City of Orange
Community Development Department

Transmittal

Housing Policy Department
Received on:
JAN 16 ~~2013~~ 2014

To: Scott Morgan, Senior Planner
State of California
Office of Planning and Research
1400 Tenth Street
P.O. Box 3044
Sacramento, CA 95812-3044

From: Gregory Hastings, Interim Community Development Director
City of Orange
300 East Chapman Avenue
Orange, CA 92866

Date: January 14, 2014

Re: 2009 Housing Element Annual Report Submittal

Mr. Morgan:

Attached please find the 2009 General Plan Housing Element Annual Progress Report for the City of Orange. The City is also sending a copy of these materials to the State's Housing and Community Development Department. The City is submitting the 2009 report retroactively in order to maintain our eligibility for the Housing-Related Parks grant program.

If you have any questions, please feel free to contact Jennifer Le, Senior Planner with the City of Orange, at jle@cityoforange.org or at (714) 744-7238.

cc: Robert Kmetz, City of Orange Community Services Department

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Housing Policy Department
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ANNUAL HOUSING ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Orange

Reporting Period 1/1/2009 - 12/31/2009

Table A

Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income			See Instructions	See Instructions	
360-222-06 - 260 W CORK TREE DR	SF	O		1			1	1			Based on estimated sales price of unit.
360-222-09 - 237 W LINDEN DR	SF	O		1			1	1			Based on estimated sales price of unit.
360-222-09 - 251 W LINDEN DR	SF	O		1			1	1			Based on estimated sales price of unit.
360-222-09 - 281 W LINDEN DR	SF	O		1			1	1			Based on estimated sales price of unit.
360-222-09 - 285 W LINDEN DR	SF	O		1			1	1			Based on estimated sales price of unit.
360-222-09 - 3002 N JUNEBERRY ST	SF	O		1			1	1			Based on estimated sales price of unit.
360-222-09 - 3010 N JUNEBERRY ST	SF	O		1			1	1			Based on estimated sales price of unit.
360-222-09 - 3012 N JUNEBERRY ST	SF	O		1			1	1			Based on estimated sales price of unit.
360-222-09 - 3028 N JUNEBERRY ST	SF	O		1			1	1			Based on estimated sales price of unit.
360-222-09 - 3056 N JUNEBERRY ST	SF	O		1			1	1			Based on sales price of unit.

360-222-09 - 380 W LINDEN DR	SF	O		1			1	1			Based on estimated sales price of unit.
360-222-09 - 486 W LINDEN DR	SF	O		1			1	1			Based on estimated sales price of unit.
039-191-22 - 232 E LOMITA AVE	SU	R		1			1	1			Based on rental prices of similar units in the area
039-204-06 - 621 N ORANGE ST	SU	R		1			1	1			Based on rental prices of similar units in the area
386-121-03 - 377 N CAMBRIDGE ST	SU	R		1			1	1			Based on rental prices of similar units in the area
390-413-19 - 444 S CENTER ST	SU	R		1			1	1			Based on rental prices of similar units in the area
(9) Total of **Moderate and Above Moderate** from Table A3 ► ►					125	539	664	664			
(10) Total by income Table A/A3 ► ►			0	16	125	539	680	680			
(11) Total **Extremely Low-Income** Units*			0								

* Note: These fields are voluntary.

Note: Data in all tables are based on building permits "finaled" in Calendar Year 2009.

Table A2

Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA whichmeet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

Table A3

Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	125					125	125
No. of Units Permitted for Above Moderate	7		532			539	539

* Note: This field is voluntary

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.			2006	2007	2008	2009	2010	2011	2012	2013	2014	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	1086										0	1086
	Non-deed restricted											0	
Low	Deed Restricted	887										0	789
	Non-deed restricted		75	2	5	16						98	
Moderate	Deed Restricted	1004	9	9								18	373
	Non-deed restricted		85	257	146	125						613	
Above Moderate		2102	204	417	48	539						1,208	-1043
Total RHNA by COG. Enter allocation number:		5079											
Total Units ► ► ► ►			373	685	199	680	0	0	0	0	0	1,937	1,205
Remaining Need for RHNA Period ► ► ► ► ► ► ►													

Note: Units serving extremly low-income households are included in the very low-income permitted units totals.

Note: Previously submitted annual report contained errors in the unit count for the 2008 calendar year. These errors have been corrected in this report.

Table C
Housing Element
2009 Annual Progress Report

Policy Action	Objective	Implementation Status
Policy Action 1- Update General Plan Land Use Element Adopt a comprehensive revision to the City's General Plan Land Use Element and appropriate sections of the Zoning Code to maximize the potential for infill, mixed use and other creative residential development types. Ensure new land use designations in the updated General Plan provide appropriate densities to accommodate units affordable to Extremely Low-, Very Low-, and Low-Income households.	Update Land Use Element	The City is undertaking a comprehensive update to the Orange General Plan (GP). The GP Update includes the Urban Mixed Use land use designation which allows a residential density of 30 to 60 dwelling units per acre, which will provide opportunities for affordable housing development. The update is expected to be adopted in 2010.
Policy Action 2- Processing Annexation of East Orange General Plan Area To maximize future residential development potential in the City, the City is in the process of annexing the East Orange area into the City. This process began in 2006 and shall continue until the remaining portions of the area are included within the City's legal boundaries.	Annexation of East Orange Area	Annexation and residential construction in East Orange has not been pursued by the property owner to date. The area remains entitled for residential development.
Policy Action 3- Annual Review of Housing Element Pursuant to HCD Requirements, the City will conduct an annual implementation review of the Housing Element. The review will include the following information: a log of new residential development permits and completion reports; inventory of units built in the Extremely Low-, Very Low- and Low-Income categories, an update or inventory of approved projects; an annual estimate of population from the State Department of Finance; and available vacant land and zoning survey.	Annual Review of Housing Element	The annual reports prepared by the City have implemented this policy action.
Policy Action 4- Promotion of Affordable Housing The City recognizes the need for housing affordable for all income segments of the population, especially Lower-Income households. The City will continue to support and encourage the development of housing affordable to Lower-Income households through incentives	543 Extremely Low- Income, 543 Very Low-Income and 887 Low-Income Units	680 new residential units were finaled in Orange in Year 2009. Of those, 539 units were affordable to Above Moderate-Income households, 125 units were affordable to Moderate-Income households, and 16 units were affordable to Low-Income households. None were deed restricted. The Archstone/Gateway Apartment buildings (located on Chapman Avenue) and continuing phased buildout of the "RiverBend" residential subdivision

Policy Action	Objective	Implementation Status
such as density bonuses and funding assistance.		account for the majority of units finaled in 2009.
Policy Action 5- Promotion of New Rental Housing Promote through financial assistance the development of new rental housing affordable to Extremely Low-, Very Low- and Low-Income households where such development will promote a balanced inventory of housing types. The City shall develop and initiate an annual solicitation process to make the development community aware of available funds and seek partnerships in developing new rental housing.	200 New Rental Housing Units	In 2008, there were no new large rental housing developments constructed. In 2009, 532 new rental units were constructed in the Archstone Gateway project. The City has also received and approved applications for a number of accessory second units throughout Orange that will be rental units upon construction.
Policy Action 6- Provision of Second Unit Development Continue to comply with State Housing Law to provide by-right development of second units on existing single-family properties. Encourage the development of such units as a source of additional rental housing opportunity. Provide review of the City's adopted regulatory policies for second units through the annual Housing Element implementation reports and implement revisions as deemed appropriate.	Second Unit Development	The Orange Municipal Code (OMC) Chapter 17.14 allows for development of second units by-right in residential zones in compliance with State law. Four second units were constructed in 2008. One second unit was constructed in 2009.
Policy Action 7- Development of Housing for Large Families Encourage and support through direct outreach to private and non-profit housing developers, the development of rental and for-sale housing for larger families. Encourage developers/builders to incorporate larger bedroom counts to accommodate the needs of larger families and reduce incidents of overcrowding in the existing housing stock. The City shall review, revise and monitor the Affordable Housing Plan and Affordable Housing Ordinance to incorporate the appropriate regulatory incentives, financial incentives and other policies that encourage and support the development of housing for large families. In order to outreach effectively, the City shall provide the Affordable Housing Plan and Ordinance, as amended, to housing developers upon their initial interest in or inquiry about developing a new project. The	Support the development of housing for large families	In 2008, 123 single family homes were constructed with 3 or 4 bedrooms and were affordable to Low- and Moderate-Income households. In 2009, 122 single family homes were constructed with 3 or 4 bedrooms. Based on the market at the time, these homes were affordable to Low- and Moderate-Income households.

Policy Action	Objective	Implementation Status
City will encourage developers to include housing for larger families prior to formal application submittal. Information on housing for larger families with be included in the Affordable Housing Resource Toolkit (See Policy Action D.20)		
Policy Action 8- Provision of Senior Housing Opportunities The City recognizes the unique needs of its elderly residents. Seniors typically have fixed incomes and necessitate unique housing needs that are not typically included in market rate housing. The City shall encourage through incentives (e.g., financial assistance when feasible, parking reductions, regulatory waivers, etc.), the development of senior housing that offers a wide range of housing choices from independent living to assisted living with services on-site, including healthcare, nutrition, transportation and other appropriate services. The City currently has special incentives for senior housing, as provided in Section 17.15 of the Zoning Code. This section was recently amended as part of the City's Density Bonus Ordinance update, effective in February of 2008 (Ordinance No. 2-08). To further encourage the provision of senior housing opportunities, the City shall review and revise the General Plan and Zoning Code, including the existing special incentives contained in Section 17.15 of the Zoning Code to further encourage senior housing opportunities.	Senior Housing Development	OMC Chapter 17.15 provides for density bonuses and other incentives for Senior Housing. Further, as part of the comprehensive General Plan Update (described in Policy 1) and the subsequent adoption of Mixed Use zoning, Senior Housing will be allowed by right in all Mixed Use Zoning districts.
Policy Action 9- Provision of Family Housing Ancillary to Medical Facilities The City of Orange provides for world-class child medical services through Children's Hospital of Orange County and understands the need for family housing to accommodate families with children receiving treatment. The City will review and revise the General Plan and existing Zoning Code to specifically address the provision of family housing as an ancillary use to medical facilities and potentially offer incentives to encourage the development of family housing targeted for parents with children receiving medical treatment in Orange.	Family Housing Ancillary to Medical Facilities	As part of the comprehensive General Plan Update (described in Policy 1) the GP land use designations for medical facilities, such as the Children's Hospital of Orange County (CHOC), UCI Medical Center, and Chapman Hospital, will be changed to allow for housing associated with public and quasi-public facilities and institutions. As a follow up step to the GP update, the City is completing a GP/zoning consistency process that will change the zoning of these medical facilities to Public Institution (PI). Once complete, the re-zoning will allow housing related to hospitals as a permitted accessory use.
Policy Action 10- Promotion of Balanced Housing Development Encourage the development of mixed income developments where	Support achievement of	Refer to Policy 4 for the City's progress in meeting RHNA goals. Refer to Policy 13 regarding the City's Affordable Housing Plan and Ordinance.

Policy Action	Objective	Implementation Status
housing units are provided for a variety of income levels. Encourage developers/builders to integrate market-rate and affordable units within development projects through the establishment of incentives or other regulatory concessions. Provide for review, revision and monitoring of the existing Affordable Housing Plan and Affordable Housing Ordinance to provide appropriate incentives to encourage the development of balanced housing in Orange and to achieve the City's RHNA obligations.	RHNA goals through the Affordable Housing Plan & Ordinance	
Policy Action 11- Facilitate Infill Construction The City has an adjusted RHNA need (2006-2014 RHNA need adjusted for units constructed, entitled units and market rate units converted to affordable units) of 1,802 housing units for Extremely Low-, Very Low-, Low- and Moderate-Income households. The City has limited vacant land available for residential development and no vacant land zoned at densities to support affordable housing. Therefore, the City will continue to aggressively pursue infill development within feasible development sites for homeownership and rental units. This process would encourage the development of infill residential development through proactive and coordinated efforts with the Redevelopment Agency, Community Development and private development entities to provide development guidance and assistance to encourage the construction of residential development affordable to Extremely Low-, Very Low-, Low- and Moderate-Income households through a variety of land use tools (i.e., streamlined review, reduced development standards, land assemblage, lot consolidation, fee assistance and other methods deemed appropriate). The City will identify and develop an inventory of potential infill sites utilizing the site analysis found in Appendix B of the Housing Element. The City will seek partnerships with and provide informational material including a copy of the inventory and listing of City incentives and programs to housing developers.	Support and facilitate the development of 1,802 infill housing units	199 new units were constructed in 2008 (all infill). 680 units were constructed in 2009 (all infill).
Policy Action 12- Adaptive Reuse of Historic Structures The City has an abundance of historically significant structures that provide opportunities for adaptive reuse to contribute to the provision of additional housing opportunities. The City views adaptive reuse as a means to encourage additional housing opportunities while also preserving and enhancing the City's historic resources for the benefit of	Adaptive Reuse of Historic Structures	As part of the comprehensive General Plan Update (described in Policy 1), the GP land use designation along commercial corridors in the Old Towne Orange Historic District will change to "mixed use", allowing a broader range of uses to locate in historic buildings. Mixed Use zoning is expected to be adopted in 2010/2011, consistent with the adopted GP. As part of the Mixed Use zoning ordinance, a density

Policy Action	Objective	Implementation Status
the entire community. The City shall evaluate the appropriateness of providing an Adaptive Reuse Ordinance that addresses regulatory incentives, financial assistance, the Historic Building Code, and other policy actions to encourage the adaptive reuse of historic structures for residential uses. The City shall revise the Zoning Code, as appropriate, to establish a menu of incentives and/or financial assistance that further encourage adaptive reuse of historic structures.		bonus and incentives are being offered for adaptive reuse of historic buildings, with an even higher level of density bonus offered for the adaptive reuse of the City's large historic packing houses.
Policy Action 13- Review and Revise the City's Existing Affordable Housing Plan and Ordinance The City has seen limited construction of new affordable housing as a result of its existing Affordable Housing Plan and Affordable Housing Ordinance. In order to more effectively facilitate and encourage housing for Extremely Low-, Very Low- Low- and Moderate-Income households, the City shall review, amend and monitor, its existing Affordable Housing Plan and Affordable Housing Ordinance. To further encourage private and non-profit participation in affordable housing development, the City will evaluate the Affordable Housing Ordinance and Plan. The City will engage stakeholder organizations, including non-profit housing developers and service providers, when evaluating the existing Affordable Housing Ordinance and Plan and determining appropriate revisions. Based on its findings, the City shall refine financial assistance and regulatory concessions, to potentially include but not be limited to reduced processing timelines, reduction of fees, additional density bonuses, and other revisions that respond effectively to market need. The Affordable Housing Plan and Ordinance will focus efforts on development in the General Plan Focus Areas, as these areas have the largest opportunity to accommodate residential growth. The City will annually monitor the effectiveness of the Affordable Housing Plan and Ordinance in supporting and facilitating the development of housing units affordable to Lower- and Moderate-Income households. Based on its findings, the City shall amend the Affordable Housing Ordinance and Plan as appropriate.	Incentives toward development of 1,802 Lower- and Mod.- Income households	Staff will update the affordable housing plan and ordinance as part of the City's FY 11-12/ FY 12-13 budget and work plan.

Policy Action	Objective	Implementation Status
Policy Action 14- Interdepartmental Coordination for Entitlement Funding and Redevelopment Housing Set-Aside Funds Provide for annual coordination with the City's Economic Development Department, and Community Development Department and other interdepartmental agencies for the use and distribution of Federal entitlement programs and Housing Set-Aside Funding for the express purpose of assisting affordable housing developers in constructing housing units affordable to Extremely Low-, Very Low- and Low-Income Households. Establish a coordination process to better integrate Housing Element policies, programs and reporting requirements with the City's Consolidated Plan.	Coordination	During the planning period, the Community Development Department and the ORA/Economic Development Department coordinated during preparation of the Housing Element annual reports and the Consolidated Plan/Annual Action Plan.
Policy Action 15- Support Community Housing Development Organization New Construction Projects Provide funding for qualified CHDO's to develop affordable housing. The City may issue RFQ's seeking qualified non-profit organizations for acquisition, construction and rehabilitation of affordable housing. Funds will be made available on an annual basis, contingent on funding availability.	CHDO Support	Orange Housing Development Corporation (OHDC) is the only CHDO in the City of Orange. The City partnered with OHDC on the Citrus Grove affordable housing project (pending).
Policy Action 16- Compliance with State Density Bonus Law (SB 1818). The City shall implement the recently amended Zoning Code density bonus provisions, effective in February of 2008. The Density Bonus Ordinance (No. 2-08) provides for incentives to further enhance the provision of affordable housing in the City of Orange. The City shall implement the provisions of Ordinance No. 2-08 and provide for monitoring of the provisions as set forth in the Ordinance. The City of Orange shall provide a report on the effectiveness of the Ordinance approximately midway through the planning period and implement any modifications, as deemed appropriate.	Compliance with State Law	OMC Chapter 17.15 provides for a density bonus and other incentives for affordable housing, senior housing, land donations to the City for housing, condo conversions, and child care facilities associated with housing. The City will continue to implement these provisions. The City will continue to implement these provisions and will also provide a monitoring report in 2012.
Policy Action 17- Provide for Adequate Sites for Housing Development To ensure the availability of adequate sites to accommodate estimated future construction need by income category, the City shall update and revise the General Plan and Zoning Ordinance to establish and codify land use designations/classifications that will provide adequate sites to	Adequate Sites for Housing-Mixed Use Zoning with Residential Only Overlay	As part of the comprehensive General Plan Update (described in Policy 1), which is currently underway, the City intends to create an Urban Mixed Use land use designation which allows a density of 30 to 60 dwelling units per acre, thus providing opportunities for affordable housing development. Subsequent zoning code updates will address permitted

Policy Action	Objective	Implementation Status
meet projected need by income category for the 2006-2014 Planning Period. Specifically, the City will initiate and adopt General Plan Land Use and Zoning Code amendments as identified in Appendices B-1 and B-3 that will provide adequate sites and accommodate the remaining regional housing need of 1,795 for Extremely Low-, Very Low-, Low-, Moderate- and Above Moderate-Income rental and for-sale housing units. The amended General Plan land use designations and associated zoning district classifications will permit owner-occupied and rental multifamily uses as a matter of right, not subject to a conditional use permit, planned unit development or other non-design related discretionary review. To accommodate the remaining need for Lower- Income households, a minimum standard of 30 du/acre shall be applied. The development standards and other regulatory provisions associated with the revised land use designations/classifications shall maximize development capacity and promote a variety of housing types at various levels of affordability. The remaining projected regional share for 1,705 Lower-Income households shall be accommodated on sites with densities and development standards that permit at least 16 units per site. To ensure the accommodation of at least 50 percent of the remaining RHNA for lower income households on sites zoned for residential-only use throughout the planning period, the revised Zoning Ordinance will include a housing overlay zone permitting exclusive residential use. The housing overlay zone will encompass a minimum of 57 acres of land within the West Chapman/Uptown Orange, South Main Street and Katella Avenue General Plan Focus Areas. Non-residential uses or mixed-use with a residential component within the overlay zone shall not be a principally permitted use. Any applications for non-residential uses or mixed-use with a residential component within the housing overlay zone shall be required to obtain discretionary Site Plan approval with specific findings that will ensure 100 percent of the City's remaining regional share of Lower-Income need can be met on remaining sites within the overlay zone. Prior to any discretionary approvals for non-residential development projects within the overlay zone, specific findings shall be made by the City of Orange, demonstrating sufficient capacity within the residential overlay zone to accommodate 100		uses in the mixed use zoning districts.

Policy Action	Objective	Implementation Status
percent of the remaining regional housing need for Lower-Income households. To ensure the continued availability of residential sites within the housing overlay zone, the City of Orange shall implement a RHNA Housing Sites Monitoring System to ensure the capacity of sites is at a minimum equivalent to the remaining RHNA need. The monitoring system will adjust the site acreage requirements based upon the City's remaining need for Lower-Income households on a project-by-project basis. The monitoring system shall be updated on a project-by-project basis and an annual monitoring report shall be provided to the City Council in conjunction with annual progress reporting requirements pursuant to Government Code section 65400.		
Policy Action 18- Review and Amendment of Residential Development Standards To respond to changing market trends and encourage continued provision of housing opportunities for Orange residents, the City will review and revise the existing Zoning Code, including residential development standards, as appropriate. The amendment of the code shall evaluate modifications and or revisions that further encourage the feasibility of residential development. Amendments and modifications to the existing Zoning Code may include mixed-use development standards, infill development standards, adaptive reuse, and multi-family and single-family development standards.	Amend Zoning Code	Staff is evaluating adding the comprehensive update of the zoning code to the City's FY 11-12 and FY 12-13 budget and work plan.
Policy Action 19- Monitoring of Development Fees To contribute to the feasibility of affordable housing development, the City will monitor required development fees consistent with the provision of the Affordable Housing Plan, Affordable Housing Ordinance and the Zoning Code to ensure in-lieu fees, development impact fees and processing fees are not considered an undue constraint on residential development. The City shall provide for review of development impact and in-lieu fees in addition to periodic review of processing fees, as appropriate. The City shall seek the assistance of affordable housing developers and other stakeholders in the review of fees to ensure they are responsive to the needs of the market.	Review of Development Fees- Impact & In-lieu Fees/ Processing fees	The City's Master Schedule of Fees (including development impact fees and processing fees) is reviewed on an annual basis. The affordable housing in-lieu fee was last applied to housing projects approved in 2005, located on West Chapman within the Redevelopment area. Housing projects within the City's Redevelopment Areas have been limited since then.

Policy Action	Objective	Implementation Status
Policy Action 20- Affordable Housing Toolkit To ensure the development community is aware of the availability of State, Federal and local funds as well as local in-kind assistance, the City shall develop an affordable housing resource "toolkit". The toolkit shall provide for dissemination of information regarding funding/financing options available at the Federal, State and local level, incentives, partnership opportunities and other resources that will promote a well-informed citizenry. The "toolkit" approach shall provide the public with a wide-range of sources intended to educate and inform, including but not limited to: • Development of an internet-based resource clearinghouse on the City's website. • Development of outreach flyers and print media to provide information on programs, funds and resources for affordable housing. • Sponsorship/Partnership with agencies, private entities and non-profit for educational seminars/workshops. • Outreach efforts specifically for development of housing for special needs groups including large families.	Toolkit	Staff will evaluate development of the affordable housing toolkit as part of the City's FY 11-12/ FY 12-13 budget and work plan.
Policy Action 21- Priority Project Review for Affordable Residential Development To streamline project review and building plan check processing of affordable residential projects, the City shall continue the provision of priority project review and expedited processing by the Community Development Department Building Division to ensure residential project applicants are not unduly burdened with extensive or unnecessary project reviews. The Community Development Department shall provide internal coordination among City departments to prioritize project review and approval of affordable housing projects.	Priority Review and Expedited Processing	The City continues to provide priority review of entitlement applications and expedited processing of building permits for affordable housing projects.
Policy Action 22- Explore Workforce Housing The City shall explore the housing needs of the current workforce to maximize the potential for residents to live and work in the City. The City shall coordinate with the Chamber of Commerce, local business	Workforce Housing Strategy	Staff will evaluate and develop a workforce housing strategy as part of the City's FY 11-12/ FY 12-13 budget and work plan.

Policy Action	Objective	Implementation Status
entities and stakeholder groups to analyze the current needs of the business community and its employees. Based upon the analysis of these needs, the City will develop a workforce housing strategy to be used as a guidance tool for future partnerships and policy and regulatory revisions to facilitate workforce housing.		
Policy Action 23- Redevelopment Agency Affordable Housing Obligation The Orange Redevelopment Agency is obligated, in accordance with California Community Redevelopment Law, to ensure that at least 15 percent of all new dwelling units within a project area developed by an entity other than the Redevelopment Agency must be available at affordable housing cost to Low- and Moderate-Income persons. Of these units, 40 percent shall be restricted to Very Low-Income households. The City prefers the affordable units to be provided on-site.	Affordable Housing	In 2008 and 2009, there was no residential construction approved within the Redevelopment Area. Building permits were finaled for the Archstone/Gateway Apartments in 2009. This development is located in the Redevelopment Area on West Chapman Avenue. An affordable housing in-lieu fee was paid, in lieu of the developer providing onsite affordable units.
Policy Action 24- Acquisition and Rehabilitation of Multifamily Residential Development Subject to available Redevelopment Agency and HOME funding sources annually, the City will provide for financing, regulatory incentives and other in-kind technical assistance to non-profits, affordable housing developers and property owners for the acquisition and rehabilitation of multi-family properties for affordable housing. Encourage, through a variety of incentives such as streamlined permit review, reduced development standards, parking reductions or other remedies to increase the feasibility of acquisition and rehabilitation of multi-family units. Ensure affordability is maintained long-term through restriction and/or covenants. Prioritize and target those buildings exhibiting the highest levels of deferred maintenance. Acquisition and rehabilitation may also include the rehabilitation of existing affordable multi-family units or the acquisition and rehabilitation of multi-family units that are being offered at market rate. The acquired market-rate units would be rehabilitated and offered at	20 units per year	ORA provided financial assistance for acquisition/rehabilitation projects for several years. In the last few years of the planning period, ORA focused its funds primarily on new construction, because, on a per unit basis, new construction is more cost-effective than acquisition/rehabilitation. Refer to Policy 4 regarding financial assistance for new multifamily housing. In addition, refer to Policy 25 regarding rehabilitation work performed.

Policy Action	Objective	Implementation Status
affordable rental rates.		
Policy Action 25- Home Improvement Program Continue to provide rehabilitation loans and grants for appropriate exterior and interior improvements that enhance the quality, safety and livability of existing single-family homes through the Home Improvement Program to. The City shall provide information and materials to eligible applicants.	4 units through grants per year/ 4 units per loans per year	During the Planning Period, the City's Home Improvement Program offered grants and zero percent loans to Very Low-Income owner/occupants of single-family homes and mobile homes. In FY 2008-2009, 10 rehabilitation grants, 1 loan and 3 combination loans/grants were awarded. The City also provided a CDBG subgrant to Paint Your Heart Out, a nonprofit agency that completed free minor home improvement projects for five Low Income owner/occupants of single-family homes. The City provided CDBG funds to Rebuilding Together Orange County to provide free home improvements to 15 Lower-Income owner/occupants of single-family homes and mobile homes.
Policy Action 26- Utilize External Funding Sources for Rehabilitation Continue to utilize Federal formula grants through the City's Federal Entitlement Grant Funds (HUD) to assist in the rehabilitation of unsafe housing conditions citywide. Provide low interest loans and grants to qualified applicants to encourage the rehabilitation of deteriorated single family and multi-family housing.	Housing Rehabilitation	Refer to Policy 25.
Policy Action 27- Funding for In Place Supportive Housing Continue to support local and inter-jurisdictional efforts to reduce temporary and chronic homelessness. The City shall continue to allocate Federal Entitlement funds and public service agency funds for helping homeless persons find permanent housing through continued support of City-supported CDBG sub-recipients. The City of Orange shall continue to promote a comprehensive approach to addressing homelessness consistent with the Continuum of Care model. The City shall provide support for non-profit entities, the Orange County Housing Authority and other applicable government agencies to provide a range of services and housing opportunities for homeless persons in Orange.	Coordination/ Referral	During FY 2008-09, the City allocated CDBG funds to the Colette's Children's Home, Hart Community Homes, Helping Our Mentally Ill Experience Success, Inc. (HOMES), Olive Crest Treatment Centers, Inc., Women's Transitional Living Center (WTLC), and YWCA of Central Orange County. These nonprofit agencies that provided emergency shelter, transitional housing, or supportive services to clients living in shelters, or those at risk of becoming homeless. These agencies assisted a total of 846 persons that were homeless or at-risk of becoming homeless. The City also funded the Fair Housing Council of Orange County and The Friendly Center, Inc. to provide case management and supportive services. During the year, these agencies assisted a total of 3,878 persons.

Policy Action	Objective	Implementation Status
Policy Action 28- Support Fair Housing Services The Fair Housing Council of Orange County provides community education, individual counseling, mediation, and low-cost advocacy with the expressed goal of eliminating housing discrimination and guaranteeing the rights of all people to freely choose the housing for which they qualify in the area they desire. The City refers all inquiries for these services to the Fair Housing Council of Orange County and maintains literature and informational brochures at City Hall available for public distribution. In order to more effectively outreach to the community the City will also provide informational brochures at the City library, Senior Center and other locations frequented by the public. The City will continue the provision of fair housing assistance including landlord/tenant counseling, homebuyer assistance, and amelioration or removal of identified impediments. The City will work with the Fair Housing Council to provide community education on fair housing on an annual basis.	Coordination/ Referral	During FY 2008-09, the City continued to address fair housing issues on a local and regional basis, contracting with Orange County Fair Housing Council (FHC) to provide comprehensive educational and enforcement programs. FHC provided a variety of services including outreach to housing advocacy groups, real estate companies, apartment owners and managers associations, and cultural organizations. In addition, the agency educated the public on fair housing and alternative dispute resolution, and sponsored a poster contest in local elementary schools for Fair Housing Month in April. Through these activities, FHC continued to promote fair housing practices on behalf of the City to assure that Orange residents were afforded equal housing opportunity. FHC resolved discrimination allegations for 4 households in Orange and resolved landlord/tenant disputes for 406 households in Orange.
Policy Action 29- Adopt Reasonable Accommodation Procedures The City recognizes the unique needs of persons with disabilities. To comply with Federal and State housing laws (SB 520), the City will analyze existing land use controls, building codes, and permit and processing procedures to determine constraints they impose on the development, maintenance, and improvement of housing for persons with disabilities. Based on its finding, the City will develop a policy for reasonable accommodation to provide relief to Code regulations and permitting procedures that have a discriminatory effect on housing for individuals with disabilities. The policy shall include procedures for requesting accommodation, timeline for processing and appeals, criteria for determining whether a requested accommodation is reasonable, and ministerial approval for minor requests. This policy is not intended to allow boarding houses in residential zones where they are otherwise prohibited.	Compliance with SB 520	The City adopted reasonable accommodation procedures in September 2009 (OMC Chapter 17.10.045), in compliance with State law.
Policy Action 30- Adequate Sites for Emergency Shelters/ Transitional Housing In compliance with SB 2, effective January 1, 2008, the City must analyze and revise the existing Zoning Ordinance to allow for emergency	Compliance with SB2	Staff will undertake Ordinance amendments to comply with SB2 as part of the City's FY 11-12/FY 12-13 budget and work plan.

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shelters, transitional housing and supportive housing to homeless individuals and families for annual and seasonally estimated need. The City will comply with the requirements of the State in the following manner: • The City is considering amending the PI, M1 and M2 zones, or other suitable zone with sufficient capacity, to permit emergency shelters without discretionary approvals. The City will also consider allowing emergency shelters without discretionary approvals in the future Urban Mixed Use zone(s). The subject zoning category(ies) shall include sites with sufficient capacity to meet the local need for emergency shelters. • The number of sites or zoning identified shall provide sufficient capacity to meet the estimated need identified in this Housing Element. The City shall adjust its estimated need based on the 2009 Point-in-Time Homeless Count when data becomes available. • Ensure the provisions of the Housing Accountability Act are enforced and prohibit the denial of emergency shelter/transitional housing facility via discretionary approvals if it is consistent with adopted regulatory standards. • Evaluate development standards and regulatory provisions to ensure that standards encourage rather than discourage development. • Amend its Zoning Code to permit transitional, supportive and single-room occupancy housing as a residential use and only subject to those restrictions that apply to other residential uses of the same type in the same zone. • Ensure emergency shelters are only subject to the same development and management standards that apply to residential or commercial uses within the same zone.		
Policy Action 31- Section 8 Rental Assistance The Orange County Housing Authority currently administers the Section 8 Rental Assistance program on behalf of the City. Currently the program assists renter households in the City of Orange. Based on	546 households per year	538 households were assisted in FY 2008-2009. In addition, 14 households in Orange participated in the Family Self Sufficiency Program and 15 households participated in the Family Unification program. Both programs are components of the Section 8 program. Also, ORA provided rental assistance to one Extremely Low-Income elderly household through its

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future congressional appropriations, the County Housing Authority will apply for additional funding which will enable the Housing Authority to administer additional vouchers for families, elderly, handicapped and disabled persons over the Housing Element planning period. The City of Orange will continue to provide referral services and information to the City's residents.		Mobile Home Park Rental Assistance Program.
Policy Action 32- Explore "Shared Living" and "Co-Housing" Concepts Continue the provision of the City's Shared Housing Program for seniors through Orange Elderly Services. To further enhance this program, the City shall evaluate the viability of the "shared living" concept whereby the City provides connection with those willing to share a home. Particular emphasis shall be placed on seniors, but also with students and single person households. Additionally, evaluate the viability of "co-housing", whereby residents share common facilities. City staff shall survey current practices and evaluate its potential application in the City of Orange. Based upon a finding of feasibility, amendments to the Zoning Code and other regulatory revisions shall be implemented to encourage shared-living and co-housing opportunities. This policy is not intended to allow boarding houses in residential zones where they are otherwise prohibited.	Determine Feasibility	Staff will evaluate "shared living" and "co-housing" concepts as part of the City's FY 11-12/FY 12-13 budget and work plan.
Policy Action 33- Monitoring and Preservation of "At-Risk" Units The City currently has 75 units that are at risk of converting from affordable, deed-restricted units to market-rate units. The City shall provide for regular monitoring of deed-restricted units that have the potential of converting to market-rate during the planning period. Additionally seek funding and opportunities for owners of these units to extend and/or renew deed restrictions and/or covenants. To proactively address the conversion of affordable units to market-rate units, the City will develop a program that establishes partnerships with non-profit housing developers and a strategy to preserve the units. The City shall ensure compliance with noticing requirements and provide for tenant education when a notice of conversion is received.	75 At-Risk Units	8 units at the Friendly Center (451-453 N. Lemon) are identified in the Housing Element as at-risk of converting to market rate units in 2006-2007. These units are being preserved through the Section 8 Annual Renewal Program. 75 units at Triangle Terrace (555 S. Shaffer Street) are also identified in the Housing Element as at-risk of converting to market rate units in 2008. Triangle Terrace has also remained affordable through the Section 8 Annual Renewal Program. 39 units at Casas Del Rio (1740 E. La Veta) will be at risk of converting in 2012.
Policy Action 34- Promotion of Water Conservation Plans and Practices Promote the inclusion of state-of-the-art water conservation practices	Information Program	The City promotes water conservation through a combination of its tiered water rate system, incentives and rebates, regulatory requirements, and public information and outreach. For example, the City offers free water

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in existing and new residential projects where proven to be safe and environmentally sound. Promote the use of low water demand fixtures, landscaping and drought tolerant materials in new and existing residential projects. Establish outreach and marketing materials for public distribution that describes the benefits of water conservation, resources for implementation and other appropriate information.		audits, and rebates for items like smart irrigation systems and low flow fixtures (coordinated through the Metropolitan Water Districts of Orange County (MWDOC)). In addition, the City adopted guidelines in 2010 requiring new development to install water efficient landscaping. The City's "Orange Goes Green" website provides information on residential water conservation tips, programs, and rebates. Water conservation brochures are available at City Hall, and information is periodically distributed to residents at City events and in the City's water bill.
Policy Action 35- Green Building Programs It is the City's policy to encourage "green building" practices in new and existing residential development. To facilitate and encourage the use of green building practices, the City shall conduct a comprehensive review of existing zoning, building and development standards related to green building. The City will analyze current trends and best practices and based on its findings establish and market a program of information resources and/or incentives that will facilitate and encourage the incorporation of materials and technology that promote resource conservation and efficiency and the development of high-efficiency, sustainable buildings. The program shall encourage residential developers/builders to maximize resource conservation through proactive site, building and building systems design, materials and equipment to maximize resource efficiency and minimize ongoing utility and building maintenance costs. To further promote efficient use of resources, evaluate the potential for offering incentives such as financial assistance, fee waivers, priority processing, or other strategies to further encourage resource conservation. The program will encourage energy and resource conservation in both new construction and remodeling.	Resource/Incentive Program	The City's "Orange Goes Green" program and website were launched in 2009. They provide information on residential water conservation, energy efficiency, indoor and outdoor air quality, and waste reduction tips, rebates, and programs. Priority permit processing for certified green buildings and "green upgrades" are provided. For example, the Building Division provides "over the counter" permits for the installation of solar energy systems. Additional incentives will be evaluated for feasibility in future years.
Policy Action 36- In-Kind Technical Assistance Continue to offer in-kind technical assistance on a request basis for property owners pursuing improvements that enhance the quality of the City's housing stock.	Technical Assistance	City staff continue to offer Planning, Building, and Economic Development technical assistance at the public counter for housing development and enhancement projects.

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Policy Action 37- "On the House Permits" Program The City will offer, periodically, the "On the House Permits" program that waives building plan review and permit fees for home improvements for a limited time period. Residents would be informed through informational brochures, website and other appropriate means.	Housing Improvement	The "On the House" program promotes maintenance of the existing housing stock by waiving building plancheck and permit fees for home improvements. The program was offered in 2007 and 2008. The City will continue to evaluate the feasibility of offering the "On the House" or similar programs in future budget years.
Policy Action 38- Proactive Code Enforcement for Private Property Continue to administer the City's Neighborhood Enhancement Team (NET) and other similar programs to proactively address code violations and deferred maintenance and encourage continued maintenance of existing neighborhoods. The City shall target a minimum of four neighborhoods each year that exhibit significant deferred maintenance and prioritize funding and resources accordingly.	4 Neighborhoods per Year	Code Compliance staff continue to partner with the Orange Police Department on annual programs addressing areas where housing conditions and deferred maintenance are of concern.
Policy Action 39- Blight Removal on Public Property To enhance the quality of Orange's residential neighborhoods, the City will continue to utilize the Public Works and Community Services Departments for the as-needed removal of graffiti and other deferred maintenance issues on public property, including sidewalks, parks, bus shelters signs and other structures adjacent to the public right-of-way.	As Needed	The City's Public Works and Community Services Departments continue to maintain public property and address deferred maintenance issues, including on sidewalks, parks, bus shelters and signs. City staff strive to remove graffiti within 48 hours. In 2008, 265,842 square feet of graffiti were removed at 4,967 locations. In 2009, 202,684 square feet were removed at 3,294 locations in the City.
Policy Action 40- Neighborhood-Based Community Preservation Encourage the involvement of local neighborhood groups and interested residents in identifying, maintaining and improving the quality of residential development. This initiative may include continuation of the City's Neighborhood Enhancement Program. Proactively engage community groups in planning activities that enhance neighborhood quality.	Community Involvement	City staff continue outreach efforts to the local community to increase neighborhood awareness. These efforts include the Police Department's Neighborhood Watch outreach program, Code Enforcement's NET program, and others.
Policy Action 41- Preservation of Historic Residential Structures The City places high priority to the conservation, preservation and enhancement of the City's historic residential neighborhoods. The City will continue to enforce the goals and objectives contained in the Historic Preservation Element of the General Plan and the Historic	Enforcement of Design Standards	The City continues to preserve historic residential structures through the Mills Act program and enforcement of the Old Towne Design Standards for projects in the Old Towne Orange Historic District. In 2008, the City approved nine Mills Act contracts (eight for residentially-zoned properties). In 2009, the City approved 11 Mills Act contracts (all for

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Preservation Design Standards for Old Towne to ensure the continued quality of the City's historic residential resources. In addition, the City will continue to promote the Mills Act Program and develop public information and outreach materials.		residentially-zoned properties).