EZEG 5/20/15

CITY OF ORANGE

DEPARTMENT OF COMMUNITY DEVELOPMENT www.cityoforange.org

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April 21, 2015

Housing Policy Department
Received on:
APR 24 2015

Scott Morgan
Deputy Director of Administration
State of California
Office of Planning and Research
1400 Tenth Street
P.O. Box 3044
Sacramento, CA 95812-3044

Subject: City of Orange 2014 General Plan Progress Report

Dear Mr. Morgan,

Attached please find the 2014 General Plan Progress Report for the City of Orange. The Progress Report was received and filed by the Orange City Council on April 14, 2015. The City is also sending a copy of these materials to the State's Housing and Community Development Department.

Please do not hesitate to contact me if additional information or materials are needed.

Sincerely,

Anna C. Pehoushek, AICP
Acting Assistant Community Development Director

c: Housing Policy Department, State of California Housing & Community Development Department

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City of Orange General Plan Implementation Report for Calendar Year 2014

1. Introduction

The 2010 General Plan provides a strategic program for addressing and planning for the quality of life and needs of the community through 2030. The document consists of a Community Vision Statement that is supported by goals, policies and implementation programs presented in 11 elements, the content strives to address regional and state issues, and ensure that a multi-disciplinary approach is taken with the change and physical evolution that occurs in the City.

The complete General Plan, Implementation Plan, and Program EIR are available on the City's website at:

http://www.cityoforange.org/depts/commdev/planning/general_plan.asp

2. Table of Contents

The Table of Contents was submitted to the State Office of Planning and Research (OPR) in April 2011 and is on file.

3. Date of Presentation/Acceptance by Local Legislative Body

The City Council adopted the 2010 General Plan and certified the associated Program EIR on March 9, 2010. Resolutions 10425 and 10436 are on file with the OPR.

4. General Plan Implementation Actions in 2014

During the 2014 calendar year the City has accomplished or made significant progress on key implementation actions including:

- **General Plan-Zoning Consistency (*Implementation Program I-2*):** In 2014 the City initiated the process of established consistency between the General Plan land use designations and zoning for the Industrial 2010 General Plan Land Use Focus Area. The rezoning effort consisted of reclassifying split-zoned industrial properties, un-zoned properties, properties with existing industrial zoning that is inconsistent with the underlying industrial and medium density residential General Plan land use designations to achieve zoning that is consistent with the General Plan. A public hearing was held by the Planning Commission in November 2014. City Council adoption is anticipated by mid-2015.

  This action represents part of a multi-phase review of General Plan/Zoning consistency across the City which will continue over the months of 2015.

This activity implements Goal 5.0 and the Land Use Policy Map contained in the Land Use Element.

- **Street Tree Master Plan Update (*Implementation Program I-4*):** Over the course of 2014 the City made significant progress on an update to its Street Tree Master Plan, completing a draft document to be presented to the City Council for adoption in 2015. The Update is being prepared in response to changing expectations and priorities for street trees, and the need to phase out and replace trees in the 1999 Street Tree Master Plan that have proven to be poor performers, created public safety issues related to sidewalk debris and concrete upheaval, or provide minimal aesthetic benefit to the streets they are planted on.

  This activity implements Goals 3.0 and 4.0, and Policy 4.4 of the Natural Resources Element. It also implements Goals 1.0, 2.0, and Policies 1.1, 1.2, 1.3, and 2.3 of the Urban Design Element, and Goal 2.0, Policy 2.4 and Goal 5.0 of the Economic Development Element.

- **Water Line Replacement *(Implementation Program II-1)*:** Water line replacement in the Old Towne Orange Historic District was completed in 2014 to address infrastructure condition and capacity issues associated with the nearly 100 year old system.

  This activity implements Goal 1.0, Policies 1.1 and 1.2 of the Infrastructure Element and Goal 2.0, Policy 2.4 of the Economic Development Element.

- **Critical Intersection Program *(Implementation Program I-11):*** Design work was performed during 2014 for improvements to "Critical Intersections" which consist of key intersections with historical or projected traffic congestion problems. This work focused on the intersections of Katella Avenue/Wanda Street and Lincoln Avenue/Tustin Street in anticipation of future construction (timing to be determined).

  This activity implements Goal 1.0, Policy 1.2 of the Circulation & Mobility Element.

- **Pedestrian and Bicycle Amenities *(Implementation Program II-4):*** During 2014, the City performed sidewalk repair and rehabilitation, and accessibility improvements throughout the community. This work included sidewalk rehabilitation along a key pedestrian link between the City's downtown commercial district and multi-modal transportation center (Orange Transportation Center/Metrolink Station) that eliminated obsolete curb cuts and corner enhancements to accommodate updated accessibility features and additional space for pedestrians to stand. Planning and design work was also performed for crosswalk installation in 2014.

  This activity implements Goal 1.0, Policies 1.1 and 1.6, Goal 4.0, Policy 4.7, and Goal 6.0, Policy 6.2 of the Circulation & Mobility Element, and Goal 9.0, Policies 9.1 and 9.3 of the Public Safety Element.

- **Capital Improvement Program Projects (*Implementation Program Section II*):** A number of Capital Improvement Program projects have been initiated or completed during

2014 that addressed Section II of the General Plan Implementation Plan. Section II addresses physical improvements and capital projects. These include routine maintenance of City-owned and operated facilities, replacement of sewer lift stations, water well and pump station construction, traffic signal synchronization, planning and design for traffic signal improvements, and roadway and infrastructure maintenance and upgrades.

- **Flood Control and Storm Drain Facilities *(Program I-32)*:** The City performed routine inspections of storm drains, removing debris from catch basins and maintaining storm drain facilities to minimize the potential for local flooding. The City also installed a CDS hydrodynamic separator in a storm drain line that discharges into a local creek.

  This activity implements Goal 2.0, Policies 2.11, 2.13, and 2.16, and Goal 4.0, Policies 4.2, and 4.3 of the Natural Resources Element, and Goal 1.0, Policies 1.1 and 1.2 of the Infrastructure Element.

- **Private Development Projects (*Implementation Program Section III*):** In addition to the specific projects identified above, the City has reviewed private development projects in accordance with Section III of the Implementation Plan where the specific programs are applicable.

- **Coordination with Other Agencies and Organizations (*Implementation Program Section V*):** The City participated in extensive inter-agency coordination during 2014. Representative outside agency coordination involved:

  - California Department of Transportation (CalTrans) for federally-funded City transportation projects, including preliminary design and environmental work related to the SR-55/Meats Interchange project, among others.

  - State Housing and Community Development Department (HCD) for preparation of the City's Housing Element Update. The 2014-2021 Housing Element was adopted on January 14, 2014.

  - Southern California Regional Rail Authority (SCRRA) for completion of construction of proposed City water line projects that cross the railroad tracks.

  - Orange County Transportation Authority (OCTA), State Office of Historic Preservation (SHPO), and the Federal Transportation Agency (FTA) for coordination on the siting and design of expanded Metrolink parking facilities in the City of Orange.

  - CalTrans and SHPO for coordination on crosswalk improvements in dispersed locations in the community, including the Old Towne Orange National Register Historic District.

  - Orange County Transportation Authority (OCTA) for City roadway, sidewalk, and safety projects.

- Southern California Edison (SCE) for utility undergrounding projects and sub-station expansion in the Old Towne National Register Historic District.
- Orange County Water District (OCWD) for planning for OCWD recharge facilities in the City of Orange.
- Irvine Ranch Water District (IRWD) for coordination and review of IRWD well and pump improvements in the City of Orange.
- County of Orange for development projects, roadway widening projects and flood control facility maintenance planning in and adjacent to the City of Orange.
- City of Anaheim for proposed development and transportation improvements in Anaheim immediately adjacent to the jurisdictional boundary shared with the City of Orange.
- City of Santa Ana for proposed development in Santa Ana immediately adjacent to the jurisdictional boundary shared with the City of Orange.
- City of Garden Grove for proposed development in Garden Grove in close proximity to the jurisdictional boundary shared with the City of Orange.

- **Annual Review of General Plan and Land Use Policy Map (*Implementation Program IV-1*):** The City has performed an inter-departmental review of General Plan content and the Land Use Policy Map for purposes of preparing the subject annual report to the state. This review has also been performed to ensure that all text, tables, and graphics remain accurate. The review has resulted in the identification of technical corrections to the content such as representation of planned trails and parks as completed. The need for minor policy changes have been identified as a result of the annual review. A Project Description and Elements with tracked changes were sent to the Native American Heritage Commission on January 13, 2015 to initiate the Native American consultation process. The General Plan Amendment associated with document clean-up is expected to be approved by the City in mid-2015.

5. Housing Element Reporting

The Housing Element Report prepared in accordance with HCD requirements is provided as Attachment 1 to this report.

6. General Plan Compliance with OPR Guidelines

The 2010 General Plan includes all of the state required elements as well as additional optional elements. The document was prepared in accordance with OPR Guidelines and is on file with OPR.

7. **Date of Last General Plan Update**

As indicated in Item 3 above, the comprehensive update to the City of Orange General Plan was adopted on March 9, 2010.

Adjustments to Goals, Policies, Objectives, Standards, or Plan Proposals

The City adopted its Housing Element Update in accordance with state requirements on January 14, 2014. No changes were made to goals, policies, objectives, standards, or General Plan proposals involving other General Plan Elements.

Attachments:

1. Housing Element Annual Reporting Forms

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ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Orange

Reporting Period 1/1/2014 - 12/31/2014

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	
None											
(9) Total of **Moderate and Above Moderate** from Table A3 ► ►					2	1	3	3			
(10) Total by income Table A/A3 ► ►			0	0	2	1	3	3			
(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 2014.

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	HE Policy 22 identifies 97 units (75 units at Casa Ramon (840 West Walnut) and 22 units at Citrus Village (548-564 N. Citrus St.)) as at risk of converting to market rate units in 2015. No units were at risk in 2014.
(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**	1			1		2	2
No. of Units Permitted for **Above Moderate**	1					1	1

* 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.			2014	2015	2016	2017	2018	2019	2020	2021	2022	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	83	0									0	83
	Non-deed restricted		0									0	
Low	Deed Restricted	59	0									0	59
	Non-deed restricted		0									0	
Moderate	Deed Restricted	66	0									0	64
	Non-deed restricted		2									2	
Above Moderate		155	1									1	154
Total RHNA by COG. Enter allocation number:		363	3	0	0	0	0	0	0	0	0	3	360
Total Units ► ► ► ►													
Remaining Need for RHNA Period ► ► ► ► ► ► ►													

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

ANNUAL HOUSING ELEMENT PROGRESS REPORT
Housing Element Implementation
CCR Title 25 Section 6202

Jurisdiction- City of Orange
Reporting Period- 1/1/2014- 12/31/2014

Table C
Program Implementation Status

Program Description (By Housing Element Program Names)	**Housing Programs Progress Report - Government Code Section 65583.** 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.		
Name of Program	**Objective**	**Timeframe in HE**	**Status of Program Implementation**
Policy Action 1- 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 2- Annual Review of Housing Element	Annual Review of Housing Element	Annually	This report implements this policy action for Year 2014.
Policy Action 3- Promotion of Affordable Housing	42 Extremely-Low Income, 41 Very Low Income and 59 Low Income Units	2021	3 new residential units were finaled in 2014, two (2) single family residences and one (1) accessory second unit. Of those, 2 units fall into the moderate income category with the third unit falling into the Above-Moderate category. With the dissolution of Redevelopment Agencies throughout the State in 2011/2012, 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 outreach, density bonus, regulatory incentives and some limited funding. In 2014, building permits were issued and construction began on the "AMLI" residential development for 334 rental units. Some of these units may fall into affordable categories. This site is a "housing opportunity site" and the project was identified as a "project in the pipeline" in the

			Housing Element. In 2014, entitlements were approved for the Picerne Project located at 1100 Town and Country Road. This project was approved for 260 rental units on a "housing opportunity site" identified in the Housing Element. Some of these units may fall into affordable categories. Residential project entitlements continuing to be processed in 2014 and into 2015 include the Lemon Grove project for 82 *affordable* multi-family residential rental units, the Marywood Project (single family residential), MBK Homes project (residential), and the Old Towne Gateway project (multi-family rental units). In 2014, previously-approved entitlements for the "Santa Ines" affordable housing project (41 *income-restricted* senior units) were extended, but ultimately the City's funding commitments for the project expired and the developer was unable to obtain tax credits. (The "Santa Ines" project was identified in the Housing Element as a "project in the pipeline"). "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 was no longer available for the project. In 2014, entitlements for the "Rio Santiago" project (identified in the Housing Element as a "project in the pipeline") were not approved by the City due to a variety of factors. The project is currently being litigated.
Policy Action 4- Support and outreach for Affordable Housing Production	Support and outreach for development of affordable housing units	Ongoing	Refer to Policy 3.
Policy Action 5- Development of Housing for Large Families	Support the development of housing for large families	Ongoing	In 2014, 3 housing units were constructed. Two (2) of those three (3) had three or more bedrooms and could accommodate large families. Both were single family residential homes and did not fall into affordable categories.

			In 2014, the AMLI project began construction and includes 12 rental units with 3 bedrooms that could accommodate large families. In 2014, the City continued to process entitlements for several projects involving for-sale and rental housing units with 3 or more bedrooms, which could support large families. Examples of such projects include the Marywood Project (single-family residential), MBK Homes Project (single-family residential), Old Towne Gateway Project (multi-family rental units) and Lemon Grove Project (*affordable* multi-family rental units).
Policy Action 6- Provision of Senior Housing Opportunities	Provide Senior Housing Opportunities	Ongoing. Continue to offer regulatory incentives. Evaluate the Zoning Code for opportunities to streamline senior housing.	Senior Housing is permitted "by right" in all Mixed Use Zoning districts. In addition, OMC Chapter 17.15 provides for density bonuses and other incentives for Senior Housing. No Senior Housing projects were approved or entitled in 2014. The City previously approved 43 senior rental units as part of the "Santa Ines" project in 2011 (refer to Policy 3). The project was expected to move forward with construction in 2012. However, the State's decision to dissolve Redevelopment Agencies jeopardized the funding source for this project. As of 2014, the City's funding commitments for the project expired and the developer was not successful in obtaining tax credits. In 2014, the City processed entitlements for the "Rio Santiago" project, which included 265 senior units along with other residential development. However, entitlements were not approved by the City due to a variety of factors and the project is currently in litigation.
Policy Action 7- Facilitate Infill Construction	Support and facilitate the development of 363 infill housing units	Identify/inventory sites by 2014. Ongoing outreach. Review/evaluate zoning code by 2015 and revise as	3 new units were constructed in 2014. All were infill projects. The City has 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 2015.

		appropriate.	
Policy Action 8- Explore Alternative Funding and Financing Sources	Funding and Financing for Housing Development	Ongoing.	With the dissolution of the Orange Redevelopment Agency (ORA), funding sources for housing development continue to be limited. Federal HOME Investment Partnerships funds and Low and Moderate Income Housing Asset Funds (LMIHAF) [program income from former ORA Housing Set-Aside funds] are the City's only remaining funding sources for housing development and are very limited. The City also has limited CDBG funds, which could be allocated for housing rehabilitation. However, these funds are typically allocated to City and nonprofit agency public services and public facilities, and City infrastructure projects in low income residential areas. In 2014, the City began negotiations with a partnership of the Orange Housing Development Corporation (OHDC) and C&C Development Co. to provide financial assistance for the Lemon Grove Apartments (affordable rental housing). HOME funds and LMIHAF are being considered as funding sources. The City will continue to process entitlements and negotiate funding commitments for the Lemon Grove project into 2015. In future years, the City intends to explore alternative funding options for new housing development.
Policy Action 9- Support Community Housing Development Organization New Construction Projects	CHDO Support	Ongoing, based on funding availability.	OHDC is the only CHDO in the City of Orange. In 2014, OHDC in coordination with others applied for entitlements for the Lemon Grove project (affordable rental housing). The City will continue to process entitlements and consider funding commitments for the project in 2015.
Policy Action 10- Monitoring Adequate Sites for Housing Development	Adequate Sites for Housing	Ongoing monitoring	The City adopted the Orange GP update in March 2010. Approximately 426 acres are General Planned Urban Mixed Use (UMU). Mixed Use Zoning was adopted in July 2011. To date, 291 acres have been zoned Urban Mixed Use. The Urban Mixed Use zone allows for 30 to 60 dwelling units per acre, thus providing opportunities for development of affordable housing. In order to approve *Non-residential* and *mixed use projects* in Urban Mixed Use zones, the decision-making body must first 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 is being consulted and maintained by City staff as development occurs.
Policy Action 11- Review and Amendment of Residential Development Standards	Review and Revise Zoning Code	Review by 2015 and revise as appropriate.	Zoning Code updates focusing on streamlining the process and clarifying development standards for residential development were completed in 2014, with additional streamlining amendments expected in 2015. A comprehensive amendment of residential development standards is being prioritized and will take place in future budget years.
Policy Action 12- Affordable Housing Toolkit	Toolkit	Implement toolkit by 2015	Development of the affordable housing toolkit is underway. It will focus primarily on providing internet-based resources for the public and development community. The toolkit is scheduled for completion by July 2015.
Policy Action 13- Balance Housing with Needs of Local Employees.	Workforce Housing Strategy	Stakeholders by 2014/ Strategy by 2016	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 14-15/15-16 work plan. These efforts will focus on coordination with our business community and developer outreach.
Policy Action 14- Coordinate with Chapman University to Address Student Housing	Address Student Housing within Orange neighborhoods	Initiate discussions in 2014.	In 2014, the City initiated preliminary discussions about the affect of the student population on rental housing costs and University-adjacent residential neighborhoods. Options for addressing student housing were discussed. The City also began preparation of a student housing ordinance, which is anticipated for completion by 2016.
Policy Action 15- Acquisition and Rehabilitation of Multifamily Residential Development	4 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 2012, funding was not available to assist these projects. Specifically, in the past the City's Home Improvement Program offered grants and zero percent loans to Low Income owner/occupants of single-family homes and mobile homes for a number of years. The City terminated its Home Improvement Program in FY 2012-13 due to the elimination of the Redevelopment Agency in February 2012 and resulting lack of funding. The City will not directly fund a City Home Improvement Program for the foreseeable future. Instead, the City plans to

			fund qualified nonprofit agencies to provide rehabilitation programs contingent on funding availability. During FY 2013-14, the City provided a $20,000 subgrant of Community Development Block Grant (CDBG) funds to Paint Your Heart Out, Inc. for the Orange Paint Day Program. The Program provided free home improvements to five Low Income owner/occupants of single-family homes and three Low Income mobile home owner/occupants.
Policy Action 16- Homeless Services	Coordination/Referral	Ongoing	In FY 2013-14, the City allocated CDBG funds to one nonprofit agency that provided supportive housing and services for the homeless or those at risk of becoming homeless: Helping Our Mentally Ill Experience Success, Inc. (HOMES) - Riley House Rehabilitation (housed and assisted six mentally ill adults). In addition, the City allocated CDBG funds to three nonprofit agencies that provided public services programs: the Assistance League of Orange – Operation School Bell (assisted 1154 persons); Friendly Center, Inc. – Emergency Assistance and Supplemental Food Programs (assisted 2,420 persons); and Mariposa Women and Family Center (assisted 233 persons). Although not specifically designed to assist the homeless, the intervention programs provided often help to prevent homelessness.
Policy Action 17- Support Fair Housing Services	Coordination/Referral	Ongoing/Annually	In FY 2013-14, Orange contracted with the Fair Housing Foundation (FHF) for fair housing services. In this period, FHF addressed 25 discrimination allegations and 289 landlord/tenant disputes.
Policy Action 18- Section 8 Rental Assistance	483 households per year	Annually	In FY 2013-14, the Orange County Housing Authority (OCHA) assisted 455 renter households in Orange through the Section 8 Housing Choice Voucher (Rental Assistance) Program: 132 Families, 217 Elderly, and 106 Disabled households. OCHA also administered the rental assistance component of the Family Self-Sufficiency (FSS) Program, Family Unification Program (FUP), and Housing and Urban Development-Veterans Affairs Supportive Housing (HUD-VASH) Program. The FSS Program provides rental assistance along with guidance and referrals to participants for services including child care, job training and placement, education, transportation, and medical assistance. The Program's goal is to enable participants to become economically independent. In FY 2013-14, 11

			Orange households were FSS Program participants. FUP provides rental assistance to eligible families whose lack of adequate housing is a primary factor in the separation or threat of imminent separation of children from their families. The program also provides rental assistance for up to 18 months to emancipated youth (18 to 21 year old children that left foster care at age 16 or older and lack adequate housing). The County Social Services Agency refers potential FUP participants to OCHA. In FY 2013-14, 15 Orange households were FUP participants. The HUD-VASH Program combines rental assistance for homeless veterans with case management and clinical services. The VA Medical Center in Long Beach screens and selects veterans for participation in the Program, and refers qualified veterans to OCHA. In FY 2013-14, 20 Orange households were HUD-VASH participants. During FY 2014-15, the City will continue to support OCHA's applications for Section 8 vouchers as well as the continuation of the FSS Program, FUP, and HUD-VASH Program.
Policy Action 19: Support for Persons with Developmental Disabilities	Housing for Persons with Developmental Disabilities	Ongoing	Focused outreach with the Regional Center of Orange County to identify the needs persons with development disabilities and to promote opportunities and eliminate barriers for housing will be pursued in FY 15-16/16-17.
Policy Action 20- Single Room Occupancy Units	Implement SRO Ordinance	2014	In 2014, work began on this Ordinance Amendment and is expected to be completed in 2015.
Policy Action 21- Revise Ordinance to Comply with State Law Regarding Transitional and Supportive Housing	Compliance with State law	April 2015	In 2014, work began on this Ordinance Amendment and is expected to be completed in 2015.
Policy Action 22- Monitoring and Preservation of "At-Risk" Units	Monitor and Preserve 97 At-Risk Units	Ongoing Monitoring Conservation/Replacement Strategies	8 units at the Friendly Center (451-453 N. Lemon), 75 units at Triangle Terrace (555 S. Shaffer Street) and 39 units at Casas Del RIO (1740 E. La Veta) are at risk of converting and remained affordable in 2014 through the Section 8 Annual Renewal Program. Long-term solutions are being sought for all sites.

		as Needed.	75 units at Casa Ramon (840 West Walnut) and 22 units at Citrus Village (548-564 N. Citrus St.) are at risk of converting to market rate units in 2015. 210 units at Community Garden Tower (3919 West Garden Grove Blvd.) and 122 units at Garden West Tower (4001 W. Garden Grove Blvd.) are at risk of converting to market rate units in 2022.
Policy Action 23- 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 24- Proactive Code Enforcement for Private Property	Monitor Neighborhoods and Address Code Violations	Ongoing	Code Enforcement staff continue to partner with the Orange Police Department on annual programs addressing areas where housing conditions and deferred maintenance are of concern. In 2014, 824 cases specifically involving property maintenance and inoperable vehicles were opened. In 2014, 1,869 code enforcement cases of all types were opened and 1,819 cases were closed.
Policy Action 25- 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 2014, City staff removed 82,652 square feet of graffiti at 2,898 locations on public property and on private property visible from public right of way. An additional 23,927 square feet of graffiti was removed in City parks.
Policy Action 26- 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 2014, the City approved 10 new Mills Act Contracts, 9 of which were for residential structures. In addition, the City has begun the process of updating the Old Towne Design Standards. Adoption of new standards is expected in 2015.