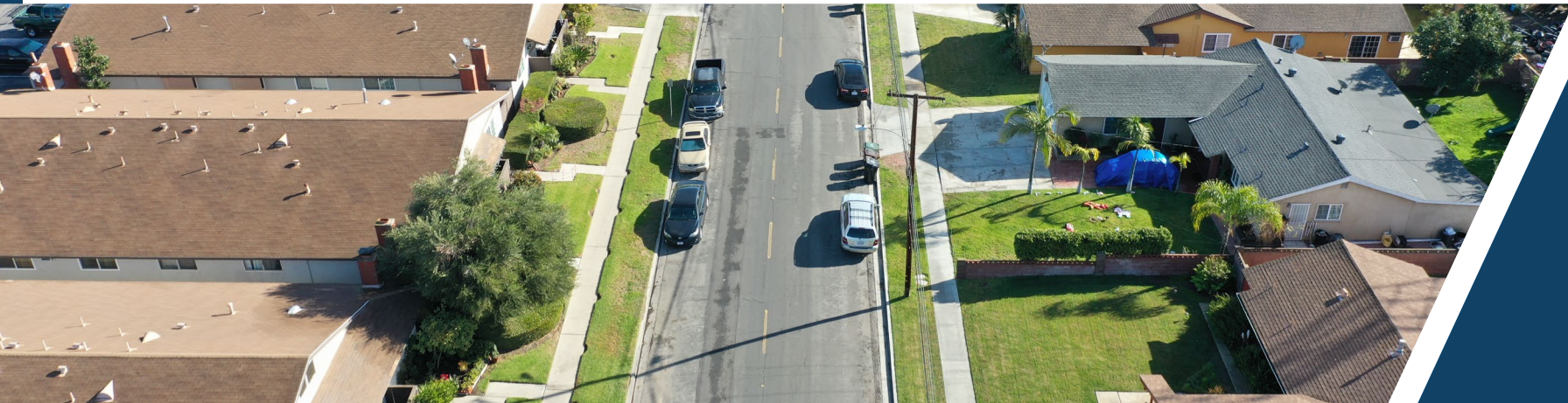




2021-2029 Housing Element Update Webinar



September 5, 2024



Introduction

Webinar Objectives



Background on the update process



Share latest edits to the County's 2021-2029 Housing Element



Present next steps



Answer questions and obtain feedback



Housing Element Review Process

Housing Element 101

Updated every 8 years

Engages the community in the planning process

Extensive legal requirements

HCD reviews for compliance ("certification")

Legal consequences for non-compliance

Certification = legally valid Housing Element and General Plan

Key Requirements



Housing regulations consistent with State law



Regional Housing Needs Assessment (RHNA)

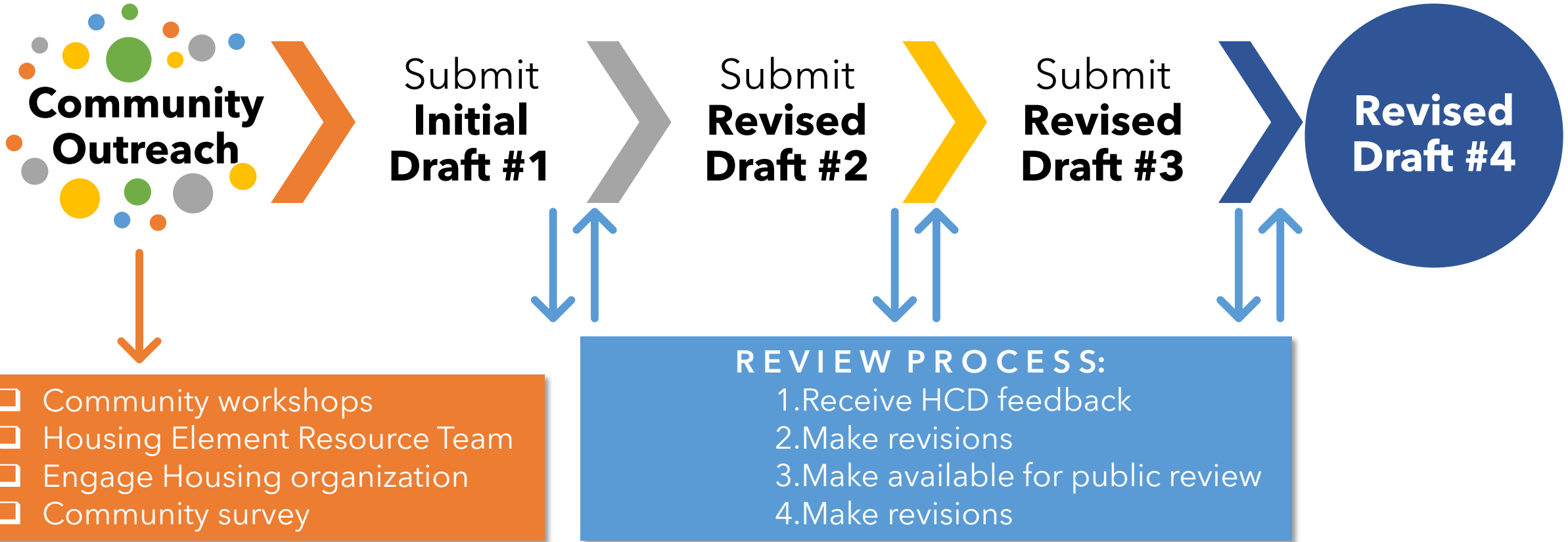
- Each city & county assigned a share of total need (RHNA)
 - 10,406 units in Unincorporated Orange County
 - Distributed among 4 income categories



Affirmatively Furthering Fair Housing (AFFH)

- To ensure that cities and counties actively promote fair housing opportunities.

Update and Revision Process





Latest Housing Element Changes

HCD Review Findings

Findings focus on 3 parts of the Element

AFFH

RHNA Site Inventory

Housing Plan

September 28, 2023

Justin Kirk, Deputy Director
Development Services Department
County of Orange
601 N. Ross St.
Santa Ana, CA 92701

Dear Justin Kirk:

RE: County of Orange's 6th Cycle (2021-2029) Revised Draft Housing Element

Thank you for submitting the County of Orange's (County) revised draft housing element received for review on July 31, 2023. Pursuant to Government Code section 65585, subdivision (b), the California Department of Housing and Community Development (HCD) is reporting the results of its review. In addition, HCD considered comments from Elizabeth Hansburg of People for Housing OC pursuant to Government Code section 65585, subdivision (c).

The revised draft element addresses many statutory requirements described in HCD's February 7, 2023 review; however, revisions will be necessary to comply with State Housing Element Law (Article 10.6 of the Gov. Code). The enclosed Appendix describes the revisions needed to comply with State Housing Element Law.

Public participation in the development, adoption, and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the County should continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available and considering and incorporating comments where appropriate.

Please be aware, any revisions to the element must be posted on the local government's website and to email a link to all individuals and organizations that have previously requested notices relating to the local government's housing element at least seven days before submitting to HCD.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant; the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities programs; and HCD's Permanent

of sites in relation to disproportionate the element should discuss whether the existing conditions, and if sites do identify further program actions that will throughout the community (e.g., anti-revitalization strategies).

for residential development, including demonstrated potential for redevelopment city's housing need for a designated income zoning and public facilities and services to (3).)

sed to provide an estimate of potential is, there continues to be inconsistencies B-14, and B-20) where the proposed total individual unit or acreage subtotals. The tables to ensure consistency and be sure for each parcel.

vised to provide examples of recent / Overlay (HOO) in Table B-2, it appears all isently lower than the 70 dwelling units per density the HOO allows). In order to he inventory, the element must provide r evidence that led to and justify these odology must account for development standards or other factors that could limit the capacity.

Suitability of Nonvacant Sites: The element was not revised to meet this requirement. As stated in HCD's February 7, 2022 and December 27, 2021 reviews, trends and analysis need to support the redevelopment potential of identified sites, and the analysis must demonstrate that the existing uses do not pose and impediment to new housing development within the planning period. The element should use development and market trends in the County and surrounding region, and specifically connect the characteristics of those trends of development to sites in the inventory.

Large Sites: The element did not address this finding, as it does not provide information indicating sites of equivalent size and affordability to those large sites included in the inventory were successfully developed during the prior planning period. Please see HCD's February 7, 2023 review, with particular attention to the suggested framework of analysis for large sites in specific plan areas.

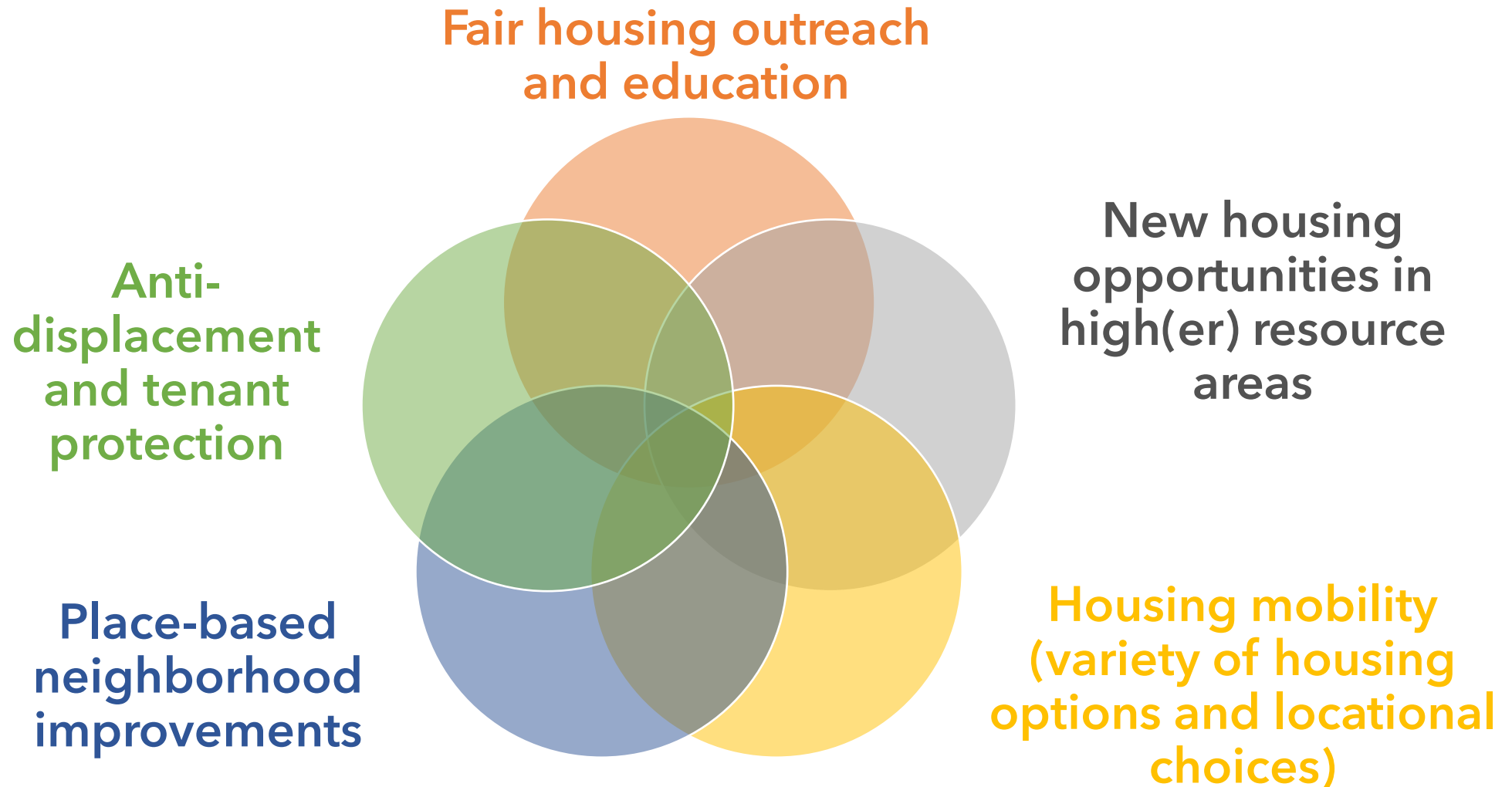
Small Sites: The element was not revised to meet this requirement. Please see HCD's February 7, 2023 review for an outline of the required analysis.

Accessory Dwelling Units (ADUs): While Program 6 (Accessory Dwelling Units) was revised to commit to establishing an ADU monitoring program sooner in the planning period with more frequent monitoring, the element's ADU projections were not revised as requested in HCD's February 7, 2023 review, nor has adequate additional analysis



Affirmatively Furthering Fair Housing (AFFH)

AFFH Themes/Objectives



AFFH Findings



Revisions to Address Findings

- Provided historical context to land use patterns
- Detailed integration and segregation patterns with data on race/ethnicity, disability, familial status, and income
- Expanded discussions on disproportionate housing needs (overcrowding, cost burden, substandard housing conditions, homelessness)
- Expanded discussions on the distribution of sites for RHNA by geographic locations (North, Central, and South Orange County, and CPDs)
- Expanded meaningful actions to address AFFH findings, with specific timelines, outcomes, and geographic targeting



Housing Site Inventory

Site Inventory Findings

Realistic Capacity

- Added trends, project examples, comparisons

Suitability of Non-Vacant Sites

Large &
Small Sites

ADU Estimates

Site Inventory Findings

Realistic Capacity

Suitability of Non-Vacant Sites

Large & Small Sites

ADU Estimates

- Revised inventory to show realistic opportunities
- Added trends, project examples, comparisons
- Zoning amendments requiring residential uses

Site Inventory Findings

Realistic Capacity

Suitability of Non-Vacant Sites

Large & Small Sites

ADU Estimates

- **Due to State law limitations**

- Limited large sites
- No small sites for lower-income RHNA

Site Inventory Findings

Realistic Capacity

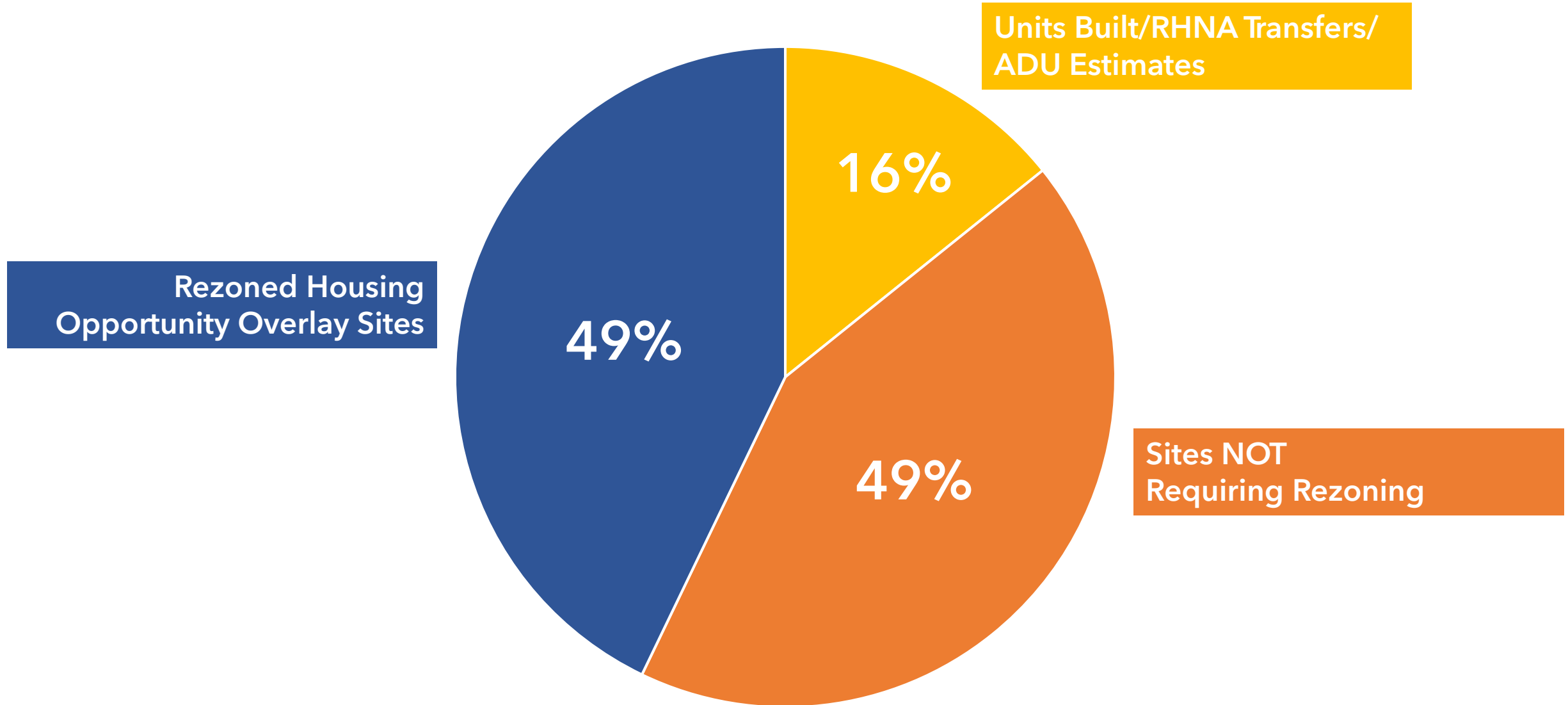
Suitability of Non-Vacant Sites

Large & Small Sites

ADU Estimates

- Revised estimate based on a 4-year average

Site Inventory/RHNA Status





Housing Program Updates

Changes to the Housing Plan



Timeframes, actions &
objectives updated

Changes to the Housing Plan



Timeframes, actions & objectives updated



Address State Law requirements

- For site inventory
- For housing constraints

Changes to the Housing Plan



Timeframes, actions & objectives updated



Address State Law requirements

- For site inventory
- For housing constraints



Affirmatively Furthering Fair Housing (AFFH)



Next Steps

Schedule (2024)

April-July	August	September	October-December
✓ 4 th draft revisions ✓ Zoning amendments	✓ Final edits	Webinar Address public comments	Work with HCD to address any new findings
	✓ 14-day public review period	Submit to HCD for 60-day Review	Adopt Element when found in compliance

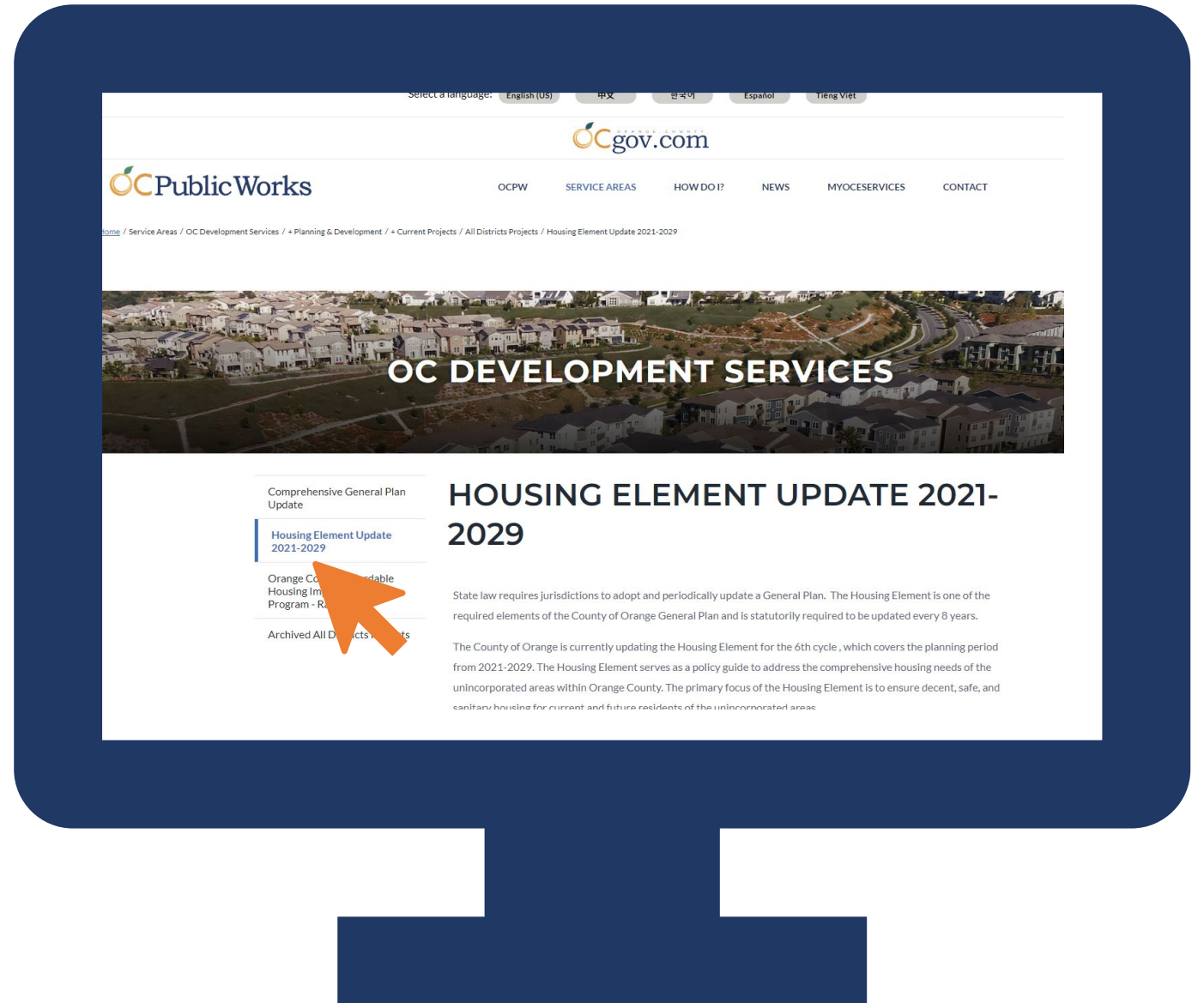
More Information

Visit the Housing Element Update Webpage:

<http://bit.ly/ocheupdate>

For any follow up questions please email:

OChousing@ocpw.ocgov.com

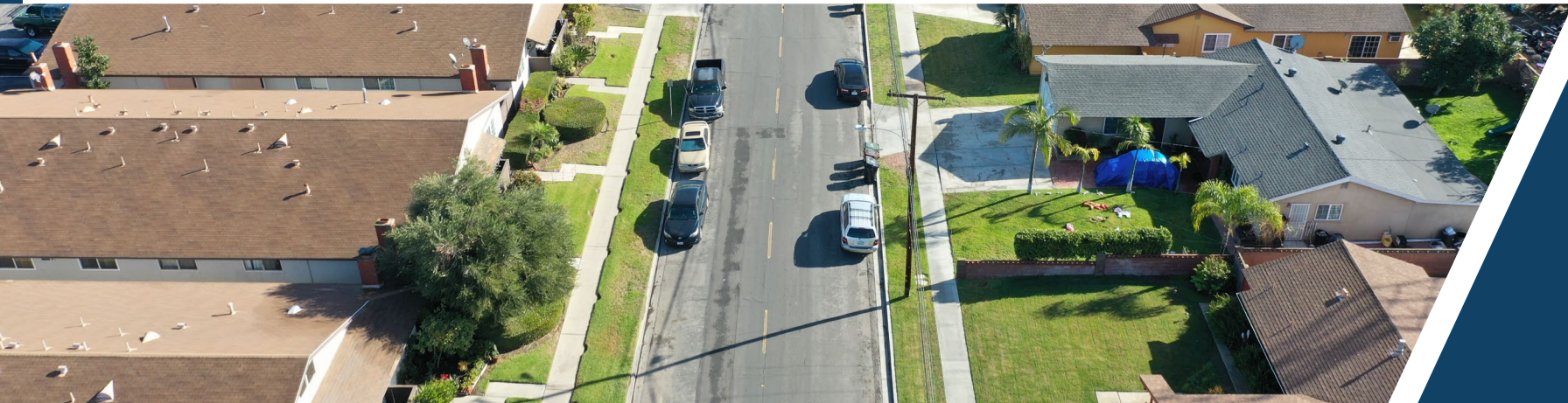




Questions?



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