

**Department of Housing and
Community Development**

ANNUAL HOUSING ELEMENT PROGRESS REPORT

Housing Policy Department
Received on:
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City or County Name: City of Orange

Mailing Address: 300 East Chapman Avenue, Orange, CA 92866

Contact Person: Jennifer Le Title: Senior Planner

Phone: 714-744-7238 FAX: 714-744-7222 E-mail: jle@cityoforange.org

Reporting Period by Calendar Year: from 1/1/2012 to 12/31/2012

These forms and tables, (see sample – next page) must be submitted to HCD and the Governor’s Office of Planning and Research (OPR) on or before April 1, of each year for the prior calendar year; submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

-and-

Governor’s Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Orange
 Reporting Period 1/1/2012 - 12/31/2012

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 Project Identifier (may be APN No., project name or address)	2 Unit Category	3 Tenure R=Renter O=Owner	4 Affordability by Household Incomes				5 Total Units per Project	5a Est. # Infill Units*	6 Assistance Programs for Each Development See Instructions	7 Deed Restricted Units See Instructions	8 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						
378-141-25 - 1596 N CLINTON 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 ▶▶				1			6	6				
(10) Total by Income Table A/A3 ▶▶▶			0	1	1	5	7	7				
(11) Total Extremely Low-Income Units*			0									

* Note: These fields are voluntary.
 Note: Data in all tables are based on building permits "finalized" in Calendar Year 2012.

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR Title 25 §6202)

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**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 that housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet 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		75		75	HE Policy 33 commits the City to monitoring and preserving 75 "at risk" units. 75 units at Triangle Terrace (addressed 555 S. Shaffer Street) were at-risk of converting to market rate in 2008. Triangle Terrace has remained affordable since then through the Section 8 Annual Renewal Program.
(3) Acquisition of Units				0	
(5) Total Units by Income	0	75	0	75	

* 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)**

No. of Units Permitted for Moderate	No. of Units Permitted for Above Moderate					Total	Number of Infill units*
	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes		
				1		1	1
	5					5	5

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT

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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.		RHNA Allocation by Income Level	2006	2007	2008	2009	2010	2011	2012	2013	2014	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level	Year 1		Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9			
Very Low	Deed Restricted	1,086	0	0	0	0	41					41	1,041
	Non-deed restricted		0	0	0	0	3	1				4	
Low	Deed Restricted	887	0	0	0	0	15					15	765
	Non-deed restricted		75	2	5	16	5	3	1			107	
Moderate	Deed Restricted	1,004	9	9	0	0	0					18	262
	Non-deed restricted		85	257	146	125	97	13	1			724	
Above Moderate		2,102	204	417	48	539	3	1	5			1,217	885
Total RHNA by COG. Enter allocation number:		5,079	373	685	199	680	164	18	7			2,128	2,953
Total Units													
Remaining Need for RHNA Period													

Note: units serving extremely low-income households are included in the very low-income permitted units totals. Note: Previously submitted annual reports contained errors in the unit count for the 2008, 2009 and 2010 calendar years. These errors have been corrected in this report.

ANNUAL HOUSING ELEMENT PROGRESS REPORT
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CCR Title 25 Section 6202

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Table C
Program Implementation Status

Program Description (By Housing Element Program Names)	Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.	Housing Programs Progress Report - Government Code Section 65583.	
Name of Program	Objective	Timeframe in HE	Status of Program Implementation
Policy Action 1- Update General Plan Land Use Element	Update Land Use Element	General Plan by 2010/ Mixed Use Zoning by 2010/ Compreh. Code by 2012	The City adopted the Orange General Plan (GP) update in March 2010. The 2010 GP includes the Urban Mixed Use land use designation which allows a residential density of 30 to 60 dwelling units per acre, which provides opportunities for affordable housing development. Mixed Use Zoning was adopted in July 2011. To date, approximately 426 acres are General Planned Urban Mixed Use and 291 acres have been zoned Urban Mixed Use (30-60 du/acre).
Policy Action 2- Processing Annexation of East Orange General Plan Area	Annexation of East Orange Area	Ongoing	Annexation and residential construction in East Orange was not pursued by the property owner this year. The area remains entitled for residential development.
Policy Action 3- Annual Review of Housing Element	Annual Review of Housing Element	Annually	This report implements this policy action for Year 2012.
Policy Action 4- Promotion of Affordable Housing	543 Extremely-Low Income, 543 Very Low Income and 887 Low Income Units	2014	7 new residential units were finalized in 2012. Of those, one unit fell into the low-income category, one unit fell into the moderate-income category and five units fell into the above-moderate category. None of the affordable units constructed were deed restricted. These numbers are indicative of a very slow housing development market, both in 2012 and throughout the planning period.

			<p>In 2012, the “Serrano Woods” apartments (2060 North Park Lane – formerly 1820 East Meats Avenue) made substantial progress in construction and is expected to open in 2013. “Serrano Woods” was approved on March 8, 2011 and will provide 63 new rental units (62 <i>income-restricted</i> apartments for Extremely Low to Low Income families for 55 years; 21 three-bedroom and 41 two-bedroom). The City Council and Orange Redevelopment Agency Board of Directors committed a total of \$8,514,761 for the development of the project.</p> <p>In 2012, the future of the “Santa Ines” affordable housing project (41 <i>income-restricted</i> senior units) remained uncertain. “Santa Ines” was approved on July 12, 2011 and was anticipated to obtain financial assistance from the Orange Redevelopment Agency. However, due to the State’s action eliminating Redevelopment Agencies, Orange Redevelopment Agency funding is no longer available. The developer and City are exploring other funding sources for this project.</p> <p>In 2012, the City also continued to process entitlements for several housing development projects including the “AMLI” residential development for 334 rental units and the “Rio Santiago” residential subdivision for 395 units (265 are senior multi-family units and 130 are single-family residential units).</p> <p>With the dissolution of Redevelopment Agencies throughout the State in 2011, the City can no longer promote affordable housing through financial assistance programs through the Orange Redevelopment Agency. The City continues to promote affordable housing through density bonus and regulatory incentives.</p>
Policy Action 5- Promotion of New Rental Housing	200 New Rental Housing Units	2014	<p>In 2012, the City continued to process entitlements for several rental housing development projects including the “AMLI” residential development. The AMLI project proposes 334 rental units on a “housing opportunity site” identified in the Housing Element and is planned at the maximum density allowed (60 du/acre). In 2012, substantial progress was also made for construction of the Serrano Woods apartments (a 42-unit</p>

				affordable housing project, described under policy 4). These projects are expected to be constructed by 2013. The City has already met and will well exceed its goal of 200 new rental units by 2014.
Policy Action 6- Provision of Second Unit Development	Second Unit Development	Annually/ Monitor		The Orange Municipal Code (OMC) Chapter 17.14 allows for development of second units by-right in residential zones in compliance with State law. Two second units were constructed in 2012.
Policy Action 7- Development of Housing for Large Families	Support the development of housing for large families	Ongoing		Of the 7 housing units constructed in 2012, 5 units had four or five bedrooms and would accommodate large families. In addition, as described in Policy 4, the "Serrano Woods" project (approved in 2011 and under construction in 2012) includes 21 three-bedroom affordable rental units, which could accommodate large families.
Policy Action 8- Provision of Senior Housing Opportunities	Senior Housing Development	General Plan by 2010/ Mixed Use Zoning by 2010/ Comp.Code Update by 2012		The City adopted the Orange GP update in March 2010. Refer to Policy 1. Mixed Use Zoning (to implement the 2010 General Plan) was adopted in July 2011. Mixed Use Zoning permits Senior Housing "by right" in all Mixed Use Zoning districts. In addition, OMC Chapter 17.15 provides for density bonuses and other incentives for Senior Housing. Therefore, the City has taken steps to promote and provide senior housing opportunities. As part of the City's FY 13-14 budget and work plan, staff has included evaluating and revising (as needed) the Zoning Code as related to senior housing. The City approved 43 senior rental units as part of the "Santa Ines" project in 2011 (refer to Policy 4). The project was expected to move forward with construction in 2012. However, the State's decision to dissolve Redevelopment Agencies has jeopardized the funding source for this project; therefore, its completion date is uncertain at this time. The City is currently processing entitlements for the "Rio Santiago" project, which proposes 265 senior units.

Policy Action 9- Provision of Family Housing Ancillary to Medical Facilities	Family Housing Ancillary to Medical Facilities	General Plan by 2010/ Mixed Use Zoning by 2010/ Comp Code Update by 2012	The City adopted a comprehensive General Plan update in March 2010. The update changed the GP land use designations at medical facilities, such as the Children's Hospital of Orange County (CHOC), UCI Medical Center, and Chapman Hospital, 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. CHOC is currently zoned PI and the UCI Medical Center was re-zoned to PI in 2012. Rezoning for the Chapman Hospital is expected to be completed in 2013.
Policy Action 10- Promotion of Balanced Housing Development	Support achievement of RHNA goals through the Affordable Housing Plan & Ordinance	Revise 2011	Refer to Policy 4 for the City's progress in meeting RHNA goals in 2012. Refer to Policy 13 regarding the City's Affordable Housing Plan and Ordinance.
Policy Action 11- Facilitate Infill Construction	Support and facilitate the development of 1,802 infill housing units	Inventory by 2011/ Outreach by 2012	The City continues to work with developers, and offers incentives for affordable housing developments. 7 new units were constructed in 2012. All were infill projects. The City developed a parcel list and maps highlighting properties that were identified in the Housing Element as "housing opportunity sites". The lists and maps will be available to housing developers via the City's website in 2013.
Policy Action 12- Adaptive Reuse of Historic Structures	Adaptive Reuse of Historic Structures	General Plan by 2010/ Ordinance by 2012	The City adopted a comprehensive General Plan update in March 2010. The update changed the GP land use designation along commercial corridors in the Old Towne Orange Historic District to "mixed use", allowing a broader range of uses to locate in historic buildings. These properties were rezoned to Mixed Use zoning in July 2011, consistent with the adopted GP. As part of the Mixed Use zoning ordinance, a density 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. In 2011, the

			<p>City received an application for the "Orange Packinghouse" project. This project involves adaptive re-use of a historic packinghouse for 26 rental units. In 2012, the project continued to move through the entitlement process.</p>
<p>Policy Action 13- Review and Revise the City's Existing Affordable Housing Plan and Ordinance</p>	<p>Incentives toward development of 1,802 Lower- and Mod.- Income households</p>	<p>2011</p>	<p>In 2011, staff evaluated the Affordable Housing Plan. Staff concluded that the majority of the policies and actions in the 1998 Affordable Housing Plan have either been implemented, or have been incorporated into the 2008-2014 Housing Element as Policy Action Items. As such, staff intends to rescind the Affordable Housing Plan and focus on implementing the Housing Policy Action Items identified in the Housing Element.</p>
<p>Policy Action 14- Interdepartmental Coordination for Entitlement Funding</p>	<p>Coordination</p>	<p>Annually, starting in 2011</p>	<p>The Community Development Department prepared this Housing Element report. With the dissolution of the Orange Redevelopment Agency, the City's housing functions were transferred to the Community Development Department. This Department will submit the Annual Action Plan to HUD in 2013.</p>
<p>Policy Action 15- Support Community Housing Development Organization New Construction Projects</p>	<p>CHDO Support</p>	<p>Ongoing</p>	<p>Orange Housing Development Corporation (OHDC) is the only CHDO in the City of Orange. In 2011, the City partnered with OHDC on the "Serrano Woods" project, as evidenced by the HOME funding commitment (refer to Policy 4 for project details). In 2012, Serrano Woods was under construction and is expected to open in 2013.</p>
<p>Policy Action 16- Compliance with State Density Bonus Law (SB 1818).</p>	<p>Compliance with State Law</p>	<p>Codify by 2008/ Report by 2012</p>	<p>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.</p> <p>Since the adoption of the Ordinance in 2008, housing construction has remained at low levels, with the exception of affordable housing projects. Therefore, opportunities for evaluating the Ordinance were limited. The "Serrano Woods" Project (see Policy 4) took advantage of a 6.6% density bonus and three development standard concessions. The "Santa Ines" project (see Policy 4) was approved taking advantage of three development standard concessions under the Ordinance. Therefore, the Ordinance appears to be effective as an incentive for affordable housing. The City</p>

Policy Action 28- Support Fair Housing Services	Coordination/Referral	Annually/Ongoing	In FY 2011-12, Orange continued to contract with the Orange County Fair Housing Council (FHC) to address fair housing issues and provide fair housing education and enforcement programs. During the period, FHC resolved 2 discrimination allegations and 280 landlord/tenant disputes for households in Orange.
Policy Action 29- Adopt Reasonable Accommodation Procedures	Compliance with SB 520	September 2009	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	Compliance with SB2	March 2011	Staff began the process of updating its code to comply with SB 2 in early 2011. Stakeholders meetings were held in February and November 2011 and a draft ordinance was completed permitting emergency shelters by right in the M1 and M2 zoning districts. The emergency shelters ordinance was adopted in March 2012. Stakeholders meetings for the Transitional Housing and Supportive Housing Ordinance were held in November 2012. The Ordinance is expected to be adopted by June 2013. SRO's will be addressed in a separate Ordinance, expected to be completed in late 2013.
Policy Action 31- Section 8 Rental Assistance	546 households per year	Annually	In FY 2011-12, the Orange County Housing Authority (OCHA) assisted 511 renter households in Orange through the Section 8 Housing Choice Voucher (Rental Assistance) Program: 153 Families, 240 Elderly, and 118 Disabled households. In addition, 12 Orange households participated in the Family Self-Sufficiency Program and 15 Orange households participated in the Family Unification Program, which are supplemental programs that are offered in tandem with the Section 8 Program. During the year, 10 Orange households also participated in the Housing and Urban Development-Veterans Affairs Supportive Housing (HUD-VASH) Program administered by OCHA and the VA Medical Center of Long Beach. This Program combines rental assistance for homeless veterans with case management and clinical services. The Orange Redevelopment Agency provided rental assistance to one Extremely Low Income Elderly household through its Mobile Home Park

Policy Action 25- Home Improvement Program	4 units through grants per year/ 4 units per loans per year	Annually	<p>The City's Home Improvement Program offered grants and zero percent loans to Low Income owner/occupants of single-family homes and mobile homes. During FY 2010-11, 5 households were assisted through the Program. One household received a loan, two households received grants, and two households received combination loans/grants. A total of \$ 66,504 of federal Community Development Block Grant (CDBG) funds from the City and Housing Set-Aside funds from the Orange Redevelopment Agency was expended for the loans and grants. The City also provided a CDBG subgrant of \$20,000 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.</p>
Policy Action 26- Utilize External Funding Sources for Rehabilitation	Housing Rehabilitation	Annually	<p>Refer to Policy 25.</p> <p>With the elimination of the Orange Redevelopment Agency, Housing Set-Aside funds will no longer be available for the City's Home Improvement Program. Given the limited availability of CDBG funds, the City will not directly fund a City Home Improvement Program for the foreseeable future. Instead, the City plans to fund nonprofit agencies to provide rehabilitation programs provided that funding is sufficient.</p>
Policy Action 27- Funding for In Place Supportive Housing	Coordination/Referral	Annually/Ongoing	<p>In FY 2011-12, the City allocated CDBG funds to two nonprofit agencies that provided supportive housing and services for the homeless and those at risk of homelessness: Helping Our Mentally Ill Experience Success, Inc. - Riley House Rehabilitation (housed and assisted six mentally ill adults); and Women's Transitional Living Center - Independence from Dependence (assisted 415 victims of domestic violence and their children). In addition, the City provided CDBG funds to the following nonprofit agencies that provided public services programs: the Assistance League of Orange - Operation School Bell (assisted 1,375 persons); Friendly Center - Emergency Assistance and Supplemental Food Program (assisted 2,618 persons). Although not specifically designed to address the needs of the homeless, the intervention programs offered by Friendly Center often help to prevent homelessness.</p>

Policy Action 20- Affordable Housing Toolkit	Toolkit	Approach by 2011/ Toolkit by 2012	Development of the affordable housing toolkit has been included in the City's FY 13-14 budget and work plan. It will focus primarily on providing internet-based resources for the public and development community.
Policy Action 21- Priority Project Review for Affordable Residential Development	Priority Review and Expedited Processing	Ongoing	The City provides priority review of entitlement applications and expedited processing of building permits for affordable housing projects.
Policy Action 22- Explore Workforce Housing	Workforce Housing Strategy	Stakeholders by 2011/ Strategy by 2012	As part of the City's 2010 General Plan Update and through adoption of its mixed use zoning ordinance in 2011, the City applied Urban Mixed Use zoning (30-60 dwelling units per acre) along the City's major activity centers and close to proximity to major employment hubs. Therefore, zoning that can accommodate development of workforce housing has been put in place. Staff will further evaluate and develop a workforce housing strategy as part of the City's FY 13-14 budget and work plan. These efforts will focus on coordination with our business community and developer outreach.
Policy Action 23- Redevelopment Agency Affordable Housing Obligation	Affordable Housing	Ongoing	In February 2012, the Orange Redevelopment Agency was dissolved, consistent with the dissolution of all redevelopment agencies in California. Therefore, the affordable housing obligation for projects within Redevelopment Areas can no longer be applied.
Policy Action 24- Acquisition and Rehabilitation of Multifamily Residential Development	20 units per year	Annually	The Orange Redevelopment Agency provided financial assistance for acquisition/rehabilitation projects for several years. With the dissolution of the Orange Redevelopment Agency in 2011, funding was not available to assist these projects. Refer to Policy 25 re: funding for residential rehabilitation work performed this year.

			will continue to monitor the effectiveness of the Ordinance, as needed.
Policy Action 17- Provide for Adequate Sites for Housing Development	Adequate Sites for Housing- Mixed Use Zoning with Residential Only Overlay	General Plan by 2010/ Mixed Use Zoning by 2010/ Compreh. Code Update by 2012	The City adopted the Orange GP update in March 2010. The 2010 GP includes the 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. Approximately 426 acres are General Planned Urban Mixed Use. Mixed Use Zoning was adopted in July 2011. To date, 291 acres have been zoned Urban Mixed Use. The Mixed Use zoning specifies that <i>non-residential</i> and <i>mixed use projects</i> in Urban Mixed Use zones are subject to discretionary Site Plan Review and/or Design Review, and that in order to approve the project, the decision-making body must make the finding that the project will not reduce the amount of land available with Urban Mixed Use zoning such that the City's RHNA goals cannot be met. A RHNA Sites Monitoring Database has been established and will be consulted and maintained by City staff as development occurs.
Policy Action 18- Review and Amendment of Residential Development Standards	Amend Zoning Code	Mixed Use by 2010/ Compreh. Code Update by 2012	Mixed Use zoning was adopted in July 2011, establishing development standards for projects in mixed use zones. Infill Residential Guidelines are already in place. Infill Residential Guidelines are already in place. Zoning Code updates focusing on residential development standards have been included in the City's FY13-14 budget and work plan.
Policy Action 19- Monitoring of Development Fees	Review of Development Fees- Impact & In-lieu Fees/ Processing fees	Annually/ Periodically	The City's Master Schedule of Fees (including development impact fees and processing fees) is reviewed on an annual basis with the most recent update occurring in May 2010. The affordable housing in-lieu fee (administered by the City's Redevelopment Agency) 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. Further, with the elimination of Redevelopment Agencies state-wide in 2012, opportunities to require affordable housing (or affordable housing in lieu fees) for projects within Redevelopment Areas have also been eliminated.

			Rental Assistance Program. The Orange Redevelopment Agency has funded this Program for the past several years with Housing Set-Aside. With the elimination of the Orange Redevelopment Agency, the City does not have a funding source to continue this Program.
Policy Action 32- Explore "Shared Living" and "Co-Housing" Concepts	Determine Feasibility	Feasibility by 2011 Code Rev. by 2012	In 2012, staff reviewed and evaluated "shared living" and "co-housing" concepts as they could apply in Orange and determined that revising our Zoning Code to encourage such housing is not feasible and would conflict with existing local regulations governing Boarding Houses.
Policy Action 33- Monitoring and Preservation of "At-Risk" Units	75 At-Risk Units	Strategy by 2010 & Annual Reporting	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) were at risk of converting in 2012. Casas Del RIO has requested a five-year Section 8 renewal from HUD and the units have remained affordable. Long-term solutions are being sought for all sites.
Policy Action 34- Promotion of Water Conservation Plans and Practices	Information Program	2011	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 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	Resource/Incentive Program	2011	The City's "Orange Goes Green" program and website 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	Technical Assistance	Ongoing	City staff continues to offer Planning, Building, and Economic Development technical assistance at the public counter for housing development and enhancement projects.
Policy Action 37- "On the House Permits" Program	Housing Improvement	Periodically	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	4 Neighborhoods per Year	Annually	Code Enforcement staff partner continue to partner with the Orange Police Department on annual programs addressing areas where housing conditions and deferred maintenance are of concern. In 2012, 728 cases specifically involving property maintenance and inoperable vehicles were opened. In 2012, over 1,940 code enforcement cases of all types were closed.
Policy Action 39- Blight Removal on Public Property	As Needed	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 strives to remove graffiti within 48 hours. In 2012, City staff removed 122,143 square feet of graffiti at 2,411 locations on public property and on private property visible from public right of way. An additional 24,602 square feet of graffiti was removed in City parks.

Policy Action 40- Neighborhood-Based Community Preservation	Community Involvement	Periodically	City staff continues outreach efforts to the local community to increase neighborhood awareness. These efforts include the Police Department's Neighborhood Watch outreach program, Code Enforcement's outreach programs, and others.
Policy Action 41- Preservation of Historic Residential Structures	Enforcement of Design Standards	Ongoing	The City continues to preserve historic residential structures through our Mills Act program and enforcement of the Old Towne Design Standards for projects located within the Old Towne Orange Historic District. In 2012, the City approved 10 new Mills Act contracts (all for properties used as residential). In addition, in 2011, the City began the process of updating the Old Towne Design Standards. Adoption of new standards is expected in 2013.

