



# County of Orange



## HOUSING ELEMENT

Adopted December 10, 2013

# **COUNTY OF ORANGE**

## **HOUSING ELEMENT**

**ADOPTED**  
**DECEMBER 10, 2013**

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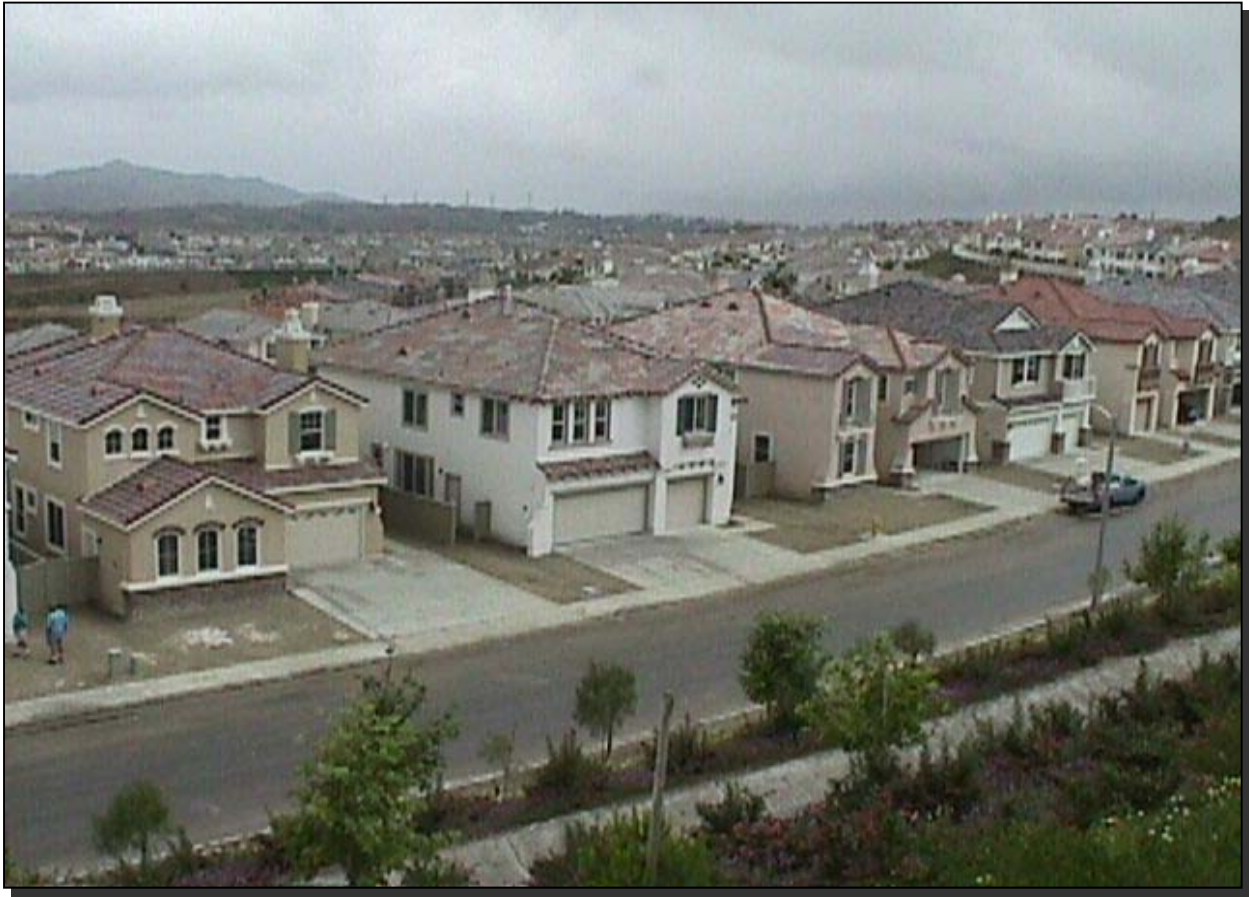
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## X. HOUSING ELEMENT



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### 1. INTRODUCTION

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#### **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 currently 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 2021.

Each jurisdiction within the Southern California Association of Governments (SCAG) region is required to adopt the 2013-2021 housing element by October 15, 2013. 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 area. 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.”

### **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 action plan.

Citizen involvement was accomplished in a number of different ways. A series of meetings was held with the County Housing Element Resource Team comprised of recognized leaders from business, housing advocacy, social service providers, environmental organizations, the Building Industry Association, major landowners and developers, non-profit builders, and the Orange County Grand Jury. Finally, study sessions and public hearings were held by the Orange County Planning Commission and Board of Supervisors. This proactive outreach effort ensured broad involvement throughout the analytical and policy development phases of the project.

Drafts of the Housing Element were posted on the County’s website ([www.ocplanning.net](http://www.ocplanning.net)). 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 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, 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 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 affects 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 sum, policies contained in General Plan Elements directly affect the quality of life for all unincorporated County citizens.

The Eight-Year Action Plan contained in Section V includes the County's commitments for implementation actions through October 2021.

### **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 area's fair share of regional growth needs.
- Section III contains a review of housing constraints and resources, including governmental and market constraints to the maintenance, improvement and development of housing.
- Section IV 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.
- The goals, policies and programs that will guide the County's actions through 2021 are presented in Section V.

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## **2. COMMUNITY PROFILE AND NEEDS ASSESSMENT**

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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 2012, Orange County grew by over 209,000 people, or approximately 7%. However, as a result of incorporations and annexations, the population of the unincorporated portions of the county declined by about 29% to 119,698 persons (Table X-1).

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**Table X-1  
Population Trends 2000-2012 –  
Unincorporated Orange County**

|                     | 2000      | 2010      | 2012      | Growth<br>2000-2010 | Growth<br>2010-2012 | Growth<br>2000-2012 |        |
|---------------------|-----------|-----------|-----------|---------------------|---------------------|---------------------|--------|
| Unincorporated area | 168,165   | 121,160   | 119,698   | -38.8%              | -1.2%               | -46,487             | -28.8% |
| County total        | 2,846,289 | 3,010,232 | 3,055,792 | 5.4%                | 1.5%                | 209,503             | 7.4%   |

Source: U.S. Census Bureau Decennial Census, California State Department of Finance, 2012 E-5 report

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### ***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 Census, residents in their prime working years (25-64) comprised about 53% of the unincorporated population. About 11% of residents were “senior

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citizens” age 65 and older. Generally, the population of the unincorporated area was similar to the county as a whole (Table X-2).

**Table X-2**  
**Age Distribution – 2010**

| Age Group                      | Unincorporated    |         | Orange County |         |
|--------------------------------|-------------------|---------|---------------|---------|
|                                | Persons           | Percent | Persons       | Percent |
| under 18 years                 | 34,222            | 28%     | 736,659       | 24%     |
| 18-24 years                    | 8,913             | 7%      | 305,286       | 10%     |
| 25-44 years                    | 30,848            | 25%     | 852,571       | 28%     |
| 45-64 years                    | 33,496            | 28%     | 766,039       | 26%     |
| 65-74 years                    | 7,279             | 6%      | 187,454       | 6%      |
| 75-84 years                    | 4,641             | 4%      | 112,703       | 4%      |
| 85 and over                    | 1,761             | 1%      | 49,520        | 2%      |
| Total Population               | 121,160           | 100%    | 3,010,232     | 100%    |
| <b>Census Designated Place</b> | <b>Median Age</b> |         |               |         |
| Coto de Caza CDP               | 42.2              |         |               |         |
| Ladera Ranch CDP               | 32.4              |         |               |         |
| Las Flores CDP                 | 33.2              |         |               |         |
| Midway City CDP                | 37.1              |         |               |         |
| North Tustin CDP               | 45.6              |         |               |         |
| Rossmoor CDP                   | 45.5              |         |               |         |
| Sunset Beach CDP               | 43.9              |         |               |         |
| Orange County                  | 36.2              |         |               |         |

Source: Census 2010, Summary File 1- General Population and Housing Characteristics- Demographic Profile 1

Note: Median age data available for Unincorporated CDPs only, not entire unincorporated area

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

Table X-3 shows racial and ethnic characteristics for the county. About 21% of unincorporated area residents were Hispanic compared to 34% countywide. About 62% of unincorporated residents were white compared to just 44% countywide. Asians comprised the next largest minority group, with 12% of unincorporated areas and 18% countywide.

**Table X-3**  
**Ethnicity**

|                                   | Unincorporated |         | Orange County |         |
|-----------------------------------|----------------|---------|---------------|---------|
|                                   | Persons        | Percent | Persons       | Percent |
| Not Hispanic or Latino            | 95,827         | 79.1%   | 1,997,259     | 66.3%   |
| -White                            | 75,535         | 62.3%   | 1,328,499     | 44.1%   |
| -Black or African American        | 1,170          | 1.0%    | 44,000        | 1.5%    |
| -American Indian/Alaskan Native   | 279            | 0.2%    | 6,216         | 0.2%    |
| -Asian                            | 15,034         | 12.4%   | 532,477       | 17.7%   |
| -Native Hawaiian/Pacific Islander | 293            | 0.2%    | 8,357         | 0.3%    |
| -Other races or 2+ races          | 3,516          | 2.9%    | 77,710        | 2.6%    |
| Hispanic or Latino (any race)     | 25,333         | 20.9%   | 1,012,973     | 33.7%   |
| Total                             | 121,160        | 100%    | 3,010,232     | 100%    |

Source: Census 2010, Summary File 1, Tables P8/9

## Employment Trends

Current employment and projected job growth have a significant influence on housing needs during this planning period. Table X-4 shows that about 66% of working-age persons in the unincorporated area were in the workforce, as reported by recent Census estimates. This table shows that the workforce characteristics of the unincorporated population are similar to those countywide. About 5% of unincorporated residents worked at home, and just over one-third were not in the labor force (i.e., unemployed or not seeking work).

**Table X-4  
Labor Force**

|                              | Unincorporated |         | Orange County |         |
|------------------------------|----------------|---------|---------------|---------|
|                              | Persons        | Percent | Persons       | Percent |
| In labor force               | 40,901         | 65.8%   | 1,559,264     | 67.3%   |
| -Work at home                | 2,886          | 4.6%    | 66,404        | 4.7%    |
| Not in labor force           | 21,235         | 34.2%   | 756,518       | 32.7%   |
| -With social security income | 6,445          | 10.4%   | 227,427       | 23.1%   |
| Total Population age 16+     | 62,136         | 100.0%  | 2,315,782     | 100.0%  |

Source: Census American Community, 2006-2010 - 5 year estimate  
Unincorporated data is included for CDPs only

In 2010, approximately 46% of the unincorporated working residents were employed in management and professional occupations (Table X-5). A significant number of workers (29%) were employed in sales and office related occupations. A relatively low proportion of workers (12%) were employed in service related occupations. Blue collar occupations such as machine operators, assemblers, farming, transportation, handlers and laborers constituted about 13% of the workforce.

**Table X-5  
Employment by Occupation**

| Occupation                                      | Unincorporated |         | Orange County |         |
|---|----------------|---------|---------------|---------|
|   | Persons        | Percent | Persons       | Percent |
| Management, professional and related            | 24,786         | 46.1%   | 568,087       | 39.4%   |
| Service   | 6,733          | 12.5%   | 224,743       | 15.6%   |
| Sales and office                                | 15,403         | 28.7%   | 392,314       | 27.2%   |
| Construction, extraction, and maintenance       | 3,216          | 6.0%    | 105,652       | 7.3%    |
| Production, transportation, and material moving | 3,599          | 6.7%    | 151,212       | 10.5%   |
| Total Employment                                | 53,737         | 100%    | 1,442,008     | 100%    |

Source: Census American Community Survey 2006-2010, Table C24060



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According to recent Census estimates, about 84% of employed residents worked in Orange County, while approximately 16% of all workers were employed outside the county (Table X-6).

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**Table X-6**  
**Job Location for Residents**

| Job Location                      | Orange County |         |
|-----------------------------------|---------------|---------|
|                                   | Persons       | Percent |
| Work in Orange County             | 1,181,354     | 83.7%   |
| Work in another California county | 224,080       | 15.9%   |
| Work outside California           | 6,066         | 0.4%    |
| Total workers age 16+             | 1,411,500     | 100%    |

Source: Census ACS 2006-2010. County to County Commute Flows, Table 1, CA State Department of Finance

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Future housing needs are affected by the number and type of new jobs created during this planning period. Table X-7 shows projected job growth by industry for the Santa Ana-Anaheim-Irvine Metropolitan Statistical Area (MSA) (Orange County) for the period 2008-2018. Total employment in Orange County is expected to grow by 8% between 2008 and 2018. The overall growth is expected to add 135,500 new jobs and bring the employment of Orange County to over 1,756,000 by 2018.

Generally, residents who are employed in well-paying occupations have less difficulty obtaining adequate housing than residents in low paying occupations. Table X-7 illustrates the growth trend in low-wage service industries such as health care and social assistance, and accommodation and food services.

**Table X-7**  
**Projected Job Growth by Industry – 2008-2018**  
**Santa Ana-Anaheim-Irvine Metropolitan Statistical Area**

| NAICS Code | Industry Title                                     | Annual Average Employment |           | Employment Change |         |
|------------|--|---------------------------|-----------|-------------------|---------|
|            |  | 2008                      | 2018      | Jobs              | Percent |
|            | Total Employment                                   | 1,620,600                 | 1,756,100 | 135,500           | 8.4     |
|            | Self-Employment (A)                                | 124,300                   | 127,800   | 3,500             | 2.8     |
|            | Unpaid Family Workers (B)                          | 1,200                     | 1,300     | 100               | 8.3     |
|            | Private Household Workers (C)                      | 8,900                     | 13,000    | 4,100             | 46.1    |
|            | Total Farm   | 4,600                     | 4,600     | 0                 | 0.0     |
|            | Total Nonfarm                                      | 1,481,600                 | 1,609,400 | 127,800           | 8.6     |
| 1133,21    | Mining and Logging                                 | 600                       | 600       | 0                 | 0.0     |
| 23         | Construction                                       | 91,200                    | 99,500    | 8,300             | 9.1     |
| 31-33      | Manufacturing                                      | 174,100                   | 168,000   | -6,100            | -3.5    |
| 22,42-49   | Trade, Transportation, and Utilities               | 271,600                   | 292,800   | 21,200            | 7.8     |
| 42         | Wholesale Trade                                    | 86,700                    | 92,000    | 5,300             | 6.1     |
| 44-45      | Retail Trade                                       | 155,600                   | 168,700   | 13,100            | 8.4     |
| 22,48-49   | Transportation, Warehousing, and Utilities         | 29,300                    | 32,100    | 2,800             | 9.6     |
| 48-49      | Transportation and Warehousing                     | 25,400                    | 27,300    | 1,900             | 7.5     |
| 51         | Information  | 30,100                    | 29,800    | -300              | -1.0    |
| 52-53      | Financial Activities                               | 113,100                   | 118,100   | 5,000             | 4.4     |
| 52         | Finance and Insurance                              | 76,100                    | 80,500    | 4,400             | 5.8     |
| 53         | Real Estate and Rental and Leasing                 | 37,000                    | 37,600    | 600               | 1.6     |
| 54-56      | Professional and Business Services                 | 266,600                   | 300,100   | 33,500            | 12.6    |
| 55         | Management of Companies and Enterprises            | 26,100                    | 27,000    | 900               | 3.4     |
| 56         | Admin/Support and Waste Mgmt & Remediation         | 124,500                   | 136,400   | 11,900            | 9.6     |
| 61-62      | Education Svcs, Health Care, and Social Assistance | 150,700                   | 183,900   | 33,200            | 22.0    |
| 61         | Educational Services (Private)                     | 23,600                    | 27,400    | 3,800             | 16.1    |
| 62         | Health Care and Social Assistance                  | 127,100                   | 156,500   | 29,400            | 23.1    |
| 71-72      | Leisure and Hospitality                            | 176,400                   | 195,900   | 19,500            | 11.1    |
| 71         | Arts, Entertainment, and Recreation                | 36,800                    | 40,500    | 3,700             | 10.1    |
| 72         | Accommodation and Food Services                    | 139,700                   | 155,400   | 15,700            | 11.2    |
| 81         | Other Svcs (excludes Private Household Workers)    | 46,500                    | 49,600    | 3,100             | 6.7     |
|            | Government   | 160,800                   | 171,100   | 10,300            | 6.4     |
|            | Federal Government                                 | 11,700                    | 11,600    | -100              | -0.9    |
|            | State and Local Government                         | 149,000                   | 159,500   | 10,500            | 7.0     |
|            | State Government                                   | 28,000                    | 31,500    | 3,500             | 12.5    |
|            | Local Government                                   | 121,000                   | 128,000   | 7,000             | 5.8     |

Source: California Employment Development Department, March 2009 Benchmark

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.

## Household Characteristics

Before current housing problems can be understood and future needs anticipated, housing occupancy characteristics need to be identified. The following is an analysis of household size and income characteristics. By definition a “household” consists of all the people occupying a dwelling unit, whether or not

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they are related. A single person living in an apartment is a household, just as a couple with two children living in the same dwelling unit is considered a household. By definition a “family” is two or more persons living together who are related by blood or marriage.

### *Household Composition and Size*

Over 80% of households in the unincorporated area consisted of families, and about 42% had school-age children. About 15% of unincorporated households were a single person living alone, compared to over 20% countywide (Table X-8).

**Table X-8**  
**Household Composition**

| Household Type              | Unincorporated |         | Orange County |         |
|-----------------------------|----------------|---------|---------------|---------|
|                             | Households     | Percent | Households    | Percent |
| Total households            | 38,302         | 100%    | 992,781       | 100%    |
| Family households           | 30,849         | 80.5%   | 708,491       | 71.4%   |
| -with own children under 18 | 16,034         | 41.9%   | 335,587       | 33.8%   |
| Non-family households       | 7,453          | 19.5%   | 284,290       | 28.6%   |
| -Householder living alone   | 5,608          | 14.6%   | 207,849       | 20.9%   |
| Average household size      | not available  |         | 2.99          |         |

Source: Census 2010, Summary File 1- General Population and Housing Characteristics- Demographic Profile 1

In many respects there are notable differences between renter and owner households. According to the 2010 Census, over a quarter of unincorporated renter households consisted of one person living alone, a significantly higher proportion than for owners (11%). However, at the other end of the spectrum, large households of 5 or more were more prevalent among owners (15%) than renters (11%). Table X-9 describes household size distribution by tenure.

**Table X-9**  
**Household Size by Tenure (Owner vs. Renter) –**  
**Unincorporated Orange County**

| Household Size       | Owners     |         | Renters    |         |
|----------------------|------------|---------|------------|---------|
|                      | Households | Percent | Households | Percent |
| 1 person households  | 2,092      | 11%     | 548        | 26%     |
| 2 person households  | 7,110      | 36%     | 480        | 22%     |
| 3 person households  | 3,378      | 17%     | 431        | 20%     |
| 4 person households  | 4,303      | 22%     | 440        | 21%     |
| 5 person households  | 2,068      | 11%     | 172        | 8%      |
| 6 person households  | 542        | 3%      | 26         | 1%      |
| 7+ person households | 181        | 1%      | 37         | 2%      |
| Total households     | 19,674     | 100%    | 2,134      | 100%    |

Source: Census 2010, Summary File 1, Tables P13/16

### ***Household Income***

Household income is a primary factor affecting housing needs in a community. According to recent Census estimates, the median household income in Orange County was \$74,344, approximately 18% higher than the statewide median income of \$60,883 (Table X-10). The table also shows the income differences between different areas of the county. The Coto de Caza and Ladera Ranch Census Designated Places (CDPs) had the highest incomes while the Midway City CDP area was lowest.

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**Table X-10**  
**Median Household Income**

| Jurisdiction         | Median Household Income | % of County Median Income |
|----------------------|-------------------------|---------------------------|
| California           | \$60,883                | 82%                       |
| <b>Orange County</b> | <b>\$74,344</b>         | <b>100%</b>               |
| Coto de Caza CDP     | \$160,655               | 216%                      |
| Ladera Ranch CDP     | \$123,089               | 166%                      |
| Las Flores CDP       | \$109,599               | 147%                      |
| Midway City CDP      | \$48,403                | 65%                       |
| North Tustin CDP     | \$111,355               | 150%                      |
| Rossmoor CDP         | \$109,662               | 148%                      |
| Sunset Beach CDP     | \$56,136                | 76%                       |

Source: Census American Community Survey, 2006-2010, Table S1903

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The State of California uses five income categories for the purpose of determining housing affordability and need in communities. This method is consistent with definitions of low- and moderate-income households used in various Federal and State housing programs – e.g., Section 8 and State Density Bonus Law. These categories are as follows:

- **Extremely Low Income** – 30% or less of AMI (area median income)
- **Very Low Income** - 50% or less of AMI;
- **Low Income** - 51% to 80% of AMI;
- **Moderate Income** - 81% to 120% of AMI; and
- **Above Moderate Income** - more than 120% of AMI.

The Department of Housing and Urban Development (HUD) annually develops median household income estimates for the purpose of determining program eligibility. According to HUD, the 2013 median household income for Orange County, which includes all cities and unincorporated areas, was \$87,200.

## **Housing Inventory and Market Conditions**

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

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

Table X-11 summarizes the distribution of housing by type in the unincorporated portions of Orange County as of 2012. Throughout the unincorporated areas of Orange County, single-family detached (SFD) units characterize the most abundant household type (77%); larger multi-family projects of five or more units represent 9% of the stock; and single-family attached units, such as condominiums, represent 10% of the total households.

Looking at the change from 2000 to 2012, Table X-11 shows the housing stock of the unincorporated area has decreased by about 36% due to annexations and incorporations.

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**Table X-11  
Housing by Type**

| Structure Type             | 2000    |         | 2012      |         | Growth  |         |
|----------------------------|---------|---------|-----------|---------|---------|---------|
|                            | Units   | Percent | Units     | Percent | Units   | Percent |
| <b>Unincorporated Area</b> |         |         |           |         |         |         |
| Single-family detached     | 38,725  | 63%     | 30,465    | 77%     | -8,260  | -21.3%  |
| Single-family attached     | 9,438   | 15%     | 3,800     | 10%     | -5,638  | -59.7%  |
| Multi-family 2-4 units     | 2,530   | 4%      | 872       | 2%      | -1,658  | -65.5%  |
| Multi-family 5+ units      | 9,925   | 16%     | 3,551     | 9%      | -6,374  | -64.2%  |
| Mobile homes               | 543     | 1%      | 631       | 2%      | 88      | 16.2%   |
| Total Units                | 61,161  | 100%    | 39,319    | 100%    | -21,842 | -35.7%  |
| <b>Orange County</b>       |         |         |           |         |         |         |
| Single-family detached     | 489,657 | 51%     | 535,361   | 51%     | 45,704  | 9.3%    |
| Single-family attached     | 124,702 | 13%     | 127,669   | 12%     | 2,967   | 2.4%    |
| Multi-family 2-4 units     | 88,804  | 9%      | 91,781    | 9%      | 2,977   | 3.4%    |
| Multi-family 5+ units      | 233,871 | 24%     | 264,026   | 25%     | 30,155  | 12.9%   |
| Mobile homes               | 32,450  | 3%      | 33,524    | 3%      | 1,074   | 3.3%    |
| Total Units                | 969,484 | 100%    | 1,052,361 | 100%    | 82,877  | 8.5%    |

Source: California Department of Finance, Table E-5, 2012

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### ***Tenure***

Table X-12 shows tenure (owner vs. renter) for the unincorporated areas compared to Orange County as a whole. According to the 2010 Census, 78% of housing units in the unincorporated area were owner-occupied, compared to 59% countywide.

**Table X-12  
Household Tenure (Owner vs. Renter)**

| Tenure               | Unincorporated |         | Orange County |         |
|----------------------|----------------|---------|---------------|---------|
|                      | Units          | Percent | Units         | Percent |
| Owner occupied       | 29,739         | 77.6%   | 588,313       | 59.3%   |
| Renter occupied      | 8,563          | 22.4%   | 404,468       | 40.7%   |
| Total occupied units | 38,302         | 100%    | 992,781       | 100%    |

Source: Census 2010, Summary File 1- General Population and Housing Characteristics- Demographic Profile 1

### ***Vacancy Rates***

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 X-13 provides 2010 Census occupancy and tenure characteristics for the unincorporated areas compared to Orange County as a whole. The data indicated a 1.1% rental vacancy rate in the unincorporated area and a 2.4% rental vacancy rate in the County as a whole. The owner-occupied vacancy rate was just under 1% in both areas. These figures indicate a strong real estate market with relatively low vacancy.

**Table X-13  
Housing Vacancy**

|                                 | Unincorporated |         | Orange County |         |
|---------------------------------|----------------|---------|---------------|---------|
|                                 | Units          | Percent | Units         | Percent |
| Total housing units             | 39,937         | 100%    | 1,048,907     | 100%    |
| Occupied units                  | 38,302         | 95.9%   | 992,781       | 94.7%   |
| -Owner occupied                 | 29,739         | 74.5%   | 588,313       | 56.1%   |
| -Renter occupied                | 8,563          | 21.4%   | 404,468       | 38.6%   |
| Vacant units                    | 1,635          | 4.1%    | 56,126        | 5.4%    |
| -For rent                       | 442            | 1.1%    | 25,254        | 2.4%    |
| -For sale                       | 329            | 0.8%    | 8,434         | 0.8%    |
| -Rented or sold, not occupied   | 25             | 0.1%    | 1,327         | 0.1%    |
| -For seasonal or occasional use | 343            | 0.9%    | 10,806        | 1.0%    |
| -All other vacants              | 371            | 0.9%    | 8,209         | 0.8%    |

Source: Census 2010, Summary File 1- General Population and Housing Characteristics- Demographic Profile 1

***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 be in need of 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 recent Census data, about 59% of owner-occupied units and 53% of rental units in the unincorporated area were built before 1980 and are approximately 30 years old or greater (Table X-14).

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**Table X-14**  
**Age of Housing Stock by Tenure (Owner vs. Renter)**

| Year Built      | Unincorporated |         | Orange County |         |
|-----------------|----------------|---------|---------------|---------|
|                 | Units          | Percent | Units         | Percent |
| Owner occupied  | 29,658         | 100%    | 599,032       | 100%    |
| 2000 or later   | 5,658          | 19%     | 47,943        | 8%      |
| 1980-1999       | 6,691          | 23%     | 165,891       | 28%     |
| 1960-1979       | 8,314          | 28%     | 271,257       | 45%     |
| 1940-1959       | 8,242          | 28%     | 101,094       | 17%     |
| 1939 or earlier | 753            | 3%      | 12,847        | 2%      |
| Renter occupied | 7,595          | 100%    | 385,471       | 100%    |
| 2000 or later   | 1,940          | 26%     | 30,754        | 8%      |
| 1980-1999       | 1,636          | 22%     | 106,045       | 28%     |
| 1960-1979       | 2,460          | 32%     | 182,022       | 47%     |
| 1940-1959       | 1,276          | 17%     | 54,599        | 14%     |
| 1939 or earlier | 283            | 4%      | 12,051        | 3%      |

Source: Census American Community, 2006-2010, 5 year estimate. Table B25127

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As reported in recent Census estimates, only 0.1% of owner-occupied units and 1.1% of rental units in the unincorporated area lacked complete kitchen facilities while 0.2% of owner-occupied units and 1.3% of rental units lacked complete plumbing facilities (Table X-15). There may also be units that require rehabilitation or replacement despite possessing complete kitchen and plumbing facilities.



**Table X-15  
Kitchen and Plumbing Facilities by Tenure (Owner vs. Renter)**

|                                      | Unincorporated |         | Orange County |         |
|--------------------------------------|----------------|---------|---------------|---------|
|                                      | Units          | Percent | Units         | Percent |
| Owner occupied                       | 32,473         | 100.0%  | 598,752       | 100.0%  |
| Complete kitchen facilities          | 32,448         | 99.9%   | 596,899       | 99.7%   |
| Lacking complete kitchen facilities  | 25             | 0.1%    | 1,853         | 0.3%    |
| Renter occupied                      | 7,322          | 100.0%  | 375,249       | 100.0%  |
| Complete kitchen facilities          | 7,244          | 98.9%   | 368,176       | 98.1%   |
| Lacking complete kitchen facilities  | 78             | 1.1%    | 7,073         | 1.9%    |
| Owner occupied                       | 32,473         | 100.0%  | 598,752       | 100.0%  |
| Complete plumbing facilities         | 32,411         | 99.8%   | 597,050       | 99.7%   |
| Lacking complete plumbing facilities | 62             | 0.2%    | 1,702         | 0.3%    |
| Renter occupied                      | 7,322          | 100.0%  | 375,249       | 100.0%  |
| Complete plumbing facilities         | 7,227          | 98.7%   | 373,715       | 99.6%   |
| Lacking complete plumbing facilities | 95             | 1.3%    | 1,534         | 0.4%    |

Source: Census American Community Survey 2005-2009

To more accurately determine the condition of the housing stock, the County conducted a survey of unincorporated area residents within specific target areas. The survey was mailed to owners of record of single- and multi-family units and does not reflect the needs of renters. The homeowners surveyed appear to be, in general, long-term residents of the County and of low- to moderate-income level. Table X-16 summarizes the results of the survey.

**Table X-16  
Housing Rehabilitation Need –  
County of Orange Target Areas**

| Unincorporated Target Area | Number of Survey Respondents | Number of Survey Respondents In Need of Housing Rehabilitation | % of Households In Need of Housing Rehabilitation |
|----------------------------|------------------------------|--|---|
| Anaheim Island             | 72                           | 21   | 29.17%  |
| Back Bay                   | 203                          | 16   | 7.88%   |
| Colonia                    | 12                           | 3  | 25%   |
| Cypress                    | 89                           | 20   | 22.47%  |
| El Modena                  | 70                           | 18   | 25.71%  |
| Northeast El Modena        | 59                           | 10   | 16.95%  |
| Inner Canyons              | 210                          | 36   | 17.14%  |
| Mac Island                 | 23                           | 7  | 30.43%  |
| Midway City                | 128                          | 35   | 27.34%  |
| Olive Island               | 16                           | 5  | 31.25%  |
| Rustic Island              | 10                           | 6  | 60%   |
| Sherwood Forest            | 122                          | 32   | 26.23%  |
| Southwest Anaheim          | 28                           | 12   | 42.86%  |
| West Anaheim               | 219                          | 50   | 22.83%  |

Source: Housing and Community Development Department Consolidated Plan 2000-2004

This survey indicated that about one-fifth of the structures in target areas were in need of rehabilitation. A 2009 housing conditions survey found between 0% to

30% of units in target areas to be in fair to poor condition and requiring moderate to substantial rehabilitation, or replacement.

In the entire unincorporated area it is estimated that between 5% and 10% of all units require some form of structural repair, which is an estimated 2,000 to 4,000 units based on the total of about 39,000 housing units in the unincorporated area. Of these, it is estimated that 10% or 200 to 400 units, may be in such disrepair that they require replacement.

### *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 X-17 shows the number of L/M 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 L/M 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.

**Table X-17**  
**Low and Moderate Income Units Constructed, Converted,**  
**Demolished, and Replaced in the Coastal Zone –**  
**1982-2012**

| 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             |
| Total       | 1355 <sup>a</sup> | 306 <sup>a</sup> | 4 <sup>a</sup>  | 15 <sup>a</sup> |

Notes:

a. Numbers reflect total units, not just Low/Moderate units. Income category not available

b. Numbers reflect only Low/Moderate units.

Source: Orange County, OC Public Works, OC Planning

## Housing Cost

### *Housing Affordability Criteria*

State law establishes five income categories for purposes of housing programs based on the area (i.e., county) median income (“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 HUD and the California Department of Housing and Community Development<sup>1</sup>, 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 X-18 shows 2013 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 extremely-low-income households is \$723, while the maximum affordable housing costs for very-low-income households is \$1,204. The maximum affordable housing cost for low-income households is \$1,926, while the maximum for moderate-income households is \$2,616.

<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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**Table X-18**  
**Income Categories and Affordable Housing Costs –**  
**Orange County**

| 2013 County Median Income = \$87,200 | Income Limits | Affordable Rent | Affordable Price (est.) |
|--------------------------------------|---------------|-----------------|-------------------------|
| Extremely Low (<30%)                 | \$28,900      | \$723           | --                      |
| Very Low (31-50%)                    | \$48,150      | \$1,204         | --                      |
| Low (51-80%)                         | \$77,050      | \$1,926         | \$260,000               |
| Moderate (81-120%)                   | \$104,650     | \$2,616         | \$400,000               |
| Above moderate (120%+)               | \$104,650+    | \$2,616+        | \$400,000+              |

Assumptions:

-Based on a family of 4

-30% of gross income for rent or Principal/Interest/Taxes/Insurance

-10% down payment, 4.5% interest, 1.25% taxes & insurance, \$200 HOA dues

Source: Cal. HCD; J.H. Douglas & Associates

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 X-18 have been estimated based on typical conditions.

### ***For-Sale Housing***

Existing housing resale price statistics for calendar year 2012 are shown in Table X-19.

**Table X-19**  
**Orange County Median Home Prices – 2012**

| City             | ZIP   | Median Price* |         |
|------------------|-------|---------------|---------|
|                  |       | SFD           | Condo   |
| Countywide       |       | \$500         | \$287   |
| Aliso Viejo      | 92656 | \$535         | \$315   |
| Anaheim          | 92801 | \$320         | \$250   |
| Anaheim          | 92802 | \$350         | \$250   |
| Anaheim          | 92804 | \$345         | \$165   |
| Anaheim          | 92805 | \$320         | \$237   |
| Anaheim          | 92806 | \$380         | \$224   |
| Anaheim Hills    | 92807 | \$443         | \$204   |
| Anaheim Hills    | 92808 | \$575         | \$301   |
| Balboa Island    | 92662 | \$1,495       | n/a     |
| Brea             | 92821 | \$467         | \$295   |
| Brea             | 92823 | \$522         | n/a     |
| Buena Park       | 90620 | \$350         | \$210   |
| Buena Park       | 90621 | \$315         | \$330   |
| Capistrano Beach | 92624 | \$610         | \$406   |
| Corona del Mar   | 92625 | \$1,668       | \$1,000 |
| Costa Mesa       | 92626 | \$507         | \$305   |
| Costa Mesa       | 92627 | \$529         | \$353   |
| Cypress          | 90630 | \$430         | \$263   |
| Dana Point       | 92629 | \$700         | \$390   |
| Foothill Ranch   | 92610 | \$545         | \$240   |

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| City                 | ZIP   | Median Price* |       |
|----------------------|-------|---------------|-------|
|                      |       | SFD           | Condo |
| Fountain Valley      | 92708 | \$530         | \$195 |
| Fullerton            | 92831 | \$450         | \$217 |
| Fullerton            | 92832 | \$339         | \$180 |
| Fullerton            | 92833 | \$390         | \$326 |
| Fullerton            | 92835 | \$552         | \$197 |
| Garden Grove         | 92840 | \$355         | \$180 |
| Garden Grove         | 92841 | \$364         | \$220 |
| Garden Grove         | 92843 | \$345         | \$180 |
| Garden Grove         | 92844 | \$342         | \$228 |
| Garden Grove         | 92845 | \$424         | \$210 |
| Huntington Beach     | 92646 | \$575         | \$300 |
| Huntington Beach     | 92647 | \$500         | \$220 |
| Huntington Beach     | 92648 | \$755         | \$390 |
| Huntington Beach     | 92649 | \$700         | \$296 |
| Irvine               | 92602 | \$819         | \$441 |
| Irvine               | 92603 | \$1,560       | \$510 |
| Irvine               | 92604 | \$545         | \$383 |
| Irvine               | 92606 | \$630         | \$400 |
| Irvine               | 92612 | \$550         | \$418 |
| Irvine               | 92614 | \$690         | \$390 |
| Irvine               | 92618 | \$815         | \$385 |
| Irvine               | 92620 | \$728         | \$410 |
| La Habra             | 90631 | \$368         | \$155 |
| La Palma             | 90623 | \$480         | \$225 |
| Ladera Ranch         | 92694 | \$675         | \$335 |
| Laguna Beach         | 92651 | \$1,273       | \$773 |
| Laguna Hills         | 92653 | \$560         | \$230 |
| Laguna Niguel        | 92677 | \$636         | \$279 |
| Laguna Woods         | 92637 | n/a           | \$205 |
| Lake Forest          | 92630 | \$480         | \$204 |
| Los Alamitos         | 90720 | \$700         | \$365 |
| Midway City          | 92655 | \$360         | \$216 |
| Mission Viejo        | 92691 | \$475         | \$199 |
| Mission Viejo        | 92692 | \$535         | \$343 |
| Newport Beach        | 92661 | \$1,588       | \$668 |
| Newport Beach        | 92663 | \$1,385       | \$489 |
| Newport Coast        | 92657 | \$2,237       | \$835 |
| Orange               | 92865 | \$420         | \$328 |
| Orange               | 92866 | \$490         | \$169 |
| Orange               | 92867 | \$485         | \$325 |
| Orange               | 92868 | \$320         | \$190 |
| Orange               | 92869 | \$549         | \$259 |
| Placentia            | 92870 | \$455         | \$250 |
| Rancho St. Margarita | 92688 | \$481         | \$259 |
| San Clemente         | 92672 | \$623         | \$350 |
| San Clemente         | 92673 | \$701         | \$339 |
| San Juan Capistrano  | 92675 | \$520         | \$240 |
| Santa Ana            | 92701 | \$282         | \$120 |
| Santa Ana            | 92703 | \$300         | \$160 |
| Santa Ana            | 92704 | \$330         | \$150 |
| Santa Ana            | 92705 | \$638         | \$193 |
| Santa Ana            | 92706 | \$373         | \$150 |
| Santa Ana            | 92707 | \$290         | \$162 |
| Seal Beach           | 90740 | \$705         | \$224 |
| Silverado            | 92676 | \$357         | n/a   |

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| City           | ZIP   | Median Price* |       |
|----------------|-------|---------------|-------|
|                |       | SFD           | Condo |
| Stanton        | 90680 | \$265         | \$215 |
| Sunset Beach   | 90742 | \$2,825       | \$950 |
| Trabuco Canyon | 92678 | \$353         | n/a   |
| Trabuco Canyon | 92679 | \$680         | \$250 |
| Tustin         | 92780 | \$430         | \$185 |
| Tustin         | 92782 | \$715         | \$365 |
| Villa Park     | 92861 | \$998         | n/a   |
| Westminster    | 92683 | \$387         | \$315 |
| Yorba Linda    | 92886 | \$590         | \$245 |
| Yorba Linda    | 92887 | \$650         | \$230 |

Notes: \*Shown in thousands

Data for January 2012 through December 2012

Source: DataQuick Information Systems

The table shows that the median price for resale single-family detached homes countywide was \$500,000 while for resale condos, the median price was \$287,000. Based on the estimated affordable purchase prices shown in Table X-18, many resale condos and some single-family detached for-sale units were 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.

### ***Rental Housing***

According to the apartment research firm RealFacts, rents in Orange County reached an all-time high in 2012 with a countywide average of \$1,604. In the wake of the financial crisis of 2008-2009 average rents in Orange County declined from \$1,603 in 2008 to \$1,473 in early 2010, but growing demand has allowed the market to fully recover those temporary losses. Real estate professionals expect rents to continue rising in the near future as growing demand exceeds the pace of new apartment construction.

When market rents are compared to the amounts lower-income households can afford to pay (Table X-18), 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.

## **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, 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, homeless, and disabled; and
- 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 fairly large population of affluent homeowners, greater attention needs to be placed on the affordability gap in the resale of smaller and more moderately 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.



## **Existing Needs**

### ***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 X-20 summarizes recent Census estimates of overcrowding for the unincorporated area as compared to the entire county.

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**Table X-20  
Overcrowding**

|                      | Unincorporated |         | Orange County |         |
|----------------------|----------------|---------|---------------|---------|
|                      | Households     | Percent | Households    | Percent |
| Owner Occupied       | 32,473         | 100.0%  | 598,752       | 100.0%  |
| Overcrowded          | 548            | 1.7%    | 18,515        | 3.1%    |
| Severely overcrowded | 157            | 0.5%    | 6,423         | 1.1%    |
| Renter Occupied      | 7,322          | 100.0%  | 375,249       | 100.0%  |
| Overcrowded          | 422            | 5.8%    | 38,259        | 10.2%   |
| Severely overcrowded | 344            | 4.7%    | 24,594        | 6.6%    |

Source: Census American Community Survey 2005-2009

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Overcrowding was much more prevalent among renters than for owner-occupied units in both the unincorporated area and the county as a whole. Approximately 11% of unincorporated renter households were overcrowded compared to only 2% of owner-occupants.

### ***Overpayment***

According to State housing policy, overpaying occurs when housing costs exceed 30% of gross household income. Table X-21 displays recent estimates for renter and owner households. According to SCAG, over 50% of all renter households and 45% of all owner households in the unincorporated area were 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 X-21**  
**Overpayment by Income Category –**  
**Orange County Unincorporated Area**

| % of Income Paid<br>for Housing | Renters    |         | Owners     |         |
|---------------------------------|------------|---------|------------|---------|
|                                 | Households | Percent | Households | Percent |
| All households                  | 7,322      | 100.0%  | 32,473     | 100.0%  |
| Less than 10%                   | 285        | 3.9%    | 4,713      | 14.5%   |
| 10-14.9%                        | 266        | 3.6%    | 2,847      | 8.8%    |
| 15-19.9%                        | 876        | 12.0%   | 3,569      | 11.0%   |
| 20-24.9%                        | 607        | 8.3%    | 3,268      | 10.1%   |
| 25-29.9%                        | 1,106      | 15.1%   | 3,273      | 10.1%   |
| 30-34.9%                        | 750        | 10.2%   | 2,488      | 7.7%    |
| 35-35.9%                        | 579        | 7.9%    | 2,606      | 8.0%    |
| 40-49.9%                        | 689        | 9.4%    | 3,075      | 9.5%    |
| 50% or more                     | 1,711      | 23.4%   | 6,363      | 19.6%   |
| Not computed                    | 453        | 6.2%    | 271        | 0.8%    |
| Households overpaying           | 3,729      | 50.9%   | 14,532     | 44.8%   |

Source: SCAG 2012 based on 2005-2009 American Community Survey

## Special Needs Groups

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, the homeless and farm workers are addressed below:

### *Extremely Low Income Households*

Many of the persons and households discussed in this section under the topic of “special needs” fall within the extremely-low-income category, which is defined as 30% or less of area median income, or up to \$28,900 per year for a 4-person household in Orange County (2013). As discussed in Table X-21, 41.9% of renters and 48.6% owners in this income range were overpaying for housing.

The Housing Action Plan Strategy 1f 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 60 in 2006 and the youngest of this group will turn 50 in

2014. The growing wave of elderly retirees will have a huge impact on government, health care and the housing market. The Orange County Grand Jury directed attention to this issue in its 2008 report “*No County for Old Boomers*<sup>3</sup>” which calls upon local governments in Orange County to adopt policies and programs addressing the needs of the elderly.

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 maintain 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.

Mature 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 house/yard work. In general, every effort should be made to maintain the dignity, self-respect, and quality of life of mature 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 Census estimates, there were 17% of owner households and 14% of renter households in unincorporated Orange County where the householder was 65 or older (Table X-22). More than 5% of all owner households and 7% of renter households were elderly persons living alone. 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, second 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).

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<sup>3</sup> <http://www.ocgrandjury.org/pdfs/agingorangecounty/agingorangecounty.pdf>

**Table X-22**  
**Elderly Households by Tenure (Owner vs. Renter)**  
**Orange County Unincorporated Area**

| Householder Age                 | Owners       |              | Renters      |              |
|---------------------------------|--------------|--------------|--------------|--------------|
|                                 | Households   | Percent      | Households   | Percent      |
| Under 65 years                  | 28,423       | 83.0%        | 6,562        | 86.4%        |
| 65 to 74 years                  | 3,160        | 9.2%         | 405          | 5.3%         |
| 75 to 84 years                  | 2,591        | 7.6%         | 523          | 6.9%         |
| 85 and over                     | 874          | 2.6%         | 105          | 1.4%         |
| <b>Total 65+ Households</b>     | <b>6,625</b> | <b>17.0%</b> | <b>1,033</b> | <b>13.6%</b> |
| Total 65+ Living Alone          | 1,849        | 5.4%         | 569          | 7.5%         |
| Total unincorporated households | 34,254       | 100.0%       | 7,595        | 100.0%       |

Source: Census American Community Survey 2006-2010, Table B25007, Table B25011

### ***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, nearly half of all unincorporated area households have only one or two members. About 11% of renter households and about 15% of owner households had five or more members (Table X-23). 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 X-23**  
**Household Size by Tenure (Owner vs. Renter) –**  
**Unincorporated Orange County**

| Household Size   | Owners     |         | Renters    |         |
|------------------|------------|---------|------------|---------|
|                  | Households | Percent | Households | Percent |
| 1 person         | 2,092      | 11%     | 548        | 26%     |
| 2 person         | 7,110      | 36%     | 480        | 22%     |
| 3 person         | 3,378      | 17%     | 431        | 20%     |
| 4 person         | 4,303      | 22%     | 440        | 21%     |
| 5 person         | 2,068      | 11%     | 172        | 8%      |
| 6 person         | 542        | 3%      | 26         | 1%      |
| 7+ person        | 181        | 1%      | 37         | 2%      |
| Total households | 19,674     | 100%    | 2,134      | 100%    |

Source: Census 2010, Summary File 1, Tables P13/16

***Female-headed Households***

The Census Bureau estimates that about 7% of owner households and 15% of renter households in the unincorporated area were headed by a female (Table X-24). While female-headed households represent a small portion of all households, they often have difficulty balancing work and family responsibilities leading to housing problems.

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**Table X-24**  
**Household Type by Tenure (Owner vs. Renter)–**  
**Unincorporated Orange County**

| Household Type                         | Owners     |         | Renters    |         |
|--|------------|---------|------------|---------|
|  | Households | Percent | Households | Percent |
| Married couple family                  | 24,275     | 75%     | 2,983      | 41%     |
| Male householder, no wife present      | 1,162      | 4%      | 506        | 7%      |
| Female householder, no husband present | 2,223      | 7%      | 1,076      | 15%     |
| Non-family households                  | 4,813      | 15%     | 2,757      | 38%     |
| Total households                       | 32,473     | 100%    | 7,322      | 100%    |

Source: SCAG, based on Census American Community Survey 2005-2009

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***Persons with Disabilities***

Access and affordability are the two major housing needs of disabled persons. Access is especially important for the physically disabled. Physically disabled persons often required specially designed dwellings to permit access within the unit, as well as to and from the site. *California Administrative Code* Title 24 sets forth access and adaptability requirements for the physically handicapped (disabled). These regulations apply to 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 X-25**  
**Persons with Disabilities by Age –**  
**Orange County**

| Disability by Age           | Persons | %    |
|-----------------------------|---------|------|
| Age 5 to 17 - total persons | 543,524 |      |
| Hearing difficulty          | 2,148   | 0.4% |
| Vision difficulty           | 2,852   | 0.5% |
| Cognitive difficulty        | 10,123  | 1.9% |
| Ambulatory difficulty       | 1,826   | 0.3% |
| Self-care difficulty        | 3,869   | 0.7% |

| Disability by Age                      | Persons          | %     |
|--|------------------|-------|
| <b>Age 18 to 64 – total persons</b>    | <b>1,919,871</b> |       |
| Hearing difficulty                     | 19,319           | 1.0%  |
| Vision difficulty                      | 17,545           | 0.9%  |
| Cognitive difficulty                   | 39,848           | 2.1%  |
| Ambulatory difficulty                  | 44,454           | 2.3%  |
| Self-care difficulty                   | 18,441           | 1.0%  |
| Independent living difficulty          | 35,675           | 1.9%  |
| <b>Age 65 and over – total persons</b> | <b>346,896</b>   |       |
| Hearing difficulty                     | 42,767           | 12.3% |
| Vision difficulty                      | 19,226           | 5.5%  |
| Cognitive difficulty                   | 32,544           | 9.4%  |
| Ambulatory difficulty                  | 67,963           | 19.6% |
| Self-care difficulty                   | 30,943           | 8.9%  |
| Independent living difficulty          | 53,443           | 15.4% |

Source: 2009-2011 American Community Survey Table S1810

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The disabled, like the elderly, have special needs with regard to location. There is typically a desire to be located near public facilities, and especially near public transportation facilities that provide service to those who rely on them.

Table X-25 shows that in the under 65 age groups disabilities are relatively rare – typically 2% or less of the population. However, among seniors the incidence of disabilities increases significantly. Nearly 20% of persons in this age group reported an ambulatory difficulty, while more than 15% had an independent living difficulty. Members of this 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 Census does not record developmental disabilities. According to the U.S. Administration on Developmental Disabilities, an accepted estimate of the percentage of the population that can be defined as developmentally disabled is 1.5%. Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals 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 developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The State Department of Developmental Services (DDS) currently provides community-based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The Regional Center of Orange County (RCOC) is one of 21 regional centers in the State of California that provides 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.

Any resident of Orange County who has a developmental disability that originated before age 18 is eligible for services. Services are offered to people with developmental disabilities based on Individual Program Plans 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. 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 February 2010 Facts and Statistics data, the RCOC currently serves approximately 16,728 individuals. Of those, it is estimated that a total of 88 individuals, 28 whom are under age 18, currently reside in unincorporated areas according to Jack Stanton, RCOC Chief Counselor.



The mission of the Dayle McIntosh Center (<http://www.daylemc.org>) is to advance the empowerment, equality, integration and full participation of people with disabilities in the community. The Center is not a residential program, but instead promotes the full integration of disabled persons into the community. Dayle McIntosh Center is a consumer-driven organization serving all disabilities. Its staff and board are composed of over 50% of people with disabilities. Its two offices, located in Garden Grove and Laguna Hills, serve over 500,000 people in Orange County and surrounding areas with disabilities.

County housing programs and regulations facilitate the provision of special needs housing such as emergency shelters and transitional/supportive housing, assisted living and group homes to serve the needs of persons with developmental disabilities.

### ***Homeless***

Throughout the country, homelessness is a serious problem. Factors contributing to homelessness include: the general shortage of housing affordable to low- and moderate-income persons; increases in the number of persons whose incomes fall below the poverty level; reductions in public subsidies to the poor; and the de-institutionalization of the mentally ill.

### **PROFILES OF THE HOMELESS POPULATION IN ORANGE COUNTY**

The County of Orange/OC Community Resources undertakes a bi-annual “Point-in-Time” count of the County’s homeless population as part of its application for homeless assistance grant funds to Housing and Urban Development (HUD). The most recent Point-in-Time survey for which results are available was conducted in January 2013. That survey estimated that there were approximately 4,251 homeless persons in Orange County at the time of the survey<sup>4</sup>. Of those, the survey estimated that 61% of homeless persons were sheltered and 39% were unsheltered. The 2013 survey results indicated a decrease of about 39% in the homeless population compared to the previous survey conducted in 2011. The survey did not provide an estimate of the homeless population by jurisdiction or for the unincorporated area alone.

By the very nature of homelessness, it is difficult to determine the location of homeless persons. The 2013 Point-in-Time survey did not enumerate homeless persons by jurisdiction, except for those residing in shelters. The County has

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<sup>4</sup> 2013 Orange County Homeless Census & Survey, for OC Partnership by Focus Strategies

estimated the number of homeless persons in the unincorporated area through a proportional method based on the number of unincorporated residents compared to the total county population. As of 2012, the unincorporated area represented approximately 3.9% of the county's population (Table X-1, page X-5). Using this ratio and the estimated 4,251 homeless persons in the county, the unincorporated share of the homeless would be 166 persons. Although this method probably overstates the number of homeless persons in the unincorporated area since the homeless are more likely to congregate in cities where most social services are located, a better methodology has not been developed at this time. Therefore this estimate of 166 persons is used for purposes of SB2 analysis. Regardless of what methodology is used for estimating the location of the homeless, this is a regional issue and the County will continue to address it from a regional perspective.

### 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. An emergency shelter is defined as “housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay.” If adequate existing facilities are not available, the law requires jurisdictions to identify areas where new facilities are permitted “by-right” (i.e., without requiring a public hearing which is mandatory for some discretionary approvals such as a use permit). A jurisdiction could also satisfy its shelter needs through multi-jurisdictional agreements with up to two adjacent communities. The County Zoning Code allows emergency shelters by-right in the Housing Opportunities Overlay Zone, and transitional/ supportive housing is permitted as a residential use subject to the same standards as apply to other residential uses of the same type in the same zoning district.

In 2010, the Board of Supervisors created the Commission to End Homelessness to oversee the implementation of the goals and strategies in the Ten Year Plan to End Homelessness.

In 2012, the County adopted its updated *10-Year Plan to End Homelessness*<sup>5</sup>. The Ten-Year Plan is the product of an integrated community collaboration and provides a roadmap of how to effectively end homelessness in Orange County within the next ten years. Although the efforts to develop such a Plan started several years ago, that process began in earnest in 2008 when a broad-based

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<sup>5</sup> <http://occommunityservices.org/civicax/filebank/blobdload.aspx?BlobID=15449>

Working Group was established and charged with developing a plan. Working Group members represented various stakeholder groups including the business community, non-profit homeless service providers, technical consultants, philanthropic foundations, education, mental health, housing, shelter providers, and local government.

In addition to background information on the costs of homelessness and the extent of the need in Orange County, the Ten Year Plan outlines the mission, vision, core values, key goals, strategies, and many of the important implementation actions necessary to successfully eliminate homelessness in Orange County. It will enable Orange County to develop a more strategic, focused approach to ending homelessness. This Ten-Year Plan will lead to positive, systematic changes in the way the community addresses homelessness.

### **INVENTORY OF HOMELESS FACILITIES**

The facility and service needs of homeless families and individuals generally include emergency shelter, transitional housing, supportive services such as job training and counseling, and mental and general health services.

Emergency shelters often provide accommodation for a few days up to three 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 attaining a permanent income and housing. Permanent supportive housing is rental housing for low-income or homeless people with severe mental illness, substance abuse, or HIV/AIDS with accompanying services that also further self-sufficiency.

A network of nonprofit organizations operates 21 emergency shelter programs, 60 transitional housing programs, and 16 permanent supportive housing programs within the County. Specifically, the County, individual jurisdictions, and numerous agencies oversee a total of 1,353 beds in emergency shelters (Table X-26), 1,789 beds in transitional housing shelters (Table X-27) and 1,483 beds in permanent supportive housing settings (Table X-28). Currently, 77 permanent housing beds are under development.

Unlike cities, the County plays a regional role in providing services to homeless persons and families. County-run facilities, such as the Orangewood Children's Home that provides emergency shelter for minors, is located outside of the County's jurisdictional boundary but serves children from throughout the County, including the unincorporated area. In addition, the County's OC Community Services coordinates the grant application process through which local homeless

## **CHAPTER X – HOUSING ELEMENT**

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service providers receive over \$16 million in federal funding annually. The County has also adopted the Ten Year Plan to End Homelessness and established the Commission to End Homelessness.

**Table X-26**  
**Emergency Shelter Resources**

| Organization Name                  | Inventory Type | Target Pop. A | Target Pop. B | Beds Households w/ children | Beds Households w/o children | Chronically Homeless Beds | Year Round Beds | Total Seasonal Beds | Total Beds |
|------------------------------------|----------------|---------------|---------------|-----------------------------|------------------------------|---------------------------|-----------------|---------------------|------------|
| American Family Housing            | C              | SMF           |               | 0                           | 10                           |                           | 10              | 0                   | 10         |
| American Family Housing            | C              | SMF           |               | 0                           | 5                            |                           | 5               | 0                   | 5          |
| California Hispanic Commission     | N              | SMF           |               | 0                           | 10                           |                           | 10              | 0                   | 10         |
| Casa Teresa                        | C              | SFHC          |               | 8                           | 11                           |                           | 19              | 0                   | 19         |
| Casa Youth Shelter                 | C              | YMF           |               | 0                           | 0                            |                           | 12              | 0                   | 12         |
| Laguna Beach/Friendship Shelter    | C              | SMF           |               | 0                           | 45                           |                           | 45              | 0                   | 45         |
| Colette's Children's Home          | C              | SFHC          |               | 5                           | 0                            |                           | 5               | 0                   | 5          |
| Community Services Program         | C              | YMF           |               | 0                           | 0                            |                           | 12              | 0                   | 12         |
| Family Promise of Orange County    | N              | HC            |               | 14                          | 0                            |                           | 14              | 0                   | 14         |
| Friendship Shelter                 | C              | SMF           |               | 0                           | 32                           |                           | 32              | 0                   | 32         |
| Grandma's House of Hope            | N              | SF            |               | 0                           | 1                            |                           | 1               | 0                   | 1          |
| Grandma's House of Hope            | C              | SF            | DV            | 0                           | 6                            |                           | 6               | 0                   | 6          |
| Grandma's House of Hope            | N              | SF            |               | 0                           | 1                            |                           | 1               | 0                   | 1          |
| Human Options                      | C              | SFHC          | DV            | 36                          | 0                            |                           | 36              | 0                   | 36         |
| Illumination Foundation            | C              | HC            | NA            | 0                           | 0                            |                           | 0               | 122                 | 122        |
| Illumination Foundation            | N              | HC            | NA            | 0                           | 0                            |                           | 0               | 228                 | 228        |
| Illumination Foundation            | C              | SM            |               | 0                           | 8                            |                           | 8               |                     | 8          |
| Illumination Foundation            | N              | SM            |               | 0                           | 2                            |                           | 2               | 0                   | 2          |
| Interval House                     | C              | SFHC          | DV            | 68                          | 3                            |                           | 71              | 0                   | 75         |
| Laura's House                      | C              | SFHC          | DV            | 34                          | 8                            |                           | 42              | 0                   | 42         |
| Mercy House                        | C              |               |               | 0                           | 0                            |                           | 0               | 400                 | 400        |
| Mercy House                        | N              |               |               | 0                           | 0                            |                           | 0               | 60                  | 60         |
| Mercy House                        | C              | HC            |               | 0                           | 0                            |                           | 0               | 60                  | 96         |
| One Step Ministry                  | N              | HC            |               | 6                           | 0                            |                           | 6               | 0                   | 6          |
| Orange County Rescue Mission       | N              | SMF+HC        |               | 24                          | 24                           |                           | 48              | 0                   | 48         |
| Precious Life Shelter              | C              | SFHC          |               | 0                           | 6                            |                           | 6               | 0                   | 6          |
| Salvation Army                     | C              | SM            |               | 0                           | 41                           |                           | 41              | 0                   | 41         |
| Women's Transitional Living Center | C              |               | DV            | 15                          | 5                            |                           | 20              | 0                   | 20         |
| Women's Transitional Living Center | N              |               | DV            | 25                          | 0                            |                           | 25              | 0                   | 25         |
| Women's Transitional Living Center | C              |               | DV            | 3                           | 3                            |                           | 6               | 0                   | 6          |

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

Source: County of Orange/OCCS

**Table X-27  
Transitional Housing Resources**

| Organization Name               | Inventory Type | Target Pop. A | Target Pop. B | Beds Households w/ children | Beds Households w/o children | Chronically Homeless Beds | Year Round Beds | Total Seasonal Beds | Total Beds |
|---------------------------------|----------------|---------------|---------------|-----------------------------|------------------------------|---------------------------|-----------------|---------------------|------------|
| Aids Services Foundation        | C              | SMF+HC        | HIV           | 0                           | 11                           |                           | 11              |                     | 11         |
| Aids Services Foundation        | N              | SMF+HC        | HIV           | 7                           | 0                            |                           | 7               |                     | 7          |
| American Family Housing         | C              | SMF+HC        |               | 100                         | 17                           |                           | 117             |                     | 117        |
| American Family Housing         | C              | SMF           |               | 0                           | 36                           |                           | 36              |                     | 36         |
| Casa Teresa                     | C              | SFHC          |               | 5                           | 12                           |                           | 17              |                     | 17         |
| Casa Teresa                     | C              | SFHC          |               | 6                           | 0                            |                           | 6               |                     | 6          |
| Casa Teresa                     | C              | SFHC          |               | 5                           | 0                            |                           | 5               |                     | 5          |
| Colette's Children's Home       | C              | SFHC          |               | 22                          | 2                            |                           | 24              |                     | 24         |
| Colette's Children's Home       | C              | SFHC          |               | 20                          | 4                            |                           | 24              |                     | 24         |
| Colette's Children's Home       | C              | SFHC          |               | 20                          | 4                            |                           | 24              |                     | 24         |
| Colette's Children's Home       | C              | SFHC          |               | 22                          | 2                            |                           | 24              |                     | 24         |
| Colette's Children's Home       | C              | SFHC          |               | 22                          | 2                            |                           | 24              |                     | 24         |
| Colette's Children's Home       | C              | SFHC          |               | 16                          | 0                            |                           | 16              |                     | 16         |
| Colette's Children's Home       | C              | SFHC          |               | 19                          | 0                            |                           | 19              |                     | 19         |
| Colette's Children's Home       | C              | SFHC          |               | 10                          | 0                            |                           | 10              |                     | 10         |
| Families Forward                | C              | HC            |               | 84                          | 0                            |                           | 84              |                     | 84         |
| Family Assistance Ministries    | C              | SFHC          |               | 18                          | 8                            |                           | 26              |                     | 26         |
| Family Promise of Orange County | C              | HC            |               | 9                           | 0                            |                           | 9               |                     | 9          |
| Friendship Shelter              | C              | SMF           |               | 0                           | 24                           |                           | 24              |                     | 24         |
| Grandma's House of Hope         | C              | SF            |               | 0                           | 22                           |                           | 22              |                     | 22         |
| H.O.M.E.S. Inc.                 | C              | SMF           |               | 0                           | 6                            |                           | 6               |                     | 6          |
| HIS House                       | C              | SFHC          |               | 37                          | 6                            |                           | 43              |                     | 43         |
| Human Options                   | C              | SFHC          | DV            | 42                          | 0                            |                           | 42              |                     | 42         |
| Human Options                   | N              | SFHC          | DV            | 8                           | 0                            |                           | 8               |                     | 8          |
| Illumination Foundation         | C              | HC            |               | 100                         | 0                            |                           | 100             |                     | 100        |
| Illumination Foundation         | N              | HC            |               | 5                           | 0                            |                           | 5               |                     | 5          |
| Interval House                  | C              | SFHC          | DV            | 60                          | 3                            |                           | 63              |                     | 63         |
| Laura's House                   | N              | SFHC          | DV            | 18                          | 4                            |                           | 22              |                     | 22         |
| Mercy House                     | C              | SMF           | HIV           | 0                           | 21                           |                           | 21              |                     | 21         |
| Mercy House                     | C              | SM            |               | 0                           | 21                           |                           | 21              |                     | 21         |
| Mercy House                     | C              | SFHC          | NA            | 21                          | 0                            |                           | 21              |                     | 21         |
| One Step Ministry               | N              | HC            |               | 9                           | 0                            |                           | 9               |                     | 9          |
| Orange Coast Interfaith Shelter | C              | HC            | NA            | 30                          | 0                            |                           | 30              |                     | 30         |
| Orange Coast Interfaith Shelter | C              | HC            | NA            | 28                          | 0                            |                           | 28              |                     | 28         |
| Orange Coast Interfaith Shelter | C              | HC            | NA            | 24                          | 0                            |                           | 24              |                     | 24         |

## CHAPTER X – HOUSING ELEMENT

| Organization Name  | Inventory Type | Target Pop. A  | Target Pop. B | Beds Households w/ children | Beds Households w/o children | Chronically Homeless Beds   | Year Round Beds | Total Seasonal Beds | Total Beds |
|--|----------------|--|---------------|-----------------------------|------------------------------|---|-----------------|---------------------|------------|
| Orange County Rescue Mission   | C              | SFHC   |               | 45                          | 0                            |   | 45              |                     | 45         |
| Orange County Rescue Mission   | C              | SMF+HC   |               | 72                          | 64                           |   | 136             |                     | 136        |
| Orange County Rescue Mission   | N              | SMF+HC   |               | 0                           | 8                            |   | 8               |                     | 8          |
| Orangewood Children's Foundation   | C              | SMF+HC   |               | 12                          | 20                           |   | 32              |                     | 32         |
| Pathways of Hope   | N              | HC   |               | 44                          | 0                            |   | 44              |                     | 44         |
| Pathways of Hope   | C              | SMF  |               | 0                           | 12                           |   | 12              |                     | 12         |
| Pathways of Hope   | C              | HC   |               | 46                          | 0                            |   | 46              |                     | 46         |
| Precious Life Shelter  | C              | SFHC   |               | 24                          | 0                            |   | 24              |                     | 24         |
| Precious Life Shelter  | N              | SFHC   |               | 1                           | 0                            |   | 1               |                     | 1          |
| Salvation Army   | C              | HC   |               | 47                          | 0                            |   | 47              |                     | 47         |
| Serving People in Need   | C              | HC   |               | 27                          | 0                            |   | 27              |                     | 27         |
| Serving People in Need   | N              | HC   |               | 27                          | 0                            |   | 27              |                     | 27         |
| Sisters of St. Joseph of Orange  | C              | SF   |               | 0                           | 7                            |   | 7               |                     | 7          |
| South County Outreach  | C              | HC   |               | 36                          | 0                            |   | 36              |                     | 36         |
| South County Outreach  | C              | HC   |               | 12                          | 0                            |   | 12              |                     | 12         |
| Southern California Drug and Alcohol Programs Inc.   | C              | SFHC   |               | 20                          | 0                            |   | 20              |                     | 20         |
| Southern California Drug and Alcohol Programs Inc  | C              | SFHC   |               | 15                          | 0                            |   | 15              |                     | 15         |
| Straight Talk Inc.   | C              | SMF  | HIV           | 0                           | 6                            |   | 6               |                     | 6          |
| The Eli Home Inc.  | C              | HC   | DV            | 21                          | 0                            |   | 21              |                     | 21         |
| Thomas House   | C              | SFHC   |               | 60                          | 0                            |   | 60              |                     | 60         |
| Veterans First   | C              | SM   | VET           | 0                           | 31                           |   | 31              |                     | 31         |
| Veterans First   | C              | SM   | VET           | 0                           | 28                           |   | 28              |                     | 28         |
| Veterans First   | C              | SM   | VET           | 0                           | 24                           |   | 24              |                     | 24         |
| WISEPlace  | C              | SF   |               | 0                           | 5                            |   | 5               |                     | 5          |
| WISEPlace  | C              | SF   |               | 0                           | 30                           |   | 30              |                     | 30         |
| Women's Transitional Living Center   | C              |  | DV            | 8                           | 10                           |   | 18              |                     | 18         |
| Women's Transitional Living Center   | C              |  | DV            | 40                          | 4                            |   | 44              |                     | 44         |
| YWCA Central Orange County   | C              | SF   |               | 2                           | 8                            |   | 10              |                     | 10         |
| YWCA Central Orange County   | N              | SF   |               | 0                           | 1                            |   | 1               |                     | 1          |
| Inventory Type Codes:<br>C = Current Inventory<br>N = New Inventory<br>U = Under Development |                | Target Population A Codes:<br>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<br>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:<br>DV=Domestic Violence victims only<br>VET=Veterans only<br>AIDS=Only persons with HIV/AIDS |                 |                     |            |

Source: County of Orange/OCCS

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**Table X-28**  
**Permanent Supportive Housing Resources**

| Organization Name  | Inventory Type | Target Pop. A  | Target Pop. B | Beds Households w/ children | Beds Households w/o children | Chronically Homeless Beds | Year Round Beds   | Total Seasonal Beds | Total Beds |
|--|----------------|--|---------------|-----------------------------|------------------------------|---------------------------|---|---------------------|------------|
| American Family Housing  | C              | SMF+HC   |               | 36                          | 4                            | 0                         | 40  |                     | 40         |
| American Family Housing  | N              | SMF+HC   |               | 29                          | 10                           | 0                         | 39  |                     | 39         |
| Anaheim Supportive Housing for Seniors   | C              | SMF  |               | 0                           | 12                           | 0                         | 12  |                     | 12         |
| Colette's Children's Home  | C              | HC   |               | 16                          | 0                            | 0                         | 16  |                     | 16         |
| H.O.M.E.S. Inc.  | C              | SMF+HC   |               | 18                          | 15                           | 33                        | 33  |                     | 33         |
| H.O.M.E.S. Inc.  | C              | SMF  |               | 0                           | 10                           |                           | 10  |                     | 10         |
| John Henry Foundation  | C              | SMF  |               | 0                           | 30                           | 10                        | 30  |                     | 30         |
| Mercy House  | U              | HC   |               | 4                           | 0                            | 0                         | 4   |                     | 4          |
| Mercy House  | U              | SMF  |               | 0                           | 5                            | 0                         | 5   |                     | 5          |
| Mercy House  | C              | SMF+HC   |               | 2                           | 8                            | 0                         | 10  |                     | 10         |
| Orange County Housing Authority  | C              |  |               | 16                          | 39                           | 55                        | 55  |                     | 55         |
| Orange County Housing Authority  | C              |  |               | 39                          | 41                           | 0                         | 80  |                     | 80         |
| Orange County Housing Authority  | C              |  |               | 23                          | 36                           | 0                         | 59  |                     | 59         |
| Orange County Housing Authority  | C              |  |               | 29                          | 16                           | 0                         | 45  |                     | 45         |
| Orange County Housing Authority  | C              |  |               | 28                          | 23                           | 0                         | 51  |                     | 51         |
| Orange County Housing Authority  | C              |  |               | 0                           | 10                           | 10                        | 10  |                     | 10         |
| Orange County Housing Authority  | C              |  |               | 4                           | 13                           | 5                         | 17  |                     | 17         |
| Orange County Housing Authority  | C              |  |               | 12                          | 6                            | 1                         | 18  |                     | 18         |
| Orange County Housing Authority  | C              |  |               | 0                           | 29                           | 0                         | 29  |                     | 29         |
| Orange County Housing Authority  | U              |  | VET           | 0                           | 12                           | 12                        | 12  |                     | 12         |
| Orange County Housing Authority  | C              |  |               | 0                           | 15                           | 15                        | 15  |                     | 15         |
| Orange County Housing Authority  | C              |  |               | 0                           | 15                           | 15                        | 15  |                     | 15         |
| Orange County Housing Authority  | N              |  |               | 6                           | 1                            | 0                         | 7   |                     | 7          |
| Orange County Housing Authority  | C              |  |               | 18                          | 26                           | 8                         | 44  |                     | 44         |
| Orange County Housing Authority  | C              |  |               | 136                         | 214                          | 0                         | 350   |                     | 350        |
| Orange County Housing Authority  | C              |  | VET           | 0                           | 200                          | 0                         | 200   |                     | 200        |
| Orange County Housing Authority  | N              |  | VET           | 0                           | 170                          | 0                         | 170   |                     | 170        |
| Orange County Rescue Mission   | C              | HC   |               | 65                          | 0                            | 0                         | 65  |                     | 65         |
| Orange County Rescue Mission   | C              | HC   |               | 20                          | 0                            | 0                         | 20  |                     | 20         |
| Veterans First   | C              | SM   | VET           | 0                           | 22                           | 22                        | 22  |                     | 22         |
| Inventory Type Codes:<br>C = Current Inventory<br>N = New Inventory<br>U – Under Development |                | Target Population A Codes:<br>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<br>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:<br>DV=Domestic Violence victims only<br>VET=Veterans only<br>AIDS=Only persons with HIV/AIDS |                     |            |

Source: County of Orange/OCCS



The County funds two seasonal emergency shelters which are located in State National Guard armories in the northern part of the county. These shelters provide up to 400 emergency shelter beds each night during the winter months. Along with beds, these shelters provide shower facilities and meals to homeless individuals and families. There is one year-round program located in the unincorporated areas of the County. American Family Housing in Midway City has a total of 173 beds that can accommodate 20 persons in Emergency Shelter and 153 persons in transitional housing.

### ***Farm Workers***

Farm workers are traditionally defined as persons whose primary income is from seasonal agricultural work. Historically Orange County's economy was linked to agriculture. While there are still active farming areas on the Irvine Ranch, and some other 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 region, 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.

Recent Census Bureau estimates reported about 5,000 persons employed in agricultural occupations in Orange County. About 6% of those farm workers live in unincorporated areas (Table X-29).

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**Table X-29**  
**Agricultural Employment –**  
**Unincorporated vs. Orange County**

|   | Unincorporated | % of<br>County Total | Orange<br>County |
|---|----------------|----------------------|------------------|
| Agricultural workers by place of employment | 320            | 6%                   | 5,060            |

Source: U.S. Census Bureau, on the Map Application and LEHD-Origin-Destination Employment Statistics  
(Beginning of Quarter Employment, 2nd Quarter of 2002-2010)

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While there is still significant agricultural production on the Irvine Ranch and Rancho Mission Viejo, farmland has steadily decreased in recent decades.

## **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 the period from January 2014 to

## CHAPTER X – HOUSING ELEMENT

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October 2021. Communities then determine how they will address this need through the process of updating the Housing Elements of their General Plans.

The current RHNA Allocation Plan was adopted by the Southern California Association of Governments (SCAG) in October 2012. 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. 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.

### ***2014-2021 Growth Needs***

The total housing growth need for unincorporated Orange County during the 2014-2021 planning period is 5,272 units. This total is distributed by income category as shown in Table X-30. Of the 1,240 very-low-income unit growth need, half (620 units) are estimated to be needed for extremely-low-income households during the planning period, as provided by state law<sup>6</sup>.

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**Table X-30**  
**Regional Housing Growth Needs –**  
**Unincorporated Orange County**

| Very Low | Low   | Moderate | Above Mod | Total |
|----------|-------|----------|-----------|-------|
| 1,240*   | 879   | 979      | 2,174     | 5,272 |
| 23.4%    | 17.1% | 18.7%    | 40.8%     | 100%  |

\*Half (620) of these Very Low units are assumed to be in the extremely-low category  
Source: SCAG 2012

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A discussion of the County's capacity to accommodate this growth need is provided in the land inventory section of Section 3.

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<sup>6</sup> *Government Code* §65583.a.1

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

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. The following must be included in each housing element as part of its preservation analysis:

- An inventory of assisted housing units at-risk of converting to market rate within ten years.
- An analysis of the costs of preserving and/or replacing these units.
- Resources that could be used to preserve the at-risk units.
- Program efforts for preservation of at-risk units.
- Quantified objectives for the number of at-risk units to be preserved during the housing element planning period.

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.

### **Inventory of At-Risk Units**

The time frame for the analysis of assisted units is the ten-year period from October 2013 to October 2023. An inventory of at-risk units was compiled based on a review of the Inventory of Federally Subsidized Low-Income Rental Units At-Risk of Conversion (California Housing Partnership Corporation), and information from OC Community Services. As shown in Table X-31, two projects with 103 total units are at risk of losing their use restrictions within the ten-year period. These projects are considered at risk since they are owned by for-profit entities.

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**Table X-31**  
**Summary of At Risk Units**

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| Project                  | Program | Potential Conversion Date | Total Units |
|--------------------------|---------|---------------------------|-------------|
| El Modena Sr. Apartments | CDBG    | 2018                      | 12          |
| Midway Meadows           | CDBG    | 2017                      | 91          |
| Total                    |         |                           | 103         |

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There are no other projects in the unincorporated area with use restrictions that may expire during the 10-year planning period which were assisted under federal programs, or through redevelopment, in-lieu fees, or a density bonus per Government Code Section 65916.

### **Cost of Preservation versus Replacement**

Two projects with a total of 103 units are at at-risk of conversion to market rate during the 2013 to 2023 period. The cost of preserving units is estimated to be less in most cases than to replace the units through new construction or rehabilitation. Cost estimates provided in this analysis are intended to indicate an order of magnitude. Actual costs involved in each option will depend on the rental and real estate market at the time the affordability controls on these projects expire.

Preservation of the units as affordable may require financial incentives to the project owners to extend low-income use restrictions. Other scenarios for preservation would involve purchase of the affordable units by a non-profit or public agency, or local subsidies to offset the difference between affordable and market rents.

Scenarios for preservation depend on the type of project at-risk. Three options available for the preservation of bond-financed at-risk units in Orange County include refinancing, transfer of ownership, and rental subsidies.

#### ***Refinancing***

One option for preserving the affordability of Multifamily Revenue Bond-financed units at risk of converting to market rate is refunding, or refinancing. Initially, a developer must apply to the County to utilize Multifamily Revenue Bond financing. The County must then apply to the California Debt Limit Allocation Committee (CDLAC) for individual allocations for all new financing through private activity bonds, including housing revenue bonds. This process has become increasingly competitive in recent years, such that only a portion of the projects that apply to CDLAC for bond allocations receive awards each year.

### ***Transfer of Ownership***

Another option for preserving the affordability of units at risk of conversion is the transfer of ownership of the development to a nonprofit corporation with legal and managerial capacity to acquire and manage the housing developments with expiring affordability restrictions.

### ***Local Rental Subsidy***

An option for preservation of at-risk units is the provision of local rental subsidy to residents. This option could be used to retain the affordable status of the units, by providing assistance to residents when their affordable units convert to market rate. Rent subsidies using state, local and federal (Housing Successor Agency funds, HOME funds) can be used to maintain the affordability of at-risk units.

The estimated cost of providing subsidies for all 103 at-risk units with potential to convert to market-rate during the planning period, shown in Table X-32 below, assumes that none of the at-risk units is preserved. The cost of providing subsidies is based on a comparison between market rents and rents that are affordable to very-low-income households. Affordability is defined as rents that do not exceed 30% of a household's monthly income.

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**Table X-32**  
**Estimated Monthly Subsidy to Very Low Income Residents**

| Market Rent* | Affordable Rent** | No. of Units | Difference | Total Monthly Subsidy |
|--------------|-------------------|--------------|------------|-----------------------|
| \$1,604      | \$1,204           | 103          | \$400      | \$41,200              |

\*Based on average 2013 market rents for apartment units in Orange County from RealFacts.

\*\*Based on 2013 Cal. HCD Income Limits

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Based on the 2013 income limits for Orange County, affordable rents for very low income households would be approximately \$1,204. The per-unit rental subsidy required is estimated by subtracting the affordable rent from the current average market rent of \$1,604 in Orange County. The cost of providing a rental subsidy to the 103 very low income households is estimated to be \$41,200 per month or \$494,400 per year in current dollars. Actual subsidies would vary depending upon the household sizes occupying the assisted units and future market and affordable rent levels.

### ***Replacement Cost***

Maintenance of at-risk housing units as affordable will depend largely on market conditions and the attractiveness of financial incentives that the County can provide to investors, if warranted. A typical replacement cost of \$ 400,000 per

unit was used for this analysis based on recent HCD estimates for new multifamily rental housing construction in Orange County. This results in an estimated cost of approximately \$41.2 million to replace the 103 at-risk units through new construction.

### *Public Financing Sources*

A variety of federal, state and local programs are available for potential acquisition, subsidy, or replacement of at-risk units. Due to both the high costs of developing and preserving housing and limitations on the amount and uses of funds, a variety of funding sources may be required. The following summarizes financial resources available to the County for preservation of assisted, multi-family rental housing units.

### **FEDERAL PROGRAMS**

- **Community Development Block Grant (CDBG):** This program is intended to enhance and preserve the County's affordable housing stock. CDBG funds are awarded to the County on a formula basis for housing and community development activities. Eligible activities include: acquisition, public facilities and improvements, rehabilitation, economic development, and public services. CDBG grants benefit primarily persons/households with incomes not exceeding 80% of the County median family income.
- **HOME Investment Partnership:** HOME funding is a flexible grant program that is awarded to the County on a formula basis for housing activities that takes into account local market conditions, inadequate housing, poverty and housing production costs. HOME funding is provided to jurisdictions to either assist rental housing or home ownership 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 projects that serve a group identified as having special needs related to housing.
- **Section 8 Rental Assistance Program:** This program provides rental assistance payments to owners of private market rate units on behalf of very low income tenants.
- **Section 811/202 Program:** Nonprofit organizations and consumer cooperatives are eligible to receive no-interest capital advances from HUD for the construction of very low income rental housing for senior citizens and disabled persons. Project-based assistance is also provided in

conjunction with this program. Section 811 can be used to develop group homes, independent living facilities, and intermediate care facilities. Eligible activities include acquisition, rehabilitation, new construction, and rental assistance.

- **Low Income Housing Tax Credit (LIHTC):** The federal Low Income Housing Tax Credit program, administered in California by the California Tax Credit Allocation Committee (CTCAC), provides federal income tax credits to individuals and corporations that invest in low income rental housing. Tax credits are sold to corporations and people with high tax liability and proceeds are used to create housing. Eligible activities include new construction, rehabilitation and acquisition. TCAC also administers State tax credits that accompany federal tax credits up to the State limit.

### STATE PROGRAMS

- **California Housing Finance Agency (CalHFA) Multifamily Rental Housing Programs:** CalHFA Multifamily Programs provide permanent financing for the acquisition, rehabilitation, and preservation or new construction of rental housing that includes affordable rents for low and moderate income families and individuals.

California Department of Housing and Community Development (HCD): HCD offers a range of programs including the Multifamily Housing Program (MHP), the Multifamily Housing Program Supportive Housing (MHPSH), and the Governor's Homeless Initiative (GHI).

MHP eligible activities:

- New construction or rehabilitation
- Permanent or transitional housing with five (5) or more units

MHPSH eligible activities:

- Multifamily rental or transitional housing
- New construction or rehabilitation
- Must contain at least five (5) supportive housing units and at least 35% of the total units must be supportive housing
- Supportive housing units must target homeless or at-risk of homelessness households with at least one disabled adult

GHI eligible activities:

- Capital financing
- Capitalized rent Subsidies
- Must contain at least five (5) supportive housing units and at least 35% of the total units must be supportive housing
- Target population is chronically homeless and severely mentally ill
- MHSA funding for services is required.

### **LOCAL PROGRAMS**

- **Housing Successor Agency Funding:** Funds (previously Orange County Development Agency funds) set aside for affordable housing activities . Eligible activities include acquisition, rehabilitation, and new construction.
- **Mental Health Services Act (MHSA) Funding:** The MHSA Housing Program provides funding for the development of permanent supportive housing for individuals with serious mental illness who are homeless or at-risk of homelessness. Funds allocated to Orange County were allocated to the State under the MHSA Housing Program. Funds may be used for capital and operating subsidies for the development, acquisition, construction and/or rehabilitation of permanent supportive housing.

### **PROGRAM EFFORTS TO PRESERVE AT-RISK UNITS**

The following housing programs have been developed to address the preservation of assisted very low income units eligible to convert to market rate (see Strategy 2b in Section 5, Housing Action Plan).

- **Monitoring At-Risk Units:** The County will maintain contact with owners of at-risk units as the use restriction expiration dates approach. The County will communicate to the owners the importance of the units to the supply of affordable housing in Orange County as well as its desire to preserve the units as affordable. CEO/Public Finance will survey owners of at-risk projects to examine the feasibility of refunding (refinancing) these projects with Multifamily Revenue Bonds to extend the affordability restrictions.



- Financial Assistance: If efforts to refinance the developments fail, the County will determine if it can preserve the at-risk units through one of the following options:
  1. provide rental subsidies using HOME or other available funding;
  2. work with nonprofit entities to evaluate the potential for acquisition;
  3. provide Housing Successor Agency funds to preserve affordability of the units.



### 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 X-33.

**Table X-33**  
**Residential Land Use Categories –**  
**Orange County General Plan**

| 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 (town homes, 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, town homes 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. |

Source: Orange County General Plan.

<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.

The Land Use Element of the Orange County General Plan designates approximately 43,200 gross acres (35%) 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.

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 multi-family units as a proportion of total units, and upon successful leverage of state and federal subsidies for affordable housing.

Pursuant to AB 2348 (2004), the “default density” for most Orange County jurisdictions, including the unincorporated County, is 30 dwelling units per acre<sup>7</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. Based on the OC Community Services Department's recent experience with affordable apartment developments (see Table X-34), projects at densities ranging from 21 to 62 dwelling units per acre have been built in recent years. A significant portion of these projects have been successfully developed at densities of 20 to 25 units per acre. In addition, a 2012 feasibility study prepared for the County of San Diego by KMA found that the most feasible density for affordable housing is in the density range of 20 to 24 units per acre.

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<sup>7</sup> Memo of June 9, 2005 from California Department of Housing and Community Development on AB 2348 of 2004.

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**Table X-34**  
**Summary of Affordable Projects: 2006 - 2012**  
**Orange County**

| Project/Location                    | Year Built or Acquired | Total Units | General Plan                    | Zoning  | Allowable Density (du/ac) | Project Density (du/ac) | Affordability/ Assistance Level |
|-------------------------------------|------------------------|-------------|---------------------------------|---|---------------------------|-------------------------|---------------------------------|
| Laguna Canyon/Irvine                | 2006                   | 120         | Unknown                         | Med. Density Residential  | Unknown                   | 20.98                   | 30 and 50%                      |
| Ability First Apartments/Irvine     | 2008                   | 24          | Med. Density Residential        | 2.3D – Med. Density Resid.  | Unknown                   | 12 units/acre           | 30% AMI                         |
| Dorado Senior Apartments/Buena Park | 2007                   | 150         | Unknown                         | Commercial  | Unknown                   | 62 units/acre           | 30,50 and 60% AMI               |
| Stratford Place and Windsor Court   | 2005                   | 86          | Unknown                         | Unknown   | Unknown                   | 28.01                   | 30,50 and 60% AMI               |
| Northwood Apartments/Irvine         | 2006                   | 96          | Medium High Density Residential | 2.4C - Medium-High Density Residential                              | Unknown                   | 20.96                   | 30 & 50% AMI                    |
| Montecito Vista Apartments/Irvine   | 2006                   | 162         | Unknown                         | Research and Industrial   | Unknown                   | 22.98                   | 30,50 and 60% AMI               |
| Cornerstone Apartment Homes/Anaheim | 2007                   | 49          | Suburban Residential            | CN – Commercial Neighborhood and Housing Opportunities Overlay Zone | 25                        | 33.8                    | 30,50 and 60% AMI               |
| Granite Court                       | 2008                   | 71          | Unknown                         | Unknown   | Unknown                   |                         | 30,50 and 60% AMI               |
| Woodbury NE Apartments              | 2008                   | 150         | Unknown                         | Unknown   | Unknown                   |                         | 30,40 and 50% AMI               |
| Birch Hills Apartment Homes         | 2012                   | 114         | Unknown                         | Unknown   | Unknown                   | Unknown                 | 30, 45 and 50% AMI              |
| Buena Vista Apartments              | 2011                   | 17          | Suburban Residential            | C2 General Business District  | 25                        | 33.8                    | 30, 40 and 60% AMI              |
| Stonegate I Apartments              | 2009                   | 38          | Suburban Residential            | C1 Local Business District  | 25                        | 33.8                    | 30, 40, 50 and 60% AMI          |
| Stonegate II Apartments             | 2009                   | 26          | Suburban Residential            | C1 Local Business District  | 25                        | 33.8                    | 30, 40, 50 and 60% AMI          |
| San Clemente Senior Apartments      | 2012                   | 76          | Unknown                         | Unknown   | Unknown                   | Unknown                 | 30 & 50% AMI                    |
| Doria Apartment Homes Phase I       | 2011                   | 60          | Unknown                         | Unknown   | Unknown                   | Unknown                 | 30, 45 and 60% AMI              |
| Avenida Villas                      | 2011                   | 29          | Suburban Residential            | R3 Apartment District   | 43                        | 35.4                    | 30% AMI                         |
| Diamond Aisle Apartments            | 2009                   | 25          | Unknown                         | Unknown   | Unknown                   | Unknown                 | 30% AMI                         |
| Bonterra Apartment Homes            | 2010                   | 94          | Suburban Residential            | Planned Community   | Unknown                   | 21                      | 30, 35, 50 and 60% AMI          |
| Cerritos Family Apartments          | 2012                   | 60          | Suburban Residential            | R2 Multifamily Dwelling District                                    | 43                        | 30                      | 50% and 80%                     |

\*Projects funded by the County through the NOFA process.  
Source: OC Community Resources/Housing, 4/20/13

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 2014-2021 planning period (see Section 4, Resources and Opportunities). Under the Housing Opportunities Overlay Regulations (Zoning Code §7-9-148.6) adopted in 2006, affordable housing developments are permitted by right at a density of 25 units per acre, excluding density bonus. Seven projects (see Table B-1) have been approved since the new regulations were adopted. Those projects, with densities between 30 and 56.2 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).

### **ZONING ORDINANCE**

Zoning regulations serve as a key General Plan implementation tool. The County's Zoning Code accommodates a diversity of residential housing types. 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 14 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
- **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"
- **PC** "Planned Community" District

Of the 14 residential use zoning districts (including A1 General Agricultural), multi-family 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 65 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 X-35 for a summary of the applicable development standards in these zoning districts. Notwithstanding the number of zoning districts identified, however, the overwhelming majority 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 South Planned Community:** The most recently approved Planned Community is the Rancho Mission Viejo Planned Community (“Ranch Plan”), approved by the Board of Supervisors on November 8, 2004. The Ranch Plan is located in southeastern Orange County east of San Juan Capistrano and north of San Clemente. The Ranch Plan 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 the Ranch Plan, 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, the Ranch Plan 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 The Ranch Plan are discussed in greater detail in Appendix B – Land Inventory.

**Residential Professional District:** Another particularly effective component of the County’s zoning regulations is mixed-use development, which is permitted in the RP district. 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.

A summary of the development standards for the 14 major zoning districts permitting residential development is provided in Table X-35. 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.



## CHAPTER X – HOUSING ELEMENT

**Table X-35  
Summary of Residential Zoning Regulations –  
County of Orange**

| Zone  | Residential Uses Permitted By Right  | Residential Uses Permitted With SDP/UP | 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            |   |
| AR "Agricultural Residential"               | <ul style="list-style-type: none"> <li>Community care facilities serving six (6) or fewer persons and large family day care homes</li> <li>Single-family detached dwelling or mobile home per section 7-9-149.5 (one building site)</li> </ul> |  | 4 acres/<br>0.25 du/ac               | 35 ft.       | 20                            | 5                 | 25   | 5                                      | 25 <sup>4</sup> | 10  |
| E1 "Estates" District                       | <ul style="list-style-type: none"> <li>Community care facilities serving six (6) or fewer persons and large family day care homes</li> <li>Single-family dwelling or mobile home per section 7-9-149.5 (one per building site)</li> </ul>      |  | 1 acre/<br>1.0 du/ac                 | 35 ft.       | 45                            | 20                | 50   | 20                                     | 50 <sup>4</sup> | 10  |
| RHE "Residential Hillside Estates" District | <ul style="list-style-type: none"> <li>Community care facilities serving six (6) or fewer persons and large family day care homes</li> <li>Single-family dwelling or mobile home per section 7-9-149.5 (one per building site)</li> </ul>      |  | 10,000 sq.ft./<br>4.3 du/ac          | 35 ft.       | 10                            | 8                 | 25   | 8                                      | 25 <sup>4</sup> | 10  |
| E4 "Small Estates" District                 | <ul style="list-style-type: none"> <li>Community care facilities serving six (6) or fewer persons and large family day care homes</li> <li>Single-family dwelling or mobile home per section 7-9-149.5 (one per building site)</li> </ul>      |  | 10,000 sq.ft./<br>4.3 du/ac          | 35 ft.       | 30                            | note <sup>1</sup> | 25   | note <sup>1</sup>                      | 25 <sup>4</sup> | 10  |
| RE "Residential Estates District            | <ul style="list-style-type: none"> <li>Community care facilities serving six (6) or fewer persons and large family day care homes</li> <li>Single-family dwelling or mobile home per section 7-9-149.5 (one per building site)</li> </ul>      |  | 20,000 sq.ft./<br>2.2 du/ac          | 35 ft.       | 40                            | note <sup>1</sup> | 25   | note <sup>1</sup>                      | 25 <sup>4</sup> | 15  |

## CHAPTER X – HOUSING ELEMENT

| Zone                                     | Residential Uses Permitted By Right  | Residential Uses Permitted With SDP/UP  | 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            |   |
| R1 "Single-Family Residence" District    | <ul style="list-style-type: none"> <li>Community care facilities serving six (6) or fewer persons and large family day care homes</li> <li>Single-family dwelling or mobile home per section 7-9-149.5 (one per building site)</li> </ul>  |   | 7,200 sq.ft./ 6.1 du/ac              | 35 ft.       | 20                            | 5    | 25   | 5                                      | 25 <sup>4</sup> | 10  |
| RS "Residential, Single-Family District" | <ul style="list-style-type: none"> <li>Community care facilities serving six (6) or fewer persons and large family day care homes</li> <li>Single-family dwelling or mobile home per section 7-9-149.5 (one per building site)</li> </ul>  |   | 7,000 sq.ft./ 6.2 du/ac              | 35 ft.       | 10                            | 10   | 10   | note <sup>3</sup>                      | 0               | 10  |
| R2D "Two-Family Residence" District      | <ul style="list-style-type: none"> <li>Community care facilities serving six (6) or fewer persons and large family day care homes</li> <li>Duplexes (one per building site)</li> <li>Single-family dwelling or mobile home per section 7-9-149.5 (one per building site)</li> </ul>                        | <ul style="list-style-type: none"> <li>Residential condominium, stock cooperative, and community apartment projects per section 7-9-147 (two units maximum)</li> </ul>  | 3,600 sq.ft./ 12.1 du/ac             | 35 ft.       | 20                            | 5    | 25   | 5                                      | 25 <sup>4</sup> | 10  |
| R2 "Multifamily Dwelling" District       | <ul style="list-style-type: none"> <li>Community care facilities serving six (6) or fewer persons and large family day care homes</li> <li>Multi-family projects of four (4) or less dwelling unit</li> <li>Single-family dwelling or mobile home per section 7-9-149.5 (one per building site)</li> </ul> | <ul style="list-style-type: none"> <li>Multi-family projects of five (5) or more dwelling units (except condominium, stock cooperative, and community apartment projects) per section 7-9-146.7</li> <li>Mobile home developments per section 7-9-149</li> <li>Residential condominium, stock cooperative, and community apartment projects per section 7-9-146.7</li> <li>Residential planned (unit) developments per site development standards of section 7-9-110</li> </ul> | 1,000 sq.ft./ 43.5 du/ac             | 35 ft.       | 20                            | 5    | 25   | 5                                      | 25 <sup>4</sup> | 10  |

## CHAPTER X – HOUSING ELEMENT

| Zone   | Residential Uses Permitted By Right  | Residential Uses Permitted With SDP/UP   | 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            |   |
| R3 "Apartment" District                        | <ul style="list-style-type: none"> <li>Boarding houses serving six (6) or fewer persons</li> <li>Community care facilities serving six (6) or fewer persons and large family day care homes</li> <li>Multi-family projects of four (4) or less dwelling unit</li> <li>Single-family dwelling or mobile home per section 7-9-149.5 (one per building site)</li> </ul> | <ul style="list-style-type: none"> <li>Fraternity or sorority houses</li> <li>Multifamily projects of five (5) or more dwelling units (except condominium, stock cooperative, and community apartment projects) per section 7-9-146.7</li> <li>Congregate care facilities</li> <li>Mobile home developments per section 7-9-149</li> <li>Residential condominium, stock cooperative and community apartment projects per section 7-9-146.7</li> <li>Residential planned (unit) developments per site development standards of section 7-9-110</li> <li>Boarding houses serving more than 6 persons.</li> </ul> | 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 | <ul style="list-style-type: none"> <li>Community care facilities serving six (6) or fewer persons and large family day care homes</li> <li>Multi-family projects of four (4) or less dwelling unit</li> <li>Single-family dwelling or mobile home per section 7-9-149.5 (one per building site)</li> </ul>   | <ul style="list-style-type: none"> <li>Multifamily projects of five (5) or more dwelling units (except condominium, stock cooperative, and community apartment projects) per section 7-9-146.7</li> <li>Congregate care facilities</li> <li>Mobile home developments per section 7-9-149</li> <li>Residential condominium, stock cooperative and community apartment projects per section 7-9-146.7</li> <li>Residential planned (unit) developments per site development standards of section 7-9-110</li> </ul>  | 3,000 sq.ft./14.5 du/ac              | 35 ft.       | 20                            | 5                 | 25   | 5                                      | 25 <sup>4</sup> | 10  |
| RP "Residential-Professional"                  | <ul style="list-style-type: none"> <li>Community care facilities serving six (6) or fewer persons and large family day care homes</li> <li>Single-family dwelling or mobile home per section 7-9-149.5 (one per building site)</li> </ul>  | <ul style="list-style-type: none"> <li>Multifamily projects of four (4) or less dwelling units</li> </ul>  | 3,000 sq.ft./14.5 du/ac              | 35 ft.       | 20                            | 5                 | 25   | 5                                      | 25 <sup>4</sup> | 10  |

## CHAPTER X – HOUSING ELEMENT

| Zone                            | Residential Uses Permitted By Right  | Residential Uses Permitted With SDP/UP | 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 |   |
| PC "Planned Community" District | 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 |  | 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. |              |                               |      |      |  |      |   |

Notes:

<sup>1</sup>Ten (10) percent average ultimate net width of building site-Maximum twenty (20) feet.

<sup>2</sup>Five (5) feet on one (1) side only or ten (10) feet total of two (2) sides combined.

<sup>3</sup>Ten (10) feet on one side only or ten (10) feet total of two (2) sides combined.

<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.

Source: County of Orange Zoning Code 2005, OC Public Works.

**Housing Opportunities Overlay Zone:** 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 area. 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 conditional use permit) in the following districts:

- C1 – Local Business
- C2 – General Business
- CH – Commercial Highway
- CN – Commercial Neighborhood
- PA – Professional and Administrative Office
- M1 – Light Industrial

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

- Rental project;
- 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.

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

- Density bonus;
- Setback reduction;
- Increased maximum lot coverage; and/or
- Increased building height.

## CHAPTER X – HOUSING ELEMENT

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Although not considered an incentive, the County also offers alternative (reduced) parking requirements for residential development within the Housing Opportunities Overlay Zone. All other standards of the base commercial zoning district continue to apply.



Cornerstone

On December 9, 2008, the Board of Supervisors adopted a Zoning Code amendment extending the Housing Opportunities Overlay Zone regulations to properties zoned R2, R3, R4 and RP that are adjacent to arterial highways.

Since adoption of the Housing Opportunities Overlay Zone, seven projects (within the Housing Opportunities Overlay Zone) with a total of 337 affordable units have been approved, which demonstrates the effectiveness of the regulations in facilitating the production of housing for lower-income families (see Tables A-3 and B-1). The average density of these projects has been over 36 units per acre as compared to the 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.

### 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 of Orange, however, are similar to other jurisdictions and are not considered to be so stringent as to be a constraint to affordable development. Residential parking requirements for the County are displayed in Table X-36.

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 X-36  
Residential Parking Requirements –  
County of Orange**

| Type of Residential Development             | Required Parking Spaces   |   | Comments  |
|---|---|---|---|
| Attached / Detached Single-Family Dwellings | Two (2) covered spaces for each dwelling<br>Those with less than 17-foot setback from back of curb or sidewalk shall provide one (1) additional space within 200 feet of dwelling |   | N/A   |
| Multiple Dwellings                          | Zero to one-bedroom dwelling units  | One and one-half (1.5) for each dwelling unit   | For purposes of this section, a room such as a den, study or sewing room shall be considered a bedroom. |
|   | Two-bedroom dwelling units  | Two (2) off-street spaces for each dwelling unit.<br>One (1) of the spaces shall be covered for each unit.  |   |
|   | Three or more bedroom dwelling units  | Two and one-half (2.5) off-street spaces per dwelling unit, plus one-half (.5) off-street space for each bedroom in excess of three (3).<br>Except as otherwise noted below, two (2) spaces shall be covered for each dwelling unit.  |   |
|   | Five or more dwelling units, or accessory "second units"  | The requirement that off-street spaces be covered is not applicable for larger multi-family projects (5+ units) or "second units."<br><br>For building sites with five (5) or more dwelling units, the developer may opt to utilize a prescribed sliding scale based on unit size to create unassigned parking, in lieu of above requirements |   |
| Guest Parking                               | In addition to above regulations, two-tenths (.2) guest parking spaces per dwelling units shall be provided   |   | N/A   |

Source: County of Orange Zoning Code, 2005

## DENSITY BONUS

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.

- 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.

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 (Sec. 7-9-140) were amended to streamline the approval process for density bonus.

### **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 that 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 permitted by the applicable district regulations. Off-street parking is consistent with the regulations found in Table X-36 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.

### **SECOND UNITS/GUEST HOUSES**

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 a guesthouse or second residential unit (one per building site) by-right. The second residential unit may not exceed a maximum of 1,200 square feet in floor area or 30% of the main building, if the second unit is attached, and must comply with the development standards for the zone (Zoning Code §7-9-146.5). One additional uncovered off-street parking space is required. Guest houses larger than 640 square feet require approval of a site development permit or use permit and are not intended for rental.

Second 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.

### CONDOMINIUM CONVERSIONS

In order to reduce the impacts of condominium conversions on residents of rental housing (including mobile home parks, duplexes and multi-family rental housing), some of which provides housing for low- and moderate-income persons, the County's Zoning Ordinance (§7-9-147) provides for the following to be included with any conversion application:

1. Submission of an engineering report on the general condition of all structural, electrical, plumbing, and mechanical elements of the existing development.
2. Submission of a housing program which includes:
  - The means by which the provision of housing affordable to lower and moderate income households will be achieved;
  - A housing report addressing the balance of housing in the community, including vacancy rates and other available housing of similar type and rent;
  - As applicable, the estimated costs for movement of each mobile home to an available, reasonably comparable space;
  - A survey of existing tenants as to their length of occupancy, and the number of those projected to purchase one of the units; and
  - A relocation plan that identifies the steps that will be taken to ensure the successful relocation of each tenant in the event the conversion take places.

3. Tenant provisions, including:
  - (a) A requirement that the property owner provide tenants a ninety (90) day preemptive right to purchase a units or right of exclusive occupancy upon more favorable terms and conditions than those on which the unit will be initially offered to the public; and
  - (b) All tenants must be provided with a minimum of one hundred eighty (180) days advance notice of the termination of their tenancy, except that one (1) year notice must be provided for units in a mobile home park.

When a condo conversion is permitted, the increase in the supply of moderately-priced for-sale units helps to compensate for the loss of rental units. The ordinance to regulate condominium conversions is reasonable to preserve rental housing opportunities, and does not present an unreasonable constraint on the production of ownership housing.

### SPECIAL NEEDS HOUSING

Persons with special needs include those in residential care facilities, persons with disabilities, the elderly, farm workers, persons needing emergency shelter or transitional living arrangements, and single room occupancy units. The County's provisions for these housing types are discussed below.

- **Congregate Care Facilities** – Congregate care facilities are defined as facilities that “*provide care on a monthly basis or longer and which is the primary residence of the people it serves*” (§7-9-21). Services provided can include dining, housekeeping, security, medical, transportation, and recreation. In accordance with state law, small congregate care homes that serve six or fewer persons are permitted by-right in all residential districts. Congregate care facilities that serve 7 to 12 persons are permitted within any residential zone subject to approval of a conditional use permit.
- **Housing for Persons with Disabilities** – The County's Zoning Code permits group accommodation for unrelated persons by defining “family” as “*one or more persons occupying one dwelling unit. ‘Family’ includes the occupants of community care facilities serving six (6) or fewer persons which are permitted or licensed by the State.*” (§7-9-27). This definition does not place a constraint on group homes for disabled persons.

The County's building codes require that new residential construction comply with the federal accessibility standards contained in the California Building Code (2010 Edition), California Residential Code (2010 Edition), California Green Building Standards Code (2010 Edition), and the International Building Code (2009 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.

In addition, 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 (Codified Ordinance Section 7-1-2).
- Concentration limitations. County codes do not establish maximum concentration requirements for residential facilities.
- Parking standards are based on use (e.g., single or multi-family, 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 7-9-145).

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.

- **Farm Worker Housing** – As discussed in Section 2, (*Needs Assessment*), agricultural production in the unincorporated portion of Orange County has declined significantly. Orange County is a well-developed, mixed urban suburban region with an economy that is not tied to an agricultural base, and has limited need for on-site farm worker housing. The County's overall efforts to provide and maintain affordable housing opportunities will help to support the few seasonal farm workers that may choose to reside in the County. However, agricultural quarters are permitted within the General Agricultural (A1) district, subject to approval of a Site Development Permit.
- **Housing for the Elderly** – 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. 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.
- **Emergency Shelters and Transitional/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 is short-term, usually for 30 days or less. Transitional/supportive housing is longer-term housing, typically up to two years or more. 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. Residents are often provided with an array of supportive services to assist them in meeting goals.

For many years the County has been proactive in addressing the needs of the homeless population. In 2010 the Board established the Commission To End Homelessness to work collaboratively and provide strategic leadership and provide oversight of accountability for the implementation of goals and strategies in the Ten Year Plan To End Homelessness. (See the *Needs Assessment* section for a complete description of homeless needs and supporting activities).

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 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, the OC Community Services takes a broad perspective that includes more than just the unincorporated area, 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).

SB2 (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. There is one emergency shelter located in the unincorporated area – American Family Housing in Midway City. This shelter can accommodate 20 persons at any given time. It is estimated that the need for emergency shelter required by persons in the unincorporated area is approximately 166 beds (see discussion in Section 2 – Community Profile and Needs). In order to encourage and facilitate the establishment of additional facilities, Strategy 4d was included in the 2008-2014 Housing Action Plan to amend the Zoning Code to allow shelters by-right in the commercial and industrial portions of the Housing Opportunities Overlay Zone. These areas encompass approximately 177 acres and are served by transit and other facilities, and can accommodate additional emergency shelters. That Zoning Code amendment was adopted by the Board of Supervisors in 2013.

“Boarding houses” are allowed by-right (6 or fewer residents) or subject to a use permit (more than 6 residents) in the R-3 (apartment) district. 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 conditional 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 more strict than those for conventional hotel or motel developments.

One SRO-type facility has been built in the unincorporated area 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.

### **BUILDING CODES**

Orange County has adopted the California Building Code (CBC) (2010 Edition), California Residential Code (2010 Edition), California Green Building Standards Code (2010 Edition), and the 2009 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. The County has adopted the strategy of taking a “hands-on” educational approach to enforcement by working closely with owners to explain and apply those codes that address building violations and substandard housing conditions. Code enforcement staff now leads a multi-agency effort that often entails coordination with Orange County Fire Authority, County Building Inspection, OC Community Resources, 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 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 ensure the development of safe and accessible housing.

### *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. Processing times vary with the complexity of the project. Holding costs associated with delays in processing have been estimated to add between 1.1% and 1.8% to the cost of a dwelling unit for each month of delay. Again, fees are passed on to the buyer, and can ultimately increase costs.

Projects requiring use permits, zoning changes, or other discretionary actions 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. Construction of single-family homes on legal building sites do not require discretionary approval but requires only grading and/or building permit issuance. The permitting process proceeds with first and second plan checks (usually takes 3 to 4 weeks for both), followed by a review for zoning compliance, and concludes with close scrutiny for compliance with local and State building codes prior to permit issuance. In the case of multifamily development, the process begins with the submittal of a site development permit which is subject to administrative approval and do not require a public hearing. Larger subdivision projects are typically more complex and are referred to the Planning Commission and/or the Board of Supervisors for approval.

To facilitate the timely and efficient processing of residential development, the County established the Development Processing Center (DPC) which is essentially a "One Stop Shop" resource for developers, property owners and builders. In the DPC customers can obtain assistance and information regarding the development process and regulations. This facility also serves as a centrally coordinated location to submit all permit applications, plans, and fees. For certain types of projects, the DPC also offers over-the-counter plan check, which allows customers to leave with an approved set of plans and a permit to construct.

Additionally, OC Public Works has enhanced its electronic and phone based resources to more effectively deliver processing services and provide information

to residential developers. The OC Planning 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 service for simple permits such as: air conditioning units; forced air units; ceiling fans; water heaters; reroofing; plastering; and fireplace/chimneys (excluding freestanding). The introduction of a new and expanded online system to allow online plan checks is scheduled for completion in 2013. Also available is the Interactive Voice Response (IVR) system, by which an applicant can request an inspection for residential tracts, update or cancel inspection requests, and view inspection results online and/or over the phone.

These processes help to ensure that the development review process does not act as a constraint to housing development.

### **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 two weeks to prepare, plus the mandated public review period. Categorically Exempt developments such as second residential units require a minimal amount of time.

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 and mitigation 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. This has resulted in approximately 35% valuation-based fees, 40% flat fees, and 25% actual costs 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 May 2010. Initial fee deposits as of May 2010 are shown in Table X-37.

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 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 multi-family 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

## CHAPTER X – HOUSING ELEMENT

**Table X-37**  
**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                  | \$5,000         |
| 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        |
| Negative Declaration                 | \$5,000         |

Source: County of Orange, 5/2010

\* Items with deposits are based on actual processing costs which may exceed initial deposit amount

### **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 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 X-38 shows examples of development impact fees applied to new housing developments.

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**Table X-38**  
**Development Impact Fees**

| Fee Category                                  | Fee Amount (per unit) |
|---|-----------------------|
| Parks   | \$1,258 – 16,990/unit |
| Roads   | \$615 – 3,370/unit    |
| Toll Roads (Transportation Corridor Agencies) | \$2,063 – 4,651/unit  |
| Schools                                       | \$0.41 – 5.22/sq.ft   |

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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.

In order to estimate the effect of development fees on the total cost of housing, Table X-39 shows the fees that were paid by a typical affordable multi-family project in the unincorporated area. This project is located within the Housing Opportunities Overlay Zone and will be completed in 2013. As noted in the table, impact fees represented 4% of total project cost, and permit processing fees were just 1% of total cost. This project paid an in-lieu park fee of 2%, although a fee waiver was subsequently approved for affordable housing projects. This analysis demonstrates that the combined cost of permit processing and impact fees represent about 4% of the total cost of a typical multi-family project in the unincorporated area.

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**Table X-39**  
**Representative Multi-Family Development Cost Example**

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| Item   | Total Project Cost | Cost per Unit <sup>1</sup> | % of Total |
|--|--------------------|----------------------------|------------|
| Land & off-site improvements                       | 2,412,246          | 63,480                     | 22%        |
| Construction                                       | 4,785,263          | 125,928                    | 44%        |
| Architecture & survey                              | 339,030            | 8,922                      | 3%         |
| Construction interest & legal                      | 567,125            | 14,924                     | 5%         |
| Other soft costs (reserves, TCAC, marketing, etc.) | 1,186,603          | 31,226                     | 11%        |
| Other impact fees                                  | 395,389            | 10,405                     | 4%         |
| Permit processing                                  | 125,000            | 3,289                      | 1%         |
| Developer profit                                   | 1,077,744          | 28,362                     | 10%        |
| Total Costs  | 10,888,400         | 286,537                    | 100%       |

<sup>1</sup>Based on 38 units

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The May 2010 fee update resulted in a decrease in the overall cost of planning and permitting services. Therefore the percentage of the total cost for future projects is expected to be even less than 4%.

## **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 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 data base 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 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:** The foothill areas of Orange County are considered high to very high fire hazard areas. Future development in these areas must minimize potential fire hazards and adequate fire protection must be maintained. These requirements may raise development costs, but will not preclude development.
- **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.

### *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.

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, street lights, traffic signals, agricultural commissioner and weights & 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 70% 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 California Aqueduct. The second major water supply source for Orange County is the groundwater basin that primarily underlies the northern half of the County. The groundwater supply is replenished by direct rainfall, rainfall within the Santa Ana River watershed, and imported water purchased from MWD.

For Orange County, imported MWD water is purchased and distributed by five separate agencies. Together, these four MWD member agencies (MWDOC, Anaheim, Fullerton and Santa Ana) wholesale imported water to all Orange County cities, private companies and local independent and dependent water districts for storage and direct distribution to their residential and business customers. 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 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 OCWD and the Orange County Sanitation District (OCSD), 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 Orange County Sanitation District 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 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 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 Control Division, 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 Division 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.

### *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 begun to recover from the lows seen during 2008-2011.

The cost of land directly influences the cost of housing. 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, which currently run 2% to 4% above the prime rate. 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; and parcel size.

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.

### *Construction Costs*

The cost of construction depends primarily on the cost of materials and labor, which are influenced by market demand. The cost of construction will also depend on the type of unit being built and on the quality of product being produced. Labor saving materials and construction techniques are available but tend to reduce the quality of the finished product. The cost of labor is based on a number of factors, including housing demand, the number of contractors in an area and the unionization of workers. Labor costs are generally two to three times the cost of materials. Thus, the cost of labor represents an estimated 17% to 20% of the cost of building a unit, which is a substantial portion of the overall cost of construction.

Most residential construction in Orange County is performed with non-union contractors, and as a result, labor costs are responsive to changes in the residential market.

The construction cost of housing affects the affordability of new housing and is considered a constraint to affordable housing in the Orange County area. 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.

### ***Cost and Availability of Financing***

The crisis in the mortgage industry that began in 2007-08 affected the availability and cost of real estate loans. The credit “crunch” resulted when “sub-prime” lenders made it possible for low-income families or others who could not qualify for standard mortgages to become home owners even though they might not have had the credit history and income to support repayment of the loans. The problem typically occurs with adjustable rate mortgages (ARMs) after the initial fixed interest rate period expires (often three years) and the interest rate converts to market. Because ARMs often offer “teaser” initial interest rates well below market for the first few years, monthly payments may increase by several hundred dollars when the loan converts to market rate. When property values were increasing, as was the case from 2000 to 2006, homeowners had the option of refinancing to a new loan when the initial rate expired. However, when property values declined, homeowners often owed more than the resale value of their home, making refinancing impossible. As a result of these conditions, there was a significant rise in foreclosure rates, and changes in mortgage underwriting standards have had greater impacts on low-income families than other segments of the community.

Interest rates at the present time are at historic lows (below 4% for 30-year fixed-rate loans) and help to make for-sale housing more affordable. Financing for both construction and long-term mortgages is generally available in Orange County, although subject to more strict underwriting standards. A more critical impediment to home ownership involves both the affordability of the housing stock and the ability of potential buyers to fulfill down payment requirements. Conventional homes typically require 5% to 20% of the sales price as a down payment, which is the largest constraint to first-time homebuyers. This indicates a

need for flexible loan programs and a method to bridge the gap between the down payment and a potential homeowner's available funds. The availability of financing for developers under current economic conditions may also pose a constraint on development outside of the County's control. However, the County offers assistance to first-time homebuyers. For example, the County's Mortgage Assistance Program (MAP) provides silent-second loans to assist low-income first-time homebuyers, with annual incomes not exceeding 80% of the Area Median Income. In addition, the County's Mortgage Credit Certificate (MCC) program is a Federal Income Tax Credit program that increases the loan amount that first-time homebuyers can qualify for and increases take-home pay.

### **Fair Housing**

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. The Fair Housing Council of Orange County (FHCOC), a private non-profit fair housing group, is under contract to administer a wide variety of fair housing services to residents of Orange County. These services include:

- Serving as a fair housing resource for the region, including implementation of an affirmative fair housing marketing plan, testing, and complaint verification;
- Responding to all citizen complaints regarding violation of fair housing laws;
- Providing tenant-landlord counseling to all inquiring citizens;
- Promoting community awareness of tenant-landlord rights and responsibilities;
- Reporting monthly on complaint processing; and
- Providing fair housing education to residents, County staff, community organizations, agencies, and service providers.

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## **4. RESOURCES AND OPPORTUNITIES**

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This section examines two major resources for meeting the unincorporated county's housing needs – land and financial resources. Opportunities for energy conservation are also discussed.

### **Availability of Sites for Housing Production**

This section contains an analysis of land with the potential for housing development in the 2013-2021 planning period compared to the unincorporated county's remaining housing need. Opportunities for residential development in the unincorporated area fall under two categories:

- Vacant land in new master-planned communities; and
- Vacant infill sites or underutilized sites where the current use of the property is a lower intensity than allowed by the General Plan and zoning designations. The most significant component of this category is the Housing Opportunities Overlay Zone.

Although the Housing Element covers the eight-year planning period from October 2013 through October 2021, the 5<sup>th</sup> RHNA cycle runs from January 1, 2014 through October 15, 2021.

### **NEW MASTER-PLANNED COMMUNITIES**

During the past 40 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 area – The Ranch Plan – 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, The Ranch Plan 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.

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As part of the General Plan amendment, Planned Community (zone change) and development agreement for The Ranch Plan, the property owner is required to dedicate an aggregate of 60 gross acres of land to the County for affordable housing development. Up to approximately 1,800 lower-income units could be produced in The Ranch Plan Planned Community. Additional discussion of The Ranch Plan is provided in Appendix B – Land Inventory.

### **VACANT AND UNDERUTILIZED INFILL PARCELS – THE HOUSING OPPORTUNITIES OVERLAY ZONE**

The incorporation and build out of south Orange County has 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 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 an Action Plan item to designate such areas for higher-density development, and in 2006 the Housing Opportunities Overlay Zone was adopted. The Housing Opportunities Overlay Zone (Section 7-9-148.6 of the Zoning Code) provides the option of affordable multi-family development on commercial and industrial sites, and in 2008 the Housing Opportunities Overlay Zone was expanded to include properties that are conventionally zoned for multi-family development along arterial highways. A detailed discussion of the inventory of sites within the Housing Opportunities Overlay Zone is provided in Appendix B.

### **COMPARISON OF LAND INVENTORY TO NEW HOUSING NEED**

The County’s strategy for accommodating the unincorporated area’s new housing need for this planning period is a combination of the two areas described above – new development in The Ranch Plan Planned Community, and infill development/redevelopment in the Housing Opportunities Overlay Zone. Table X-40 presents a summary of the land inventory in the unincorporated area compared to the remaining housing need. This table shows that there is a total estimated development capacity of 8,546 units, with 2,636 Very low/Low units, 750 Moderate units and 5,163 Above Moderate units based on current General Plan and zoning designations. 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.

**Table X-40  
Land Inventory vs. RHNA –  
Orange County Unincorporated Area**

| Category  | Total Units  | Income Category |             |                |
|---|--------------|-----------------|-------------|----------------|
|   |              | Lower           | Moderate    | Above Moderate |
| Approved projects (Table B-1)                     | 244          | 244             | --          | 3              |
| The Ranch Plan Planned Community (Figure B-1)     | 5,520        | 360             | --          | 5,160          |
| Housing Opportunities Overlay Zone (Table B-2)    | 2,032        | 2,032           | --          | --             |
| Other underutilized parcels (Tables B-4i and B-5) | 750          | --              | 750         | --             |
| <b>Total Land Inventory</b>                       | <b>8,546</b> | <b>2,636</b>    | <b>750</b>  | <b>5,163</b>   |
| RHNA Need 2014-2021 (Table X-40)                  | 5,272        | 2,119           | 979         | 2,174          |
| <b>Adequate Capacity?</b>                         | <b>Yes</b>   | <b>Yes</b>      | <b>Yes*</b> | <b>Yes</b>     |

Sources: OC Planning 2013; SCAG 2012

\*Includes excess lower-income units

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 (Section 5) contains a discussion of programs and policies to encourage and facilitate housing production, with particular emphasis on the lower-income categories.

## **Financial Resources**

### ***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.

HOME funding is provided to jurisdictions to assist either rental housing or home ownership 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.

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### **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. CDBG grants are awarded on a formula basis for housing activities, including acquisition, rehabilitation, homebuyer assistance, economic development, homeless services and public services. CDBG funds are subject to certain restrictions and cannot be used for new housing construction. 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 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.

### **SECTION 8 HOUSING ASSISTANCE PAYMENTS AND SHELTER PLUS CARE CERTIFICATES GRANT PROGRAMS**

The Section 8 Housing Choice Voucher Programs and 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. The subsidy typically 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 40<sup>th</sup> 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:

Shelter Plus Care Housing Certificate Program. This program is funded with five year and annual renewal grants to assist homeless/disabled individuals who are qualified and referred to the Housing Authority through an established partnership with a Service Provider. Under the certificate program, the property owner selects an eligible tenant and enters into a contract with the Housing Authority that establishes the total rent, following an inspection and approval of the rental property. The contract rent plus a utility allowance cannot exceed the published Fair Market Rent. The actual approved rent cannot exceed contract rents for non-assisted units comparable units in the area as determined by a Rent Reasonable test. 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.

Section 8 Existing Housing Choice Voucher Program (HCVP). This program is the largest tenant-based housing program and also includes Vouchers reserved for specific populations including the Veterans Administration Assisted Housing (VASH), Non-Elderly Disabled (NED), Family Unification, Project-based Vouchers (PBV), and Homeownership programs. HCVP is similar to the Certificate Program and requires Housing Quality Standards inspections and the Rent Reasonableness Test 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 rent higher than the Payment Standard. If the contract rent is increased after the first year and the unit meets comparability tests, 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;
- 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 SHELTERS 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*****HOUSING AND EMERGENCY SHELTER TRUST FUND ACT OF 2006  
(PROPOSITION 1C)**

This voter-approved measure authorized the state to sell \$2.85 billion of general obligation bonds to fund 13 new and existing housing and development programs. The major allocations of the bond proceeds are as follows:

- Development Programs (\$1.35 billion). The measure funded three new programs aimed at increasing development. Most of the funds are targeted for development projects in existing urban areas and near public transportation. The programs provide loans and grants for a wide variety of projects, such as parks, water, sewage, transportation, and housing.
- Homeownership Programs (\$625 million). A number of the programs funded by this measure encourage homeownership for low- and moderate-income homebuyers. The funds are used to provide down-payment assistance to homebuyers through low-interest loans or grants. Typically, eligibility for this assistance is based on the household's income, the cost of the home being purchased, and whether it is the household's first home purchase.
- Multifamily Housing Programs (\$590 million). The measure also funds programs aimed at the construction or renovation of rental

housing projects, such as apartment buildings. These programs generally provide local governments, nonprofit organizations, and private developers with low-interest (3%) loans to fund part of the construction cost. In exchange, a project must reserve a portion of its units for low-income households for a period of 55 years. This measure gives funding priority to projects in already developed areas and near existing public services (such as public transportation).

- Other Housing Programs (\$285 million). These funds are used to provide loans and grants to the developers of homeless shelters and housing for farm workers. In addition, funds are allocated to pilot projects aimed at reducing the costs of affordable housing.

### **CALIFORNIA HOUSING FINANCE AGENCY (CALHFA)**

CalHFA provides below-market interest rate mortgage capital through the sale of tax-exempt notes and bonds.

- Home Mortgage Purchase Program: CHFA sells tax-exempt Mortgage Revenue Bonds to provide below-market financing through approved private lenders to first-time homebuyers for the purchase of new or existing homes. The program operates through participating lenders who originate loans for CHFA purchase.
- Self-Help Housing Program: CHFA assists nonprofit housing development corporations that acquire land, provide building plans, and package loans for self-help housing. Families, under the supervision of nonprofit corporations, provide the majority of the construction labor. CHFA makes commitments to self-help corporations for low-interest mortgages and provides credit enhancements to lenders who provide construction financing and preferential interest rates.
- Multi-family Rental Housing Mortgage Loan Program: This program finances the construction or substantial rehabilitation of projects containing 20 or more units. 20% of the units in a project must be set aside for low-income tenants at affordable rents for the greater of 15 years or as long as the mortgage is outstanding.

### **LOW-INCOME HOUSING TAX CREDIT (LIHTC) PROGRAM**

This state program provides for federal tax credits for private developers and investors who agree to set aside all or a portion of their units for low-income households and the elderly for no less than 15 years. A minimum of 20% of the

units must be made available to families whose income is less than 50% of the County median income or 40% of the units must be made available to families whose income is up to 80% of the median.

Developers and investors must apply for an allocation of housing units from the State Allocation Committee, administered by the Tax Credit Allocation Committee. While the program is beneficial in adding low-income housing units to the local housing stock, the statewide allocations are limited under this program and the application process is expensive for the developer. In addition, single resident and elderly rental projects are not competitive based on the State's selection criteria.

### **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.

### **STATE MULTIFAMILY HOUSING PROGRAM (MHP)**

The purpose of the MHP is to assist the new construction, rehabilitation and preservation of permanent and transitional rental housing for lower income households. This program provides deferred payment loans for 55 years at 3% simple interest on the unpaid principal balance with 0.42% annual payments, and the balance of principal and interest due and payable upon completion of loan term. 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 onsite and offsite improvements; reasonable fees and consulting costs; and capitalized reserves.

Eligible applicants include local public entities, for-profit and nonprofit corporations, limited equity housing cooperatives, individuals, Indian reservations and rancherias, and limited partnerships in which an eligible applicant or an affiliate of an applicant is a general partner. Applicants or their principals must have successfully developed at least one affordable housing project.

### *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 Community Development Block Grant (CDBG) and/or Home Investment Partnership (HOME) funds. A Housing Successor Agency was established to wind down all remaining financial obligations of the Orange County Development Agency.

Affordable units produced or substantially rehabilitated through support by the former Orange County Development Agency's Housing Set Aside Fund from 2006 to 2012 are identified below:

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**Table X-41**  
**Affordable Housing Assisted with Former OCDA Funds –**  
**2006-2012**

| Project Description               | New Units Produced |
|-----------------------------------|--------------------|
| Cornerstone Apartments            | 49                 |
| Bonterra Apartment Homes          | 94                 |
| Stonegate I Apartments            | 38                 |
| Stonegate II Apartments           | 26                 |
| Avenida Villas                    | 29                 |
| Dorado Senior Apartments          | 150                |
| Montecito Vista Apartments        | 162                |
| Stratford Place and Windsor Court | 86                 |
| Granite Court Apartments          | 71                 |
| Woodbury NE Apartments            | 150                |
| Diamond Aisle                     | 29                 |
| Buena Vista Apartments            | 17                 |
| <b>Total</b>                      | <b>901</b>         |

Due to dissolution, the former Orange County Development Agency did not commit funding for projects that would have been completed from 2013 through 2021. Based on the uncertainty of the Housing Successor Agency 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. Based on repayment from loans, HSA has committed initially to the programs listed in Table X-42.

**Table X-42**  
**Proposed Housing Successor Agency Affordable Housing Assistance –**  
**2013-2021**

| Project Description                             | Housing Fund Expenditure |
|---|--------------------------|
| Tenant-Based Rental Assistance Program          | \$500,00                 |
| Single Family Affordable Rental Housing Program | \$2,500,000              |
| <b>Total</b>                                    | <b>\$3,000,000</b>       |

### **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 the homeless. 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 formed as a companion effort of the Affordable Housing Collaborative. The focus of this group is advocacy for the extremely-low-income group with incomes under \$10 per hour (approximately \$20,000 per year).

### **ORANGE COUNTY HOUSING TRUST (OCHT)**

OCHT serves as a catalyst, creating solutions to Orange County's shortage of housing for low- to moderate-income families and individuals. OCHT does this by providing flexible financing and promoting cross-sector collaboration. With the support of private investors, governments, major corporations and foundations, and community leaders, OCHT makes loans that enable public and private sector projects to preserve, rehabilitate, and build affordable workforce housing and raise funds for down payment assistance to encourage home ownership.

### **Opportunities for Energy Conservation**

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 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<sup>8</sup>.

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 multi-family 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

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<sup>8</sup> California Energy Commission ([e](#))



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 shield 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.
- **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

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Opportunities Overlay Zone advances this goal, as does the County's long history of approving balanced communities such as Ladera Ranch and The Ranch Plan planned communities.

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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 2013-2021. The goals, strategies and actions described below are organized according to major issue areas and reflect the findings of the County’s needs assessment and evaluation of the accomplishments since the last Housing Element update. The County will review these strategies and actions continuously throughout the planning period and make adjustments to better accomplish the objectives as necessary (see Issue 6). A summary in matrix form, Table X-44, is included at the end of this section that provides an overview of the Housing Action Plan to include program specifics identified in Sections 3 and 4 as well as the Appendices.

### **Goals, Strategies, and Actions**

#### **Issue 1: How will the County accommodate its RHNA allocation for all income levels through 2021?**

##### ***a. Discussion***

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

Through the Regional Housing Needs Assessment process, each jurisdiction is allocated a portion of the region’s housing need through the year 2021. The County of Orange’s allocation according to income category is shown in Table X-43.

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**Table X-43**  
**Summary of Housing Needs by Income Category –**  
**2014-2021**

| Very Low* | Low   | Moderate | Above Mod | Total |
|-----------|-------|----------|-----------|-------|
| 1,240*    | 879   | 979      | 2,174     | 5,272 |
| 23.4%     | 17.1% | 18.7%    | 40.8%     | 100%  |

\*Half (620) of these VL units are assumed to be in the extremely-low category  
Source: SCAG 2012

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

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

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

### ***b. Goals***

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

### ***c. Strategies and Actions***

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

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

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

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

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

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

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

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

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

\*Excluding density bonus

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

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

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

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

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

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

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

Over the past several decades the majority of residential development in the unincorporated area has occurred in large planned communities such as Mission Viejo, Laguna Niguel, Rancho Santa Margarita, Aliso Viejo, Foothill Ranch, and Talega. Nearly all of these areas have been incorporated into new cities. The unincorporated area has one remaining large planned community known as The Ranch Plan, encompassing approximately 6,000 acres of developable land located in the southeastern portion of the county. A General Plan amendment, Planned Community Development Plan (zoning) and a development agreement were approved for this project by the Board of Supervisors in 2004. Since that time, the property owner has been working with the County to prepare detailed development and infrastructure plans. The approved zoning and development agreement allows 14,000 dwelling units and also requires the property owner to dedicate sites totaling 60 gross acres to the County for affordable housing development.

The development timetable for The Ranch will be determined by the property owner based on financial and market conditions. Tentative subdivision maps and infrastructure plans are moving forward and the property owner has projected a total of 5,160 dwelling units constructed before the end of the planning period.

According to the provisions of the Affordable Housing Implementation Agreement (AHIA), the number of affordable housing sites provided would be “commensurate with the overall pace of development.” It is the intent of this Agreement that affordable housing projects would be constructed at the same time as adjacent market-rate projects to ensure a seamless residential neighborhood and to avoid any potential NIMBYism from residents of market-rate residential units. Pursuant to this Agreement, the developer has offered to the County three approximately 4-acre sites in Planning Area 2 for the provision of affordable housing. Subject to further CEQA review, it is expected that these sites could produce between 180 and 360 units of affordable housing before the end of the planning.

Because The Ranch Plan represents the most significant residential development opportunity in the unincorporated area, the County is

committed to the following specific actions to facilitate its development.

- The County has designated the Manager, Planned Communities as the primary point of contact for the developer to expedite applications and resolve issues that may arise;
- The Director, OC Community Services/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 The Ranch Plan and its affordable housing sites.

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

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

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

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

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

*Action: Seek concurrence from the state Department of Housing and Community Development that affordable units built in cities and assisted with County funds (i.e., multi-jurisdictional agreement) should be partially credited*



*toward the County's housing production for RHNA purposes in proportion to the amount of County funding.*

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

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

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

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

*Strategy 1f. Support and encourage the development of permanent supportive housing including affordable housing opportunities for households with incomes less than 30% of area median income (AMI). Action: 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.*

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

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

*Action: Continue to support the County Housing Authority and its participation in the Section 8 Rental Assistance Program*

*and pursue additional Section 8 rental assistance vouchers when available.*

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

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

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

*Action: Continue to publish the Affordable Housing Rental List.*

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

*Action: Continue to provide assistance as described in the County's 10-Year Plan to End Homelessness and Continuum of Care program.*

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

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

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

#### ***a. Discussion***

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

The County participates in a variety of programs that provide assistance and incentives to property owners for carrying out needed repairs. Projects eligible to convert to market rate have also been evaluated for opportunities to extend existing commitments to maintain rents at affordable levels.

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

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

### ***b. Goals***

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

### ***c. Strategies and Actions***

- Strategy 2a.      Continue to support programs designed to rehabilitate deteriorated units and encourage the maintenance and minor repair of structurally sound housing units to prevent their deterioration.
- Action: Continue to use available housing funding to finance housing rehabilitation.*
- Strategy 2b.      Preserve the affordability of federal, state and County-subsidized units threatened with conversion to market rates.

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

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

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

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

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

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

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

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

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

*Action: Continue to enforce the provisions of the County's condominium and mobile home park conversion ordinance (Orange County Zoning Code Sec. 7-9-147).*

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

#### ***a. Discussion***

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

#### ***b. Goals***

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

#### ***c. Strategies and Actions***

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

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

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

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

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

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

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

*Action: Continue to implement the reasonable accommodation ordinance.*

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

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

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

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

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

### **Issue 4: How can the County encourage energy conservation in existing and future residential developments?**

#### **a. Discussion**

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

#### **b. Goals**

Goal 4: Reduce residential energy use within the County.

#### **c. Strategies and Actions**

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

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

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

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

Examples include:

Replace old refrigerators - New refrigerators use significantly less energy than older models. A program sponsored by Southern California Edison (SCE) allows customers to recycle their refrigerators without costs. SCE will pick-up refrigerators and freezers that are older than 10 years of age and pay all charges associated with the recycling of the unit. Some customers may also be eligible to receive a new replacement refrigerator provided by SCE.

Weatherproofing - Weatherproofing strategies such as attic insulation, weather stripping and caulking for air leaks reduce energy costs by increasing efficiency. SCE residents living in a home or apartment with permanently installed electric space heating, may be eligible for free weatherproofing services.

Lighting - Energy-efficient compact fluorescent light bulbs (CFB) operate at cooler temperatures, use 70% less power and last eight to ten times longer

than incandescent bulbs. SCE customers may be eligible for several free fluorescent bulbs and outdoor lighting fixtures if existing fixtures will not accept a CFB.

Cooling - Evaporating (or “swamp”) coolers can lower air conditioning costs by using the natural cooling effect of evaporating water to lower temperatures of hot, dry outside air before circulating it inside the home.

Interruptible Service Program - SCE offers customers an opportunity to lower rates, provided residents decrease electricity usage. The Interruptible Service Program provides electricity for less than what would otherwise be charged. In return, residents agree to curtail electricity consumption during those periods when total demand could exceed generating capacity.

### **Issue 5: How can the County increase the availability of child care facilities to lower-income families?**

#### ***a. Discussion***

Many lower-income families face challenges finding child care. The County can encourage the provision of child care facilities in new affordable housing developments by reducing regulatory barriers to such facilities in the Housing Opportunities Overlay Zone. Qualifying affordable developments are currently allowed by-right (i.e., no conditional use permit) in the Housing Opportunities Overlay Zone. The Housing Opportunities Overlay Zone regulations also allow the provision of a child care facility or family day care home in each development without the requirement for a discretionary permit. Provision of a child care facility or designation of a family day care home is at the discretion of each developer and is not a requirement in the Housing Opportunities Overlay Zone regulations. The provision of a child care facility on the premises would make the project eligible for an additional density bonus or incentive which could increase the project’s financial feasibility.

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



be operated either by the developer or by a State-licensed provider under contract to the developer.

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

### ***b. Goals***

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

### ***c. Strategies and Actions***

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

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

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

### ***a. Discussion***

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

### ***b. Goals***

- Goal 6. To monitor changing circumstances and make adjustments to County programs as necessary to maximize progress toward established goals and objectives.

### ***c. Strategies and Actions***

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

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

### **Action Plan Summary**

Table X-44 provides a summary of the Housing Action Plan, including identification of responsible parties, objectives, and implementation schedules. The purpose of this table is to add specifics to the goals, strategies and actions identified above, to include anticipated time frames. Many of these details emanate from the results of analysis presented in Sections III and IV. Additional details related to several programs are also found in Appendices A through C.

**Table X-44  
Action Plan Summary**

| Strategy  | Action   | Responsible Agency   | Funding Source  | Objectives   | Implementation Schedule |
|---|--|--|---|--|-------------------------|
| <b>1 New Housing Production</b>   |  |  |   |  |                         |
| Strategy 1a. Continue to support affordable housing production as one of the County's priorities. | Maintain and expand affordable housing as a priority for the County  | OC Planning, OC Community Resources, County Executive Office (CEO)       | General Fund  |  | 2013-2021               |
|   | Facilitate the production of affordable units by offering incentives such as density bonus, expedited permit processing, modifications to development standards, tax-exempt conduit financing, infrastructure financing assistance and direct financial assistance in exchange for a proportional commitment to provide units at affordable prices or rents. | OC Planning, OC Community Resources                                      | State and federal grants<br>Redevelopment set-aside<br>Bond financing | See Table VI-3   | 2013-2021               |
|   | Work cooperatively with other governmental agencies, business groups, universities, environmental organizations, housing advocates and the development community to increase public awareness of the importance of affordable housing to the County's long-term viability.   | OC Community Resources, OC Planning (Affordable Housing Project Manager) | General Fund<br>State & federal grants                                | Increase public awareness of the importance of affordable housing to the County's long-term viability.                                   | 2013-2021               |
|   | Aggressively pursue all state and federal housing grant funds for which the County is eligible and is feasible.  | OC Community Resources   | General Fund<br>State and federal grants                              | Continue to participate in existing programs (e.g., HOME) and submit applications for all new programs for which the County is eligible. | 2013-2021               |
|   | The County Planning Department's "Affordable Housing Project Manager" will continue to assist affordable housing developers through the County's application review and approval process. The Project Manager will act as liaison between the developer and County staff to ensure that proposed projects are not unnecessarily delayed.                     | OC Planning  | General Fund  | Expedite affordable housing development applications.  | 2013-2021               |
|   | Continue to encourage affordable housing development in the Housing Opportunities Overlay Zone.  | OC Planning  | General Fund  | Promote affordable housing development.  | 2013-2021               |

## CHAPTER X – HOUSING ELEMENT

| Strategy   | Action   | Responsible Agency                  | Funding Source  | Objectives  | Implementation Schedule         |
|--|--|-------------------------------------|---|---|---------------------------------|
|  | Create incentives for consolidation of small adjacent parcels by allowing “graduated” density increases for larger parcels resulting in base densities up to 30 units/acre excluding density bonus.  | OC Planning                         | General Fund  | Continue to facilitate affordable housing development in the Housing Opportunities Overlay Zone using graduated density increases.  | 2013-2021                       |
| Strategy 1b. Ensure that new large-scale development includes a sufficient range of housing types and densities in appropriate locations to facilitate the production of housing for all economic segments consistent with the County’s quantified objectives. | Coordinate the location of major housing developments, particularly affordable housing and multi-family units, with existing and proposed highway and transit routes, major employment centers, shopping facilities and other services. (see Appendix B)   | OC Planning                         | General Fund Development fees                                       | Designate one affordable housing site at each new major intersection.   | See Appendix B                  |
|  | Encourage the provision of adequate sites at appropriate densities to accommodate affordable housing.  | OC Planning                         | General Fund Development fees                                       | That each new planned community provide sufficient sites at appropriate densities to achieve the objectives of the Housing Opportunities Program, i.e., 10% Low, 10% Moderate I and 5% Moderate II. | 2013-2021                       |
|  | Establish affordable housing at the Very-Low-Income level as a priority in negotiating any future development agreements, or renegotiating existing development agreements.  | OC Planning                         | General Fund Development fees                                       | That all new or renegotiated developments include the provision of very-low-income housing  | 2013-2021                       |
|  | 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. (See Appendix A)  | OC Planning, CEO                    | General Fund  | That all projects within city spheres of influence provide affordable housing in proportion to the County’s overall quantified objectives.  | 2013-2021                       |
|  | 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. | OC Planning, OC Community Resources | General Fund<br>State and federal grants<br>Redevelopment set-aside | Facilitate development of large parcels for affordable housing.   | Throughout the planning period. |

| Strategy  | Action   | Responsible Agency                         | Funding Source  | Objectives  | Implementation Schedule   |
|---|--|--|---|---|---|
| Strategy 1c. Work with cities, community organizations and neighborhood groups to facilitate infill housing development in conjunction with neighborhood revitalization and annexation of unincorporated islands. | Continue to work with LAFCO to review unincorporated islands and identify priority areas with the highest potential for affordable housing development and annexation. (See Appendix C.)   | OC Planning, OC Community Resources, LAFCO | General Fund<br>State and federal grants<br>Redevelopment set-aside | Develop revitalization and annexation plans for 3 priority areas  | Throughout the planning period.   |
| Strategy 1d. Ensure that the County's policies, codes, development review procedures and fees do not represent unjustified constraints to the development of new housing.   | Continue to support the Development Processing Review Committee in reviewing existing and proposed codes, procedures and fees to ensure that they do not unreasonably hinder housing production.   | OC Planning                                | General Fund  | Continue to hold DPRC meetings on a monthly basis   | Ongoing DPRC meetings;<br>Policy and code amendment recommendations implemented within 1 fiscal year. |
| Strategy 1e. Continue to pursue policy changes at the state level to remove barriers to the production of affordable housing.   | Seek concurrence from the state Department of Housing and Community Development that affordable units built in cities and assisted with County funds (i.e., multi-jurisdictional agreement) should be partially credited toward the County's housing production for RHNA purposes in proportion to the amount of County funding. | OC Community Resources, OC Planning        | General Fund  | Seek concurrence from state HCD that new units assisted with County funds shall be credited to the County in proportion to the level of funding assistance, and if necessary, propose legislative action. | Ongoing   |
|   | As feasible, work with developers to aggressively pursue tax-exempt bond and low-income tax credit allocations to ensure that Orange County receives its fair share of statewide funding under these programs.   | OC Community Resources, CEO                | General Fund<br>State & federal grants                              | Obtain a proportionate share of bond and LIHTC allocations for unincorporated Orange County.  | 2013-2021<br>(ongoing as NOFAs and other funding notifications are issued)                            |
|   | Support changes to the California Environmental Quality Act that would allow streamlined procedures in urbanized unincorporated areas similar to those available in cities.  | OC Planning                                | General Fund  | Add this item to the County's legislative agenda  | 2013-2021   |
|   | Support the removal of barriers to local flexibility in the administration and allocation of federal homeless assistance funding to allow these funds to be used to meet the specific needs of its homeless population.  | OC Community Resources, OC Planning        | General Fund  | Facilitate homeless assistance  | 2013-2021   |
|   | Work with cities and developers to research incentives for sharing Regional Housing Needs Assessment (RHNA) credits for units constructed within city boundaries through a multi-jurisdictional agreement.   | OC Planning                                | General Fund  | Pursue RHNA credit commensurate with the level of funding support.  | 2013-2021   |

## CHAPTER X – HOUSING ELEMENT

| Strategy   | Action   | Responsible Agency                  | Funding Source                             | Objectives  | Implementation Schedule |
|--|--|-------------------------------------|--|---|-------------------------|
| Strategy 1f. Support and encourage the development of permanent supportive housing including affordable housing opportunities for households with incomes less than 30% of area median income (AMI). | 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.  | OC Planning, OC Community Resources | General Fund                               | 10% of new rental units for large families.                               | 2013-2021               |
|  | Continue to support County funding criteria to encourage permanent supportive housing  | OC Community Resources              | General Fund                               | 10% of new rental units for large families.                               | 2013-2021               |
|  | Enforce Zoning Code ordinance that requires supportive housing to be treated as a residential use.   | OC Planning, OC Community Resources | General Fund<br>State & federal grants     | Continue to facilitate supportive housing development                     | 2013-2021               |
|  | Solicit assistance from affordable housing developers and advocates in identifying potential constraints to the development of permanent supportive housing including current standards for traffic maintenance, parking ratios or other potential development standards, and submit suggested actions to the DPRC for review. | OC Planning, OC Community Resources | General Fund; state & federal grants       | Identify and remove constraints to permanent supportive housing           | 2013-2021               |
|  | Continue to support the County Housing Authority and its participation in the Section 8 Rental Assistance Program and pursue additional Section 8 rental assistance vouchers when available.   | OC Housing Authority                | HUD, Section 8                             | Maintain and expand rental assistance to lower-income households          | 2013-2021               |
|  | Continue the goal of producing a portion of units affordable at or below 30% area median income (AMI).   | OC Community Resources              | State & federal grants; tax credits; bonds | 500 new extremely-low-income units during the planning period             | 2013-2021               |
|  | Encourage developers seeking development agreements to include housing units affordable to households with incomes of less than 30% area median income (AMI).  | OC Planning                         | State & federal grants; tax credits; bonds | 120 new extremely-low-income units during the planning period             | 2013-2021               |
|  | Continue the Tax-Exempt Single-Family Mortgage Revenue Bond Program for first-time homebuyers.   | CEO Public Finance                  | Bonds                                      | Expand affordable ownership opportunities                                 | 2013-2021               |
|  | Continue to publish the Affordable Housing Rental List. Housing Referral Directory   | OC Community Resources              | Dept. budget                               | Provide information to lower-income renters                               | 2013-2021               |
|  | Monitor all subsidized projects annually to verify compliance with affordability covenants.  | OC Community Resources              | State and federal grants                   | Maintain affordability of existing units to the greatest extent possible. | 2013-2021               |
|  | Continue to provide assistance as described in the County's 10-Year Plan to End Homelessness and Continuum of Care program.  | OC Community Resources              | Federal, state and local funding           | Provide additional housing opportunities for the homeless                 | 2013-2021               |

| Strategy   | Action  | Responsible Agency                  | Funding Source                         | Objectives  | Implementation Schedule |
|--|---|-------------------------------------|--|---|-------------------------|
|  | Identify additional sites that are now available or easily made available for shelters for homeless persons and families.   | OC Community Resources, OC Planning | General Fund, state and federal grants | Provide additional housing opportunities for the homeless   | 2013-2021               |
|  | Continue to implement Zoning Code regulations to allowing emergency shelters without a conditional use permit or other discretionary permit in the commercial and industrial portions of the Housing Opportunities Overlay Zone subject to appropriate development standards pursuant to Government Code Sec. 65583.a.4.                | OC Planning                         | General Fund, state and federal grants | Provide additional housing opportunities for the homeless   | 2013-2021               |
| <b>2. Rehabilitation and Preservation of Existing Neighborhoods</b>  |   |                                     |  |   |                         |
| Strategy 2a. Continue to support programs designed to rehabilitate deteriorated units and encourage the maintenance and minor repair of structurally sound housing units to prevent their deterioration. | Continue to use available housing funding to finance housing rehabilitation.  | OC Community Resources              | State & federal grants                 | See Table VI-4, Quantified Objectives   | 2013-2021               |
| Strategy 2b. 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.  | OC Community Resources              | State & federal grants<br>General Fund | Contact each owner of projects eligible to convert on an annual basis and negotiate terms to preserve affordability | 2013-2021               |
|  | Continue to assist owners or purchasers of existing Mortgage Revenue Bond (MRB) projects to refund their bonds in exchange for augmented and/or extended affordability controls. Contact owners of at-risk units to gauge interest, provide a list of resources available for refund and negotiate terms on a project-by-project basis. | OC Community Resources              | State & federal grants                 | Preserve affordability of at-risk units   | 2013-2021               |
| Strategy 2c. Enhance the quality of existing residential neighborhoods by maintaining public facilities and requiring residents and landlords to maintain their properties in good condition.            | Continue the County's code enforcement and graffiti removal programs.   | OC Planning                         | State & federal grants<br>General Fund | Continue to fund and operate existing program.  | 2013-2021               |
|  | Continue to provide ongoing infrastructure maintenance in existing residential neighborhoods through the capital improvement program (CIP).   | OC Planning, CEO                    | State & federal grants<br>General Fund | Provide funding in the CIP for needed infrastructure maintenance  | 2013-2021               |
|  | Continue to participate in the CDBG, HOME and related programs.   | OC Community Resources              | CDBG, HOME                             | Submit applications to HUD as needed  | 2013-2021               |

## CHAPTER X – HOUSING ELEMENT

| Strategy   | Action   | Responsible Agency                  | Funding Source                         | Objectives   | Implementation Schedule |
|--|--|-------------------------------------|--|--|-------------------------|
|  | Identify existing apartment complexes in need of repair and provide financial assistance or other incentives to encourage the owner to make a substantial investment in rehabilitation and ongoing maintenance and guarantee long-term affordability.  | OC Community Resources              | State & federal grants<br>General Fund | See Table VI-4, Quantified Objectives                            | 2013-2021               |
|  | Continue to work with LAFCO to review unincorporated islands and identify three priority areas with the highest potential for affordable housing development.  | OC Planning, OC Community Resources | General Fund<br>State & federal grants | Develop revitalization and annexation plans for 3 priority areas | 2013-2021               |
| Strategy 2d. Ensure that the conversion of rental units or mobile home parks to ownership or other uses occurs in a responsible manner to protect the rights of both owners and tenants. | Continue to enforce the provisions of the County's condominium and mobile home park conversion ordinance (Orange County Code Sec. 7-9-147).  | OC Planning                         | General Fund                           | Ensure compliance with code                                      | 2013-2021               |
| <b>3. Equal Housing Opportunity</b>  |  |                                     |  |  |                         |
| Strategy 3a. 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.   | OC Community Resources              | State & federal grants                 | Continue to fund fair housing organizations at existing levels   | 2013-2021               |
| Strategy 3b. Facilitate the education of residents about their fair housing rights and of the process to make appropriate referrals for fair housing complaints.                         | Continue to develop analysis of impediments to fair housing. Provide federal/state/local information regarding discrimination to residents at family briefing sessions, including applicable Fair Housing Information and Discrimination Complaint Forms. Also maintain bilingual staff to assist non-English speaking families and handicap accessible offices. | OC Community Resources              | State and federal grants               | Continue to provide information of fair housing practices        | 2013-2021               |
|  | Continue to work with fair housing agencies to provide information and regarding housing discrimination and intervention to resolve complaints. Literature is made available at County and fair housing agency offices, as well as public libraries.   | OC Community Resources              | State and federal grants               | Continue to provide information of fair housing practices        | 2013-2021               |
| Strategy 3c. 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.  | OC Planning                         | Development fees                       | Ensure code compliance   | 2013-2021               |
|  | Continue to implement the reasonable accommodation ordinance.  | OC Planning                         | General Fund                           | Ensure reasonable accommodation for persons with disabilities.   | 2013-2021               |



| Strategy   | Action  | Responsible Agency     | Funding Source                    | Objectives  | Implementation Schedule |
|--|---|------------------------|-----------------------------------|---|-------------------------|
| Strategy 3d. The housing needs of persons with disabilities, including persons with developmental disabilities are typically not addressed by Title 24 Regulations. The housing needs of persons with disabilities, in addition to basic affordability, range from slightly modifying existing units to requiring a varying range of supportive housing facilities. The County will encourage the development of supportive housing for persons with disabilities, including developmental disabilities through the following actions. | Action: The County shall seek State and Federal monies, as funding becomes available, for permanent supportive housing construction and rehabilitation targeted for persons with disabilities, including persons with developmental disabilities. | OC Community Resources | Grant funds                       | Facilitate the provision of additional supportive housing.                | 2013-2021               |
|  | Action: The County shall provide regulatory incentives, such as expedited permit processing and fee waiver, to projects targeted for persons with disabilities, including persons with developmental disabilities.                                | OC Community Resources | Grant funds                       | Facilitate the provision of additional supportive housing.                | 2013-2021               |
|  | Action: The County shall reach out to developers of supportive housing as funding becomes available to encourage development of projects targeted for persons with disabilities, including persons with developmental disabilities.               | OC Community Resources | Grant funds                       | Facilitate the provision of additional supportive housing.                | 2013-2021               |
|  | Action: The County shall work with local resource agencies to implement an outreach program informing families within the county of housing and services available for persons with developmental disabilities.                                   | OC Community Resources | Grant funds                       | Facilitate the provision of additional supportive housing.                | 2013-2021               |
| <b>4. Energy Conservation</b>  |   |                        |                                   |   |                         |
| Strategy 4a. 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.  | OC Planning            | CDBG<br>Utilities<br>General Fund | Minimize residential energy and water use.                                | 2013-2021               |
|  | Provide information regarding energy efficiency measures in the Orange County Housing Opportunities Manual.   | OC Planning            | General Fund                      | Publicize available assistance programs through County website and flyers | 2013-2021               |
|  | Provide clients with information regarding "CalGreen" – California's Green Building Code.   | OC Planning            | General Fund                      | Provide information through County website and flyers                     | 2013-2021               |

## CHAPTER X – HOUSING ELEMENT

| Strategy  | Action  | Responsible Agency                  | Funding Source | Objectives  | Implementation Schedule                                  |
|---|---|-------------------------------------|----------------|---|--|
| <b>5. Child Care Facilities</b>   |   |                                     |                |   |  |
| Strategy 5. Reduce regulatory obstacles for new child care facilities within affordable housing developments  | Both the Zoning Code and Housing Opportunities Manual allow the provision of child care in affordable housing developments utilizing the Housing Opportunities Overlay Zone program. The County's Child Care Coordinator will be invited to assist in the development of the criteria and requirements for child care facilities and family day care homes. All conditions and requirements applied to this use will be delineated in the Affordable Housing Agreement entered into between the County and developer for each affordable housing development. | OC Planning                         | General Fund   | Continue to implement the Zoning Code and Housing Opportunities Overlay Zone to reduce regulatory barriers to child care facilities.  | 2013-2021  |
| <b>6. Monitoring and Reporting</b>  |   |                                     |                |   |  |
| Strategy 6. Monitor changing circumstances on a continuous basis and make adjustments to programs as necessary to maximize progress toward established goals and objectives. Report annually to the Board of Supervisors, HUD and HCD regarding the County's progress in implementing housing programs. | Action: As circumstances change, the County will make adjustments to program actions to maximize performance toward identified goals and objectives. Each year the County will report its progress in implementing housing programs to the Board of Supervisors, HUD and HCD. If new funding sources become available, new programs may be initiated to take advantage of such funds.   | OC Planning; OC Community Resources | General Fund   | Monitor circumstances and make periodic adjustments as necessary to best accomplish the County's goals and objectives.<br><br>Submit annual reports to the Board of Supervisors, HUD and HCD. | Annual Housing Element implementation and CAPER reports. |

## Quantified Objectives

### 1. New Construction

The County's quantified objectives for new construction for each program during the new planning period are shown in Table X-45. It should be noted that achievement of these objectives will be dependent on many factors beyond the County's control, such as funding availability, interest rates and general economic conditions.

**Table X-45**  
**New Construction –**  
**Quantified Objectives Summary 2014-2021\***

| Program   | Extremely Low | Very-Low | Low | Moderate | Above Moderate | Total |
|-----------|---------------|----------|-----|----------|----------------|-------|
| Objective | 620           | 1,240    | 879 | 979      | 2,174          | 5,272 |

\* Per the 5<sup>th</sup> cycle RHNA period

### 2. Rehabilitation

Table X-46 shows the County's quantified objectives for rehabilitation programs by income category.

**Table X-46**  
**Rehabilitation -**  
**Quantified Objectives Summary, 2014-2021**

| Program                       | Extremely Low | Very Low  | Low       | Moderate | Above Moderate | TOTAL      |
|-------------------------------|---------------|-----------|-----------|----------|----------------|------------|
| Owner-Occupied Rehabilitation | 5             | 12        | 16        |          |                | 33         |
| Manufactured Housing          | 30            | 37        | 32        |          |                | 99         |
| <b>TOTALS</b>                 | <b>35</b>     | <b>49</b> | <b>48</b> |          |                | <b>132</b> |

Source: OC Community Resources, 2013

### 3. Preservation/Assistance

The County's objectives for preservation and assistance programs are shown in Table X-47.

**Table X-47**  
**Preservation and Assistance –**  
**Quantified Objectives Summary, 2013-2021**

| Program   | Extremely Low | Very-Low     | Low        | Moderate  | Above Moderate | TOTAL         |
|---|---------------|--------------|------------|-----------|----------------|---------------|
| Shelter Plus Care <sup>1</sup>                    | 639           | 55           | 0          | 0         | 0              | 694           |
| Section 8 Rental Assistance <sup>1</sup>          | 7,971         | 1,616        | 295        | 10        | 0              | 9,892         |
| Preservation of At-Risk Rental Units <sup>1</sup> | 217           | 42           | 45         | 0         | 0              | 304           |
| <b>TOTALS</b>                                     | <b>8,827</b>  | <b>1,713</b> | <b>340</b> | <b>10</b> | <b>0</b>       | <b>10,890</b> |

<sup>1</sup>CountywideSource: OC Community Resources



## **Appendix A – Evaluation of the 2008-2014 Housing Element**

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, 2008 through 2013<sup>9</sup>. The findings from this evaluation have been instrumental in determining the County's 2013 Housing Implementation Program.

### **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, 2006 through December 2012. Second 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.

### **Housing Opportunities Overlay Zone**

The County's Housing Opportunities Overlay Zone allows multi-family residential development by-right at a density of 25 units per acre (or 43.5 units/acre in the R2 and R3 zones), excluding density bonus. The Housing Opportunities Overlay Zone regulations have been in effect since February 2006. Since that time, seven multi-family projects with a total of 337 affordable units have been approved under the Housing Opportunities Overlay Zone regulations (see Table B-1 for project details). In order to encourage use of Housing Opportunities Overlay Zone development opportunities, Implementation Action 1a. of the previous Housing Element called for expansion of the Housing Opportunities Overlay Zone to include parcels conventionally zoned for multi-family (i.e., R2, R3, R4 and RP) along arterial highways. The Zoning Code amendment for that expansion was adopted by the Board of Supervisors on December 9, 2008.

### **B. Progress in Meeting Quantified Objectives**

Tables A-2 through A-4 summarize the County's progress in meeting the quantified objectives from the previous Housing Element.

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<sup>9</sup> The original planning period for the previous Housing Element was 2008-2014, however the timeline for the 5<sup>th</sup> cycle in the SCAG region was revised to begin in October 2013.

**Appendix A – Evaluation of the 2008-2014 Housing Element**  
**CHAPTER X – HOUSING ELEMENT**

**Table A-1**  
**Housing Element Program Evaluation**  
**County of Orange –**  
**2008 – 2012**

| Strategy   | Action   | Accomplishments   |
|--|--|---|
| <b>1. New Housing Production</b>   |  |   |
| <b>Strategy 1a.</b> Establish affordable housing production as one of the County's highest priorities. | Maintain and expand affordable housing as a priority for the County  | Orange County Board of Supervisors adopted Ten-Year Plan to End Homelessness and participates on the Commission to End Homelessness. OC Community Services provides staff support to the Ten-Year Plan to End Homelessness Commission. OC Community Services provided 2472 new affordable units in Orange County under the Board approved Multi-Family Affordable Rental Housing Notice of Funding Availability (NOFA). |
|  | Facilitate the production of affordable units by offering incentives such as density bonus, expedited permit processing, modifications to development standards, tax-exempt conduit financing, infrastructure financing assistance and direct financial assistance in exchange for a proportional commitment to provide units at affordable prices or rents.           | Orange County continues to provide expedited processing and density bonus incentives to affordable housing projects. 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.   | Orange County continues 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.  |
|  | Aggressively pursue all state and federal housing grant funds for which the County is eligible.  | Orange County received MHSA, NSP and NSP3 funds during the reporting period. Orange County continues to pursue housing grant funds.   |
|  | The County Planning Department will designate an "Affordable Housing Project Manager" who will be responsible for assisting affordable housing developers through the County's application review and approval process. The Project Manager will act as liaison between the developer and County staff to ensure that proposed projects are not unnecessarily delayed. | An Affordable Housing Manager in OC Planning was identified and tasked to assist facilitate entitlement process (completed 2008).   |
|  | Expand the Housing Opportunities Overlay Zone to include parcels conventionally zoned multi-family (i.e., R2, R3, R4 and RP) along arterial highways.  | Housing Opportunities Overlay Zone expanded to residential zoned areas (completed 2009).  |

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| Strategy  | Action   | Accomplishments  |
|---|--|--|
|   | Create incentives for consolidation of small adjacent parcels by allowing "graduated" density increases for larger parcels resulting in base densities up to 30 units/acre excluding density bonus.  | A Zoning Code amendment to implement a graduated density bonus program to encourage parcel consolidation will be completed by December 2013.   |
| <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 multi-family 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 approved since 2006 are located on or adjacent to transportation corridors.  |
|   | Encourage the provision of adequate sites at appropriate densities to accommodate affordable housing.  | A Zoning Code amendment to implement a graduated density bonus program to encourage parcel consolidation will be completed by December 2013.   |
|   | Establish affordable housing at the Very-Low-Income level as a priority in negotiating development agreements for new planned communities, or renegotiating existing development agreements.   | The provision of affordable housing will be encouraged in any future negotiated development agreements   |
|   | 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.   | One new Planned Community – The Ranch Plan PC – 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.   |
|   | 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. In addition, a Zoning Code amendment to implement a graduated density bonus program to encourage parcel consolidation will be completed by December 2013. |
| <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 annexation of unincorporated islands.                            | 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.  |
| <b>Strategy 1d.</b> Ensure that the County's policies, codes, development review procedures and fees do not represent unjustified constraints to the development  | 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 on development stakeholders, continues to review and work with County staff to modify, if necessary, application and permit review and approval processes.   |

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| Strategy  | Action  | Accomplishments  |
|---|---|--|
| of new housing.   | Amend the Zoning Code provisions regarding second units in conformance with state law (AB 1866).  | A Zoning Code amendment to implement the provisions of AB 1866 regarding second units was completed in 2006.   |
| <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.                             | Staff has researched strategies to work with cities on a case-by-case basis to allow the County to receive partial credit for projects assisted with County funds. Further policy direction is pending.  |
|   | 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 works with developers on a project-by-project basis to leverage County resources to compete for available tax credits and funding from the State.  |
|   | Support legislative reform to strengthen anti-NIMBY laws and to reduce the chilling effect of defect litigation on multi-family and condominium housing production.   | Orange County staff continues to monitor legislation that may increase obstacles to affordable housing development.  |
|   | 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 area.  |
|   |   |  |
| <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.  |
|   | Continue to support County funding criteria to encourage the addition of large family units in new construction projects.   | The County of Orange's NOFA process encourages the inclusion of family units in projects seeking funding. The NOFA per-unit subsidy limits were increased for family developments.   |
|   | 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. 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. |
|   | 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 submit suggested actions to the DPRC for review. | A majority of the affordable housing rental projects approved since 2006 provide family apartments: six of the seven affordable housing rental projects include two-bedroom and three-bedroom units.   |



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| Strategy  | Action   | Accomplishments   |
|---|--|---|
| <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.   | The County utilizes Federal Community Development Block Grant (CDBG) and State CalHome Funds to assist low income households with needed repairs to their homes. Since 2006, the County's housing rehabilitation program assisted 269 homeowners in maintaining safe living conditions. |
| <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.   |
|   | Allocate and support potential sources of funds for mortgage refinancing, acquisition and rehabilitation including gap funding for nonprofit housing developers as intermediaries and for rental subsidy assistance for tenants of at-risk units.  |   |
|   | 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 area.  |
|   | 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 area.  |
|   | Continue to participate in the CDBG program.   | Orange County continues to participate in the CDBG program.   |
|   | 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 provide financial assistance for the repair and rehabilitation of existing housing stock.  |
|   | Review unincorporated islands and identify three priority areas with the highest potential for affordable housing development.   | Orange County has identified potential sites for the development of affordable housing projects.  |

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| Strategy  | Action  | Accomplishments  |
|---|---|--|
| <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 (Orange County Code Sec. 7-9-147).   | Orange County continues to enforce the provisions of the County's condominium and mobile home conversion ordinance (Orange County Zoning Code Section 7-9-147)   |
| <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.  |
| <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.  |
|   | 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, as well as public libraries.   | Orange County continues to work with the Fair Housing Council to provide information to residents and regarding housing discrimination and intervention to resolve complaints.   |
| <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.   |
| <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), with a goal of creating 2000 additional opportunities countywide by 2014. | 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 Rental Assistance Program. OCHA also participates in the Veterans Affairs Supportive Housing Program (VASH) and the Shelter Plus Care Program. Over 2,600 tenants are assisted each month through OCHA's rental assistance program. |
|   | 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.  |

## Appendix A – Evaluation of the 2008-2014 Housing Element

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| Strategy   | Action  | Accomplishments  |
|--|---|--|
| <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.                           |
|  | Continue to publish the Housing Referral Directory  | Orange County continues to publish the Affordable Rental Housing List.   |
| <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.   | Affordable housing projects are monitored on a regular basis to verify continued required affordability.   |
| <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.  | Orange County continues to provide assistance as described in the County's Continuum of Care Program and the Ten Year Plan to End Homelessness.    |
|  | 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.          |
|  | Amend the Zoning Code to establish a definition and clarify that Transitional and Supportive Housing is a residential use subject to the same requirements and procedures as other residential uses of the same type in the same zoning district. | A Zoning Code amendment was adopted to add a definition of transitional and supportive housing in 2013.  |
|  | Amend the Zoning Code to include emergency shelters as a permitted use by-right in the commercial and industrial portions of the Housing Opportunities Overlay Zone subject to appropriate development standards per SB 2.                        | A Zoning Code amendment was adopted allowing the establishment of emergency shelters "by-right" in the Housing Opportunities Overlay Zone in 2013. |
| <b>5. Energy Conservation</b>  |   |  |
| Strategy 5a. 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.                              |
|  | Provide information regarding energy efficiency measures in the Orange County Housing Opportunities Manual.   | Information regarding energy efficiency measures continues to be included in the Housing Opportunities Overlay Manual.                             |
|  | 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.      |

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| Strategy   | Action   | Accomplishments   |
|--|--|---|
| <b>6. Child Care Facilities</b>  |  |   |
| Strategy 6. 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 for the inclusion of child care facilities within affordable housing developments. |

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**Table A-2**  
**Residential Development Summary**  
**County of Orange**  
**2006 – 2012**

| Location           | Project*  | Zoning | Density<br>(du/ac) | Income Level* |      |     |       | Total Project<br>Units |
|--------------------|---|--------|--------------------|---------------|------|-----|-------|------------------------|
|                    |   |        |                    | VL*           | Low* | Mod | Upper |                        |
| Multifamily        |   |        |                    |               |      |     |       |                        |
| Santa Ana          | 10 Unit and 9 Unit Condominiums "The Heights"   | R2     | 22.75              |               |      |     | 19    | 19                     |
| Anaheim            | Two 4 Unit Condominiums                         | R3     | 24.71              |               |      |     | 8     | 8                      |
| Ladera             | 4 Unit Multi-Family Residence "Castellina"      | PC     | 6.21               |               |      | 4   |       | 4                      |
| Ladera             | Two 4 Unit Multi-Family Residences "Castellina" | PC     | 6.21               |               |      | 8   |       | 8                      |
| Ladera             | 4 Unit Multi-Family Residence "Castellina"      | PC     | 6.21               |               |      | 4   |       | 4                      |
| Ladera             | 4 Unit Multi-Family Residence "Branches"        | PC     | 6.21               |               |      | 4   |       | 4                      |
| Midway City        | Two 4 unit apartments                           | R3     | 22.26              |               | 8    |     |       | 8                      |
| Midway City        | 4 Unit Apartment                                | R3     | 22.26              |               | 4    |     |       | 4                      |
| Midway City        | 3 Unit Apartment                                | R3     | 15.75              |               | 3    |     |       | 3                      |
| Ladera             | 2 unit Multi-Family Residence "Castellina"      | PC     | 6.21               |               |      | 2   |       | 2                      |
| Midway City        | Duplex  | R3     | 11.12              |               | 2    |     |       | 2                      |
| Sunset Beach       | Condominium/duplex                              | SP     | 32.26              |               |      |     | 2     | 2                      |
| Sunset Beach       | Duplex  | SP     | 32.26              |               |      |     | 2     | 2                      |
| Sunset Beach       | Duplex  | SP     | 32.26              |               |      |     | 2     | 2                      |
| Sunset Beach       | 2 Unit Condominium                              | SP     | 24.21              |               |      |     | 2     | 2                      |
| Total Multifamily  |   |        |                    |               |      |     |       | 74                     |
| Second Units       |   |        |                    |               |      |     |       |                        |
| Anaheim            | Second Units                                    | R1     |                    |               | 4    |     |       | 4                      |
| Coto de Caza       | Second Units                                    | PC     |                    |               | 2    |     |       | 2                      |
| Laguna Beach       | Second Units                                    | R1     |                    |               | 2    |     |       | 2                      |
| Ladera             | Second Units                                    | PC     |                    |               | 2    |     |       | 2                      |
| Midway City        | Second Units                                    | R1     |                    |               | 13   |     |       | 13                     |
| Midway City        | Second Units                                    | R3     |                    |               | 1    |     |       | 1                      |
| Modjeska           | Second Units                                    | A1     |                    |               | 1    |     |       | 1                      |
| Orange             | Second Units                                    | E4     |                    |               | 3    |     |       | 3                      |
| Orange             | Second Units                                    | R4     |                    |               | 4    |     |       | 4                      |
| North Tustin       | Second Units                                    | AR     |                    |               | 1    |     |       | 1                      |
| North Tustin       | Second Units                                    | E4     |                    |               | 5    |     |       | 5                      |
| North Tustin       | Second Units                                    | R1     |                    |               | 4    |     |       | 4                      |
| Santa Ana          | Second Units                                    | R1     |                    |               | 4    |     |       | 4                      |
| Total Second Units |   |        |                    |               |      |     |       | 46                     |

**Appendix A – Evaluation of the 2008-2014 Housing Element**  
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| Location            | Project*        | Zoning | Density<br>(du/ac) | Income Level* |      |     |       | Total Project<br>Units |
|---------------------|-----------------|--------|--------------------|---------------|------|-----|-------|------------------------|
|                     |                 |        |                    | VL *          | Low* | Mod | Upper |                        |
| Modular Units       |                 |        |                    |               |      |     |       |                        |
| San Juan Capistrano | Modular         | PC     |                    |               |      | 5   |       | 5                      |
| Total Modular       |                 |        |                    |               |      |     |       | 5                      |
| Single Family Units |                 |        |                    |               |      |     |       |                        |
| Anaheim             |                 | R1     |                    |               |      |     | 1     | 1                      |
| Anaheim             |                 | R2D    |                    |               |      |     | 5     | 5                      |
| Brea/Tonner Hills   | Tonner Hills PC | PC     |                    |               |      |     | 701   | 701                    |
| Coto de Caza        |                 | PC     |                    |               |      |     | 3     | 3                      |
| Costa Mesa          |                 | R4     |                    |               |      |     | 24    | 24                     |
| Huntington Beach    |                 | PC     |                    |               |      |     | 113   | 113                    |
| Laguna Beach        |                 | R1     |                    |               |      |     | 15    | 15                     |
| Rossmoor            |                 | R1     |                    |               |      |     | 20    | 20                     |
| Ladera              |                 | PC     |                    |               |      |     | 226   | 226                    |
| Midway City         |                 | R1     |                    |               |      |     | 6     | 6                      |
| Modjeska            |                 | A1     |                    |               |      |     | 5     | 5                      |
| Modjeska            |                 | SP     |                    |               |      |     | 2     | 2                      |
| Orange              |                 | A1     |                    |               |      |     | 1     | 1                      |
| Orange              |                 | E4     |                    |               |      |     | 5     | 5                      |
| Orange              |                 | R4     |                    |               |      |     | 1     | 1                      |
| North Tustin        |                 | AR     |                    |               |      |     | 1     | 1                      |
| North Tustin        |                 | RHE    |                    |               |      |     | 1     | 1                      |
| North Tustin        |                 | E4     |                    |               |      |     | 32    | 32                     |
| North Tustin        |                 | R1     |                    |               |      |     | 4     | 4                      |
| North Tustin        |                 | SP     |                    |               |      |     | 3     | 3                      |
| Silverado           |                 | A1     |                    |               |      |     | 5     | 5                      |
| Sunset Beach        |                 | SP     |                    |               |      |     | 3     | 3                      |
| Trabuco Canyon      |                 | SP     |                    |               |      |     | 5     | 5                      |
| Tustin              |                 | E4     |                    |               |      |     | 1     | 1                      |
| Tustin              |                 | R1     |                    |               |      |     | 3     | 3                      |
| Tustin              |                 | SP     |                    |               |      |     | 1     | 1                      |
| Totals              |                 |        |                    |               | 109  | 27  | 1,187 | 1,323                  |

\*Excludes deed-restricted affordable housing developments (see Table A-3)

Lower-income apartments and second units are based on prevailing market rents

Source: OC Planning, 2012

**Appendix A – Evaluation of the 2008-2014 Housing Element**  
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**Table A-3**  
**Affordable Housing Projects Completed 2006-2012**  
**Unincorporated Orange County**

| Project   | Status                 | Location                | Zoning | Parcel Size (ac) | Density (du/ac) | Income Level |      |     |           | Total Units |
|---|------------------------|-------------------------|--------|------------------|-----------------|--------------|------|-----|-----------|-------------|
|   |                        |                         |        |                  |                 | VL (EL*)     | Low  | Mod | Above Mod |             |
| Avenida Villas  | Completed and occupied | Anaheim area            | R3     | 0.82             | 35.4            | 28 (28)      |      |     | 1***      | 28          |
| Buena Vista   | Completed and occupied | Orange-Olive            | C2     | 0.5              | 34              | 14 (6)       | 3**  |     |           | 17          |
| Cornerstone (Summercrest)   | Completed and occupied | Anaheim area            | CN     | 1.45             | 33.8            | 34(5)        | 14** |     | 1***      | 48          |
| Tonner Hills/Jamboree Housing (not in the Housing Opportunities Overlay Zone) | Completed and occupied | Brea (recently annexed) | PC     | 4.5              | 21              | 65 (10)      | 28** |     | 1***      | 93          |
| TOTALS (deed-restricted affordable units only)                                |                        |                         |        |                  |                 | 141 (49)     | 45   |     |           | 186         |
| Avg. Density of All Projects  |                        |                         |        |                  | 31              |              |      |     |           |             |
| Avg. Density of Projects in Housing Opportunities Overlay Zone                |                        |                         |        |                  | 34.4            |              |      |     |           |             |

\* Extremely-low-income (30% AMI)

\*\* 60% AMI

\*\*\* Manager's unit (not deed-restricted)

Source: OC Planning, 2013

**Appendix A – Evaluation of the 2008-2014 Housing Element**  
**CHAPTER X – HOUSING ELEMENT**

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**Table A-4**  
**Progress Towards Meeting New Housing Need**  
**Orange County Unincorporated Area**  
**2006 – 2012**

|                       | Extremely-Low* | Very-Low* | Low*  | Moderate* | Above-Moderate | Total |
|-----------------------|----------------|-----------|-------|-----------|----------------|-------|
| Total RHNA 2006-2014  | 889            | 888       | 1,445 | 1,597     | 3,159          | 7,978 |
| Quantified Objective  | 307            | 700       | 1,445 | 1,597     | 3,159          | 7,208 |
| Units Built 2006-2012 | 49             | 92        | 45    | 0         | 668            | 854   |
| Total Units Built     | 49             | 92        | 45    | 0         | 668            | 854   |

Note: Includes production from January 1, 2006 through December 31, 2012 per the 4<sup>th</sup> Cycle RHNA.

\* Includes only affordable units with covenants

Source: SCAG RHNA and the County of Orange/OC Planning, 2013



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**Table A-5**  
**Rehabilitation**  
**Performance Evaluation vs. Quantified Objectives**  
**2008 – 2012**

| Program                       | Extremely-Low* | Very-Low | Low | Moderate | Above Moderate | TOTAL |
|-------------------------------|----------------|----------|-----|----------|----------------|-------|
| Owner-Occupied Rehabilitation |                | 10       | 20  | 25       |                | 55    |
| Actual                        | 12             | 26       | 13  | 0        | 0              | 51    |
| Manufactured Housing          |                | 90       | 95  | 80       |                | 265   |
| Actual                        | 68             | 84       | 66  | 0        | 0              | 218   |

Note: The evaluation period for rehabilitation is 2008–2012 per the 4<sup>th</sup> Cycle Housing Element planning period

**Appendix A – Evaluation of the 2008-2014 Housing Element**  
**CHAPTER X – HOUSING ELEMENT**

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**Table A-6**  
**Preservation and Assistance**  
**Performance Evaluation vs. Quantified Objectives**  
**2008 – 2012**

| Program                              | Extremely Low | Very Low | Low | Moderate | Above Moderate | TOTAL  |
|--------------------------------------|---------------|----------|-----|----------|----------------|--------|
| Shelter Plus Care                    | 576           | 24       |     |          |                | 600    |
| Actual                               | 612           | 51       | 10  |          |                | 673    |
| Section 8 Rental Assistance          | 8,200         | 1,800    |     |          |                | 10,000 |
| Actual                               | 8,053         | 1,510    | 302 | 201      |                | 10,066 |
| Preservation of At-Risk Rental Units | 100           | 100      |     |          |                | 200    |
| Actual                               | 0             | 0        |     |          |                | 0      |

Source: OC/Community Resources

## **Appendix B – Land Inventory**

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. The assumptions and methodology for the residential land inventory are provided in this appendix.

### **Units Approved but Not Built**

Housing projects with lower-income units that have been approved and are expected to be completed during 2014-2021 are summarized below and in Table B-1. These projects include a total of 244 lower-income deed-restricted multi-family units. The income categories for these lower-income units listed in Table B-1 are based on recorded covenants. These projects are located in the Housing Opportunities Overlay Zone, are 100% affordable, and were approved administratively (“by-right”).

**Appendix B – Land Inventory**  
**CHAPTER X – HOUSING ELEMENT**

**Table B-1**  
**Affordable Housing Projects Approved 2006- 2012**  
**Unincorporated Orange County**

| Project   | Status                 | Location                | Zoning | Parcel Size (ac) | Density (du/ac) | Income Level              |      |     |           | Total Units |
|---|------------------------|-------------------------|--------|------------------|-----------------|---------------------------|------|-----|-----------|-------------|
|   |                        |                         |        |                  |                 | Very Low (Extremely Low*) | Low  | Mod | Above Mod |             |
| Avenida Villas  | Completed and occupied | Anaheim area            | R3     | 0.82             | 35.4            | 28                        |      |     | 1***      | 28          |
| Buena Vista   | Completed and occupied | Orange-Olive            | C2     | 0.5              | 34              | 14 (6)                    | 3    |     |           | 17          |
| Cornerstone (Summercrest)   | Completed and occupied | Anaheim area            | CN     | 1.45             | 33.8            | 34 (5)                    | 14   |     | 1***      | 48          |
| Tonner Hills/Jamboree Housing (Not in Housing Opportunities Overlay Zone) | Completed and occupied | Brea (recently annexed) | PC     | 4.5              | 21              | 65 (10)                   | 28** |     | 1***      | 93          |
| Subtotal (Completed and Occupied)   |                        |                         |        |                  |                 |                           |      |     |           | 186         |
| Cerritos Family Apartments  | Approved-not completed | Anaheim area            | R2     | 2.0              | 30              | 48 (24)                   | 11   |     | 1***      | 59          |
| Palm Court  | Approved-not completed | Midway City             | C1     | 2.33             | 56.2            | 39 (4)                    | 91   |     |           | 130         |
| Stonegate I   | Approved-not completed | Stanton area            | C1     | 1.15             | 33.8            | 26 (4)                    | 7    |     | 1***      | 33          |
| Stonegate II  | Approved-not completed | Stanton area            | C1     | 0.76             | 33.8            | 18 (3)                    | 4    |     | 1***      | 22          |
| Subtotal (Approved But Not Completed)                                     |                        |                         |        |                  |                 |                           |      |     |           | 244         |
| TOTALS (deed-restricted affordable units only)                            |                        |                         |        |                  |                 | 272(56)                   | 158  |     |           | 430         |
| Avg. density of all projects  |                        |                         |        |                  | 34.75           |                           |      |     |           |             |
| Avg. density of projects in Housing Opportunities Overlay Zone            |                        |                         |        |                  | 36.7            |                           |      |     |           |             |

\* Extremely-low-income (30% AMI)

\*\* 60% AMI

\*\*\* Manager's Unit (not deed-restricted)

Source: OC Planning, 2013

- **The Palm Court** project is the renovation and conversion of an existing motel in the Midway City area. The project includes 130 studio and 1-bedroom units plus a 2-bedroom manager's unit. Of these, 39 units will be very-low-income and 4 will be extremely-low-income. The remaining 92 units will be at the low-income level. The units range from 264 to 528 square feet in size. Incentives include a reduction in development standards including reduced setbacks and parking (one space per unit is required)
- **Stonegate/Anaheim Family Apartments I**, a 38-unit 4-story project by Payne Development includes 26 very-low-income and 12 low-income units. Four of the VL units will be reserved for extremely-low-income households. The project was granted a 35% density bonus as well as reduced parking standards, increased height and a modification to other development standards. The project will replace an existing commercial use in the C-1 zone.
- **Stonegate/Anaheim Family Apartments II**, a 4-story 26-unit project by Payne Development located in the same general area as Anaheim Family Apartments I. The project includes 18 very-low-income and 8 low-income units. Three of the VL units will be reserved for extremely-low-income households. The project was granted a 35% density bonus as well as reduced parking standards, increased height and a modification to other development standards. The project will replace an existing commercial use in the C-1 zone.
- **Cerritos Family Apartments** is a 3-story, 60-unit affordable project by Payne Development located in the Anaheim area. The project includes 48 very-low-income and 11 low-income units. This project will include 24 units for extremely-low-income households. The project did not request a density bonus since the allowable density in the R-2 zone (43.5 units per acre) is greater than the project density of 30 units/acre. The project was granted modifications to parking, setbacks and other development standards. The project will replace an existing church building in the R-2 zone.

## **Vacant and Underutilized Land Inventory Analysis**

### **a. Affordability Assumptions**

Pursuant to AB 2348 of 2004, the “default density” for unincorporated Orange County is 30 dwelling units per acre<sup>10</sup>. The default density refers to the density at which lower-income housing development is presumed to be feasible and no analysis is required, although state law

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<sup>10</sup> Memo of June 9, 2005 from California Department of Housing and Community Development on AB 2348 of 2004.

allows jurisdictions to propose alternative densities that are sufficient to facilitate affordable housing based on local experience and circumstances.

Table X-34 in Section 3 describes affordable projects assisted by the OC Community Services Department during the previous planning period. The density for these affordable projects ranged from 21 to 62 units per acre, with several projects built at densities less than 25 units per acre. This table demonstrates that affordable housing in Orange County is feasible at densities in the range of 20 to 25 units per acre. In addition, a 2012 feasibility study prepared for the County of San Diego by KMA found that the most feasible density for affordable housing is in the density range of 20 to 24 units per acre. In order to enhance the feasibility of affordable multi-family housing development and also provide an incentive for lot consolidation, Strategy 1a in the Housing Action Plan includes a graduated density program to allow an increase in base density up to 30 units per acre as an incentive for lot consolidation. This graduated density incentive is in addition to potential increases in density based on state Density Bonus Law.

As discussed in the following section, the County's land inventory is comprised of infill and redevelopment sites in North County, and one new large-scale master planned community in South County. The infill sites are regulated by the Housing Opportunities Overlay Zone, which allows affordable multi-family housing by-right at a base density (excluding density bonus) of 25-30 units per acre depending on parcel size (see Strategy 1a in Section 5). In The Ranch Plan PC, affordable housing sites totaling 60 acres will permit multi-family development with administrative approval and no public hearing at a base density of 30 units/acre. Since 30 units/acre is the default density for unincorporated Orange County, these housing sites are deemed suitable for lower-income housing under state law.

## **b. Inventory of Potential Housing Development Sites**

As discussed in Section 4, the County's land inventory is comprised of two major components: the new master-planned community in southeastern Orange County known as The Ranch Plan, and infill development of vacant and underutilized sites in the unincorporated "islands", which are primarily located in the northern portion of the county.

### **1. The Ranch Plan Planned Community Planned Community Zoning**

The majority of the residential development in unincorporated Orange County that has occurred over the past 30-40 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.

In November 2004 the Board of Supervisors adopted a General Plan Amendment, Development Agreement, Planned Community Program Text with associated Statistical Table and Planned Community Development Map, and a Zoning Ordinance with associated Statistical Summary and Zoning Map for The Ranch Plan Planned Community. 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, the property owner has been working with the County to prepare detailed development and infrastructure plans. RHNA Allocation Plan

When developing the 2014-2021 RHNA Allocation Plan, SCAG utilized Orange County Projections (OCP) 2010, 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 2010 and provided population, employment and housing growth data for the current planning period. The forecast data submitted by the County included information provided by RMV Community Development, LLC, (Rancho Mission Viejo), the master developer of the Ranch Plan Planned Community. Rancho Mission Viejo forecasted that they would construct 5,160 dwelling units by the end of the planning period. These dwelling units were included in the County's forecast of new construction and are reflected in OCP 2010, the dataset used by SCAG to determine the County's RHNA allocation.

### **Provision of Affordable Housing Sites**

The process regarding the identification of affordable housing sites in The Ranch Plan and the transfer of ownership is addressed both in the Development Agreement and subsequent Affordable Housing Implementation Agreement (AHIA) which was executed on July 18, 2006. The Development Agreement includes a list of public benefits to be received by the County in Exhibit D "Benefits to County and Its Residents." This list includes the provision of 60 gross acres for the development of affordable rental housing units. The following are excerpts from Exhibit D:

"Item No. 44, 1. Dedicated Land. OWNERS shall provide to COUNTY one or more parcels of land with an aggregate size of 60 gross acres (inclusive of perimeter slope areas) with development pad(s) suitable for the purposes identified in Section 2, below."

2. Purpose of Dedicated Land. "COUNTY shall cause the Dedicated Land to be used solely and exclusively for the development, operation and management of one or more affordable housing rental complexes (aka apartment buildings) designed to meet the needs of Very-Low and Low Income households in Orange County."

3. Identification, Improvement and Conveyance of Dedicated Land. (a) Preparation of Master Area Plans: Identification of Dedicated Land Acreage. "Preparation of the individual Master Area Plans will occur over time as OWNERS proceed with the phased implementation of the Ranch Plan Project. For each Master Area Plan prepared, OWNERS shall identify the amount of Dedicated Land (if any) located within the relevant Planning Area that will be available for conveyance to COUNTY pursuant to the terms of the Land Agreement.



Pursuant to the Development Agreement, the developer has the flexibility to specify land uses in each Planning Area including sites that will be offered for the development of affordable housing. The Affordable Housing Implementation Agreement describes the process regarding the identification of available site(s), transfer of ownership and subsequent development of affordable housing throughout the phases of development of the planned community. Allocation of affordable housing sites will be based upon the percentage of the number of total building permits issued for an equivalent measurement of residential and non-residential development uses or “EDUs”. The number and size of sites (between 2 to 10 acres each) provided for affordable housing must be provided (as commercially reasonable) according to the following schedule included in the Affordable Housing Implementation Agreement:

| % of Total Projected EDUs for which building permits are issued | Number of Housing Sites | Cumulative Total Number of Housing Sites |
|---|-------------------------|--|
| 25%, which is 2,972.5 EDUs                                      | 1-3                     | 1-3                                      |
| 50%, which is 5,945 EDUs  | 2-3                     | 3-6                                      |
| 75%, which is 8,917.5 EDUs                                      | 3-4                     | 6-10                                     |
| 100%, which is 11,890 EDUs                                      | As needed               | As needed                                |

Note: Equivalent Dwelling Units (EDUs) are a measure of the combined number of dwelling units and non-residential uses for which building permits are issued.

The above schedule will ensure that affordable housing sites will be integrated throughout the entire Ranch Plan Planned Community and will be constructed at the same time as market rate units.

The agreed upon notification and site transfer process set forth in the Affordable Housing Implementation Agreement is summarized below:

- At the time of submittal of a Sub Area plan (covering a planning area or portion thereof) to the County for approval, developer will identify site(s) available for the development of affordable housing
- Developer will provide written notice to the County of Orange of the availability of one or more sites in the Sub Area plan including the location and size of site(s)
- County will then initiate its process to select a developer for each identified site and secure financing
- Conveyance of the deed will occur no later than 30 days after financing has been secured (if an alternative method of site control not used)
- Construction of affordable housing units will occur at the same time as market rate units to ensure seamless integration

### **Phased Development**

The development timetable for The Ranch Plan 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, Planned Communities as the primary point of contact for the developer to expedite applications and resolve issues that may arise;
- The Director, OC Community Services/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 HCD and the Board of Supervisors regarding progress toward the development of The Ranch Plan and its affordable housing sites through a required Annual Monitoring Report.

### **Development Anticipated During the 2013-2021 Planning Period**

In 2007 the development plan for Planning Area 1 was submitted by the developer. This Planning Area, which is now under construction, will include approximately 1,287 residential units, an urban activity center which will provide the community's commercial, civic, cultural, professional service and office needs in a location easily accessible from the residential neighborhoods, a community park, recreation center, a transit station and roads. The County has also issued grading permits which cover over 525.3 acres in preparation for building permit issuance. In January 2013, the Master Area Plan for Planning Area 2 was submitted by Rancho Mission Viejo. This Planning Area will include approximately 3,291 dwelling units (950 of which will be age-qualified), an urban activity center, neighborhood center, public facilities, parklands, and open space and was approved by the Planning Commission in March 2013. It is anticipated that plans for Planning Area 3 will be submitted for approval and development commencement within the planning period.

In these first planning areas, Rancho Mission Viejo has projected a total of 5,160 dwelling units constructed by the end of the planning period.

According to the provisions of the Affordable Housing Implementation Agreement (AHIA), the number of affordable housing sites (Dedicated Lands) provided would be "commensurate with the overall pace of development" as in the above table depicting the provision of Dedicated Lands with the percentage of development (equivalent residential and non-residential uses). It is the intent of the AHIA that affordable housing projects would be constructed at the same time as adjacent market-rate projects to ensure a seamless residential neighborhood and to avoid any

potential NIMBYism from residents of market-rate residential units. Pursuant to the AHIA, the developer has notified the County that there are three approximately 4-gross acre sites in Planning Area 2 that are available for the provision of affordable housing. Subject to further CEQA review, it is expected that these sites could produce between 180 and 360 units of affordable housing before the end of the planning period.

**Appendix B – Land Inventory**  
**CHAPTER X – HOUSING ELEMENT**

**Figure B-1**  
**The Ranch Plan Planned Community Land Inventory**

This inventory is for descriptive purposes only and was prepared by staff for this use only. Total unit count among Planning Areas may increase or decrease by no more than 10% per the Development Agreement.

| APN              | Individual Parcel Size (Acres) | Address         | Zoning   | General Plan | Planning Area Size (Acres) | Potential Units*   | Owner | Current Use                | Bldg. Size (sf) | Bldg. FAR | Year Built | Imp. Ratio** |
|------------------|--------------------------------|-----------------|--|--------------|----------------------------|--|-------|----------------------------|-----------------|-----------|------------|--------------|
| 125-171-52       | 15.910                         | Planning Area 1 | Planned Community "PC"<br><br>Uses in this Planning Area will include:<br>SFD, PCD, MF, E, AQ, UAC | 1B           | 806.497                    | 1,287 units proposed<br>===== Higher density in MF, AQ and UAC | RMV   | Agricultural (Vacant land) | N/A             | N/A       | N/A        | N/A          |
| 125-171-86       | 114.303                        |                 |  |              |                            |  |       |                            |                 |           |            |              |
| 125-172-07       | 117.683                        |                 |  |              |                            |  |       |                            |                 |           |            |              |
| 125-172-19       | 26.494                         |                 |  |              |                            |  |       |                            |                 |           |            |              |
| 125-173-01       | 0.582                          |                 |  |              |                            |  |       |                            |                 |           |            |              |
| 125-173-02       | 93.356                         |                 |  |              |                            |  |       |                            |                 |           |            |              |
| 125-173-03       | 4.009                          |                 |  |              |                            |  |       |                            |                 |           |            |              |
| 125-173-04       | 68.055                         |                 |  |              |                            |  |       |                            |                 |           |            |              |
| 125-173-05       | 26.362                         |                 |  |              |                            |  |       |                            |                 |           |            |              |
| 125-173-06       | 24.305                         |                 |  |              |                            |  |       |                            |                 |           |            |              |
| 125-173-07       | 192.254                        |                 |  |              |                            |  |       |                            |                 |           |            |              |
| 125-173-08       | 2.975                          |                 |  |              |                            |  |       |                            |                 |           |            |              |
| 125-173-09       | 44.805                         |                 |  |              |                            |  |       |                            |                 |           |            |              |
| 125-173-10       | 18.582                         |                 |  |              |                            |  |       |                            |                 |           |            |              |
| 125-173-11       | 1.530                          |                 |  |              |                            |  |       |                            |                 |           |            |              |
| 125-173-12       | 55.292                         |                 |  |              |                            |  |       |                            |                 |           |            |              |
| <b>Subtotals</b> |                                |                 |  |              |                            | <b>1,287</b>   |       |                            |                 |           |            |              |
| 125-096-80       | 97.607                         | Planning Area 2 | Planned Community "PC"<br><br>Uses in this Planning Area will include:<br>SFD, PCD, UAC            | 1B           | 1,183.655                  | 3,291<br>===== Higher density in UAC                           | RMV   | Agricultural (Vacant land) | N/A             | N/A       | N/A        | N/A          |
| 125-161-31       | 270.096                        |                 |  |              |                            |  |       |                            |                 |           |            |              |
| 125-161-32       | 9.848                          |                 |  |              |                            |  |       |                            |                 |           |            |              |
| 125-161-35       | 136.853                        |                 |  |              |                            |  |       |                            |                 |           |            |              |
| 125-161-38       | 0.538                          |                 |  |              |                            |  |       |                            |                 |           |            |              |
| 125-161-39       | 3.029                          |                 |  |              |                            |  |       |                            |                 |           |            |              |
| 125-161-46       | 4.501                          |                 |  |              |                            |  |       |                            |                 |           |            |              |
| 125-161-53       | 21.428                         |                 |  |              |                            |  |       |                            |                 |           |            |              |
| 125-161-55       | 229.202                        |                 |  |              |                            |  |       |                            |                 |           |            |              |
| 125-161-64       | 11.042                         |                 |  |              |                            |  |       |                            |                 |           |            |              |
| 125-161-65       | 123.329                        |                 |  |              |                            |  |       |                            |                 |           |            |              |
| 125-171-07       | 73.190                         |                 |  |              |                            |  |       |                            |                 |           |            |              |
| 125-171-82       | 202.992                        |                 |  |              |                            |  |       |                            |                 |           |            |              |
| <b>Subtotals</b> |                                |                 |  |              |                            | <b>3,291</b>   |       |                            |                 |           |            |              |

**Appendix B – Land Inventory**  
**CHAPTER X – HOUSING ELEMENT**

| APN  | Individual Parcel Size (Acres)   | Address         | Zoning  | General Plan | Planning Area Size (Acres) | Potential Units* | Owner | Current Use                         | Bldg. Size (sf) | Bldg. FAR | Year Built | Imp. Ratio** |
|--|--|-----------------|---|--------------|----------------------------|------------------|-------|-------------------------------------|-----------------|-----------|------------|--------------|
| 125-161-03<br>125-161-04<br>125-161-41<br>125-161-45<br>125-161-51                             | 216.710<br>1.460<br>0.011<br>1958.231<br>1159.825                        | Planning Area 3 | Planned Community "PC"<br><br>Uses in this Planning Area will include:<br>SFD, PCD, MF, AQ, UAC | 1B           | 3,336.237                  | 4,731            | RMV   | Agricultural (Vacant land)          | N/A             | N/A       | N/A        | N/A          |
| <b>Subtotals</b>   |  |                 |   |              |                            | <b>4,731</b>     |       |                                     |                 |           |            |              |
| 125-150-42<br>125-150-44<br>125-150-64<br>125-150-65<br>125-150-55<br>125-150-66<br>125-150-73 | 22.340<br>44.070<br>18.843<br>85.140<br>74.598<br>163.077<br>869.142     | Planning Area 4 | Planned Community "PC"<br><br>Uses in this Planning Area will include:<br>SFD, E                | 1B           | 1,227.21                   | 480              | RMV   | Agricultural (Vacant land)          | N/A             | N/A       | N/A        | N/A          |
| <b>Subtotals</b>   |  |                 |   |              |                            | <b>480</b>       |       |                                     |                 |           |            |              |
| 125-162-34<br>125-162-39<br>125-162-44<br>125-162-45   | 230.754<br>138.127<br>570.266<br>506.628                                 | Planning Area 5 | Planned Community "PC"<br><br>Uses in this Planning Area will include:<br>SFD, PCD, MF, AQ      | 1B           | 1,445.775                  | 2,440            | RMV   | Agricultural (Vacant land)          | N/A             | N/A       | N/A        | N/A          |
| <b>Subtotals</b>   |  |                 |   |              |                            | <b>2,440</b>     |       |                                     |                 |           |            |              |
| 124-101-24<br>124-101-26<br>124-101-32<br>124-101-33<br>124-101-34<br>124-101-35<br>124-101-39 | 109.550<br>68.002<br>374.990<br>451.560<br>160.910<br>855.680<br>390.350 | Planning Area 8 | Planned Community "PC"<br><br>Uses in this Planning Area will include:<br>SFD,E, PCD            | 1B           | 2,411.012                  | 550              | RMV   | Agricultural/Research (Vacant land) | N/A             | N/A       | N/A        | N/A          |
| <b>Subtotals</b>   |  |                 |   |              |                            | <b>1,771</b>     |       |                                     |                 |           |            |              |
| <b>TOTALS</b>  |  |                 |   |              |                            | <b>14,000</b>    |       |                                     |                 |           |            |              |

SFD – Single Family Detached (9 du/ac)  
PCD – Planned Concept Detached (greater than 8 du/ac)  
MF – Multiple-Family (up to 43 du/ac)  
AQ – Age-Qualified (Senior) (up to 43 du/ac)  
E – Estate (1 du/ac)  
UAC – Urban Activity Center (up to 43 du/ac)

## **2. Underutilized Infill Parcels**

Housing Opportunities Overlay Zone. 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 multi-family housing by-right on parcels within the following base zoning districts:

- C1 – Local Business
- C2 – General Business
- CH – Commercial Highway
- CN – Commercial Neighborhood
- PA – Professional and Administrative Office
- M1 – Light Industrial
- R2 – Residential, Single-Family (arterial highway frontage)
- R3 – Apartment (arterial highway frontage)
- R4 – Suburban Multifamily Residential (arterial highway frontage)
- RP – Residential-Professional (arterial highway frontage)

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. Base density in all portions of the Housing Opportunities Overlay Zone except the R2 and R3 districts is 25 units/acre, and 43.5 units/acre in the R2 and R3 districts. As reflected in Table B-1 above, the Housing Opportunities Overlay Zone has been very successful in stimulating affordable housing development, with 7 new projects approved since 2006.

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 multi-family 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. A detailed inventory of parcels is provided in Tables B-4a through B-4i. 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 in each parcel using the base density of 25 units/acre or 43.5 units/acre in the R2 and R3 districts, which does not include density bonus. Actual development yield would usually 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 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 25 units per acre (43.5 units per acre in the R2 and R3 zones), excluding any density bonus, the total capacity of the Housing Opportunities Overlay Zone is more than 3,600 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. The 2,032 potential units identified in the land inventory (see Table B-2 and Tables B-4a through B-4i) represent only about 56% of the total capacity (excluding density bonus) and only about 42% of capacity when density bonus is included.

- Midway City – The Midway City area is surrounded by the City of Westminster. Of the 84-acre area, parcels totaling approximately 22 acres are included in the high potential site inventory. Much of this area was originally developed in the 1940s and '50s with strip commercial uses along the major streets such as Beach Boulevard and Bolsa Avenue, and single-family housing on smaller streets. While some private redevelopment and upgrading has occurred, large portions of the commercially-zoned land are still occupied by marginal strip commercial and low-intensity light industrial uses such as liquor stores, massage parlors, vacant car dealer lots, car and truck

repair, used car sales and equipment storage lots (see Table B-4a). Extensive lot consolidation opportunities exist in this area.

- Orange-Olive Heights Island – The Orange-Olive Heights overlay zone area is located north of Lincoln Avenue and east of Orange-Olive Road and includes approximately 6 acres of land surrounded by the City of Orange. Of the 6 total acres, parcels totaling 3.5 acres are listed on the high potential site inventory (Table B-4b). These sites include light industrial buildings, a recycling yard, and vacant land, and have excellent lot consolidation potential.
- Del Rio Island – The Del Rio area is comprised of approximately 7 acres on the north side of Lincoln Avenue west of Glassell Street, surrounded by the City of Orange. High potential sites contain 5.7 acres currently occupied with a self-storage yard, self-serve car wash, and nursery supply. These parcels have excellent potential for consolidation (see Table B-4c).
- West Anaheim Island – The West Anaheim island is surrounded by the City of Anaheim and encompasses approximately 44 acres, from which parcels totaling 8.6 acres are identified as high-potential sites (see Table B-4d). The majority of these parcels front on Brookhurst Avenue, a major arterial, and contain modest single-family houses originally built in the 1940s and '50s, and strip commercial. Current uses include liquor store, tattoo parlor, beauty shop, thrift store, pawn shop, “payday” loan, massage parlor, hookah bar, nail salon, and bar. These parcels have high potential for consolidation. Redevelopment of older single-family homes (such as those along Brookhurst Street) is feasible because most of these homes suffer from deferred maintenance, are in an undesirable residential location fronting on a major arterial, and are on adjacent parcels that could be consolidated.
- Stanton Island – The Stanton Island is located along the north side of Katella Avenue near Magnolia Avenue, and is surrounded by the City of Stanton. The area contains four parcels considered high-potential sites totaling 1.5 acres (Table B-4e). These parcels contain low-value structures such as RV rental, bar, liquor store and vacant former used car sales lots. These parcels have excellent consolidation potential.
- Santa Ana Island – The Santa Ana island is located near the northeast corner of Tustin Avenue and 17<sup>th</sup> Street, and contains 11 parcels totaling approximately 5 acres (Table B-4f). The majority of this land is vacant, while two parcels contain marginal commercial buildings occupied by a bar, liquor store, massage parlor, tattoo parlor, cell phone sales, barber shop, and bail bonds. These parcels have excellent consolidation potential.



- Fountain Valley Island - The Fountain Valley island includes one high-potential site of approximately one-half acre currently occupied by an auto repair business (Table B-4g). The structure on the site is of relatively low value, and represents an excellent redevelopment opportunity.
- Costa Mesa Island - The Costa Mesa island includes one high-potential site of approximately 15 acres within the C2 zone (Table B-4h). The property is currently used as a parking lot for the Costa Mesa Country Club and represents a redevelopment opportunity. The site is level and excellent access is available from Newport Blvd.
- Newport Beach Island – The Newport Beach island includes one high-potential lower-income site of approximately 23 acres within the C1 zone (Table B-4i). This vacant site is located on the north side of Coast Highway and is near Hoag Hospital and other residential neighborhoods. This property is part of the larger ownership known as Banning Ranch, much of which has been used for oil extraction in the past, although the parcels listed in the land inventory are not impacted by oil field operations. This island also includes 34.1 acres of vacant land zoned R4, which is suitable for moderate-income housing.
- El Modena Island – The El Modena island comprises over 20 acres and is developed primarily with very modest single-family homes, many of which are on substandard-sized lots (Table B-5). This area is zoned R4, which allows a density of 14.5 units/acre. These parcels have been assigned to the moderate-income site inventory and have excellent consolidation potential.

Potential Capacity of Small Sites. As is typical of older urban communities, there are very few large developable parcels remaining in the unincorporated islands in Orange County. A significant number of parcels within the Housing Opportunities Overlay Zone are less than one acre in size. As noted above, parcels smaller than ½ acre are not included the inventory unless there is an opportunity for lot consolidation with an adjacent parcel. In some jurisdictions, discretionary approvals required for lot consolidation present a constraint to development. However, the Orange County Zoning Code does not require any formal lot consolidation mechanism or approval prior to development of a project encompassing more than one parcel. A project sponsor who controls two or more adjacent parcels may process a development application that crosses parcel boundaries. Since the Housing Opportunities Overlay Zone allows development by-right, small parcels do not pose a significant constraint to development or redevelopment. In addition, Strategy 1a in the Housing Action Plan (Section 5) provides a graduated density bonus to allow an increase in base density up to 30 units/acre as an incentive for lot consolidation (in addition to any other allowable density bonus based on state affordability criteria).

Table B-2 summarizes the total potential units on sites within the Housing Opportunities Overlay Zone that are considered “high potential” and are therefore included in the underutilized land inventory.

**Table B-2**  
**High Potential Underutilized Low-Income Sites Inventory Summary**  
**Housing Opportunities Overlay Zone**

| Planning Area               | Potential Low Income Units* |
|-----------------------------|-----------------------------|
| Costa Mesa                  | 362                         |
| Fountain Valley             | 12                          |
| La Habra                    | 0                           |
| Midway City                 | 516                         |
| Newport Beach-Banning Ranch | 567                         |
| Orange-Del Rio              | 184                         |
| Orange-El Modena            | 0                           |
| Orange-Olive Heights        | 74                          |
| Rossmoor                    | 0                           |
| Santa Ana                   | 117                         |
| Silverado                   | 0                           |
| Stanton                     | 36                          |
| West Anaheim                | 164                         |
| Yorba Linda                 | 0                           |
| <b>TOTALS</b>               | <b>2,032</b>                |

\*See Tables B-4a through B-4i for parcel breakdown

Other Underutilized Parcels. In addition to the Housing Opportunities Overlay Zone areas described above, there are many other underutilized parcels in the unincorporated county where the intensity of existing development is significantly less than allowed by current zoning. The largest concentration of such parcels is in the El Modena unincorporated island surrounded by the City of Orange. Approximately 54 acres of land in this neighborhood is zoned R-4, which allows multi-family development at a density up to 14.5 units/acre. This neighborhood is developed predominantly with modest single-family homes, although some infill multi-family projects have been built in recent years. Table B-5 provides a list of such underutilized parcels that are suitable for meeting the County’s moderate-income housing needs.

### **c. 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; and

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- The availability of regulatory or other incentives or standards to encourage additional residential development on these sites.

Based on the allowable base density of 25 units per acre (30 units per acre for parcels of one acre or more) and 43.5 units per acre in the R2 and R3 zones, excluding any density bonus, a total of more than 2,032 new lower-income units could be developed on the “high potential” sites identified in the Housing Opportunities Overlay Zone (Table B-2). 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 A-3, the average density for projects completed in the Housing Opportunities Overlay Zone is more than 34 units per acre and every project has achieved at least 33 units per acre. In addition, the legal obligation contained in the Ranch Plan Planned Community for dedication of an aggregate of 60 gross acres of land to the County for affordable housing creates the potential for up to approximately 1,800 additional lower-income units (up to 360 units may be developed during this planning period). Together, these vacant and underutilized sites can accommodate nearly 2,700 new lower-income units in the 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-3 summarizes the unincorporated area land inventory compared to the County’s RHNA for the 2014-2021 planning period. This table shows that there is adequate capacity in all income categories to accommodate the unincorporated area’s needs. A complete list of high-potential sites the Housing Opportunities Overlay Zone is provided in Tables B-4a through B-4f, while underutilized moderate-income sites are listed in Table B-5. Maps showing the parcel locations are provided in Figures B-2a through B-2l.

**Table B-3**  
**Land Inventory Summary vs. RHNA**

| Category  | Total Units  | Income Category |             |                |
|---|--------------|-----------------|-------------|----------------|
|   |              | Lower           | Moderate    | Above Moderate |
| Approved projects (Table B-1)                     | 244          | 244             | --          | 3              |
| The Ranch Plan Planned Community (Figure B-1)     | 5,520        | 360             | --          | 5,160          |
| Housing Opportunities Overlay Zone (Table B-2)    | 2,032        | 2,032           | --          | --             |
| Other underutilized parcels (Tables B-4i and B-5) | 750          | --              | 750         | --             |
| <b>Total Land Inventory</b>                       | <b>8,546</b> | <b>2,636</b>    | <b>750</b>  | <b>5,163</b>   |
| RHNA Need 2014-2021 (Table X-40)                  | 5,272        | 2,119           | 979         | 2,174          |
| <b>Adequate Capacity?</b>                         | <b>Yes</b>   | <b>Yes</b>      | <b>Yes*</b> | <b>Yes</b>     |

Sources: OC Planning 2013; SCAG 2012

\*Includes excess lower-income units

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**Table B-4a**  
**Housing Opportunities Overlay Zone Land Inventory**  
**Midway City Unincorporated Island**

| APN              | Address          | Zoning | General Plan | Parcel Size (Acres) | Potential Units* | Owner | Current Use               | Bldg. Size (sf) | Bldg. FAR | Year Built | Imp. Ratio** |
|------------------|------------------|--------|--------------|---------------------|------------------|-------|---------------------------|-----------------|-----------|------------|--------------|
| <b>Site #1</b>   |                  |        |              |                     |                  |       |                           |                 |           |            |              |
| 097-103-31       | 14582 Beach Blvd | C2     | 1C           | 0.85                | 21               | -     | Meeting hall              | 6151            | 0.17      | 1921       | 0.29         |
| <b>Subtotals</b> |                  |        |              |                     | <b>21</b>        |       |                           |                 |           |            |              |
| <b>Site #2</b>   |                  |        |              |                     |                  |       |                           |                 |           |            |              |
| 097-132-13       | 8081 Bolsa Ave   | C2     | 1C           | 0.0826              | 2                | -     | Older strip commercial    | 511             | 0.14      | 1927       | 0.02         |
| 097-132-14       | 8091 Bolsa Ave   | C2     | 1C           | 0.0826              | 2                | -     | Older strip commercial    | 1714            | 0.48      | 1936       | 0.64         |
| 097-132-15       | 8101 Bolsa Ave   | C2     | 1C           | 0.2123              | 5                | -     | Older strip commercial    | 0               | 0.00      | na         | 0.48         |
| 097-132-23       | 8061 Bolsa Ave   | C2     | 1C           | 0.1653              | 4                | -     | Older strip commercial    | 3596            | 0.50      | 1954       | 0.32         |
| 097-132-24       | 8071 Bolsa Ave   | C2     | 1C           | 0.1653              | 4                | -     | Older strip commercial    | 848             | 0.12      | 1969       | 0.31         |
| <b>Subtotals</b> |                  |        |              |                     | <b>17</b>        |       |                           |                 |           |            |              |
| <b>Site #3</b>   |                  |        |              |                     |                  |       |                           |                 |           |            |              |
| 097-133-21       | 8121 Bolsa Ave   | C2     | 1C           | 0.4132              | 10               | -     | Older strip commercial    | 4503            | 0.25      | 1953       | 0.41         |
| <b>Subtotals</b> |                  |        |              |                     | <b>10</b>        |       |                           |                 |           |            |              |
| <b>Site #4</b>   |                  |        |              |                     |                  |       |                           |                 |           |            |              |
| 097-134-09       | 8181 Bolsa Ave   | C2     | 1C           | 0.1653              | 4                | A     | commercial (used car lot) | 1317            | 0.18      | 1938       | 0.53         |
| 097-134-10       | 8191 Bolsa Ave   | C2     | 1C           | 0.1446              | 3                | A     | Older strip commercial    | 2227            | 0.35      | 1965       | 0.41         |
| 097-134-12       | 8225 Bolsa Ave   | C2     | 1C           | 0.1653              | 4                | -     | Older strip commercial    | 4115            | 0.57      | 1965       | 0.76         |
| 097-134-25       | 8207 Bolsa Ave   | C2     | 1C           | 0.2479              | 6                | -     | commercial (auto repair)  | 3075            | 0.28      | 1980       | 0.43         |
| <b>Subtotals</b> |                  |        |              |                     | <b>17</b>        |       |                           |                 |           |            |              |
| <b>Site #4</b>   |                  |        |              |                     |                  |       |                           |                 |           |            |              |
| 097-141-09       | 8241 Bolsa Ave   | C2     | 1C           | 0.1488              | 3                | B     | Older strip commercial    | 2968            | 0.46      | 1928       | 0.50         |
| 097-141-10       | 8249 Bolsa Ave   | C2     | 1C           | 0.1488              | 3                | B     | Older strip commercial    | 1954            | 0.30      | 1961       | 0.50         |
| 097-141-11       | 8261 Bolsa Ave   | C2     | 1C           | 0.1488              | 3                | -     | Older strip commercial    | 1977            | 0.31      | 1946       | 0.25         |
| 097-141-12       | 8271 Bolsa Ave   | C2     | 1C           | 0.1488              | 3                | -     | Older strip commercial    | 1804            | 0.28      | 1956       | 0.42         |
| 097-141-13       | 8281 Bolsa Ave   | C2     | 1C           | 0.1487              | 3                | -     | Older strip commercial    | 2863            | 0.44      | 1946       | 0.40         |
| <b>Subtotals</b> |                  |        |              |                     | <b>15</b>        |       |                           |                 |           |            |              |
| <b>Site #5</b>   |                  |        |              |                     |                  |       |                           |                 |           |            |              |
| 097-142-22       | 8301 Bolsa Ave   | C2     | 1C           | 0.2975              | 7                | -     | Older strip commercial    | 2566            | 0.20      | 1957       | 0.36         |
| 097-142-23       | 8331 Bolsa Ave   | C2     | 1C           | 0.4463              | 11               | -     | Older strip commercial    | 6486            | 0.33      | 1973       | 0.52         |
| <b>Subtotals</b> |                  |        |              |                     | <b>18</b>        |       |                           |                 |           |            |              |

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| APN              | Address          | Zoning | General Plan | Parcel Size (Acres) | Potential Units* | Owner | Current Use                   | Bldg. Size (sf) | Bldg. FAR | Year Built | Imp. Ratio** |
|------------------|------------------|--------|--------------|---------------------|------------------|-------|-------------------------------|-----------------|-----------|------------|--------------|
| <b>Site #6</b>   |                  |        |              |                     |                  |       |                               |                 |           |            |              |
| 097-143-10       | 8371 Bolsa Ave   | C2     | 1C           | 0.1488              | 3                | -     | Older strip commercial        | 786             | 0.12      | 1951       | 0.19         |
| 097-143-11       | 8381 Bolsa Ave   | C2     | 1C           | 0.1488              | 3                | -     | Older strip commercial        | 727             | 0.11      | 1950       | 0.13         |
| 097-143-12       | 8391 Bolsa Ave   | C2     | 1C           | 0.1488              | 3                | -     | Older strip commercial        | 2455            | 0.38      | 1977       | 0.44         |
| 097-143-22       | 8361 Bolsa Ave   | C2     | 1C           | 0.1308              | 3                | -     | Older strip commercial        | 2505            | 0.44      | 1958       | 0.37         |
| <b>Subtotals</b> |                  |        |              |                     | <b>12</b>        |       |                               |                 |           |            |              |
| <b>Site #7</b>   |                  |        |              |                     |                  |       |                               |                 |           |            |              |
| 097-144-08       | 8421 Bolsa Ave   | C2     | 1C           | 0.171               | 4                | C     | Older strip commercial        | 1096            | 0.15      | 1942       | 0.09         |
| 097-144-09       | 8441 Bolsa Ave   | C2     | 1C           | 0.2039              | 5                | C     | Older strip commercial        | 1105            | 0.12      | 1942       | 0.15         |
| 097-144-19       | 8451 Bolsa Ave   | C2     | 1C           | 0.27                | 6                | -     | Older strip commercial        | 0               | 0.00      | 1960       | 0.10         |
| <b>Subtotals</b> |                  |        |              |                     | <b>15</b>        |       |                               |                 |           |            |              |
| <b>Site #8</b>   |                  |        |              |                     |                  |       |                               |                 |           |            |              |
| 107-151-02       | 15021 Jackson St | C2     | 2A           | 0.3117              | 7                | E     | commercial (used car lot)     | 1850            | 0.14      | 1929       | 0.06         |
| 107-151-06       | 15032 Adams St   | C2     | 2A           | 0.191               | 4                | -     | Commercial - light industrial | 1912            | 0.23      | 1945       | 0.09         |
| 107-151-15       | 15161 Jackson St | C2     | 2A           | 0.4132              | 10               | -     | Commercial - light industrial | 808             | 0.04      | 1928       | 0.80         |
| 107-151-16       | 15171 Jackson St | C2     | 2A           | 0.4132              | 10               | -     | Commercial - light industrial | 674             | 0.04      | 1928       | 0.09         |
| 107-151-19       | 15191 Jackson St | C2     | 2A           | 0.4132              | 10               | -     | Older non-conforming SFR      | 1596            | 0.09      | 1928       | 0.07         |
| 107-151-20       | 15201 Jackson St | C2     | 2A           | 0.4132              | 10               | D     | commercial (parking lot)      | 898             | 0.05      | 1927       | 0            |
| 107-151-21       | 15211 Jackson St | C2     | 2A           | 0.4126              | 10               | D     | commercial (parking lot)      | 674             | 0.04      | 1927       | 0            |
| 107-151-30       | 15212 Beach Blvd | C2     | 2A           | 0.4135              | 3                | -     | commercial (U-Haul)           | 0               | 0.00      | na         | 0            |
| 107-151-31       | 15122 Beach Blvd | C2     | 2A           | 0.4087              | 10               | -     | commercial (car dealership)   | 3013            | 0.17      | 1958       | 0.09         |
| 107-151-32       | 15142 Beach Blvd | C2     | 2A           | 0.4135              | 10               | -     | commercial (auto parts)       | 875             | 0.05      | na         | 0.66         |
| 107-151-33       | 15132 Beach Blvd | C2     | 2A           | 0.4135              | 10               | -     | commercial (car dealership)   | 1123            | 0.06      | 1942       | 0.23         |
| 107-151-36       | 15081 Jackson St | C2     | 2A           | 0.1894              | 4                | -     | commercial (parking lot)      | 675             | 0.08      | 1927       | 0.12         |
| 107-151-37       | 15101 Jackson St | C2     | 2A           | 0.1894              | 4                | -     | Older non-conforming SFR      | 1107            | 0.13      | 1927       | 0.05         |
| 107-151-38       | 15111 Jackson St | C2     | 2A           | 0.2841              | 7                | -     | Commercial - light industrial | 1353            | 0.11      | 1927       | 0.15         |
| 107-151-42       | 15052 Adams St   | C2     | 2A           | 0.2257              | 5                | -     | Commercial - light industrial | 2669            | 0.27      | 1952       | 0.29         |
| 107-151-43       | 15180 Jackson St | C2     | 1C           | 0.2066              | 5                | -     | Commercial - light industrial | 1443            | 0.16      | 1968       | 0.22         |
| 107-151-44       | 15181 Jackson St | C2     | 2A           | 0.2066              | 5                | -     | Commercial - light industrial | 1810            | 0.20      | 1927       | 0.30         |
| 107-151-45       | 15135 Jackson St | C2     | 2A           | 0.3994              | 9                | -     | Commercial - light industrial | 525             | 0.03      | 1933       | 0.63         |
| 107-151-47       | 15132 Adams St   | C2     | 2A           | 0.3359              | 8                | -     | Commercial - light industrial | 2499            | 0.17      | 1981       | 0.17         |
| 107-151-48       | 15131 Jackson St | C2     | 2A           | 0.2841              | 7                | -     | Commercial - light industrial | 1058            | 0.09      | 1928       | 0.22         |
| 107-151-51       | 15114 Adams St   | C2     | 2A           | 0.3156              | 7                | -     | commercial (parking lot)      | 5720            | 0.42      | 1964       | 0.16         |
| 107-151-52       | 15092 Adams St   | C2     | 2A           | 0.1578              | 3                | -     | commercial (parking lot)      | 2629            | 0.38      | 1963       | 0.16         |
| 107-151-54       | 15041 Jackson St | C2     | 2A           | 0.3078              | 7                | -     | Commercial - light industrial | 3906            | 0.29      | 1963       | 0.67         |

**Appendix B – Land Inventory**  
**CHAPTER X – HOUSING ELEMENT**

| APN              | Address            | Zoning | General Plan | Parcel Size (Acres) | Potential Units* | Owner | Current Use                   | Bldg. Size (sf) | Bldg. FAR | Year Built | Imp. Ratio** |
|------------------|--------------------|--------|--------------|---------------------|------------------|-------|-------------------------------|-----------------|-----------|------------|--------------|
| 107-151-55       | 15031 Jackson St   | C2     | 2A           | 0.1735              | 4                | -     | Commercial - light industrial | 627             | 0.08      | 1945       | 0.15         |
| 107-151-57       | 8112 Bolsa Ave     | C2     | 2A           | 0.0432              | 1                | E     | commercial (used car lot)     | 1357            | 0.72      | 1965       | 0.19         |
| 107-151-60       | 15071 Adams St     | C2     | 2A           | 0.4042              | 10               | F     | commercial (parking lot)      | 3877            | 0.22      | 1969       | 0.46         |
| 107-151-61       | 15082 Adams St     | C2     | 2A           | 0.1521              | 3                | F     | commercial (parking lot)      | 2405            | 0.36      | 1976       | 0.75         |
| 107-151-62       | 15062 Adams St     | C2     | 2A           | 0.1825              | 4                | -     | commercial (parking lot)      | na              | na        | 1976       | 0.42         |
| <b>Subtotals</b> |                    |        |              |                     | <b>187</b>       |       |                               |                 |           |            |              |
| <b>Site #9</b>   |                    |        |              |                     |                  |       |                               |                 |           |            |              |
| 107-152-12       | 15040 Midway Place | C2     | 2A           | 1.4729              | 36               | A     | parking lot                   | 1130            | .02       | 1959       | 23.82        |
| <b>Subtotals</b> |                    |        |              |                     | <b>36</b>        |       |                               |                 |           |            |              |
| <b>Site #9</b>   |                    |        |              |                     |                  |       |                               |                 |           |            |              |
| 107-153-10       | 15022 Beach Blvd   | C2     | 2A           | 0.23                | 5                | G     | commercial (truck shells)     | 0               | 0.00      | 1970       | 0.01         |
| 107-153-11       | 8042 Bolsa Ave     | C2     | 2A           | 0.1087              | 2                | G     | commercial (truck parts)      | 1085            | 0.23      | 1959       | 0.14         |
| 107-153-12       | 15032 BEACH BLVD   | C2     | 2A           | 0.11                | 2                | G     | parking lot                   | 571             | 0.12      | 1955       | 0.10         |
| <b>Subtotals</b> |                    |        |              |                     | <b>9</b>         |       |                               |                 |           |            |              |
| <b>Site #10</b>  |                    |        |              |                     |                  |       |                               |                 |           |            |              |
| 107-180-06       | 15102 Jackson St   | C2     | 1C           | 0.3718              | 9                | -     | undetermined use              | 1095            | 0.07      | 1953       | 0.16         |
| 107-180-08       | 15122 Jackson St   | C2     | 1C           | 0.3724              | 9                | H     | Commercial - light industrial |                 | 0.00      | 1945       | 0.20         |
| 107-180-09       | 15132 Jackson St   | C2     | 1C           | 0.372               | 9                | -     | Commercial - light industrial | 870             | 0.05      | 1927       | 0.06         |
| 107-180-10       | 15142 Jackson St   | C2     | 1C           | 0.372               | 9                | H     | Commercial - light industrial | 624             | 0.04      | 1929       | 0.05         |
| 107-180-11       | 15161 VAN BUREN ST | C2     | 1C           | 0.744               | 18               | -     | Commercial - light industrial | 680             | 0.02      | 1975       | 0.47         |
| 107-180-14       | 15231 Van Buren    | C2     | 1C           | 0.13                | 3                | -     | Commercial - light industrial | 0               | 0.00      | na         | 0            |
| 107-180-15       | 15222 Jackson St   | C2     | 1C           | 0.3037              | 7                | -     | Commercial - light industrial | 1153            | 0.09      | 1947       | 0.10         |
| 107-180-16       | 8161 Bishop        | C2     | 1C           | 0.15                | 3                | -     | Older non-conforming SFR      | 2800            | 0.43      | 1964       | 0.45         |
| 107-180-17       | 15232 Jackson St   | C2     | 1C           | 0.1514              | 3                | -     | Commercial - light industrial | 568             | 0.09      | 1949       | 0.44         |
| 107-180-22       | 15192 Jackson St   | C2     | 1C           | 0.3713              | 9                | -     | commercial (parking lot)      | 11963           | 0.74      | 1961       | 0.74         |
| 107-180-23       | 15182 Jackson St   | C2     | 1C           | 0.372               | 9                | -     | commercial (parking lot)      | 1025            | 0.06      | 1927       | 0.64         |
| 107-180-24       | 8122 Bolsa Ave     | C2     | 1C           | 0.3593              | 8                | -     | commercial (used car lot)     | 2481            | 0.16      | 1958       | 0.24         |
| 107-180-25       | 15062 Jackson St   | C2     | 1C           | 0.6196              | 15               | -     | commercial (parking lot)      | 5524            | 0.20      | 1959       | 0.24         |
| 107-180-28       | 8180 Bolsa Ave     | C2     | 1C           | 0.2433              | 6                | -     | commercial (used car lot)     | 1009            | 0.10      | 1963       | 0.06         |
| 107-180-29       | 15112 Jackson St   | C2     | 1C           | 0.1859              | 4                | -     | Commercial - light industrial | 769             | 0.09      | 1927       | 0.21         |
| 107-180-30       | 15111 Van Buren    | C2     | 1C           | 0.18                | 4                | -     | Commercial - light industrial | 1661            | 0.21      | 1973       | 0.45         |
| 107-180-31       | 16201 Van Buren    | C2     | 1C           | 0.57                | 14               | I     | Commercial - light industrial | 1309            | 0.05      | 1966       | 0.10         |
| 107-180-32       | 15202 Jackson St   | C2     | 1C           | 0.169               | 4                | I     | commercial (parking lot)      | 1628            | 0.22      | 1952       | 0.14         |
| 107-180-33       | 15081 Van Buren    | C2     | 1C           | 0.18                | 4                | -     | Commercial - light industrial | 0               | 0.00      | na         | 0            |

**Appendix B – Land Inventory**  
**CHAPTER X – HOUSING ELEMENT**

| APN        | Address          | Zoning | General Plan | Parcel Size (Acres) | Potential Units* | Owner | Current Use                   | Bldg. Size (sf) | Bldg. FAR | Year Built | Imp. Ratio** |
|------------|------------------|--------|--------------|---------------------|------------------|-------|-------------------------------|-----------------|-----------|------------|--------------|
| 107-180-34 | 15082 Jackson St | C2     | 1C           | 0.186               | 4                | -     | Commercial - light industrial | 956             | 0.12      | 1927       | 0.13         |
| Subtotals  |                  |        |              |                     | 151              |       |                               |                 |           |            |              |
| Site #11   |                  |        |              |                     |                  |       |                               |                 |           |            |              |
| 142-062-15 | 15451 Beach Blvd | C1     | 1B           | 0.35                | 8                | -     | Commercial - light industrial | 1119            | 0.07      | 1961       | 0.10         |
| TOTALS     |                  |        |              |                     | 516              |       |                               |                 |           |            |              |

Notes

\*Based on density of 25 du/ac

\*\*Ratio of improvement value to total assessed value



**Underutilized sites in the Midway City area**

**Appendix B – Land Inventory**  
**CHAPTER X – HOUSING ELEMENT**

**Table B-4b**  
**Housing Opportunities Overlay Zone Land Inventory**  
**Orange-Olive Heights Unincorporated Island**

| APN           | Address               | Zoning | General Plan | Parcel Size (Acres) | Potential Units* | Owner | Current Use                             | Bldg. Size (sf) | Bldg. FAR | Year Built | Imp. Ratio** |
|---------------|-----------------------|--------|--------------|---------------------|------------------|-------|---|-----------------|-----------|------------|--------------|
| Site #1       |                       |        |              |                     |                  |       |   |                 |           |            |              |
| 360-384-05    | 2911 Orange Olive Rd. | M1     | 1B           | 0.56                | 14               | -     | Light industrial (construction company) | 11902           | 0.49      | 1928       | 0.18         |
| 360-384-04    | 8692 Main Street      | M1     | 1B           | 0.96                | 24               | A     | Commercial – light industrial           | 14739           | 0.35      | 1948       | 0.34         |
| 360-382-02    | 16512 Buena Vista     | M1     | 1B           | 1.46                | 36               | A     | Industrial (recycling yard)             | 2008            | 0.03      | 1931       | 0.21         |
| <b>Totals</b> |                       |        |              |                     | <b>74</b>        |       |   |                 |           |            |              |

Notes

\*Based on density of 25 du/ac

\*\*Ratio of improvement value to total assessed value



**Underutilized sites in the Orange-Olive Heights area**



**Appendix B – Land Inventory**  
**CHAPTER X – HOUSING ELEMENT**

**Table B-4c**  
**Housing Opportunities Overlay Zone Land Inventory**  
**Orange-Del Rio Unincorporated Island**

| APN        | Address       | Zoning   | General Plan | Parcel Size (Acres) | Potential Units | Owner | Current Use                            | Bldg. Size (sf) | Bldg. FAR | Year Built | Imp. Ratio** |
|------------|---------------|----------|--------------|---------------------|-----------------|-------|--|-----------------|-----------|------------|--------------|
| Site #1    |               |          |              |                     |                 |       |  |                 |           |            |              |
| 360-031-23 | 15777 Lincoln | C2(3359) | 1B           | 5.1                 | 127             | -     | commercial (self storage)              | 0               | 0         | na         | 0            |
| 360-011-11 | 15635 Lincoln | CH       | 1B           | 1.0                 | 25              | A     | commercial (self car wash)             | 2264            | 0.05      | 1975       | 0.04         |
| 360-011-12 | 15651 Lincoln | CH       | 1B           | 1.3                 | 32              | A     | commercial (nursery supply/tire store) | 1820            | 0.03      | 1937       | 0.05         |
| Totals     |               |          |              |                     | 184             |       |  |                 |           |            |              |

Notes

\*Based on density of 25 du/ac

\*\*Ratio of improvement value to total assessed value



**Underutilized sites in the Del Rio area**

**Appendix B – Land Inventory**  
**CHAPTER X – HOUSING ELEMENT**

**Table B-4d**  
**Housing Opportunities Overlay Zone Land Inventory**  
**West Anaheim Unincorporated Island**

| APN           | Address             | Zoning | General Plan | Parcel Size (Acres) | Potential Units | Owner | Current Use            | Bldg. Size (sf) | Bldg. FAR | Year Built | Imp. Ratio** |
|---------------|---------------------|--------|--------------|---------------------|-----------------|-------|------------------------|-----------------|-----------|------------|--------------|
| <b>Site 1</b> |                     |        |              |                     |                 |       |                        |                 |           |            |              |
| 127-392-21    | 10471 S. Brookhurst | RP     | 1B           | 0.15                | 3               | -     | Older SFR              | 1200            | 0.18      | 1954       | 0.3          |
| 127-392-22    | 10461 S. Brookhurst | RP     | 1B           | 0.15                | 3               | -     | Older SFR              | 1200            | 0.18      | 1954       | 0.3          |
| 127-392-23    | 10451 S. Brookhurst | RP     | 1B           | 0.15                | 3               | -     | Older SFR              | 1520            | 0.23      | 1954       | 0.2          |
| 127-392-24    | 10431 S. Brookhurst | RP     | 1B           | 0.15                | 3               | -     | Older strip commercial | 1204            | 0.18      | 1954       | 0.2          |
| 127-392-25    | 10421 S. Brookhurst | RP     | 1B           | 0.15                | 3               | -     | Older SFR              | 1200            | 0.18      | 1954       | 0.2          |
| 127-392-26    | 10411 S. Brookhurst | RP     | 1B           | 0.15                | 3               | -     | Older SFR              | 1504            | 0.23      | 1954       | 0.5          |
| 127-392-27    | 10391 S. Brookhurst | RP     | 1B           | 0.15                | 3               | -     | Older strip commercial | 1684            | 0.26      | 1955       | 0.3          |
| Subtotal      |                     |        |              |                     | 21              |       |                        |                 |           |            |              |
| <b>Site 2</b> |                     |        |              |                     |                 |       |                        |                 |           |            |              |
| 127-521-01    | 10501 S. Brookhurst | RP     | 1B           | 0.2                 | 3               | -     | Older SFR              | 1139            | 0.13      | 1954       | 0.80         |
| 127-521-02    | 10511 S. Brookhurst | RP     | 1B           | 0.2                 | 3               | -     | Older SFR              | 1140            | 0.13      | 1954       | 0.42         |
| 127-521-03    | 10531 S. Brookhurst | RP     | 1B           | 0.2                 | 3               | -     | Older SFR              | 1140            | 0.13      | 1954       | 0.17         |
| 127-521-04    | 10541 S. Brookhurst | RP     | 1B           | 0.2                 | 3               | -     | Older SFR              | 1140            | 0.13      | 1954       | 0.25         |
| 127-521-05    | 10551 S. Brookhurst | RP     | 1B           | 0.2                 | 3               | -     | Older SFR              | 1140            | 0.13      | 1954       | 0.42         |
| 127-521-06    | 10561 S. Brookhurst | RP     | 1B           | 0.2                 | 3               | -     | Older SFR              | 1140            | 0.13      | 1954       | 0.59         |
| 127-521-07    | 10571 S. Brookhurst | RP     | 1B           | 0.2                 | 3               | -     | Older SFR              | 1140            | 0.13      | 1954       | 0.19         |
| 127-521-08    | 10581 S. Brookhurst | RP     | 1B           | 0.2                 | 3               | -     | Older SFR              | 1140            | 0.13      | 1954       | 0.55         |
| 127-521-09    | 10591 S. Brookhurst | RP     | 1B           | 0.2                 | 3               | -     | Older SFR              | 1140            | 0.13      | 1954       | 0.15         |
| 127-521-10    | 10601 S. Brookhurst | RP     | 1B           | 0.2                 | 3               | -     | Older SFR              | 1200            | 0.14      | 1954       | 0.25         |
| 127-521-11    | 10611 S. Brookhurst | RP     | 1B           | 0.2                 | 3               | -     | Older SFR              | 1140            | 0.13      | 1954       | 0.43         |
| 127-521-12    | 10621 S. Brookhurst | RP     | 1B           | 0.2                 | 3               | -     | Older SFR              | 1140            | 0.13      | 1954       | 0.44         |
| 127-521-13    | 10631 S. Brookhurst | RP     | 1B           | 0.2                 | 3               | -     | Older SFR              | 1140            | 0.13      | 1954       | 0.44         |
| 127-521-14    | 10651 S. Brookhurst | RP     | 1B           | 0.2                 | 3               | -     | Older SFR              | 1140            | 0.13      | 1954       | 0.49         |
| 127-521-15    | 9971 Pacific Avenue | RP     | 1B           | 0.2                 | 3               | -     | Older SFR              |                 |           |            |              |
| Subtotal      |                     |        |              |                     | 45              |       |                        |                 |           |            |              |
| <b>Site 3</b> |                     |        |              |                     |                 |       |                        |                 |           |            |              |
| 127-341-03    | 9582 W. Ball Rd.    | R3     | 1B           | 0.6                 | 26              | -     | Older multi-family     | 15192           | 0.58      | 1989       | 0.80         |
| Subtotal      |                     |        |              |                     | 26              |       |                        |                 |           |            |              |

## Appendix B – Land Inventory

### CHAPTER X – HOUSING ELEMENT

| APN           | Address           | Zoning | General Plan | Parcel Size (Acres) | Potential Units | Owner | Current Use            | Bldg. Size (sf) | Bldg. FAR | Year Built | Imp. Ratio** |
|---------------|-------------------|--------|--------------|---------------------|-----------------|-------|------------------------|-----------------|-----------|------------|--------------|
| <b>Site 4</b> |                   |        |              |                     |                 |       |                        |                 |           |            |              |
| 127-092-24    | 331 S Brookhurst  | C1     | 1B           | 0.5885              | 14              | -     | Older strip commercial | 4170            | 0.16      | 1956       | 0.63         |
| 127-092-25    | 9291 S Brookhurst | C1     | 1B           | 0.5638              | 14              | -     | Older strip commercial | 5673            | 0.23      | 1961       | 0.39         |
| 127-092-32    | 305 S Brookhurst  | C1     | 1B           | 1.106               | 27              | -     | Older strip commercial | 5880            | 0.12      | 1960       | 0.24         |
| Subtotal      |                   |        |              |                     | 55              |       |                        |                 |           |            |              |
| <b>Site 5</b> |                   |        |              |                     |                 |       |                        |                 |           |            |              |
| 127-341-59    | 10012 W. Ball     | C1     | 1B           | 0.2                 | 5               | -     | Older SFR              | 888             | 0.10      | 1950       | 0.24         |
| 127-341-60    | 10042 W. Ball     | C1     | 1B           | 0.38                | 9               | -     | Older SFR              | 2840            | 0.17      | 1948       | 0.24         |
| 127-341-61    | 9512 W. Ball      | C1     | 1B           | 0.13                | 3               | -     | Strip commercial       | 1891            | 0.33      | 1982       | 0.77         |
| Subtotal      |                   |        |              |                     | 17              |       |                        |                 |           |            |              |
| <b>Totals</b> |                   |        |              |                     | <b>164</b>      |       |                        |                 |           |            |              |

#### Notes

\*Based on density of 25 du/ac

\*\*Ratio of improvement value to total assessed value



**Underutilized sites in the West Anaheim area**

**Appendix B – Land Inventory**  
**CHAPTER X – HOUSING ELEMENT**

**Table B-4e**  
**Housing Opportunities Overlay Zone Land Inventory**  
**Stanton Unincorporated Island**

| APN        | Address               | Zoning | General Plan | Parcel Size (Acres) | Potential Units | Owner | Current Use                     | Bldg. Size (sf) | Bldg. FAR | Year Built | Imp. Ratio** |
|------------|-----------------------|--------|--------------|---------------------|-----------------|-------|---------------------------------|-----------------|-----------|------------|--------------|
| Site 1     |                       |        |              |                     |                 |       |                                 |                 |           |            |              |
| 126-503-27 | 8885 KATELLA AVE      | C1     | 1B           | 0.44                | 11              | -     | Commercial (older bar)          | 5517            | 0.28      | 1961       | 0.27         |
| Subtotal   |                       |        |              |                     | 11              |       |                                 |                 |           |            |              |
| Site 2     |                       |        |              |                     |                 |       |                                 |                 |           |            |              |
| 127-621-08 | 9041 KATELLA AVE      | C1     | 1B           | 0.48                | 11              | -     | Vacant (used car lot)           | 4209            | 0.20      | 1970       | 0.26         |
| 127-621-09 | 10962 S. MAGNOLIA AVE | C1     | 1B           | 0.23                | 5               | -     | Older commercial                | 1210            | 0.12      | 1969       | 0.37         |
| 127-621-10 | 9001 KATELLA AVE      | C1     | 1B           | 0.38                | 9               | -     | Older commercial (liquor store) | 2400            | 0.14      | 1976       | 0.54         |
| Subtotal   |                       |        |              |                     | 25              |       |                                 |                 |           |            |              |
| Totals     |                       |        |              |                     | 36              |       |                                 |                 |           |            |              |

Notes

\*Based on density of 25 du/ac

\*\*Ratio of improvement value to total assessed value



**Underutilized sites in the Stanton area**

**Appendix B – Land Inventory**  
**CHAPTER X – HOUSING ELEMENT**

**Table B-4f**  
**Housing Opportunities Overlay Zone Land Inventory**  
**Santa Ana Unincorporated Island**

| APN             | Address              | Zoning | General Plan | Parcel Size (Acres) | Potential Units* | Owner | Current Use             | Bldg. Size (sf) | Bldg. FAR | Year Built | Imp. Ratio** |
|-----------------|----------------------|--------|--------------|---------------------|------------------|-------|-------------------------|-----------------|-----------|------------|--------------|
| <b>Site 1</b>   |                      |        |              |                     |                  |       |                         |                 |           |            |              |
| 396-313-03      | 13912 Ponderosa      | C1     | 1B           | 0.69                | 17               | -     | Older commercial        | 9992            | 0.33      | 1960       | 0.56         |
| 396-313-11      | 17061 E. 17th St     | C1     | 1B           | 0.9                 | 22               | -     | Older office/commercial | na              | na        | na         | 0.38         |
| <b>Subtotal</b> |                      |        |              |                     | <b>39</b>        |       |                         |                 |           |            |              |
| <b>Site 2</b>   |                      |        |              |                     |                  |       |                         |                 |           |            |              |
| 396-312-01      | No street address    | C1     | 1B           | 0.45                | 11               | A     | Vacant land             | 0               | 0         | na         | 0            |
| 396-312-02      | 13862 N. Tustin Ave. | C1     | 1B           | 0.54                | 13               | A     | Vacant land             | 0               | 0         | na         | 0            |
| 396-312-03      | 13872 N. Tustin Ave. | C1     | 1B           | 0.19                | 4                | A     | Vacant land             | 0               | 0         | na         | 0            |
| 396-312-04      | 13892 N. Tustin Ave. | C1     | 1B           | 0.23                | 5                | A     | Vacant land             | 0               | 0         | na         | 0            |
| 396-312-05      | 13902 N. Tustin Ave. | C1     | 1B           | 0.15                | 3                | A     | Vacant land             | 0               | 0         | na         | 0            |
| 396-312-06      | 13922 N. Tustin Ave. | C1     | 1B           | 0.85                | 21               | A     | Vacant land             | 0               | 0         | na         | 0            |
| 396-312-07      | 13946 N. Tustin Ave. | C1     | 1B           | 0.18                | 4                | A     | Vacant land             | 0               | 0         | na         | 0            |
| 396-312-08      | 13952 N. Tustin Ave. | C1     | 1B           | 0.18                | 4                | A     | Vacant land             | 0               | 0         | na         | 0            |
| 396-312-11      | 13972 N. Tustin Ave. | C1     | 1B           | 0.52                | 13               | A     | Vacant land             | 0               | 0         | na         | 0            |
| <b>Subtotal</b> |                      |        |              |                     | <b>78</b>        |       |                         |                 |           |            |              |
| <b>Totals</b>   |                      |        |              |                     | <b>117</b>       |       |                         |                 |           |            |              |

Notes:

\*Based on density of 25 du/ac

\*\*Ratio of improvement value to total assessed value



**Underutilized sites in the Santa Ana area**

**Appendix B – Land Inventory**  
**CHAPTER X – HOUSING ELEMENT**

**Table B-4g**  
**Housing Opportunities Overlay Zone Land Inventory**  
**Fountain Valley Unincorporated Island**

| APN           | Address      | Zoning | General Plan | Parcel Size (Acres) | Potential Units* | Owner | Current Use  | Bldg. Size (sf) | Bldg. FAR | Year Built | Imp. Ratio** |
|---------------|--------------|--------|--------------|---------------------|------------------|-------|--------------|-----------------|-----------|------------|--------------|
| <b>Site 1</b> |              |        |              |                     |                  |       |              |                 |           |            |              |
| 144-251-08    | 16292 Harbor | C1     | 1C           | 0.48                | 12               | -     | Auto service | 0               | 0         | 1967       | 0.10         |
| <b>Totals</b> |              |        |              |                     | 12               |       |              |                 |           |            |              |

Notes

\*Based on density of 25 du/ac

\*\*Ratio of improvement value to total assessed value

**Appendix B – Land Inventory**  
**CHAPTER X – HOUSING ELEMENT**

**Table B-4h**  
**Housing Opportunities Overlay Zone Land Inventory**  
**Costa Mesa Unincorporated Island**

| APN        | Address             | Zoning | General Plan | Parcel Size (Acres) | Potential Units* | Owner | Current Use | Bldg. Size (sf) | Bldg. FAR | Year Built | Imp. Ratio** |
|------------|---------------------|--------|--------------|---------------------|------------------|-------|-------------|-----------------|-----------|------------|--------------|
| Site 1     |                     |        |              |                     |                  |       |             |                 |           |            |              |
| 119-200-21 | 20242 Newport Blvd. | C2(SR) | 5            | 14.5                | 362              | -     | Parking lot | 0               | 0         | na         | 0.19         |
| Totals     |                     |        |              |                     | 362              |       |             |                 |           |            |              |

Notes

\*Based on density of 25 du/ac

\*\*Ratio of improvement value to total assessed value

**Appendix B – Land Inventory**  
**CHAPTER X – HOUSING ELEMENT**

**Table B-4i**  
**Housing Opportunities Overlay Zone Land Inventory**  
**Newport Beach Unincorporated Island**

| APN  | Address            | Zoning | General Plan | Parcel Size (Acres) | Potential Units     | Owner | Current Use | Bldg. Size (sf) | Bldg. FAR | Year Built | Imp. Ratio*** |
|--|--------------------|--------|--------------|---------------------|---------------------|-------|-------------|-----------------|-----------|------------|---------------|
| Site 1   |                    |        |              |                     |                     |       |             |                 |           |            |               |
| 114-170-77<br>114-170-79                             | 5800 Coast Highway | C1     | 5            | 22.7                | 567*<br>(Lower)     | A     | Vacant      | 0               | 0         | na         | 0             |
| 114-170-24<br>114-170-43<br>114-170-52<br>424-041-04 |                    | R4     | 5            | 34.1                | 494**<br>(Moderate) | A     | Vacant      | 0               | 0         | na         | 0             |
| Totals   |                    |        |              |                     | 567 Low<br>494 Mod  |       |             |                 |           |            |               |

Notes:

\*Based on density of 25 du/ac

\*\* Based on density of 14.5 du/ac

\*\*\*Ratio of improvement value to total assessed value



**Appendix B – Land Inventory**  
**CHAPTER X – HOUSING ELEMENT**

**Table B-5**  
**Underutilized Land Inventory**  
**EI Modena Unincorporated Island**

| APN        | Address              | Zoning | General Plan | Existing Units | Assumed Density (du/ac) | Parcel Size (Acres) | Potential Units* | Current Use | Opportunities/ Constraints  |
|------------|----------------------|--------|--------------|----------------|-------------------------|---------------------|------------------|-------------|-----------------------------|
| 093-100-05 | 18619 E Vine Ave     | R4     | 1B           | 1              | 14.5                    | 0.1587              | 2                | SFR         | Potential lot consolidation |
| 093-100-06 | 18631 E Vine Ave     | R4     | 1B           | 1              | 14.5                    | 0.1681              | 2                | SFR         | Potential lot consolidation |
| 093-100-07 | 18623 E Vine Ave     | R4     | 1B           | 1              | 14.5                    | 0.1587              | 2                | SFR         | Potential lot consolidation |
| 093-100-08 | 18627 E Vine Ave     | R4     | 1B           | 1              | 14.5                    | 0.1681              | 2                | SFR         | Potential lot consolidation |
| 093-100-11 | 18691 E Vine Ave     | R4     | 1B           | 1              | 14.5                    | 0.1681              | 2                | SFR         | Potential lot consolidation |
| 093-100-17 | 18701 E Vine Ave     | R4     | 1B           | 1              | 14.5                    | 0.1681              | 2                | SFR         | Potential lot consolidation |
| 093-100-19 | 18681 E Vine Ave     | R4     | 1B           | 1              | 14.5                    | 0.1681              | 2                | SFR         | Potential lot consolidation |
| 093-100-27 | 18671 E Vine Ave     | R4     | 1B           | 1              | 14.5                    | 0.1681              | 2                | SFR         | Potential lot consolidation |
| 093-100-36 | 18692 E Spring St    | R4     | 1B           | 1              | 14.5                    | 0.1556              | 2                | SFR         | Potential lot consolidation |
| 093-100-37 | 18642 E Spring St    | R4     | 1B           | 1              | 14.5                    | 0.1556              | 2                | SFR         | Potential lot consolidation |
| 093-100-38 | 18632 E Spring St    | R4     | 1B           | 1              | 14.5                    | 0.1556              | 2                | SFR         | Potential lot consolidation |
| 093-100-39 | 18682 E Spring St    | R4     | 1B           | 1              | 14.5                    | 0.1556              | 2                | SFR         | Potential lot consolidation |
| 093-100-40 | 18626 E Spring St    | R4     | 1B           | 1              | 14.5                    | 0.0                 | 0                | SFR         | Potential lot consolidation |
| 093-100-41 | 18622 E Spring St    | R4     | 1B           | 1              | 14.5                    | 0.0                 | 0                | SFR         | Potential lot consolidation |
| 093-100-42 | 18662 E Spring St    | R4     | 1B           | 1              | 14.5                    | 0.1556              | 2                | SFR         | Potential lot consolidation |
| 093-100-43 | 18702 E Spring St    | R4     | 1B           | 1              | 14.5                    | 0.1837              | 2                | SFR         | Potential lot consolidation |
| 093-100-44 | 18741 E Vine Ave     | R4     | 1B           | 1              | 14.5                    | 0.0                 | 0                | SFR         | Potential lot consolidation |
| 093-101-07 | 18542 E Spring St    | R4     | 1B           | 1              | 14.5                    | 0.1613              | 2                | SFR         | Potential lot consolidation |
| 093-101-08 | 18552 E Spring St    | R4     | 1B           | 1              | 14.5                    | 0.1613              | 2                | SFR         | Potential lot consolidation |
| 093-101-16 | 11771 Earlham St     | R4     | 1B           | 1              | 14.5                    | 0.0657              | 0                | SFR         | Potential lot consolidation |
| 093-101-17 | 18578 E Spring St    | R4     | 1B           | 1              | 14.5                    | 0.0                 | 0                | SFR         | Potential lot consolidation |
| 093-101-18 | 18580 E Spring St    | R4     | 1B           | 1              | 14.5                    | 0.0                 | 0                | SFR         | Potential lot consolidation |
| 093-101-19 | 11781 Earlham St     | R4     | 1B           | 1              | 14.5                    | 0.0657              | 0                | SFR         | Potential lot consolidation |
| 093-101-20 | 11791 Earlham St     | R4     | 1B           | 1              | 14.5                    | 0.1831              | 2                | SFR         | Potential lot consolidation |
| 093-101-24 | 18541 E Vine Ave     | R4     | 1B           | 1              | 14.5                    | 0.0                 | 0                | SFR         | Potential lot consolidation |
| 093-101-25 | 18531 E Vine Ave     | R4     | 1B           | 1              | 14.5                    | 0.0                 | 0                | SFR         | Potential lot consolidation |
| 093-101-30 | 11761 Earlham St     | R4     | 1B           | 1              | 14.5                    | 0.1465              | 2                | SFR         | Potential lot consolidation |
| 093-101-31 | 18551 E Vine Ave     | R4     | 1B           | 1              | 14.5                    | 0.0                 | 0                | SFR         | Potential lot consolidation |
| 093-101-33 | 11762 N Esplanade St | R4     | 1B           | 1              | 14.5                    | 0.0947              | 1                | SFR         | Potential lot consolidation |
| 093-101-34 | 11772 S Esplanade St | R4     | 1B           | 1              | 14.5                    | 0.1712              | 2                | SFR         | Potential lot consolidation |
| 093-101-35 | 18562 E Spring St    | R4     | 1B           | 1              | 14.5                    | 0.1441              | 2                | SFR         | Potential lot consolidation |
| 093-101-38 | 11751 Earlham St     | R4     | 1B           | 1              | 14.5                    | 0.0                 | 0                | SFR         | Potential lot consolidation |
| 093-101-40 |                      | R4     | 1B           | 1              | 14.5                    | 0.0                 | 0                | SFR         | Potential lot consolidation |
| 093-101-41 | 11752 S Esplanade St | R4     | 1B           | 1              | 14.5                    | 0.0                 | 0                | SFR         | Potential lot consolidation |
| 093-102-03 | 18552 E Vine Ave     | R4     | 1B           | 1              | 14.5                    | 0.2255              | 3                | SFR         | Potential lot consolidation |
| 093-102-04 | 18562 E Vine Ave     | R4     | 1B           | 1              | 14.5                    | 0.1472              | 2                | SFR         | Potential lot consolidation |

**Appendix B – Land Inventory**  
**CHAPTER X – HOUSING ELEMENT**

| APN        | Address              | Zoning | General Plan | Existing Units | Assumed Density (du/ac) | Parcel Size (Acres) | Potential Units* | Current Use | Opportunities/ Constraints  |
|------------|----------------------|--------|--------------|----------------|-------------------------|---------------------|------------------|-------------|-----------------------------|
| 093-102-05 | 18582 E Vine Ave     | R4     | 1B           | 1              | 14.5                    | 0.1811              | 2                | SFR         | Potential lot consolidation |
| 093-102-06 | 11811 Earlham St     | R4     | 1B           | 1              | 14.5                    | 0.0                 | 0                | SFR         | Potential lot consolidation |
| 093-102-10 | 18571 E Center Ave   | R4     | 1B           | 1              | 14.5                    | 0.1076              | 1                | SFR         | Potential lot consolidation |
| 093-102-11 | 18561 E Center Ave   | R4     | 1B           | 1              | 14.5                    | 0.0                 | 0                | SFR         | Potential lot consolidation |
| 093-102-12 | 18551 E Center Ave   | R4     | 1B           | 1              | 14.5                    | 0.2324              | 3                | SFR         | Potential lot consolidation |
| 093-102-18 | 11851 Earlham St     | R4     | 1B           | 1              | 14.5                    | 0.0                 | 0                | SFR         | Potential lot consolidation |
| 093-102-19 | 11835 Earlham St     | R4     | 1B           | 1              | 14.5                    | 0.0                 | 0                | SFR         | Potential lot consolidation |
| 093-102-24 | 11815 Earlham St     | R4     | 1B           | 1              | 14.5                    | 0.0287              | 0                | SFR         | Potential lot consolidation |
| 093-102-25 | 18512 E Vine Ave     | R4     | 1B           | 1              | 14.5                    | 0.1818              | 2                | SFR         | Potential lot consolidation |
| 093-102-26 | 11812 S Esplanade St | R4     | 1B           | 1              | 14.5                    | 0.0                 | 0                | SFR         | Potential lot consolidation |
| 093-102-28 | 11832 S Esplanade St | R4     | 1B           | 1              | 14.5                    | 0.0                 | 0                | SFR         | Potential lot consolidation |
| 093-102-29 | 11842 S Esplanade St | R4     | 1B           | 1              | 14.5                    | 0.125               | 1                | SFR         | Potential lot consolidation |
| 093-102-31 | 11817 Earlham St     | R4     | 1B           | 1              | 14.5                    | 0.0                 | 0                | SFR         | Potential lot consolidation |
| 093-102-32 | 11821 Earlham St     | R4     | 1B           | 1              | 14.5                    | 0.1205              | 1                | SFR         | Potential lot consolidation |
| 093-102-33 | 18541 E Center Ave   | R4     | 1B           | 1              | 14.5                    | 0.0                 | 0                | SFR         | Potential lot consolidation |
| 093-102-34 | 11852 S Esplanade St | R4     | 1B           | 1              | 14.5                    | 0.0                 | 0                | SFR         | Potential lot consolidation |
| 093-103-03 | 11822 Earlham St     | R4     | 1B           | 1              | 14.5                    | 0.0                 | 0                | SFR         | Potential lot consolidation |
| 093-103-04 | 18642 E Vine Ave     | R4     | 1B           | 1              | 14.5                    | 0.0                 | 0                | SFR         | Potential lot consolidation |
| 093-103-05 | 18652 E Vine Ave     | R4     | 1B           | 1              | 14.5                    | 0.0                 | 0                | SFR         | Potential lot consolidation |
| 093-103-06 | 18662 E Vine Ave     | R4     | 1B           | 1              | 14.5                    | 0.1575              | 2                | SFR         | Potential lot consolidation |
| 093-103-07 | 18672 E Vine Ave     | R4     | 1B           | 1              | 14.5                    | 0.2736              | 3                | SFR         | Potential lot consolidation |
| 093-103-09 | 18712 E Vine Ave     | R4     | 1B           | 1              | 14.5                    | 0.0476              | 0                | SFR         | Potential lot consolidation |
| 093-103-10 | 18722 E Vine Ave     | R4     | 1B           | 1              | 14.5                    | 0.0476              | 0                | SFR         | Potential lot consolidation |
| 093-103-17 | 18621 E Center Ave   | R4     | 1B           | 1              | 14.5                    | 0.0                 | 0                | SFR         | Potential lot consolidation |
| 093-103-18 | 11832 Earlham St     | R4     | 1B           | 1              | 14.5                    | 0.0                 | 0                | SFR         | Potential lot consolidation |
| 093-103-19 | 11842 Earlham St     | R4     | 1B           | 1              | 14.5                    | 0.1809              | 2                | SFR         | Potential lot consolidation |
| 093-103-20 | 18691 E Center Ave   | R4     | 1B           | 1              | 14.5                    | 0.1581              | 2                | SFR         | Potential lot consolidation |
| 093-103-22 | 18653 E Center Ave   | R4     | 1B           | 1              | 14.5                    | 0.0                 | 0                | SFR         | Potential lot consolidation |
| 093-103-25 | 18692 E Vine Ave     | R4     | 1B           | 1              | 14.5                    | 0.1632              | 2                | SFR         | Potential lot consolidation |
| 093-103-26 | 18682 E Vine Ave     | R4     | 1B           | 1              | 14.5                    | 0.1633              | 2                | SFR         | Potential lot consolidation |
| 093-103-27 | 11801 Hewes St       | R4     | 1B           | 1              | 14.5                    | 0.0825              | 1                | SFR         | Potential lot consolidation |
| 093-103-28 | 11821 Hewes St       | R4     | 1B           | 1              | 14.5                    | 0.2938              | 4                | SFR         | Potential lot consolidation |
| 093-103-29 | 11831 Hewes St       | R4     | 1B           | 1              | 14.5                    | 0.2882              | 4                | SFR         | Potential lot consolidation |
| 093-103-31 | 11811 Hewes St       | R4     | 1B           | 1              | 14.5                    | 0.1736              | 2                | SFR         | Potential lot consolidation |
| 093-103-32 | 18681 E Center Ave   | R4     | 1B           | 1              | 14.5                    | 0.0                 | 0                | SFR         | Potential lot consolidation |
| 093-103-33 | 18689 E Center Ave   | R4     | 1B           | 1              | 14.5                    | 0.0                 | 0                | SFR         | Potential lot consolidation |
| 093-103-34 | 11812 A Earlham      | R4     | 1B           | 1              | 14.5                    | 0.124               | 1                | SFR         | Potential lot consolidation |
| 093-103-35 | 11812 B Earlham      | R4     | 1B           | 1              | 14.5                    | 0.125               | 1                | SFR         | Potential lot consolidation |
| 093-111-02 | 11879 Earlham St     | R4     | 1B           | 1              | 14.5                    | 0.1937              | 2                | SFR         | Potential lot consolidation |
| 093-111-19 | 18572 E Center Ave   | R4     | 1B           | 1              | 14.5                    |                     | 0                | SFR         | Potential lot consolidation |

**Appendix B – Land Inventory**  
**CHAPTER X – HOUSING ELEMENT**

| APN        | Address                      | Zoning | General Plan | Existing Units | Assumed Density (du/ac) | Parcel Size (Acres) | Potential Units* | Current Use | Opportunities/ Constraints  |
|------------|------------------------------|--------|--------------|----------------|-------------------------|---------------------|------------------|-------------|-----------------------------|
| 093-111-27 | 18532 E Center Ave           | R4     | 1B           | 1              | 14.5                    | 0.0                 | 0                | SFR         | Potential lot consolidation |
| 093-111-28 | 18552 E Center Ave           | R4     | 1B           | 1              | 14.5                    | 0.0                 | 0                | SFR         | Potential lot consolidation |
| 093-111-29 | 18562 E Center Ave           | R4     | 1B           | 1              | 14.5                    | 0.0                 | 0                | SFR         | Potential lot consolidation |
| 093-111-30 | 11862 S Esplanade St         | R4     | 1B           | 1              | 14.5                    | 0.0                 | 0                | SFR         | Potential lot consolidation |
| 093-111-31 | 11882 S Esplanade St         | R4     | 1B           | 1              | 14.5                    | 0.0                 | 0                | SFR         | Potential lot consolidation |
| 093-112-18 | 18702 E Center Ave           | R4     | 1B           | 1              | 14.5                    | 0.0775              | 1                | SFR         | Potential lot consolidation |
| 093-112-28 | 18632 E Center Ave           | R4     | 1B           | 1              | 14.5                    | 0.0                 | 0                | SFR         | Potential lot consolidation |
| 093-112-29 | 18642 E Center Ave           | R4     | 1B           | 1              | 14.5                    | 0.0                 | 0                | SFR         | Potential lot consolidation |
| 093-112-43 | 11871 Hewes St               | R4     | 1B           | 1              | 14.5                    | 0.0                 | 0                | SFR         | Potential lot consolidation |
| 093-112-45 | 11901 Hewes St               | R4     | 1B           | 1              | 14.5                    | 0.0                 | 0                | SFR         | Potential lot consolidation |
| 093-112-46 | 11911 Hewes St               | R4     | 1B           | 1              | 14.5                    | 0.0                 | 0                | SFR         | Potential lot consolidation |
| 093-112-47 | 11861 Hewes St               | R4     | 1B           | 1              | 14.5                    | 0.0671              | 0                | SFR         | Potential lot consolidation |
| 093-112-48 | 11881 Hewes St               | R4     | 1B           | 1              | 14.5                    | 0.0                 | 0                | SFR         | Potential lot consolidation |
| 383-081-13 | 18862 E Spring St            | R4     | 1B           | 1              | 14.5                    | 0.0                 | 0                | SFR         | Potential lot consolidation |
| 383-081-14 | 18874 E Spring St            | R4     | 1B           | 1              | 14.5                    | 0.0                 | 0                | SFR         | Potential lot consolidation |
| 383-081-15 | 18882 E Spring St            | R4     | 1B           | 1              | 14.5                    | 0.155               | 2                | SFR         | Potential lot consolidation |
| 383-081-17 | 18912 E Spring St            | R4     | 1B           | 1              | 14.5                    | 0.163               | 2                | SFR         | Potential lot consolidation |
| 383-081-18 | 18916 E Spring St            | R4     | 1B           | 1              | 14.5                    | 0.155               | 2                | SFR         | Potential lot consolidation |
| 383-081-19 | 18922 E Spring St            | R4     | 1B           | 1              | 14.5                    | 0.0                 | 0                | SFR         | Potential lot consolidation |
| 383-081-20 | 18932 E Spring St            | R4     | 1B           | 1              | 14.5                    | 0.1782              | 2                | SFR         | Potential lot consolidation |
| 383-081-21 | 11741 S Rancho Santiago Blvd | R4     | 1B           | 1              | 14.5                    | 0.1576              | 2                | SFR         | Potential lot consolidation |
| 383-081-22 | 11751 S Rancho Santiago Blvd | R4     | 1B           | 1              | 14.5                    | 0.1498              | 2                | SFR         | Potential lot consolidation |
| 383-081-23 | 11761 S Rancho Santiago Blvd | R4     | 1B           | 1              | 14.5                    |                     | 0                | SFR         | Potential lot consolidation |
| 383-081-47 | 18935 E Vine Ave             | R4     | 1B           | 1              | 14.5                    | 0.1782              | 2                | SFR         | Potential lot consolidation |
| 383-081-48 | 18925 E Vine Ave             | R4     | 1B           | 1              | 14.5                    | 0.155               | 2                | SFR         | Potential lot consolidation |
| 383-081-54 |                              | R4     | 1B           | 1              | 14.5                    | 0.0922              | 1                | SFR         | Potential lot consolidation |
| 383-081-66 | 18798 E Spring St            | R4     | 1B           | 1              | 14.5                    | 0.1596              | 2                | SFR         | Potential lot consolidation |
| 383-081-67 | 18820 E Spring St            | R4     | 1B           | 1              | 14.5                    | 0.1157              | 1                | SFR         | Potential lot consolidation |
| 383-081-68 | 11742 Hewes St               | R4     | 1B           | 1              | 14.5                    | 0.0                 | 0                | SFR         | Potential lot consolidation |
| 383-081-69 | 18772 E Spring St            | R4     | 1B           | 1              | 14.5                    | 0.1643              | 2                | SFR         | Potential lot consolidation |
| 383-081-70 | 18800 E Spring St            | R4     | 1B           | 1              | 14.5                    | 0.1596              | 2                | SFR         | Potential lot consolidation |
| 383-081-73 | 18871 E Vine Ave             | R4     | 1B           | 1              | 14.5                    | 0.155               | 2                | SFR         | Potential lot consolidation |
| 383-081-74 | 18865 E Vine Ave             | R4     | 1B           | 1              | 14.5                    | 0.155               | 2                | SFR         | Potential lot consolidation |
| 383-081-75 | 11762 Hewes St               | R4     | 1B           | 1              | 14.5                    | 0.0                 | 0                | SFR         | Potential lot consolidation |
| 383-081-76 | 18826 E Spring St            | R4     | 1B           | 1              | 14.5                    | 0.1874              | 2                | SFR         | Potential lot consolidation |
| 383-082-18 | 11815 S Rancho Santiago Blvd | R4     | 1B           | 1              | 14.5                    | 0.1472              | 2                | SFR         | Potential lot consolidation |
| 383-082-19 | 11821 S Rancho Santiago Blvd | R4     | 1B           | 1              | 14.5                    | 0.1472              | 2                | SFR         | Potential lot consolidation |
| 383-082-20 | 11831 S Rancho Santiago Blvd | R4     | 1B           | 1              | 14.5                    | 0.173               | 2                | SFR         | Potential lot consolidation |
| 383-082-21 | 11841 S Rancho Santiago Blvd | R4     | 1B           | 1              | 14.5                    | 0.2831              | 4                | SFR         | Potential lot consolidation |
| 383-082-22 | 18935 E Center Ave           | R4     | 1B           | 1              | 14.5                    | 0.1638              | 2                | SFR         | Potential lot consolidation |

**Appendix B – Land Inventory**  
**CHAPTER X – HOUSING ELEMENT**

| APN        | Address                      | Zoning | General Plan | Existing Units | Assumed Density (du/ac) | Parcel Size (Acres) | Potential Units* | Current Use | Opportunities/ Constraints  |
|------------|------------------------------|--------|--------------|----------------|-------------------------|---------------------|------------------|-------------|-----------------------------|
| 383-082-23 | 18925 E Center Ave           | R4     | 1B           | 1              | 14.5                    | 0.155               | 2                | SFR         | Potential lot consolidation |
| 383-082-24 | 18915 E Center Ave           | R4     | 1B           | 1              | 14.5                    | 0.155               | 2                | SFR         | Potential lot consolidation |
| 383-082-25 | 18905 E Center Ave           | R4     | 1B           | 1              | 14.5                    | 0.155               | 2                | SFR         | Potential lot consolidation |
| 383-082-26 | 18895 E Center Ave A         | R4     | 1B           | 1              | 14.5                    | 0.155               | 2                | SFR         | Potential lot consolidation |
| 383-082-27 | 18893 E Center Ave           | R4     | 1B           | 1              | 14.5                    | 0.0                 | 0                | SFR         | Potential lot consolidation |
| 383-082-29 |                              | R4     | 1B           | 1              | 14.5                    | 0.093               | 1                | SFR         | Potential lot consolidation |
| 383-082-30 | 18861 E Center Ave           | R4     | 1B           | 1              | 14.5                    | 0.093               | 1                | SFR         | Potential lot consolidation |
| 383-082-31 | 18851 E Center Ave           | R4     | 1B           | 1              | 14.5                    | 0.1705              | 2                | SFR         | Potential lot consolidation |
| 383-082-33 | 18825 E Center Ave           | R4     | 1B           | 1              | 14.5                    | 0.0                 | 0                | SFR         | Potential lot consolidation |
| 383-082-34 | 18831 E Center Ave           | R4     | 1B           | 1              | 14.5                    | 0.0                 | 0                | SFR         | Potential lot consolidation |
| 383-082-35 | 18811 E Center Ave           | R4     | 1B           | 1              | 14.5                    | 0.155               | 2                | SFR         | Potential lot consolidation |
| 383-082-36 | 18801 E Center Ave           | R4     | 1B           | 1              | 14.5                    | 0.155               | 2                | SFR         | Potential lot consolidation |
| 383-082-37 | 18771 E Center Ave           | R4     | 1B           | 1              | 14.5                    | 0.0                 | 0                | SFR         | Potential lot consolidation |
| 383-082-38 | 18763 E Center Ave           | R4     | 1B           | 1              | 14.5                    | 0.0                 | 0                | SFR         | Potential lot consolidation |
| 383-082-47 | 18802 E Vine Ave             | R4     | 1B           | 1              | 14.5                    | 0.155               | 2                | SFR         | Potential lot consolidation |
| 383-082-49 | 18833 E Center Ave           | R4     | 1B           | 1              | 14.5                    | 0.155               | 2                | SFR         | Potential lot consolidation |
| 383-082-51 | 18852 E Vine Ave             | R4     | 1B           | 1              | 14.5                    | 0.0                 | 0                | SFR         | Potential lot consolidation |
| 383-082-54 | 18869 E Center Ave           | R4     | 1B           | 1              | 14.5                    | 0.3347              | 4                | SFR         | Potential lot consolidation |
| 383-082-55 | 18871 E Center Ave           | R4     | 1B           | 1              | 14.5                    | 0.3719              | 5                | SFR         | Potential lot consolidation |
| 383-082-56 | 18882 E Vine Ave             | R4     | 1B           | 1              | 14.5                    | 0.3099              | 4                | SFR         | Potential lot consolidation |
| 383-082-62 | 11811 S Rancho Santiago Blvd | R4     | 1B           | 1              | 14.5                    | 1.4721              | 21               | SFR         | Potential lot consolidation |
| 383-082-64 | 11852 Hewes St               | R4     | 1B           | 1              | 14.5                    | 0.4132              | 5                | SFR         | Potential lot consolidation |
| 383-082-65 | 11836 Hewes St               | R4     | 1B           | 1              | 14.5                    | 0.0                 | 0                | SFR         | Potential lot consolidation |
| 383-082-66 | 11832 Hewes St               | R4     | 1B           | 1              | 14.5                    | 0.1148              | 1                | SFR         | Potential lot consolidation |
| 383-082-72 | 18862 E Vine Ave             | R4     | 1B           | 1              | 14.5                    | 0.155               | 2                | SFR         | Potential lot consolidation |
| 383-271-02 | 11882 Hewes St               | R4     | 1B           | 1              | 14.5                    | 0.1322              | 1                | SFR         | Potential lot consolidation |
| 383-271-03 | 18772 E Center Ave           | R4     | 1B           | 1              | 14.5                    |                     | 0                | SFR         | Potential lot consolidation |
| 383-271-04 | 18782 E Center Ave           | R4     | 1B           | 1              | 14.5                    | 0.1705              | 2                | SFR         | Potential lot consolidation |
| 383-271-05 | 18794 E Center Ave           | R4     | 1B           | 1              | 14.5                    | 0.1705              | 2                | SFR         | Potential lot consolidation |
| 383-271-06 | 18802 E Center Ave           | R4     | 1B           | 1              | 14.5                    | 0.3099              | 4                | SFR         | Potential lot consolidation |
| 383-271-07 | 18822 E Center Ave           | R4     | 1B           | 1              | 14.5                    | 0.155               | 2                | SFR         | Potential lot consolidation |
| 383-271-08 | 18832 E Center Ave           | R4     | 1B           | 1              | 14.5                    | 0.155               | 2                | SFR         | Potential lot consolidation |
| 383-271-13 | 18872 E Center Ave           | R4     | 1B           | 1              | 14.5                    | 0.0                 | 0                | SFR         | Potential lot consolidation |
| 383-271-14 | 18882 E Center Ave           | R4     | 1B           | 1              | 14.5                    | 0.1561              | 2                | SFR         | Potential lot consolidation |
| 383-271-15 | 18892 E Center Ave           | R4     | 1B           | 1              | 14.5                    | 0.1561              | 2                | SFR         | Potential lot consolidation |
| 383-271-16 | 18902 E Center Ave           | R4     | 1B           | 1              | 14.5                    | 0.1561              | 2                | SFR         | Potential lot consolidation |
| 383-271-17 | 18912 E Center Ave           | R4     | 1B           | 1              | 14.5                    | 0.1561              | 2                | SFR         | Potential lot consolidation |
| 383-271-18 | 18922 E Center Ave           | R4     | 1B           | 1              | 14.5                    | 0.1561              | 2                | SFR         | Potential lot consolidation |
| 383-271-19 | 18932 E Center Ave           | R4     | 1B           | 1              | 14.5                    | 0.1561              | 2                | SFR         | Potential lot consolidation |
| 383-271-20 | 18942 E Center Ave           | R4     | 1B           | 1              | 14.5                    | 0.1561              | 2                | SFR         | Potential lot consolidation |

## Appendix B – Land Inventory

### CHAPTER X – HOUSING ELEMENT

| APN           | Address            | Zoning | General Plan | Existing Units | Assumed Density (du/ac) | Parcel Size (Acres) | Potential Units* | Current Use | Opportunities/ Constraints  |
|---------------|--------------------|--------|--------------|----------------|-------------------------|---------------------|------------------|-------------|-----------------------------|
| 383-271-21    | 18952 E Center Ave | R4     | 1B           | 1              | 14.5                    | 0.1561              | 2                | SFR         | Potential lot consolidation |
| 383-271-22    | 18962 E Center Ave | R4     | 1B           | 1              | 14.5                    | 0.1561              | 2                | SFR         | Potential lot consolidation |
| 383-271-23    | 18972 E Center Ave | R4     | 1B           | 1              | 14.5                    | 0.1873              | 2                | SFR         | Potential lot consolidation |
| 383-271-24    | 18971 E Pearl Ave  | R4     | 1B           | 1              | 14.5                    | 0.1736              | 2                | SFR         | Potential lot consolidation |
| 383-271-25    | 18961 E Pearl Ave  | R4     | 1B           | 1              | 14.5                    | 0.1446              | 2                | SFR         | Potential lot consolidation |
| 383-271-26    | 18951 E Pearl Ave  | R4     | 1B           | 1              | 14.5                    | 0.1446              | 2                | SFR         | Potential lot consolidation |
| 383-271-27    | 18941 E Pearl Ave  | R4     | 1B           | 1              | 14.5                    | 0.1446              | 2                | SFR         | Potential lot consolidation |
| 383-271-28    | 18931 E Pearl Ave  | R4     | 1B           | 1              | 14.5                    | 0.1446              | 2                | SFR         | Potential lot consolidation |
| 383-271-29    | 18921 E Pearl Ave  | R4     | 1B           | 1              | 14.5                    | 0.1446              | 2                | SFR         | Potential lot consolidation |
| 383-271-30    | 18911 E Pearl Ave  | R4     | 1B           | 1              | 14.5                    | 0.1446              | 2                | SFR         | Potential lot consolidation |
| 383-271-31    | 18901 E Pearl Ave  | R4     | 1B           | 1              | 14.5                    | 0.1446              | 2                | SFR         | Potential lot consolidation |
| 383-271-32    | 18891 E Pearl Ave  | R4     | 1B           | 1              | 14.5                    | 0.1446              | 2                | SFR         | Potential lot consolidation |
| 383-271-33    | 18881 E Pearl Ave  | R4     | 1B           | 1              | 14.5                    | 0.1446              | 2                | SFR         | Potential lot consolidation |
| 383-271-34    | 18871 E Pearl Ave  | R4     | 1B           | 1              | 14.5                    | 0.1446              | 2                | SFR         | Potential lot consolidation |
| 383-271-35    | 18861 E Pearl Ave  | R4     | 1B           | 1              | 14.5                    | 0.1492              | 2                | SFR         | Potential lot consolidation |
| 383-271-37    | 18841 E Pearl Ave  | R4     | 1B           | 1              | 14.5                    | 0.155               | 2                | SFR         | Potential lot consolidation |
| 383-271-38    | 18831 E Pearl Ave  | R4     | 1B           | 1              | 14.5                    | 0.155               | 2                | SFR         | Potential lot consolidation |
| 383-271-43    | 18781 E Pearl Ave  | R4     | 1B           | 1              | 14.5                    | 0.1705              | 2                | SFR         | Potential lot consolidation |
| 383-271-44    | 18771 E Pearl Ave  | R4     | 1B           | 1              | 14.5                    | 0.1705              | 2                | SFR         | Potential lot consolidation |
| 383-271-45    | 11912 Hewes St     | R4     | 1B           | 1              | 14.5                    | 0.1322              | 1                | SFR         | Potential lot consolidation |
| 383-271-46    | 11902 Hewes St     | R4     | 1B           | 1              | 14.5                    | 0.1322              | 1                | SFR         | Potential lot consolidation |
| <b>Totals</b> |                    |        |              |                |                         | <b>20.98 ac</b>     | <b>256</b>       |             |                             |

\*Assumed moderate income units



**Underutilized sites in the El Modena area**



# Appendix B – Land Inventory CHAPTER X – HOUSING ELEMENT

Figure B-2a  
Midway City Area

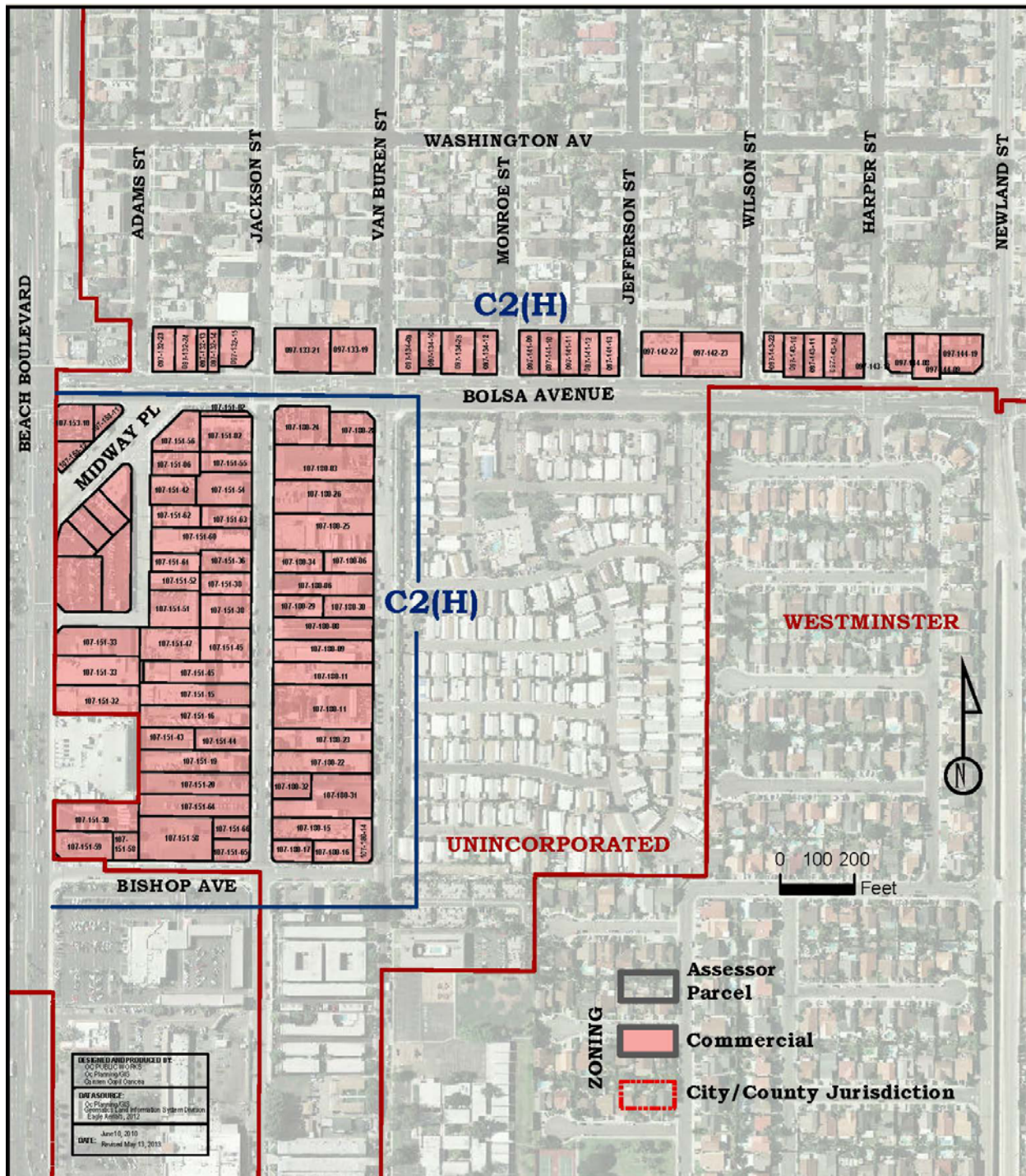
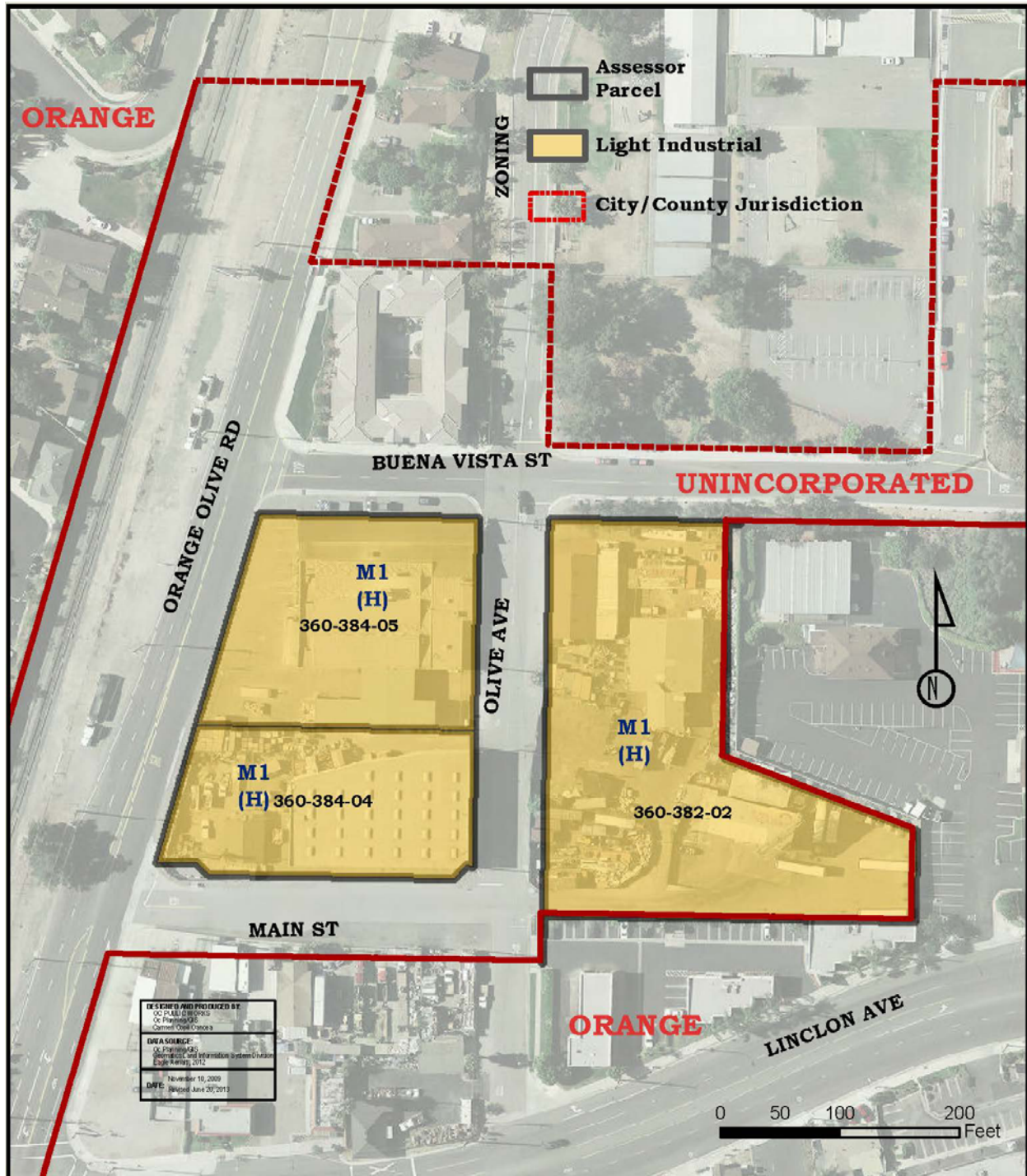




Figure B-2b  
Orange-Olive Heights Area



Appendix B – Land Inventory  
CHAPTER X – HOUSING ELEMENT

Figure B-2c  
Del Rio Area

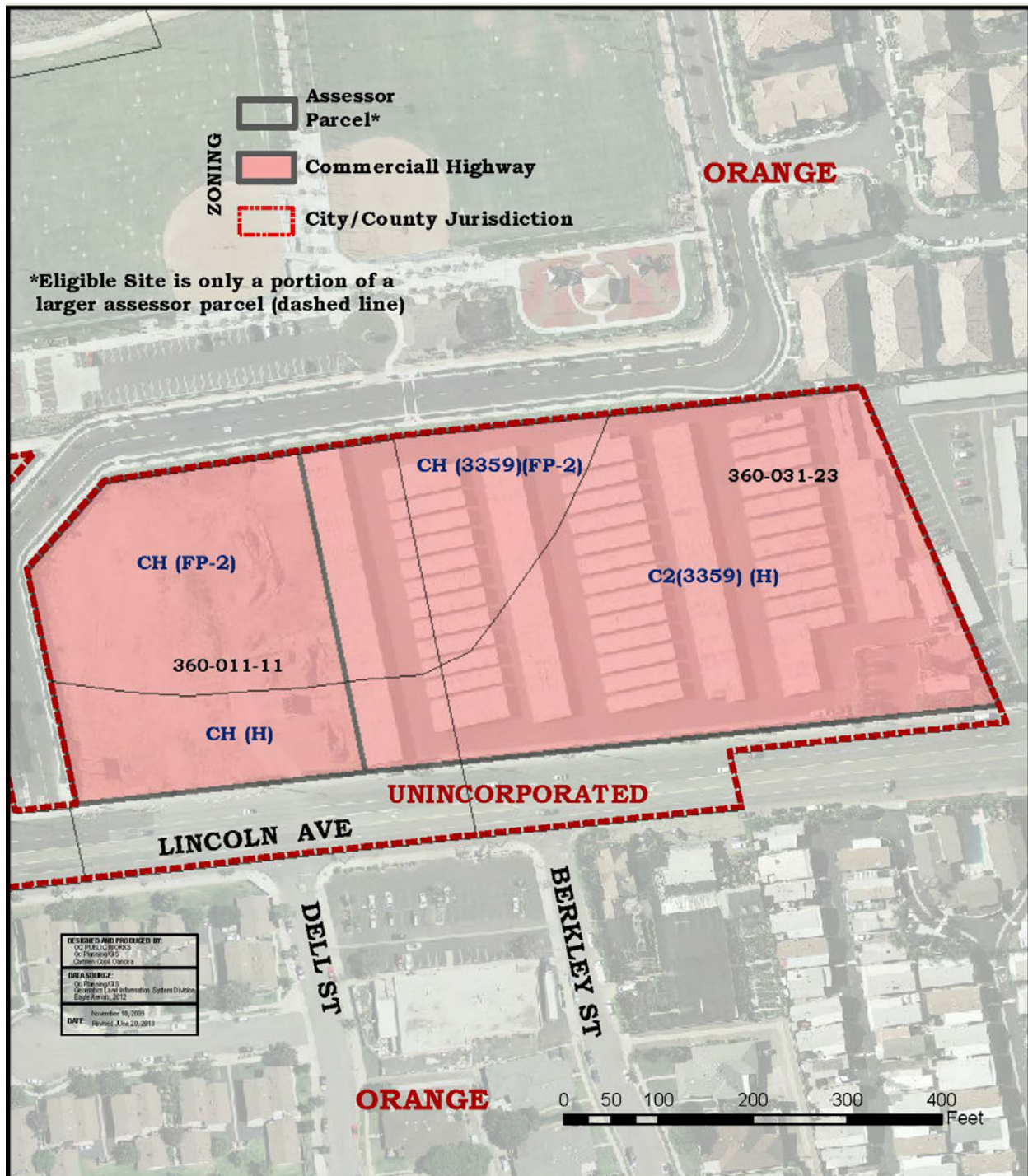




Figure B-2d  
West Anaheim Area (Part 1)

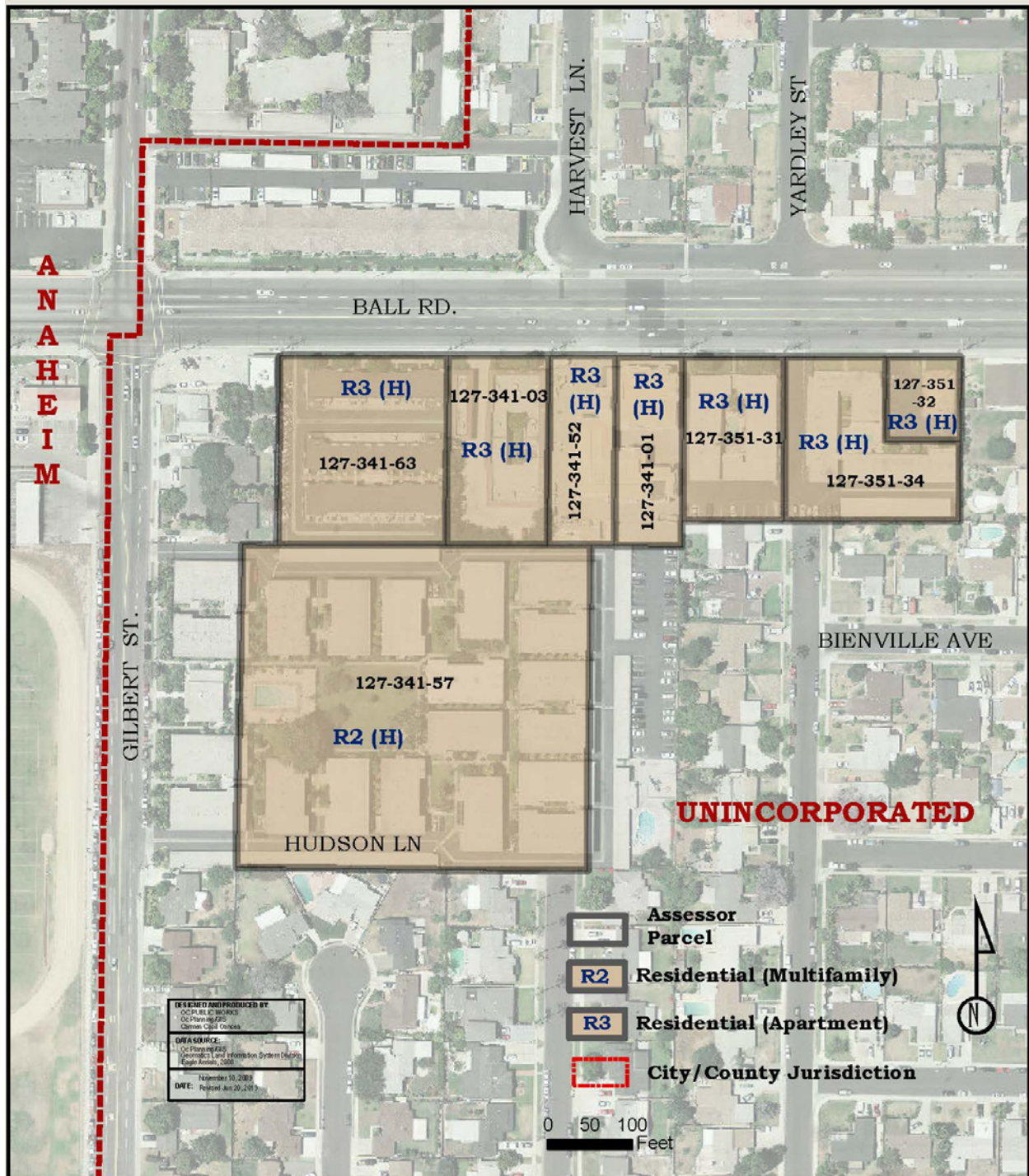




Figure B-2e  
West Anaheim Area (Part 2)

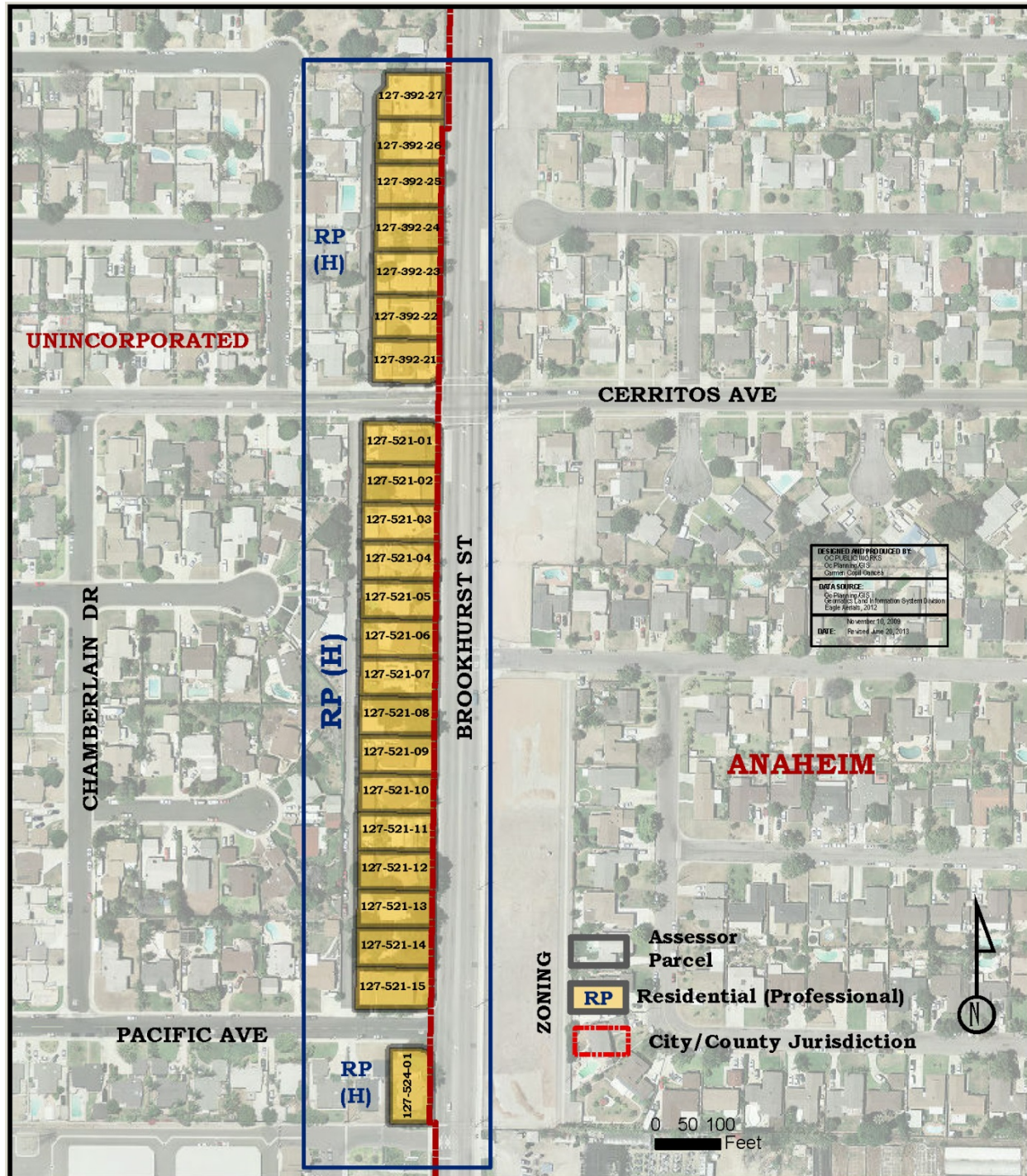




Figure B-2f  
West Anaheim Area (Part 3)

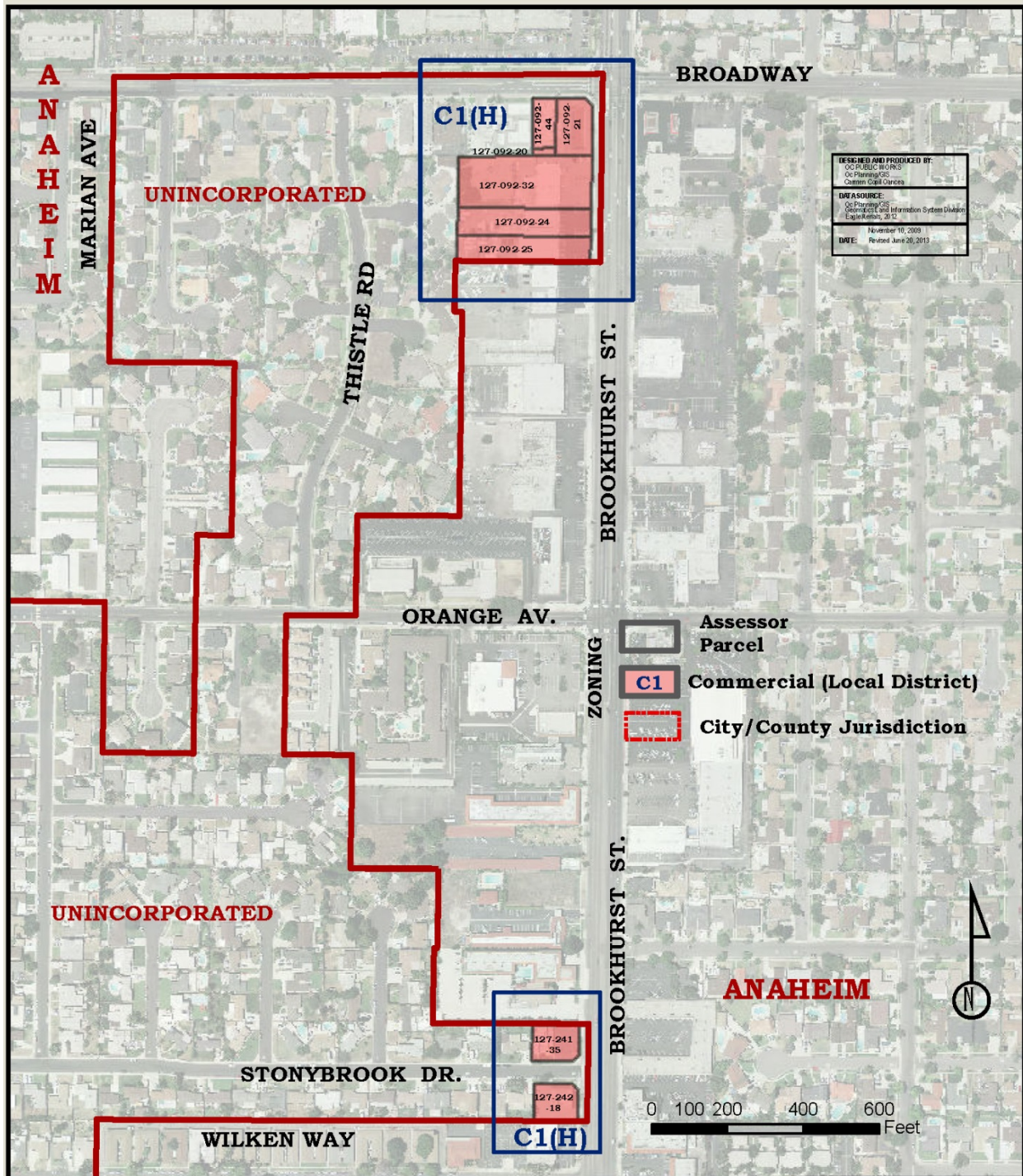




Figure B-2g  
 Stanton Area

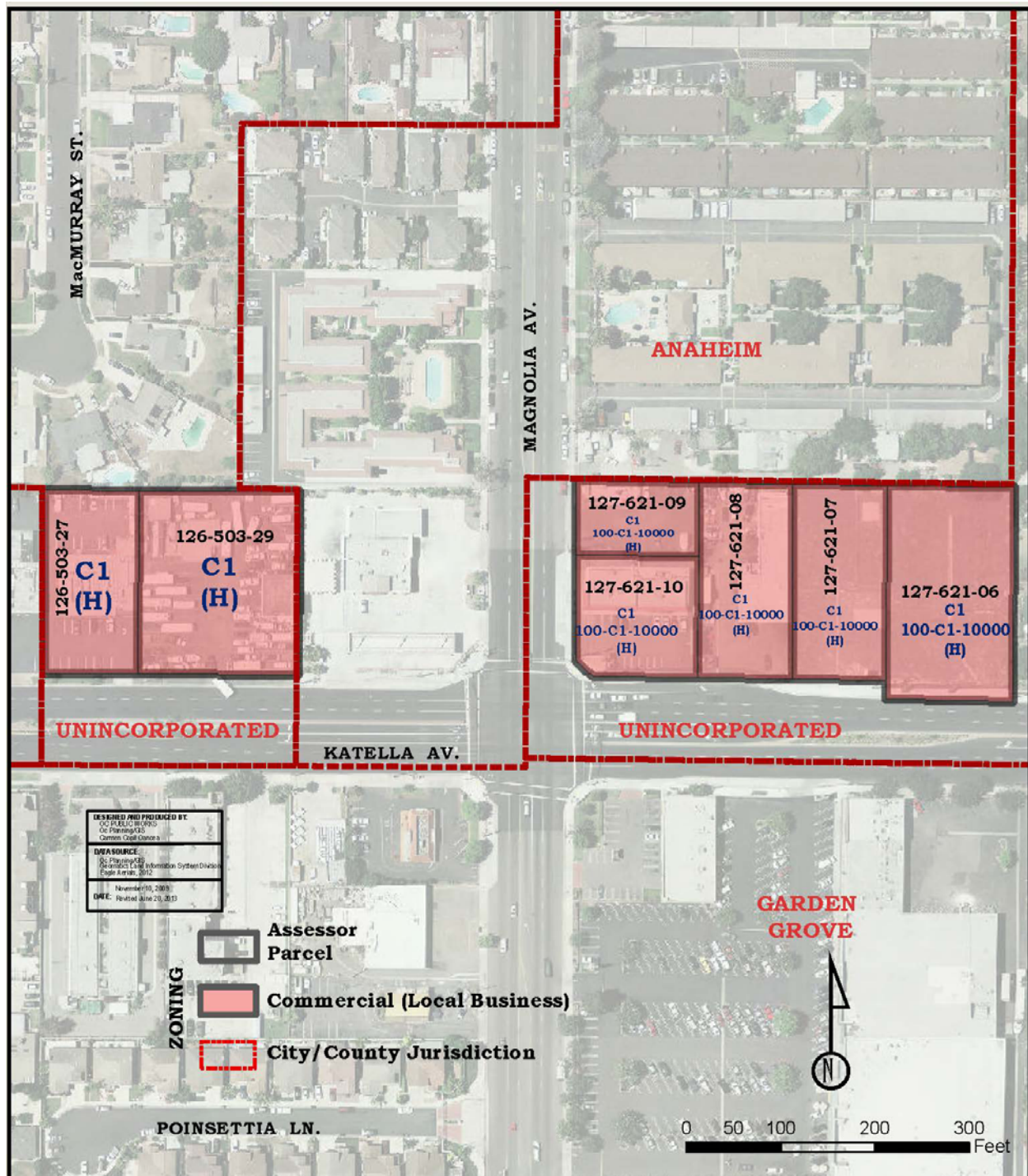


Figure B-2h  
Santa Ana Area

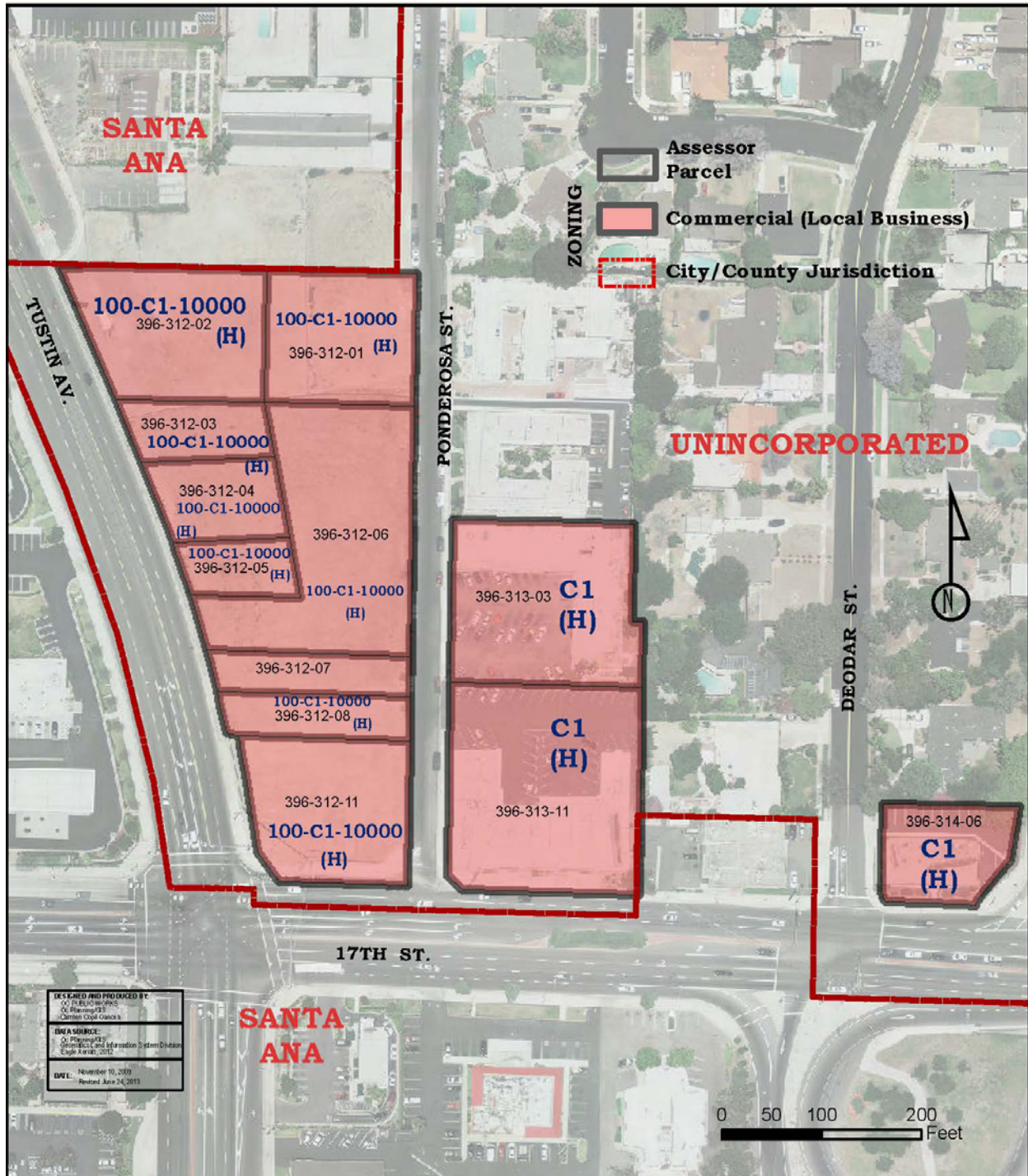




Figure B-2i  
Fountain Valley Area

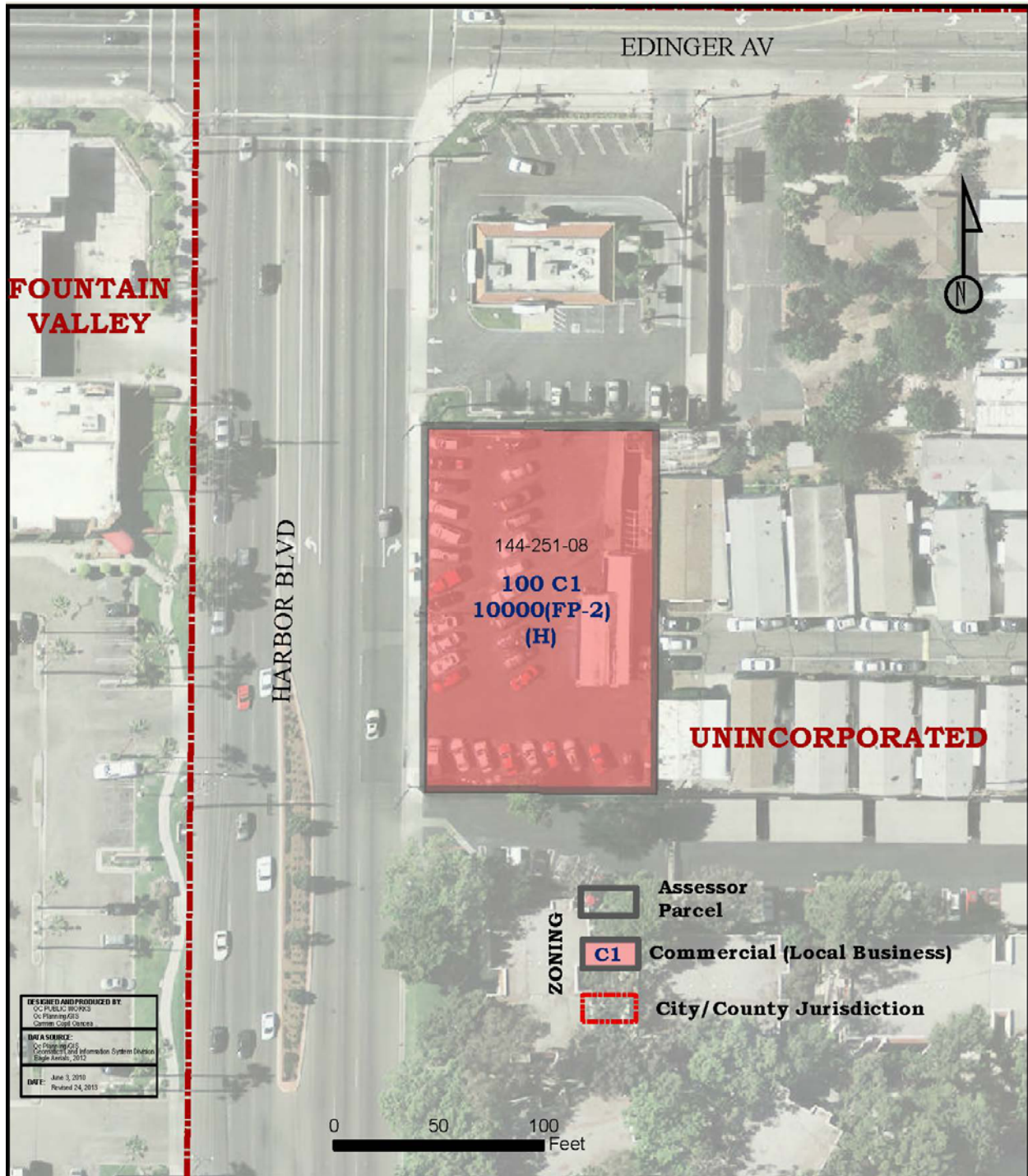




Figure B-2j  
Costa Mesa Area





Figure B-2k  
Newport Beach Area

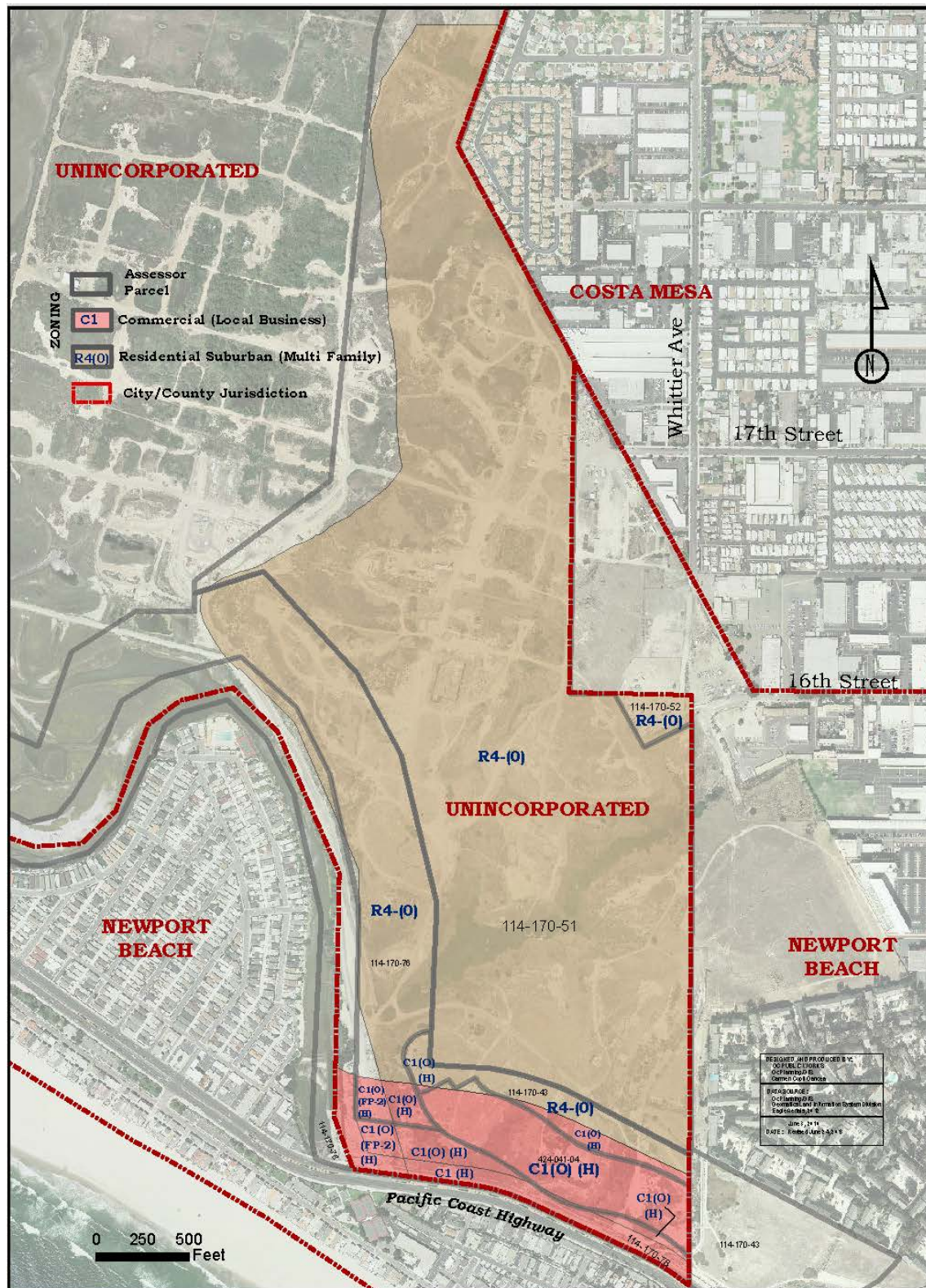
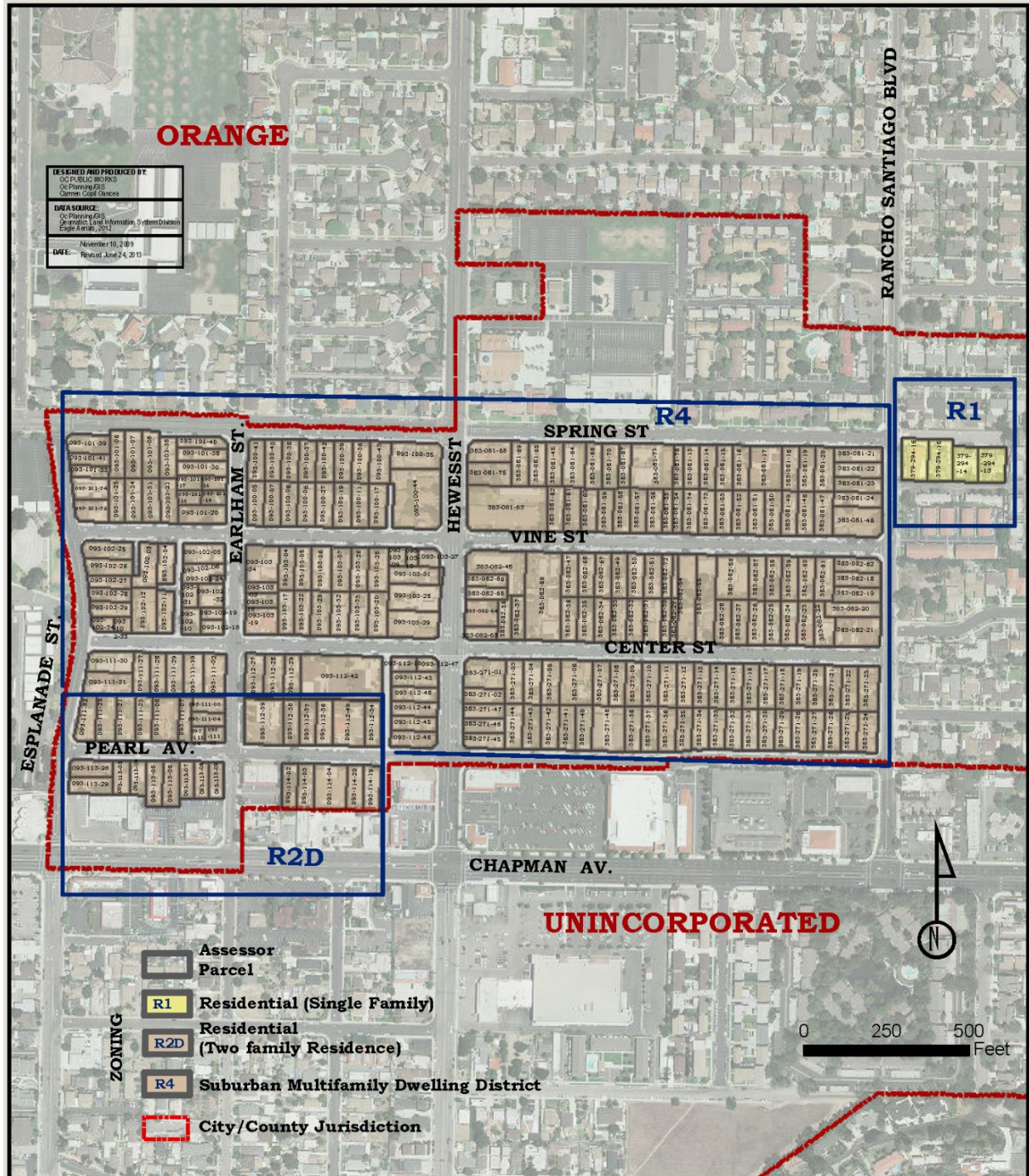




Figure B-2I  
EI Modena Area



## **Appendix C – Public Participation Summary**

Public participation is an important component of the planning process, and this update to the Housing Element has provided residents and other interested parties numerous opportunities for review and comment. During the preparation of the draft element, three meetings were held with the Housing Element Resource Team comprised of recognized leaders and stakeholders representing business, housing advocates, social service providers, environmental organizations, the Building Industry Association, major landowners and developers, and non-profit builders. Study sessions and public hearings were held by the Orange County Planning Commission and Board of Supervisors. 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.

|                   |                              |
|-------------------|------------------------------|
| December 19, 2012 | Resource Team #1             |
| February 26, 2013 | Resource Team #2             |
| July 11, 2013     | Resource Team #3             |
| _____             | Planning Commission hearing  |
| _____             | 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 ([www.ocplanning.net](http://www.ocplanning.net)). The draft Housing Element was made available for review at County offices and posted on the website. After receiving comments on the draft Housing Element from the State Housing and Community Development Department, a proposed final Housing Element was prepared and made available for public review prior to adoption by the Board of Supervisors.

Table C-1 provides a summary of public comments and how those comments have been addressed in this Housing Element.

**Appendix C – Public Participation Summary**  
**CHAPTER X – HOUSING ELEMENT**

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**Table C-1**  
**Summary of Public Comments**  
**County of Orange Housing Element**

| Comment   | Response  |
|---|---|
| Although the recession has helped affordability by reducing housing prices and interest rates, apartment rents are rising again. More affordable rental housing is needed.  | The County has a 2-pronged strategy for facilitating affordable rental housing. First, the Housing Opportunities Overlay Zone creates strong incentives for multi-family rental projects in underutilized areas of the county islands. Second, The Ranch Plan Planned Community will provide the potential for up to 1,800 affordable housing units in South County.  |
| There is a great need for low-cost housing for persons with disabilities.   | Affordable housing opportunities in the Housing Opportunities Overlay Zone and The Ranch Plan will also help low-income persons with disabilities. In addition, the County actively pursues grant funding opportunities for all types of affordable housing, including funding targeted for supportive housing. (Please see Housing Action Plan, Goal 3, Strategy 3d.)  |
| <p>Recommendations Submitted by Kennedy Commission (August 26, 2013):</p> <ol style="list-style-type: none"> <li>1. Continue the County's partnership with the Commission to facilitate the development of affordable rental homes for lower income working families in the County.</li> <li>2. Prioritize and commit potential funding sources to proposed extremely-low income affordable rental developments that leverage additional funding sources.</li> <li>3. Encourage the development of housing affordable to extremely-low income households through application processing fee waivers for proposed developments with a minimum of ten percent very low income homes.</li> <li>4. The County should continue its support in encouraging the development of rental homes for lower income families in the Ranch Plan and Housing Opportunities Overlay Zone.</li> </ol> | <ol style="list-style-type: none"> <li>1. The County is committed to continuing its long-standing partnership with the Kennedy Commission. The County is also committed to continuing its efforts to facilitate the development of affordable rental housing units for lower income families in the unincorporated area. (Please see Housing Action Plan, Goal 1, Strategy 1a through 1f.)</li> <li>2. The County is committed to continuing its efforts to obtain funding that may be eligible and available for affordable housing, including for extremely low income families. (Please see Housing Action Plan, Goal 1, Strategy 1f.)</li> <li>3. The County is in the process of reviewing its financial and operational obligations along with identifying potential budget reductions, if needed. Without grant funding, the County may not be in a position to provide fee waivers that could further impact the General Fund . However, the County will continue its efforts to seek grant funding that may be eligible and available for affordable housing.</li> <li>4. The County is committed to continuing its efforts to facilitate the development of affordable rental units throughout the unincorporated area including in the Ranch Plan Planned Community and Housing Opportunities Overlay Zone. (Please see Appendix B – Land Inventory.)</li> </ol> |

**Table C-2**  
**Housing Element Resource Team**

|                      |   |
|----------------------|---|
| Allen Baldwin        | Director, Orange County Community Housing Corporation             |
| Kenneth W. Babcock   | Executive Director, Public Law Center                             |
| Mike Balsamo         | CEO, Building Industry Association                                |
| Art Bashmakian       | Planning Manager, City of Westminster                             |
| Julia Bidwell        | Deputy Director, OC Community Services                            |
| Anne Broussard       | Child Care Coordinator, OC Social Services Agency                 |
| Amy Buch             | Division Manager, OC Health Care Agency                           |
| Todd Cottle          | C&C Development Co, LLC   |
| Sam Couch            | Vice President - Planning and Entitlement, Rancho Mission Viejo   |
| Cesar Covarrubias    | Executive Director, Kennedy Commission                            |
| John Douglas         | J.H. Douglas and Associates                                       |
| Jose Elias           | OC Planning/Planning Intern                                       |
| Graham Espley-Jones  | President, Western Community Housing                              |
| Donna Fleming        | Chief, Public Health Operations, OC Health Care Agency            |
| Ron Garcia           | Vice Chair, OC HCD Comm.  |
| Tom Grable           | Vice President - Project Management, Tri-Pointe Homes             |
| Martina Guilfoil     | Executive Director, Orange County Housing Trust                   |
| Joseph Jimenez Singh | Executive Director, Community Housing Resources, Inc.             |
| Ed Knight            | Interim Director, Community Development, City of Orange           |
| Scott Larson         | HomeAid   |
| Ruby Maldonado       | Manager, OC Planning/Advance Planning and Sustainable Development |
| Michael Massie       | Housing Development Director, Jamboree Housing Corporation        |
| Kathryn Mc Culloch   | Chair, OC HCD Comm.   |
| Mat Miller           | County Counsel, County of Orange                                  |
| Cynthia A. Parker    | President, Bridge Housing   |
| Kevin Payne          | Payne Development   |
| Ben Phillips         | Regional Director, Mercy Housing                                  |
| Mike Recupero        | President, Recupero and Associates                                |
| Allan Roeder         | 10 Year Plan to End Homelessness Commission                       |
| Karen Roper          | Director, OC Community Services                                   |
| Mario Turner         | Vice President of Development, AMCAL Multi-Housing Inc.           |
| Sheri Vander Dussen  | Director of Planning, City of Anaheim                             |
| John Viafora         | OC Community Services   |
| Dan Young            | President of Community Development, The Irvine Company            |