessness)</i>
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FY 2022-2023	\$3,609,346.00			Rental Assistance																							
Home Safe - via CDSS	FY 2022-2023	\$4,745,914.00		State Agency	Rental Assistance	Home Safe offers a range of strategies to prevent homelessness and support ongoing housing stability for APS clients, including housing-related intensive case management, short-term housing related financial assistance, deep cleaning to maintain housing.	<table border="1"> <tr> <td colspan="5">TARGETED POPULATIONS <i>(please "x" all that apply)</i></td> </tr> <tr> <td>People Exp Chronic Homelessness</td> <td></td> <td>Veterans</td> <td></td> <td>Parenting Youth</td> </tr> <tr> <td>People Exp Severe Mental Illness</td> <td></td> <td>People Exp HIV/ AIDS</td> <td></td> <td>Children of Parenting Youth</td> </tr> <tr> <td>People Exp Substance Abuse Disorders</td> <td></td> <td>Unaccompanied Youth</td> <td></td> <td>Other <i>(APS Involvement)</i></td> </tr> </table>	TARGETED POPULATIONS <i>(please "x" all that apply)</i>					People Exp Chronic Homelessness		Veterans		Parenting Youth	People Exp Severe Mental Illness		People Exp HIV/ AIDS		Children of Parenting Youth	People Exp Substance Abuse Disorders		Unaccompanied Youth		Other <i>(APS Involvement)</i>
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				Diversion and Homelessness Prevention																							
				Outreach and Engagement																							
Continuum of Care Program (CoC) - via HUD	FY 2021-2022	\$28,994,983.00		Federal Agency	Systems Support Activities	The 2020 Federal CoC NOFA awarded a total amount of \$28,994,983 for distribution of resources throughout the CA-402 CoC. Projects include Rapid Rehousing for target populations, Permanent Supportive Housing projects, CoC Strategic Planning and	<table border="1"> <tr> <td colspan="5">TARGETED POPULATIONS <i>(please "x" all that apply)</i></td> </tr> <tr> <td>People Exp Chronic Homelessness</td> <td>X</td> <td>Veterans</td> <td></td> <td>Parenting Youth</td> </tr> <tr> <td>People Exp Severe Mental Illness</td> <td></td> <td>People Exp HIV/ AIDS</td> <td></td> <td>Children of Parenting Youth</td> </tr> <tr> <td>People Exp Substance Abuse Disorders</td> <td></td> <td>Unaccompanied Youth</td> <td>X</td> <td>Other <i>(Families, DV, Services)</i></td> </tr> </table>	TARGETED POPULATIONS <i>(please "x" all that apply)</i>					People Exp Chronic Homelessness	X	Veterans		Parenting Youth	People Exp Severe Mental Illness		People Exp HIV/ AIDS		Children of Parenting Youth	People Exp Substance Abuse Disorders		Unaccompanied Youth	X	Other <i>(Families, DV, Services)</i>
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FY 2022-2023	Pending Award Announcement			Administrative Activities																							
				Permanent Supportive and Service-Enriched Housing																							
				Rental Assistance																							
Emergency Housing Vouchers (EHVs) - via HUD	FY 2021-2022	\$300,000,000.00	1021	Federal Agency	Rental Assistance	EHV funding supports the County of Orange's implementation of the Emergency Housing Voucher program that provides individuals and families permanent housing through tenant-based housing choice vouchers for eligible households.	<table border="1"> <tr> <td colspan="5">TARGETED POPULATIONS <i>(please "x" all that apply)</i></td> </tr> <tr> <td>People Exp Chronic Homelessness</td> <td>X</td> <td>Veterans</td> <td></td> <td>Parenting Youth</td> </tr> <tr> <td>People Exp Severe Mental Illness</td> <td>X</td> <td>People Exp HIV/ AIDS</td> <td></td> <td>Children of Parenting Youth</td> </tr> <tr> <td>People Exp Substance Abuse Disorders</td> <td></td> <td>Unaccompanied Youth</td> <td></td> <td>Other <i>(please enter here)</i></td> </tr> </table>	TARGETED POPULATIONS <i>(please "x" all that apply)</i>					People Exp Chronic Homelessness	X	Veterans		Parenting Youth	People Exp Severe Mental Illness	X	People Exp HIV/ AIDS		Children of Parenting Youth	People Exp Substance Abuse Disorders		Unaccompanied Youth		Other <i>(please enter here)</i>
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Family Unification Program Vouchers (FUP) - via HUD	FY 2010 and earlier	\$871,000.00	207	Federal Agency	Rental Assistance	For families for whom the lack of adequate housing is a primary factor in either the imminent placement of the family's child(ren) in out of home care, or the delay in the discharge of a child(ren) to the family in out of home care or youth at least 18 but no more than 24 who will leave foster care within 90 days, are at risk of	<table border="1"> <tr> <td colspan="5">TARGETED POPULATIONS <i>(please "x" all that apply)</i></td> </tr> <tr> <td>People Exp Chronic Homelessness</td> <td></td> <td>Veterans</td> <td>X</td> <td>Parenting Youth</td> </tr> <tr> <td>People Exp Severe Mental Illness</td> <td></td> <td>People Exp HIV/ AIDS</td> <td></td> <td>Children of Parenting Youth</td> </tr> <tr> <td>People Exp Substance Abuse Disorders</td> <td></td> <td>Unaccompanied Youth</td> <td>X</td> <td>Other <i>(Families, Foster, Youth)</i></td> </tr> </table>	TARGETED POPULATIONS <i>(please "x" all that apply)</i>					People Exp Chronic Homelessness		Veterans	X	Parenting Youth	People Exp Severe Mental Illness		People Exp HIV/ AIDS		Children of Parenting Youth	People Exp Substance Abuse Disorders		Unaccompanied Youth	X	Other <i>(Families, Foster, Youth)</i>
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People Exp Substance Abuse Disorders		Unaccompanied Youth	X	Other <i>(Families, Foster, Youth)</i>																							
FY 2017-2018	\$871,000.00	60																									
FY 2018-2019	\$871,000.00	58																									
Foster Youth Independence (FY) Voucher	FY 2021-2022	\$84,017.00	25	Federal Agency	Rental Assistance	Households referred by SSA-reuniting families w/ children and foster youth	<table border="1"> <tr> <td colspan="5">TARGETED POPULATIONS <i>(please "x" all that apply)</i></td> </tr> <tr> <td>People Exp Chronic Homelessness</td> <td></td> <td>Veterans</td> <td>X</td> <td>Parenting Youth</td> </tr> <tr> <td>People Exp Severe Mental Illness</td> <td></td> <td>People Exp HIV/ AIDS</td> <td></td> <td>Children of Parenting Youth</td> </tr> <tr> <td>People Exp Substance Abuse Disorders</td> <td>X</td> <td>Unaccompanied Youth</td> <td></td> <td>Other <i>(please enter here)</i></td> </tr> </table>	TARGETED POPULATIONS <i>(please "x" all that apply)</i>					People Exp Chronic Homelessness		Veterans	X	Parenting Youth	People Exp Severe Mental Illness		People Exp HIV/ AIDS		Children of Parenting Youth	People Exp Substance Abuse Disorders	X	Unaccompanied Youth		Other <i>(please enter here)</i>
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FY 2022-2023	\$135,983.00	45																									
Emergency Rental Assistance (ERA) - via Treasury	FY 2021-2022	\$148,080,123.90		Federal Agency	Diversion and Homelessness Prevention	ERA funds help prevent evictions and ensure basic housing security for individuals and families impacted by the affordable housing challenges exacerbated by COVID-19. This includes those with high need, defined by the number of very low-income renter households paying more than 50 percent of income on	<table border="1"> <tr> <td colspan="5">TARGETED POPULATIONS <i>(please "x" all that apply)</i></td> </tr> <tr> <td>People Exp Chronic Homelessness</td> <td></td> <td>Veterans</td> <td></td> <td>Parenting Youth</td> </tr> <tr> <td>People Exp Severe Mental Illness</td> <td></td> <td>People Exp HIV/ AIDS</td> <td></td> <td>Children of Parenting Youth</td> </tr> <tr> <td>People Exp Substance Abuse Disorders</td> <td></td> <td>Unaccompanied Youth</td> <td></td> <td>Other <i>(At-Risk of Homelessness)</i></td> </tr> </table>	TARGETED POPULATIONS <i>(please "x" all that apply)</i>					People Exp Chronic Homelessness		Veterans		Parenting Youth	People Exp Severe Mental Illness		People Exp HIV/ AIDS		Children of Parenting Youth	People Exp Substance Abuse Disorders		Unaccompanied Youth		Other <i>(At-Risk of Homelessness)</i>
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				Rental Assistance																							
Housing Choice Vouchers (HCVs) - via HUD	FY 2021-2022	\$5,415,000.00	325	Federal Agency	Rental Assistance	Housing Choice Vouchers and Other Supportive Housing	<table border="1"> <tr> <td colspan="5">TARGETED POPULATIONS <i>(please "x" all that apply)</i></td> </tr> <tr> <td>People Exp Chronic Homelessness</td> <td>X</td> <td>Veterans</td> <td></td> <td>Parenting Youth</td> </tr> <tr> <td>People Exp Severe Mental Illness</td> <td>X</td> <td>People Exp HIV/ AIDS</td> <td></td> <td>Children of Parenting Youth</td> </tr> <tr> <td>People Exp Substance Abuse Disorders</td> <td>X</td> <td>Unaccompanied Youth</td> <td>X</td> <td>Other <i>(Families)</i></td> </tr> </table>	TARGETED POPULATIONS <i>(please "x" all that apply)</i>					People Exp Chronic Homelessness	X	Veterans		Parenting Youth	People Exp Severe Mental Illness	X	People Exp HIV/ AIDS		Children of Parenting Youth	People Exp Substance Abuse Disorders	X	Unaccompanied Youth	X	Other <i>(Families)</i>
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FY 2022-2023	\$1,827,421.00	102																									

Table 3. Landscape Analysis of State, Federal and Local Funding

Funding Program <i>(choose from drop down options)</i>	Fiscal Year <i>(select all that apply)</i>	Total Amount Invested Into Homelessness Interventions	# of Vouchers <i>(if applicable)</i>	Funding Source*	Intervention Types Supported with Funding <i>(select all that apply)</i>	Brief Description of Programming and Services Provided	Populations Served <i>(please "x" the appropriate population[s])</i>						
Veteran Affairs Supportive Housing (VASH)	FY 2021-2022	\$299,844,540.00	1108	Federal Agency	Rental Assistance	Housing Choice Vouchers and Other Supportive Housing	X	ALL PEOPLE EXPERIENCING HOMELESSNESS	TARGETED POPULATIONS (please "x" all that apply)				
	FY 2022-2023	\$300,000,000.00	1118						X	People Exp Chronic Homelessness	X	Veterans	Parenting Youth
										People Exp Severe Mental Illness		People Exp HIV/ AIDS	Children of Parenting Youth
								People Exp Substance Abuse Disorders	Unaccompanied Youth	Other (please enter here)			
Local General Fund	FY 2021-2022	\$7,667,572.00		Local Agency	Non-Congregate Shelter/ Interim Housing	County General Funds, Local Funds and Operating Reserves contribute to the System of Care through the provision of funds for emergency shelter operations and services.	X	ALL PEOPLE EXPERIENCING HOMELESSNESS	TARGETED POPULATIONS (please "x" all that apply)				
	FY 2022-2023	\$21,266,363.00							X	People Exp Chronic Homelessness		Veterans	Parenting Youth
										People Exp Severe Mental Illness		People Exp HIV/ AIDS	Children of Parenting Youth
								People Exp Substance Abuse Disorders	Unaccompanied Youth	Other (please enter here)			
Local Housing Trust Fund (LHTF)	FY 2021-2022	\$4,215,360.00		State Agency	Permanent Supportive and Service-Enriched Housing	LHTF funds the development of affordable and permanent supportive housing projects targeted for those experiencing homelessness and persons and families of extremely low, very low, and low income within Orange County.	X	ALL PEOPLE EXPERIENCING HOMELESSNESS	TARGETED POPULATIONS (please "x" all that apply)				
	FY 2022-2023	\$5,000,000.00							X	People Exp Chronic Homelessness		Veterans	Parenting Youth
	FY 2023-2024	\$3,756,420.00								People Exp Severe Mental Illness		People Exp HIV/ AIDS	Children of Parenting Youth
								People Exp Substance Abuse Disorders	Unaccompanied Youth	Other (Low-income Families)			
Permanent Local Housing Allocation (PLHA) - via HCD	FY 2021-2022	\$1,977,337.00		State Agency	Non-Congregate Shelter/ Interim Housing	PLHA program funds prioritizes investments that increase the supply of housing to households who are at risk of homelessness or experiencing homelessness, that have income at or below 60 percent of the AMI, adjusted for household size in Orange County.	X	ALL PEOPLE EXPERIENCING HOMELESSNESS	TARGETED POPULATIONS (please "x" all that apply)				
									X	People Exp Chronic Homelessness		Veterans	Parenting Youth
										People Exp Severe Mental Illness		People Exp HIV/ AIDS	Children of Parenting Youth
								People Exp Substance Abuse Disorders	Unaccompanied Youth	Other (please enter here)			
HOME Investment Partnerships Program (HOME) - via HUD	FY 2021-2022	\$1,384,427.00		Federal Agency	Permanent Supportive and Service-Enriched Housing	HOME Program funds are utilized for supportive and affordable housing development opportunities, including the development of up to 20 affordable rental housing units and up to 100 households with tenant-based rental assistance.	X	ALL PEOPLE EXPERIENCING HOMELESSNESS	TARGETED POPULATIONS (please "x" all that apply)				
	FY 2022-2023	\$1,529,389.00							X	People Exp Chronic Homelessness		Veterans	Parenting Youth
										People Exp Severe Mental Illness		People Exp HIV/ AIDS	Children of Parenting Youth
								People Exp Substance Abuse Disorders	Unaccompanied Youth	Other (Lower-income households)			
Housing and Homelessness Incentive Program (HHIP)	FY2022-2023	\$40,000,000.00		State Agency	Systems Support Activities	HHIP funds will be utilized to support delivery and coordination of health and housing services for Medi-Cal members by strengthening partnerships, increasing system capacity, and specialized member engagement to address homelessness in underrepresented populations.	X	ALL PEOPLE EXPERIENCING HOMELESSNESS	TARGETED POPULATIONS (please "x" all that apply)				
									X	People Exp Chronic Homelessness		Veterans	Parenting Youth
										People Exp Severe Mental Illness		People Exp HIV/ AIDS	Children of Parenting Youth
								People Exp Substance Abuse Disorders	Unaccompanied Youth	Other (Medi-Cal members at risk of, have recently been, or are currently experiencing homelessness)			
Homeless Health Initiatives (HHI)	FY2022-2023	\$60,000,000.00		Local Agency	Systems Support Activities	HHI funds are utilized to improve the health care delivery system for individuals experiencing homelessness by launching initiatives including health care services in shelters, clinical field teams, residential support services and housing navigation and recuperative care for individuals experiencing homelessness with chronic health issues.	X	ALL PEOPLE EXPERIENCING HOMELESSNESS	TARGETED POPULATIONS (please "x" all that apply)				
									X	People Exp Chronic Homelessness		Veterans	Parenting Youth
										People Exp Severe Mental Illness		People Exp HIV/ AIDS	Children of Parenting Youth
								People Exp Substance Abuse Disorders	Unaccompanied Youth	Other (Medi-Cal members at risk of, have recently been, or are currently experiencing homelessness)			
Other (Incentive Payment Program (IPP))	FY2022-2023	\$4,600,000.00		Local Agency	Outreach and Engagement	CalOptima has distributed capacity building funds to expand CBOs ability to provide housing navigation, housing deposits and tenancy sustaining services, recuperative care and post-hospitalization housing.	X	ALL PEOPLE EXPERIENCING HOMELESSNESS	TARGETED POPULATIONS (please "x" all that apply)				
	FY2023-2024	\$20,000,000.00							X	People Exp Chronic Homelessness		Veterans	Parenting Youth
										People Exp Severe Mental Illness		People Exp HIV/ AIDS	Children of Parenting Youth
								People Exp Substance Abuse Disorders	Unaccompanied Youth	Other (Medi-Cal members at risk of, have recently been, or are currently experiencing homelessness)			
	FY2022-2023	\$10,400,000.00			Diversion and Homelessness Prevention				TARGETED POPULATIONS (please "x" all that apply)				



Table 3. Landscape Analysis of State, Federal and Local Funding

Funding Program <i>(choose from drop down options)</i>	Fiscal Year <i>(select all that apply)</i>	Total Amount Invested Into Homelessness Interventions	# of Vouchers <i>(if applicable)</i>	Funding Source*	Intervention Types Supported with Funding <i>(select all that apply)</i>		Brief Description of Programming and Services Provided	Populations Served <i>(please "x" the appropriate population[s])</i>					
					Interim Housing/Congregate/Non-Congregate Shelter			ALL PEOPLE EXPERIENCING HOMELESSNESS	People Exp Chronic Homelessness	Veterans	Parenting Youth		
Other (CaIAM Community Supports)				Local Agency			CaIAM Community Supports are services offered in place of services or settings covered under the California Medicaid State Plan and that are a medically appropriate, cost-effective alternative to a State Plan Covered Servicesnew benefits available to Medi-Cal members experiencing homelessness.	X	ALL PEOPLE EXPERIENCING HOMELESSNESS	People Exp Severe Mental Illness	People Exp HIV/ AIDS	Children of Parenting Youth	
										People Exp Substance Abuse Disorders	Unaccompanied Youth		X Other (Medi-Cal members at risk of, have recently been, or are currently experiencing homelessness)

Table 4. Outcome Goals

**Outcome Goal #1a: Reducing the number of persons experiencing homelessness.**

**Goal Statement:**  
By the end of the performance period, HDIS data for the **Orange County Continuum of Care** will show **15,983** total people accessing services who are experiencing homelessness annually, representing **195 fewer** people and a **1.2% reduction** from the baseline.

**Goal Narrative:**  
The Orange County Continuum of Care is committed to working to reduce the total number of people experiencing homelessness and will focus on increasing permanent housing solutions that assist people transition from homelessness into permanent housing. Additionally, the Orange County Continuum of Care will invest in homelessness diversion and prevention strategies to assist individuals and families in stabilizing in housing as opposed to falling into homelessness. The Orange County Continuum of Care established an overall increase in the annual estimate number of people accessing services who are experiencing homelessness compared to the Baseline Data provided for HHAP Round 3 application, however the Orange County Continuum of Care has also increased the overall number homeless services programs that are participating in HMIS and will continue to promote that practice.

Baseline Data: Annual estimate of number of people accessing services who are experiencing homelessness	Outcome Goals July 1, 2022 - June 30, 2025		
	Change in # of People	Change as % of Baseline	Target Annual Estimate of # of people accessing services who are experiencing homelessness
16,178	195	1.2% decrease	15,983

**Underserved Populations and Populations Disproportionately Impacted by Homelessness**

<b>Describe any underserved and/ or disproportionately impacted population(s) that your community will especially focus on related to this Outcome Goal and how this focus has been informed by data in your landscape assessment:</b>	<b>Describe the trackable data goal(s) related to this Outcome Goal:</b> <i>Note: Meeting the trackable data goals for the underserved populations is not required for eligibility for Bonus Funds.</i>
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<p>Of those accessing services, 38.9% are women and girls, 52.1% are men and boys, 0.3% are transgender, and 0.2% identified as no single gender. When comparing the gender of people accessing services compared to people experiencing unsheltered homelessness, men and boys are underserved and accessing services at a lower rate as men and boys represent 73.5% people experiencing homelessness. In total, 39.7% of those accessing services are Hispanic / Latino (with about 34.1% also identifying as White, meaning they are mixed ethnicity), and another 19.3% are BIPOC races. This means a total of 59.0% of those accessing services are people of color. The County of Orange and the Orange County Continuum of Care is working with C4 Innovations to conduct a Racial Equity Analysis and develop a framework to assist in addressing inequities. Through this work, the CoC Race Equity Data Analysis demonstrated that White households (including families and adult only households) are outpacing households of other races in access to rapid rehousing (RRH), permanent supportive housing (PSH), and other permanent housing (OPH). For example, while 67% of households that received no housing intervention were White, 91% of those who accessed PSH were White. On the other hand, Black or African American households were 17% of those who received no housing intervention and 0% of those who accessed and received PSH. Of those accessing services, 19.5% are adults are experiencing a significant mental illness and 12.5% are those experiencing a substance use disorder. The County of Orange has developed the Care Plus Program to enable a targeted focus on high utilizers who have multiple and repeat touches within Systems of Care, including behavioral health, health care, and criminal justice system. The reentry population, including those that have recent incarcerations and past criminal records, has been disproportionately impacted in accessing housing and experience homelessness at higher rates. As part of the Care Plus Program a corrections cohort of high utilizers cycling through jail and homeless services on a frequent and short stay basis is a key focus of the County of Orange with the goals of reducing recidivism and increasing connections to permanent housing.</p>	<p>Linkages to supportive services and permanent housing programs. Enrollments in to homeless service programs, including Street Outreach, Emergency Shelter, Transitional Housing, Rapid Rehousing, Permanent Supportive Housing and Other Permanent Supportive Housing.</p>
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Table 4. Outcome Goals

**Outcome Goal #1a: Reducing the number of persons experiencing homelessness.**

**Outcome Goal #1b: Reducing the number of persons experiencing homelessness on a daily basis.**

**Goal Statement:**

By the end of the performance period, data for the **Orange County Continuum of Care** will show **2,752** total people experiencing unsheltered homelessness daily, representing **305 fewer** people and a **10% reduction** from the baseline.

**Goal Narrative:**

The Orange County Continuum of Care is establishing the above stated goal statement with the intent to have continuity in the Local Homelessness Action plan from HHAP Round 3 to HHAP Round 4. The Orange County Continuum of Care experienced a significant reduction in unsheltered homelessness from 2019 to 2022, and the Orange County Continuum of Care is hopeful that current street outreach and engagement strategies continue to have the same positive impact in the jurisdiction.

Baseline Data: Daily Estimate of # of people experiencing unsheltered homelessness	Outcome Goals July 1, 2022 - June 30, 2025		
	Change in # of People	Change as % of Baseline	Target Daily Estimate of # of people experiencing unsheltered homelessness
3,057	305	10.0% decrease	2,752

Describe any underserved and/ or disproportionately impacted population(s) that your community will especially focus on related to this Outcome Goal and how this focus has been informed by data in your landscape assessment:	Describe the trackable data goal(s) related to this Outcome Goal: <i>Note: Meeting the trackable data goals for the underserved populations is not required for eligibility for Bonus Funds.</i>
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Of those experiencing unsheltered homelessness, 25.8% were women and girls, 73.5% were men and boys, 0.4% were transgender, 0.1% were no single gender, and 0.1% were questioning. Compared to the percentages of those accessing services, men and boys experience high rates of unsheltered homelessness. Compared to those accessing services, those who are White (65.4%) and those who are multiple races (20.4%) experience disproportionate rates of unsheltered homelessness. A total of 68.8% of those experiencing unsheltered homelessness were Black, Indigenous and People of Color (BIPOC) (some were White and a BIPOC race or ethnicity; 34.2% were Hispanic/Latino). The County of Orange and the Orange County Continuum of Care have determined that there is a need for further regional coordination of outreach and engagement services to proactively locate people experiencing unsheltered homelessness in the community and connect them to available emergency shelter, interim housing, permanent housing, and supportive services. The implementation of a coordinated regional outreach and engagement response will support some of the individuals and families experiencing chronic homelessness through their journey and enhance linkages and retention in supportive services, as well as assist the County of Orange and Orange County Continuum of Care better understand what additional services and resources are needed to reduce the estimated number of people experiencing unsheltered homelessness.

Increasing street outreach projects, enrollments in street outreach programs, and positive exits from street outreach programs.

**Outcome Goal #2: Reducing the number of persons who become newly homeless.**

**Goal Statement:**

By the end of the performance period, HDIS data for the **Orange County Continuum of Care** will show **9,373** total people become newly homeless each year, representing **494 fewer** people and a **5.0% reduction** from the baseline.

**Goal Narrative:**

The Orange County Continuum of Care is establishing the above stated goal statement with the intent to have continuity in the Local Homelessness Action plan from HHAP Round 3 to HHAP Round 4. However, the Baseline Data from HHAP Round 3 to HHAP Round 4 demonstrates a near doubling of people who newly experienced homelessness each year. As such, the Orange County Continuum of Care is being conservative in the estimate as this increase indicates the needs for a robust homelessness diversion and prevention strategy and programming.

Baseline Data:	Outcome Goals July 1, 2022 - June 30, 2025
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Table 4. Outcome Goals

Outcome Goal #1a: Reducing the number of persons experiencing homelessness.			
Baseline Data:			
Annual Estimate of # of people who become newly homeless each year	Change in # of People	Change as % of Baseline	Target Annual Estimate of # of people who become newly homeless each year
9,867	494	5.0% decrease	9,373
Describe Your Related Goals for			
Describe any underserved and/ or disproportionately impacted population(s) that your community will especially focus on related to this Outcome Goal and how this focus has been informed by data in your landscape assessment:		Describe the trackable data goal(s) related to this Outcome Goal: <i>Note: Meeting the trackable data goals for the underserved populations is not required for eligibility for Bonus Funds.</i>	
<p>The annual estimate number of people who become homelessness for the first time increased significantly based on the baseline data provided by California Interagency Council on Homelessness (Cal ICH) between the Homeless Housing, Assistance and Prevention (HHAP) round 3 and 4 for the County of Orange and the Orange County Continuum of Care. As reporting on the baseline data for Calendar Year 2021, 50.7% of those who became homeless for the first time were men and boys, 34.7% were women/girls, and 13.9% of people had an unknown gender either because they refused to respond, or data were not collected. A total of 69% of those who became homeless for the first time were Black, Indigenous, and People of Color (BIPOC) (including 38.1% were Hispanic/Latino, and 13.3% were BIPOC races). 14.0% of adults who became homeless for the first time were experiencing severe mental illness, and 9.3% were adults experiencing a substance use disorder. The County of Orange and the Orange County Continuum of Care are working with C4 Innovations to conduct a Racial Equity Analysis and develop a framework to address inequities. Through this process, the Race Equity Data Analysis shows that people who are Black or African American, or Native American or Alaskan Native experience disproportionate rates of homelessness. People who are White also experience disproportionate rates of homelessness, while those who are Asian or Multi-Races have lower rates of homelessness than their representation in the census data for Orange County. Hispanic and non-Hispanic representation is proportional according to the census. While this data does not tell us about rates of those who became homeless for the first time, the data can tell us about who might be at higher risk of experiencing homelessness for the first time, which helps to inform homelessness prevention efforts and diversion. The Race Equity Analysis also showed that the number of people who are Hispanic/Latino who experience homelessness for the first time is steadily increasing, while it is either staying the same or decreasing for every other race and ethnic category. Therefore, while Hispanic/Latino representation in homelessness is proportional according to the census, the number of Hispanic/Latino individuals experiencing homelessness for the first time is rising, and it is likely that their representation in the homeless population will soon become disproportionate to their representation in the census if this is not addressed. There is an identified need to develop diversion and prevention approaches to reduce both first-time homelessness and repeat episodes of homelessness. There is an intention to focus on diversion and prevention program development specifically for cohorts of the homeless population who may be high utilizers of the System of Care and/or intersecting with other components of the System of Care.</p>		<p>Measure the success rate of diversion strategies and homelessness prevention efforts. Evaluate additional contacts with the homeless service system of care for households assisted through homelessness prevention efforts.</p>	

Outcome Goal #3. Increasing the number of people exiting homelessness into permanent housing.
<p><b>Goal Statement:</b> By the end of the performance period, HDIS data for the <b>Orange County Continuum of Care</b> will show <b>3,299</b> total people people exiting homelessness into permanent housing annually, representing <b>503 more</b> people and a <b>18% increase</b> from the baseline.</p>
<p><b>Goal Narrative:</b> The Orange County Continuum of Care is establishing the above stated goal statement with the intent to have continuity in the Local Homelessness Action plan from HHAP Round 3 to HHAP Round 4. The Orange County Continuum of Care will continue to fund programming and solutions that assist individuals and families experiencing homelessness become permanently and stably housed. Additionally to compliment and support the goal of reducing homelessness, the Orange County Continuum of Care is focused on creating exits to permanent housing.</p>

Table 4. Outcome Goals

Outcome Goal #1a: Reducing the number of persons experiencing homelessness.			
Baseline Data: Annual Estimate of # of people exiting homelessness into permanent housing	Outcome Goals July 1, 2022 - June 30, 2025		
	Change in # of People	Change as % of Baseline	Target Annual Estimate of # of people exiting homelessness into permanent housing
2,796	503 annually (1509 total)	18.0% increase	3,299
Describe Your Related Goals for			
Describe any underserved and/ or disproportionately impacted population(s) that your community will especially focus on related to this Outcome Goal and how this focus has been informed by data in your landscape assessment:		Describe the trackable data goal(s) related to this Outcome Goal: <i>Note: Meeting the trackable data goals for the underserved populations is not required for eligibility for Bonus Funds.</i>	
<p>The annual estimate of people exiting homelessness into permanent housing has been increasing year over year for the County of Orange and the Orange County Continuum of Care. However, when looking at the number of people exiting homelessness into permanent housing there is an unbalance between household compositions and subpopulations. Adults with severe mental illness and substance use disorders are severely underrepresented among those who exit homelessness into permanent housing, 18.3% and 7.6% respectively. When compared to the 2022 Point In Time Count, 28.9% of adults reported severe mental illness and 32.7% of adults reported substance use disorders. The County of Orange and the Orange County Continuum of Care are working with C4 Innovations to conduct a Racial Equity Analysis and develop a framework to address inequities. Through this process, the Race Equity Data Analysis shows that those who are Native Hawaiian or Other Pacific Islander exit homelessness to permanent housing at much lower rates than other races (1.1% vs. 2.8% to 71.9% for other races), with people who are White having most of the exits from homelessness into permanent housing. The County of Orange and the Orange County Continuum of Care will continue and expand permanent housing programs for all people experiencing homelessness, including adult only households, transitional aged youth, to support with housing identification, rent and move-in financial assistance, and case management services.</p>		<p>Measure exits to permanent housing destinations from all homeless service program interventions utilizing the Orange County Continuum of Care's System Performance Measures Report, specifically Measure #7: Successful Placement from Street Outreach and Successful Placement in or Retention of Permanent House. This includes having a focused performance metric for HHAP-funded services that looks at increasing the placements into permanent housing. Analyze the Housing Inventory Count on an annual basis to evaluate the increase or decreases of beds across homeless service interventions (considering the large COVID-19 investments), the target population, and how these assist in the reduction of homelessness and contribute to the total number of people exiting homelessness into permanent housing destinations.</p>	

Outcome Goal #4. Reducing the length of time persons remain homeless.			
Goal Statement:			
<p>By the end of the performance period, HDIS data for the <b>Orange County Continuum of Care</b> will show <b>120</b> days as the average length of time that persons are enrolled in street outreach, emergency shelter, transitional housing, safe haven projects and time prior to move-in for persons enrolled in rapid rehousing and permanent housing programs annually, representing <b>21 fewer</b> days and a <b>15.00% reduction</b> from the baseline.</p>			
Goal Narrative:			
<p>The Orange County Continuum of Care is establishing the above stated goal statement with the intent to have continuity in the Local Homelessness Action plan from HHAP Round 3 to HHAP Round 4. The Orange County Continuum of Care is interested in achieving the reduced length of time a person remains homelessness and then working to improve upon current strategies to further reduce the time.</p>			
Baseline Data: Average length of time (in # of days) persons enrolled in street outreach, emergency shelter, transitional housing, safehaven projects and time prior to move-in for persons enrolled in rapid rehousing and permanent housing programs	Outcome Goals July 1, 2022 - June 30, 2025		
	Change in # of Days	Change as % of Baseline	Target Average length of time (in # of days) persons enrolled in street outreach, emergency shelter, transitional housing, safehaven projects and time prior to move-in for persons enrolled in rapid rehousing and permanent housing programs
141	21	15.0% decrease	120
Underserved Populations and Populations Disproportionately Impacted by Homelessness			

Table 4. Outcome Goals

Outcome Goal #1a: Reducing the number of persons experiencing homelessness.	
Describe any underserved and/ or disproportionately impacted population(s) that your community will especially focus on related to this Outcome Goal and how this focus has been informed by data in your landscape assessment:	Describe the trackable data goal(s) related to this Outcome Goal: <i>Note: Meeting the trackable data goals for the underserved populations is not required for eligibility for Bonus Funds.</i>
The length of time people were known to be homeless, as documented within the Orange County Continuum of Care's HMIS demonstrates significant differences between homeless service interventions accessed, and disparities when looking at the demographic composition of people experiencing homelessness. Compared to the average 141 cumulative system days homelessness recorded in HMIS continuous or during the reporting periods, the following persons have a greater number of days prior to move-in into Rapid Rehousing (RRH) and Permanent Housing (PH) programs: Families (households with at least one adult and one child) experienced homelessness 48 additional days; Women and girls experienced homelessness 12 additional days; people who are Asian experienced homelessness 6 additional days; people who are Black or African American experienced homelessness 7 additional days; people who are Native Hawaiian or Pacific Islander experienced homelessness 6 additional ; people who are Multiple Races experienced homelessness 34 additional days; people who are Asian and Hispanic/Latino experienced homelessness 50 additional days; and people who are Black or African American and Hispanic/Latino experienced homelessness 22 additional days. The County of Orange and Orange County Continuum of Care are committed to working to reduce the length of time people experience homelessness by creating additional permanent housing opportunities and looking to leverage available resources and services to do so. For example, the County of Orange and the Orange County Continuum of Care have had success in pairing housing choice vouchers with supportive services that provide housing search assistance to overcome barriers to housing and housing stabilization resources for a 12-month period to support housing retention and reduce returns to homelessness.	Length of time a person experiences homelessness until permanent housed. Length of time a person is enrolled in a program until move in date and/or confirmed permanent housing.

Outcome Goal #5. Reducing the number of persons who return to homelessness within two years after exiting homelessness to permanent housing.			
<b>Goal Statement:</b> By the end of the performance period, HDIS data for the <b>Orange County Continuum of Care</b> will show <b>6.0%</b> of people return to homelessness within 2 years after having exited homelessness to permanent housing, representing <b>5% fewer</b> returns to homelessness and a <b>25% reduction</b> from the baseline.			
<b>Goal Narrative:</b> The Orange County Continuum of Care is establishing the above stated goal statement with the intent to have continuity in the Local Homelessness Action plan from HHAP Round 3 to HHAP Round 4. Additionally, the Orange County Continuum of Care wants to ensure that people who are housed are able to remain permanently and stably housed thus breaking the cycle of homelessness. This will compliment and further support the goals related to reducing the number of people accessing services.			
Baseline Data: % of people who return to homelessness within 2 years after having exited homelessness to permanent housing	Outcome Goals July 1, 2022 - June 30, 2025		
	Change in % of People	Change as % of Baseline	Target % of people who return to homelessness within 2 years after having exited homelessness to permanent housing
8.0%	2.0%	25% decrease	6.0%
<b>Underserved Populations and Populations Disproportionately Impacted by Homelessness</b>			
Describe any underserved and/ or disproportionately impacted population(s) that your community will especially focus on related to this Outcome Goal and how this focus has been informed by data in your landscape assessment:	Describe the trackable data goal(s) related to this Outcome Goal: <i>Note: Meeting the trackable data goals for the underserved populations is not required for eligibility for Bonus Funds.</i>		

Table 4. Outcome Goals

Outcome Goal #1a: Reducing the number of persons experiencing homelessness.	
<p>Overall, Black, Indigenous and People of Color (BIPOC) (inclusive of American Indian or Alaskan Native; Black or African American; Multiple Races; and Hispanic/Latino) have higher rates of returns to homelessness within six months of exiting homelessness to permanent housing ranging from 7% to 13%. Persons in adult-only households (without children) have higher rates of returns to homelessness at 11%; and adults with severe mental illness (11%) or substance use disorder (13%) have higher rates than other subpopulations and have remain consistent when compared to Homeless Housing, Assistance and Prevention (HHAP) Round 3 Baseline Line data for Calendar Year 2020. Finally, people who are fleeing domestic violence have higher rates of returns to homelessness at 9%, along with adults with HIV/AIDS at 17%. The rates of returns to homelessness for adults with HIV/AIDS increased by approximately 50% when compared to HHAP3 Baseline data for Calendar Year 2020. The rates of return to homelessness from unaccompanied youth decreased significantly from 11% to 3% when compared to HHAP Round 3 Baseline Line data for Calendar Year 2020. The County of Orange and the Orange County Continuum of Care are working with C4 innovations to conduct a Racial Equity Analysis and develop a framework to help address inequities. Through this process, the Orange County CoC Race Equity Data shows that overall returns to homelessness, inclusive of rates of returns to homelessness within six months, are steadily increasing for people who are Black or African American and people who are White, while it is decreasing or staying the same for other racial and ethnic groups. The County of Orange and the Orange County Continuum of Care will continue to strengthen housing stabilization practices, services and resources and build capacity in anticipation of further Homekey resources and/or permanent housing resources that may be permanently house people experiencing homelessness in the community. It is important to note that the people who exited from the homeless system to permanent housing destinations had a high likelihood of remaining housed for the six months of the person's exit date, for example 7% of persons exits from emergency shelter or transitional housing programs to permanent housing returned to homelessness within six months, 3% of persons exit to permanent housing from rapid rehousing returned to homelessness within six months and 4% of persons exiting to permanent housing from permanent supportive housing or other permanent housing projects returned to homelessness. This illustrates that once a person becomes permanently housed their homelessness is likely to end for extended periods.</p>	<p>The County of Orange and the Orange County Continuum of Care will be tracking returns to homelessness at 6 months, 12 months, 18 months, and 24 months after permanent housing exit by homeless service intervention.</p>

**Outcome Goal #6. Increasing successful placements from street outreach.**

**Goal Statement:**

By the end of the performance period, HDIS data for the **Orange County Continuum of Care** will show **2,308** total people served in street outreach projects exit to emergency shelter, safe haven, transitional housing, or permanent housing destinations annually, representing **533 more** people and a **30% increase** from the baseline.

**Goal Narrative:**

The Orange County Continuum of Care is establishing the above stated goal statement with the intent to have continuity in the Local Homelessness Action plan from HHAP Round 3 to HHAP Round 4. The Orange County Continuum of Care and the County of Orange have been collaborating on the response to unsheltered homelessness and ensuring connections to services and housing is improved upon.

Baseline Data: Annual # of people served in street outreach projects who exit to emergency shelter, safe haven, transitional housing, or permanent housing destinations.	Outcome Goals July 1, 2022 - June 30, 2025		
	Change in # of People	Change as % of Baseline	Target Annual Estimate # of people served in street outreach projects who exit to emergency shelter, safe haven, transitional housing, or permanent housing destinations.
1775	533 annually (1599 total)	30% increase	2,308
<b>Underserved Populations and Populations Disproportionately Impacted by Homelessness</b>			

Table 4. Outcome Goals

Outcome Goal #1a: Reducing the number of persons experiencing homelessness.	
Describe any underserved and/ or disproportionately impacted population(s) that your community will especially focus on related to this Outcome Goal and how this focus has been informed by data in your landscape assessment:	Describe the trackable data goal(s) related to this Outcome Goal: <i>Note: Meeting the trackable data goals for the underserved populations is not required for eligibility for Bonus Funds.</i>
<p>Of the 1,775 persons experiencing homelessness served in street outreach who exit to Emergency Shelter (ES), Transitional Housing (TH), or Permanent Housing (PH) destinations, 38.1% are White and non-Hispanic/Non-Latino; 58.5% are men and boys; 91.9% are people in adult-only households; 38.8% are those with severe mental illness; and 27.0% are those with a substance use disorder. Compared to Homeless Housing, Assistance and Prevention (HHAP) Round 3 Baseline Line data for Calendar Year 2020, there have been some slight changes in the persons experiencing homelessness served in street outreach programs. Most noteworthy changes include 144 families (households with at least one minor and one adult) representing 6.4% and 19 children only households representing 1.1% of households demonstrating a change in the unsheltered homeless population and a need to have a targeted approach to engage families and minors. Additionally, there has been a near doubling of adults who are experiencing substance abuse disorders as it increased from 15% to 27% over the span of year, demonstrating a need to coordinate with behavioral health supports and healthcare resources to meet the needs of the unsheltered population. The County of Orange and the Orange County Continuum of Care are working to improve regional street outreach and engagement coordination, specifically for people with disabling conditions experiencing homelessness, by leveraging Housing and Disability Advocacy Program (HDAP) services with HHAP funding.</p>	<p>The County of Orange and the Orange County Continuum of Care will be working to increase the total number of organizations providing street outreach services participating in HMIS. Additional technical assistance and support will be given to the providers to track street outreach interventions, including contacts, referrals, linkages, and placements for people with disabling condition, within HMIS to understand the connection to services. Additionally, the County of Orange and the Orange County CoC will have an emphasis on street outreach exits to positive destinations, including emergency shelter permanent housing. HHAP funded providers offering street outreach service's primary focus will be to increase successful placements from street outreach. The County of Orange and Orange County CoC will be utilizing the Orange County Continuum of Care's System Performance Measures Report, specifically Measure #7: Successful Placement from Street Outreach and Successful Placement in or Retention of Permanent House to assist in tracking progress on this goal.</p>



Table 5. Strategies to Achieve Outcome Goals

Strategy #1	Performance Measure to Be Impacted (Check all that apply)
<b>Description</b>	<input checked="" type="checkbox"/> 1. Reducing the number of persons experiencing homelessness.
Enhance regional coordination of outreach and engagement services to enhance linkages to supportive services. The Regional Street Outreach will provide comprehensive outreach to help engage and serve individuals experiencing unsheltered homelessness while also assisting communities in overall unsheltered homelessness conditions in their region. The street outreach services will identify, engage and assess individuals that need and qualify for comprehensive care coordination services.	<input checked="" type="checkbox"/> 2. Reducing the number of persons who become homeless for the first time.
<b>Timeframe</b>	<input type="checkbox"/> 3. Increasing the number of people exiting homelessness into permanent housing.
July 1, 2022 - June 30, 2025	<input type="checkbox"/> 4. Reducing the length of time persons remain homeless.
<b>Entities with Lead Responsibilities</b>	<input type="checkbox"/> 5. Reducing the number of persons who return to homelessness after exiting homelessness to permanent housing.
Orange County Continuum of Care and County of Orange	<input checked="" type="checkbox"/> 6. Increasing successful placements from street outreach.
<b>Measurable Targets</b>	<input type="checkbox"/> Focused on equity goals related to underserved populations and populations disproportionately impacted by homelessness.
outreach interventions, positive outreach exits	
Strategy #2	Performance Measure to Be Impacted (Check all that apply)
<b>Description</b>	<input checked="" type="checkbox"/> 1. Reducing the number of persons experiencing homelessness.
Explore opportunities to create and develop diversion and prevention resources; partner with corrections agencies to fulfill OC Cares recidivism reduction and diversion program development utilizing Care Plus Program enhanced care coordination for effective reentry. By allocating funding to prevention/shelter diversion, we are ensuring providers have flexible funding to address those who may become homeless for the first time and/or reduce the length of time persons remain homeless. The strategy will be to reach out to those who are hispanic/latino to ensure we are preventing/diverting them from homelessness as that is the fastest rising demographic in our unsheltered population.	<input checked="" type="checkbox"/> 2. Reducing the number of persons who become homeless for the first time.
<b>Timeframe</b>	<input type="checkbox"/> 3. Increasing the number of people exiting homelessness into permanent housing.
July 1, 2022 - June 30, 2025	<input type="checkbox"/> 4. Reducing the length of time persons remain homeless.
<b>Entities with Lead Responsibilities</b>	<input type="checkbox"/> 5. Reducing the number of persons who return to homelessness after exiting homelessness to permanent housing.
County of Orange	<input type="checkbox"/> 6. Increasing successful placements from street outreach.
<b>Measurable Targets</b>	<input checked="" type="checkbox"/> Focused on equity goals related to underserved populations and populations disproportionately impacted by homelessness.
Success rate of homelessness diversion and prevention interventions	
Strategy #3	Performance Measure to Be Impacted (Check all that apply)
<b>Description</b>	<input type="checkbox"/> 1. Reducing the number of persons experiencing homelessness.

Table 5. Strategies to Achieve Outcome Goals	
Continuance and expansion of rapid rehousing programs for individuals and transitional aged youth. Allocated funding to ensure the rapid re-housing funding programs continue to provide the needed services and also address transitional aged youth needs.	<input type="checkbox"/> 2. Reducing the number of persons who become homeless for the first time.  <input type="checkbox"/> 3. Increasing the number of people exiting homelessness into permanent housing.  <input checked="" type="checkbox"/> 4. Reducing the length of time persons remain homeless.  <input type="checkbox"/> 5. Reducing the number of persons who return to homelessness after exiting homelessness to permanent housing.  <input checked="" type="checkbox"/> 6. Increasing successful placements from street outreach.  <input checked="" type="checkbox"/> Focused on equity goals related to underserved populations and populations disproportionately impacted by homelessness.
<b>Timeframe</b>	
July 1, 2022 - June 30, 2025	
<b>Entities with Lead Responsibilities</b>	
Orange County Continuum of Care	
<b>Measurable Targets</b>	
Rapid rehousing exits to permanent housing	

Strategy #4	Performance Measure to Be Impacted (Check all that apply)
<b>Description</b>	<input type="checkbox"/> 1. Reducing the number of persons experiencing homelessness.  <input type="checkbox"/> 2. Reducing the number of persons who become homeless for the first time.  <input checked="" type="checkbox"/> 3. Increasing the number of people exiting homelessness into permanent housing.  <input type="checkbox"/> 4. Reducing the length of time persons remain homeless.  <input checked="" type="checkbox"/> 5. Reducing the number of persons who return to homelessness after exiting homelessness to permanent housing.  <input type="checkbox"/> 6. Increasing successful placements from street outreach.  <input checked="" type="checkbox"/> Focused on equity goals related to underserved populations and populations disproportionately impacted by homelessness.
To ensure there is an increase in the number of people exiting homelessness into permanent housing, funding to be allocated to the delivery of permanent housing and innovative solutions, and services coordination. There is a need to anticipate for future Homekey NOFAs and an identified need for resources to assist with housing searches and housing stabilization services. The navigation and housing stabilization services will be paired with housing choice vouchers, reducing the number of persons who return to homelessness after exiting homelessness and reducing the length of time persons remain homeless. By employing the housing navigation and stabilization services, those in need of housing will be more expeditiously paired with a unit and then will be supported to remain in that unit. Additionally, Orange County has shown great interest and been awarded Homekey program funding, which will assist in the development of permanent housing, therefore increasing the number of people exiting homelessness. Since there is a greater return to homelessness for BIPOC and multiple race individuals, the focus will continue on those individuals to ensure they remain housed and receive these needed services.	
<b>Timeframe</b>	
July 1, 2022 - June 30, 2025	
<b>Entities with Lead Responsibilities</b>	
Orange County Continuum of Care and County of Orange	
<b>Measurable Targets</b>	
Length of homelessness	

Strategy #5	Performance Measure to Be Impacted (Check all that apply)
<b>Description</b>	<input checked="" type="checkbox"/> 1. Reducing the number of persons experiencing homelessness.

**Table 5. Strategies to Achieve Outcome Goals**

<p>Improve regional street outreach and engagement coordination, specifically for people with disabling conditions experiencing homelessness, by leveraging HDAP services. The County of Orange has awarded contracts for HDAP, outreach and care coordination services. The funding from both HHAP and HDAP will be leveraged to ensure there is an increase in successful placement from street outreach. There is a need to address those with disabilities experiencing homelessness, which the data indicates, so by combining these two funding streams they will align outcome goals and connect individuals to the most appropriate program/resource based on their identified needs.</p>	<p><input type="checkbox"/> 2. Reducing the number of persons who become homeless for the first time.</p> <p><input checked="" type="checkbox"/> 3. Increasing the number of people exiting homelessness into permanent housing.</p> <p><input type="checkbox"/> 4. Reducing the length of time persons remain homeless.</p> <p><input type="checkbox"/> 5. Reducing the number of persons who return to homelessness after exiting homelessness to permanent housing.</p> <p><input checked="" type="checkbox"/> 6. Increasing successful placements from street outreach.</p> <p><input checked="" type="checkbox"/> Focused on equity goals related to underserved populations and populations disproportionately impacted by homelessness.</p>
<b>Timeframe</b>	
July 1, 2022 - June 30, 2025	
<b>Entities with Lead Responsibilities</b>	
County of Orange	
<b>Measurable Targets</b>	
Measure street outreach interventions, including contacts, referrals, linkages, and placements for people with disabling conditions. Measure street outreach exits to positive destinations, including permanent housing.	

Strategy	Performance Measure to Be Impacted (Check all that apply)
<b>Description</b>	
<p>The Orange County Continuum of Care and the County of Orange will continue to invest in development a landlord recruitment strategy to increase access of affordable and available housing units to residents who are searching for housing and/or have a housing choice voucher to utilize. The techniques employed include but are not limited to:</p> <ul style="list-style-type: none"> <li>• Establishing a landlord advisory group to discuss landlords' concerns about accepting unsheltered clients, and what it would take to get them to change their minds.</li> <li>• Attending local landlord networking groups, to inform landlords on CoC programs and encourage participation in the program and/or engagement with the homeless service providers.</li> <li>• Targeting medium-sized landlords with fewer units who may be more risk adverse than landlords with more units, particularly if the landlords live in the building themselves. Additionally, landlords will not have as much difficulty addressing turnover and quickly filling vacancies because there are only a few units.</li> <li>• Avoiding certain property manager companies who can have many units and have less issues absorbing the cost of vacancies. The landlords can also have strict screening policies, with staff having less autonomy to make decisions on a case-by-case basis.</li> </ul>	<p><input type="checkbox"/> 1. Reducing the number of persons experiencing homelessness.</p> <p><input type="checkbox"/> 2. Reducing the number of persons who become homeless for the first time.</p> <p><input checked="" type="checkbox"/> 3. Increasing the number of people exiting homelessness into permanent housing.</p> <p><input checked="" type="checkbox"/> 4. Reducing the length of time persons remain homeless.</p> <p><input type="checkbox"/> 5. Reducing the number of persons who return to homelessness after exiting homelessness to permanent housing.</p> <p><input checked="" type="checkbox"/> 6. Increasing successful placements from street outreach.</p> <p><input type="checkbox"/> Focused on equity goals related to underserved populations and populations disproportionately impacted by homelessness.</p>
<b>Timeframe</b>	
July 1, 2022 - June 30, 2025	
<b>Entities with Lead Responsibilities</b>	
County of Orange and the Orange County Continuum of Care	
<b>Measurable Targets</b>	
length of homelessness, increasing exits to permanent housing, and increasing pool of housing resourced by engaging property owners and landlords	

Table 6. Funding Plan Strategic Intent

Eligible Use Category Intended to be Supported with HHAP-4	Approximate % of TOTAL HHAP-4 ALLOCATION to be used on this Eligible Use (%)	Approximate % of TOTAL HHAP-4 ALLOCATION to be used under this Eligible Use as part of the Youth Set Aside? (%)	Activities to be Supported with HHAP-4	How is this a strategic use of HHAP-4 resources that will address needs and gaps within the homelessness response system?	How were these decisions to invest HHAP-4 into these activities informed by the planned uses of other state, local, and/or federal funding sources (as documented in the Landscape Analysis in Part I)?
1. Rapid rehousing	20%	5%	Rapid Rehousing and resources to assist with housing searches and housing stabilization services to be paired with housing choice vouchers, inclusive of landlord incentives to reduce barriers to housing	Making Rapid Rehousing programs available will increase exits to permanent housing and decrease the length of time people experience homelessness before becoming permanent housed. This supports Outcome Goal #1a, #3, #4 and #6.	Rapid Rehousing has proved to be a valuable resource in assisting people experiencing homelessness transition to permanent housing with time-limited assistance. Through the CARES Act, the Orange County Continuum of Care saw an increase in rapid rehousing services that assisted in permanent housing over 350 households. With ESG-CV expiring soon continuing to provide this resources to all segments of the homeless population will assist in increasing exits to permanent housing
2. Operating subsidies	20%	5%	Emergency shelter and interim housing operating subsidies to ensure the ongoing availability of beds to serve individuals and families experiencing homelessness	Providing operating subsidies to emergency shelter and permanent housing programs will increase the availability of homeless service interventions in the Orange County Continuum of Care. This supports Outcome Goal #1a, #3, #4 and #6.	There are currently limited local, state and/or federal funding that provides operating subsidies funding for emergency shelter and permanent housing programs. In order to continue with the same capacity and/or expand the delivery of these interventions there needs to be ongoing funding that supports these activities, specially those created through HEAP and previous HHAP rounds of funding.
6. Delivery of permanent housing	25%	5%	Anticipate funding needs for future Homekey NOFAs and need for funding to support innovating housing solutions	Increasing the availability of permanent housing resources supports the overall goal of HHAP-4 in reducing the number of people experiencing homelessness as they become permanently housed. Additionally, by including a percentage towards the youth set aside will assist in ensuring permanent resources are also available for youth in Orange County. This supports Outcome Goal #1a, #1b, #3, #5, and #6.	There is limited local, state and/or federal funding that supports the delivery of permanent housing that is flexible. As such, by incorporating delivery of permanent housing as an eligible use category in HHAP-4, the Orange County Continuum of Care is position to assist local partners, including developers, cities, and/or the County of Orange with funding that may support the creation of permanent housing.
4. Services coordination	10%		Coordinating access into the Continuum of Care and assisting in the triaging and deployment of response	Navigating through the Homeless Service System and the System of Care can be challenging for individuals and families experiencing homelessness or at risk of homelessness. As such, the County of Orange and the Orange County Continuum of Care are interested in having access points be well resources and equipped to assist people in navigating the available services and programs, as well as leveraging other local, state and federal programming to maximize assistance for those households. This supports Outcome Goal #2, #4, #5, and #6.	Funding to support service coordination and supportive services for individuals and families experiencing homelessness is limited at the local, state and federal level. As such, by incorporating the service coordination as an eligible use category in HHAP-4, the Orange County Continuum of Care is prioritizing improving the coordination of services and facilitating the navigation of individuals and families experiencing homelessness through the Homeless Service System and the System of Care.
7. Prevention and diversion	15%		homelessness prevention and diversion programing, inclusive of case management, flexible financial assistance and whatever it takes approach for housing stability.	To make progress in reducing homelessness in Orange County, the County of Orange and the Orange County Continuum of Care believe that assisting households in stabilizing within current housing is key. As such investing in interventions and programs that promote diversion and homelessness prevention will assist in ensuring less become become homeless for the first time and engage in accessing services in the community. This supports Outcome Goal #1a, 1b, and #2.	While Prevention is an eligible activity in the Emergency Solutions Grant, the Orange County Continuum of Care and the County of Orange are currently not utilizing that due to the limited amount of funding provided through this program. Large-scale homelessness prevention and diversion strategies are need to assist individuals and families in stabilizing in their current housing situation and reducing the number of people experiencing homelessness. Other State programs that allow prevention are limited to subpopulations and have additional eligibility criteria.
5. Systems support	3%		Training, capacity building and system of care infrastructure	Updating and implementation of strategies to achieve the Outcome Goals as well as the delivery of homeless services utilizing evidenced-based practices as required by HHAP-4 requires an investment in the homeless service providers and partners in the work. This supports the overall goals of HHAP-4 and Outcome Goals.	While system support can be included in state and local funding under the administrative costs category, there is not sufficient funding to provide appropriate System Support to all homeless service providers and stakeholders. Through initiatives undertaken, the County of Orange and the Orange County Continuum of Care need ongoing funding sources to support training, capacity building and infrastructure to support the delivery of high quality and effective programming and services that are culturally competent and inclusive.
10. Administrative (up to 7%)	7%		Technical assistance, contract support, compensation for lived experience and HHAP related activities	The County of Orange as the Administrative Entity for the Orange County Continuum of Care support in the operationalizing and Implementation of HHAP-4. Having the appropriate funding to support and engagement of people with lived experience is key in the development and implementation of new and ongoing services.	No other local, state or federal funding source can provide administrative funding for the implementation and operations of HHAP-4.
<b>Total:</b>	<b>100%</b>	<b>15%</b>			

Table 7. Demonstrated Need

**Complete ONLY if you selected Interim Housing/Congregate/Non-Congregate Shelter as an activity on the Funding Plans tab.**

Demonstrated Need	
# of available shelter beds	2529
# of people experiencing unsheltered homelessness in the homeless point-in-time count	3057
Shelter vacancy rate (%) in the summer months	19%
Shelter vacancy rate (%) in the winter months	20%
% of exits from emergency shelters to permanent housing solutions	16%
Describe plan to connect residents to permanent housing.	
<p>With the allocation of Homeless Housing, Assistance and Prevention (HHAP) funds, the Orange County Continuum of Care (CoC) will continue to fund Rapid Rehousing programs to help people experiencing homelessness in each Service Planning Area (SPA) obtain secure, permanent, affordable housing quickly, increase self-sufficiency, and achieve long-term housing stability. The Orange County Continuum of Care (CoC) utilizes Coordinated Entry System (CES) to connect individuals and families experiencing homelessness to appropriate services and housing interventions to secure permanent and stable housing. The CES employs a no wrong door approach in accessing the system, regardless of population or point of entry. Throughout Orange County, homeless service providers, including mobile street outreach teams, navigation centers, emergency shelters, and a virtual front door led as Access Points that assist in connecting residents to resources and information on how to get placed in county operated housing assistance programs.</p>	