

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

651 Bannon Street, Suite 400
Sacramento, CA 95811
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov



February 20, 2025

Justin Kirk, Deputy Director
Development Services Department
County of Orange
601 North Ross Street
Santa Ana, CA 92701

Dear Justin Kirk:

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

Thank you for submitting the County of Orange's (County) housing element that was adopted and received for review on February 11, 2025. Pursuant to Government Code section 65585, the California Department of Housing and Community Development (HCD) is reporting the results of its review.

HCD is pleased to find the adopted housing element in substantial compliance with State Housing Element Law (Gov. Code, § 65580 et seq) as of the date of this letter. The adopted element was found to be substantially the same as the revised draft element that HCD's November 18, 2024 review determined met statutory requirements. This finding was based on, among other reasons, Program 8 (Equal Housing Opportunity – Affirmatively Furthering Fair Housing) relating to group homes and the completion of rezoning actions in Program 1 (Provide Adequate Sites, No Net Loss, and Site Replacement).

Additionally, the County must continue timely and effective implementation of all programs including but not limited to the following:

- Program 1 (Adequate Sites, No Net Loss and Site Replacement)
- Program 2 (Zoning Code Amendments)
- Program 3 (Facilitate Affordable Housing Development)
- Program 4 (Promote Affordable Housing)
- Program 5 (Density Bonus Ordinance)
- Program 6 (Rehabilitate and Preserve Existing Affordable Units)
- Program 7 (Accessory Dwelling Units)
- Program 8 (Equal Housing Opportunity – Affirmatively Furthering Fair Housing)
- Program 10 (Inclusionary Housing Program)
- Program 11 (Pursue Funding to Achieve Housing Action Plan Goals)

The County must monitor and report on the results of these and other programs through the annual progress report, required pursuant to Government Code section 65400. Please be aware, Government Code section 65585, subdivision (i) grants HCD authority to review any action or failure to act by a local government that it determines is inconsistent with an adopted housing element or housing element law. This includes failure to implement program actions included in the housing element. HCD may revoke housing element compliance if the local government's actions do not comply with state law.

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 program, and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the County now meets housing element requirements for these and other funding sources.

For your information, some general plan element updates are triggered by housing element adoption. HCD reminds the County to consider timing provisions and welcomes the opportunity to provide assistance. For information, please see the Technical Advisories issued by the Governor's Office of Planning and Research at: <https://www.opr.ca.gov/planning/general-plan/guidelines.html>.

HCD appreciates the hard work and dedication of the County's housing element team in preparation of this adopted housing element. HCD wishes the County success in implementing its housing element and looks forward to following its progress through the General Plan annual progress reports pursuant to Government Code section 65400. If HCD can provide assistance in implementing the housing element, please contact Reid Miller, of our staff, at Reid.Miller@hcd.ca.gov.

Sincerely,



Paul McDougall
Senior Program Manager