



The purpose of the Affordable Housing Permit is to ensure the development of affordable rental housing and owner-occupied housing within the zoning districts listed below density, in which all of the housing units are reserved for households which earn eighty (80) percent or less of the County median income as verified by the County of Orange. The intent is to facilitate affordable housing objectives presented in the Orange County Housing Element of the General Plan.



What is an Affordable Housing Permit?

The Affordable Housing permit regulations apply to residential rental and owner-occupied projects of five (5) or more units, that are at least twenty (20) percent affordable and are located in one of the following base zoning districts.

- R2 "Multifamily Dwellings" District
- R3 "Apartment" District
- R4 "Suburban Multifamily Residential" District
- C1 "Local Business" District
- C2 "General Business" District
- CN "Commercial Neighborhood" District
- M1 "Light Industrial" District
- MX "Mixed-Use" District

Affordable Housing Permit Regulations

- (1) For sites located within the multifamily residential zoning districts, the base district site development standards shall apply.
- (2) For sites located within a mixed-use, commercial or industrial zoning district, the site development standards for the R3 "Apartment" District shall apply.
- (3) Off-street parking requirements for the affordable units are set forth in State Density Bonus Law or other applicable State law.
- (4) Off-street parking requirements for market-rate units are set forth in Zoning Code Section 7-9-70.
- (5) A complete list of development standards can be found in the County of Orange Housing Opportunities Overlay Manual.

An Affordable Housing Permit is a Planning Application that requires approval prior to a Building Permit Application.

How do I obtain a permit?

- Affordable Housing Permit Application can be applied at <https://myoceservices.ocgov.com/>.
- Note: Affordable Housing Permit Application is a Miscellaneous Planning Application/Pre-Planning Application.
- Required documentation to be submitted with the application:
 - * Application Information
 - * Owner/Agent Authorization Letter
 - * Letter of Project Proposal/Justification Letter
 - * Plans
 - * Title Report
 - * Site Photos
 - * Technical Studies (if applicable)
 - * Draft Affordability Agreement
- A complete list of submittal requirements and site development standards can be found in the County of Orange Housing Opportunities Overlay Manual.



How to Apply

Apply for a permit, track permit status, or access a variety of

other County services at any time:

myOCeServices.ocgov.com